

AREA STATEMENT

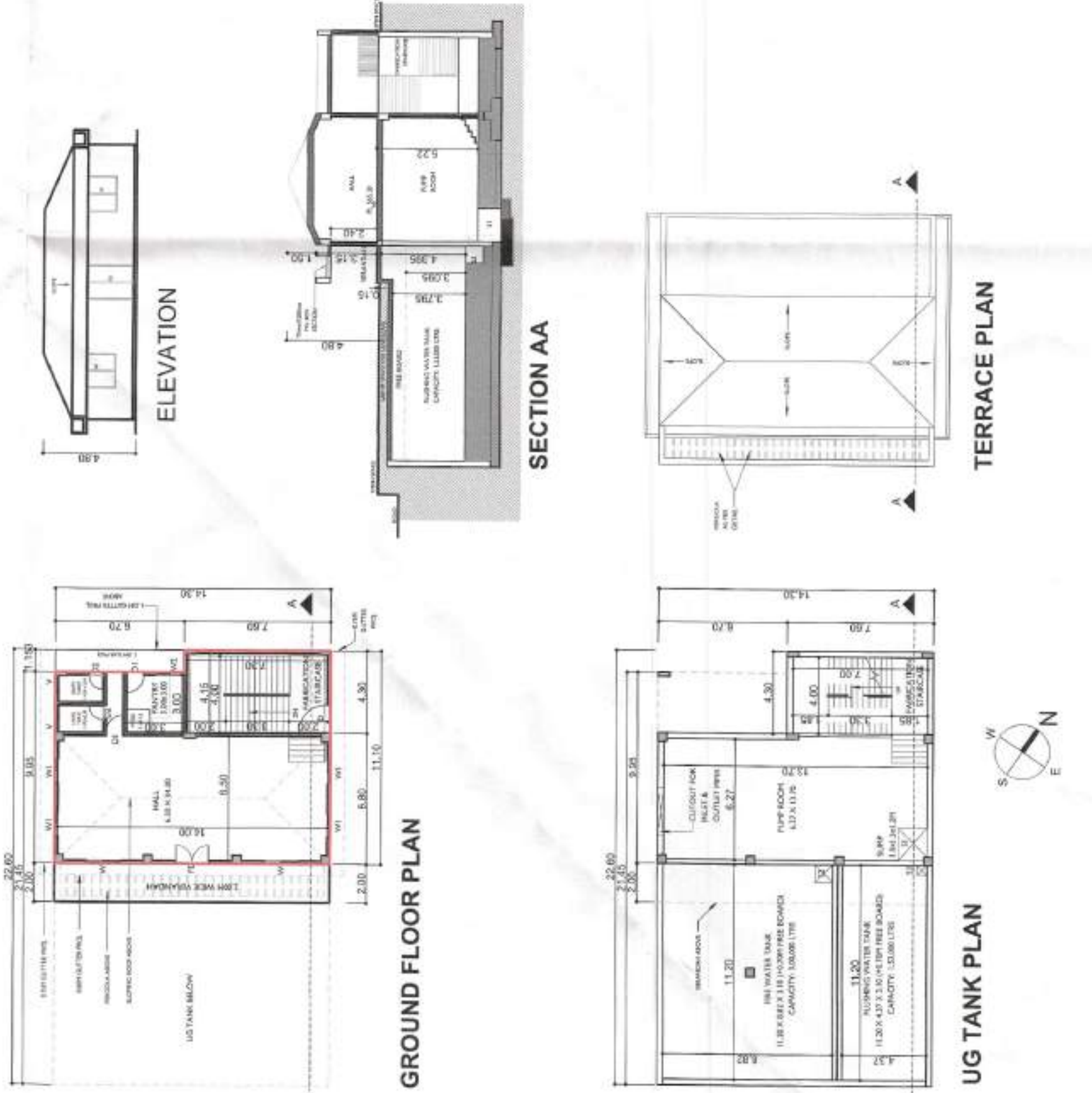
S.NO.	BLDG. TYPE	NO.OF FLOORS	BLDG. HT. (MT)	NO.OF TENEM.	BUILT/UP AREA/FLR (SQM.)	FIRST FLOOR (S.MT)	SECOND FLOOR (S.MT)	3RD FL. (S.MT)	4TH FL. (S.MT)	5TH FL. (S.MT)	6TH FL. (S.MT)	7TH FL. (S.MT)	8TH FL. (S.MT)	9TH FL. (S.MT)	10TH FL. (S.MT)	11TH FL. (S.MT)	12TH FL. (S.MT)	13TH FL. (S.MT)	14TH FL. (S.MT)	15TH FL. (S.MT)	16TH FL. (S.MT)	17TH FL. (S.MT)	18TH FL. (S.MT)	TOTAL FSI (S.MT)	PERMM. BALC. (15% OF FSI) SQM.	PROPOSED BALC. (OPEN) SQM.	LIFT MACHINE ROOM SQM.	FIRE STAIRCASE SQM.
1	A	STILT+PARKING/IST+ PARKING/2ND+16 FLOORS	56.05	136	624.68	361.01	346.01	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	10,128.30	1519.24	603.84	41.26	320.00
2	B	STILT+PARKING/IST+ PARKING/2ND+16 FLOORS	56.05	136	624.68	361.01	346.01	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	10,128.30	1519.24	603.84	41.26	320.00
3	C	STILT+PARKING/IST+ PARKING/2ND+16 FLOORS	56.05	136	621.41	364.15	349.15	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	10,082.26	1512.33	603.84	41.26	320.00
4	D	STILT+PARKING/IST+ PARKING/2ND+16 FLOORS	56.05	136	624.68	361.01	346.01	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	588.83	10,128.30	1519.24	603.84	41.26	320.00
5	E	STILT+PARKING/IST+ PARKING/2ND+16 FLOORS	56.05	136	621.41	364.15	349.15	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	585.56	10,082.26	1512.33	603.84	41.26	320.00
TOTAL					680	3116.86																		50,549.42	7582.38	3019.20	206.30	1600.00



LAYOUT PLAN

SCHEMATIC SECTION X X (SCALE-1:250)

CLUBHOUSE SCALE 1:250



NRD 33 OPEN SPACE

OPEN SPACE 1 CALCULATION:	
1) 0.5 X (29.15+28.28) X 59.06	= 1695.90 SQ.M.
2) 0.67 X 12.99 X 2.40	= 20.88 SQ.M.
3) 0.67 X 8.49 X 1.76	= 10.01 SQ.M.
TOTAL	= 1726.79 SQ.M.
DEDUCTIONS	
4) 0.50 X 12.99 X 6.56	= 42.60 SQ.M.
5) 0.50 X 8.49 X 4.24	= 17.99 SQ.M.
TOTAL DEDUCTIONS	= 60.59 SQ.M.
TOTAL AREA (A)	= 1726.79 - 60.59
	= 1666.20 SQ.M.

OPEN SPACE 2 CALCULATION:	
1) 0.5 X (20.43+19.01) X 41.48	= 817.98 SQ.M.
2) 0.67 X 8.63 X 1.79	= 10.35 SQ.M.
3) 0.67 X 11.93 X 2.08	= 16.63 SQ.M.
TOTAL	= 844.96 SQ.M.
DEDUCTIONS	
4) 0.50 X 8.63 X 4.31	= 18.59 SQ.M.
5) 0.50 X 11.93 X 5.50	= 32.80 SQ.M.
TOTAL DEDUCTIONS	= 51.39 SQ.M.
TOTAL AREA (B)	= 844.96 - 51.39
	= 793.57 SQ.M.

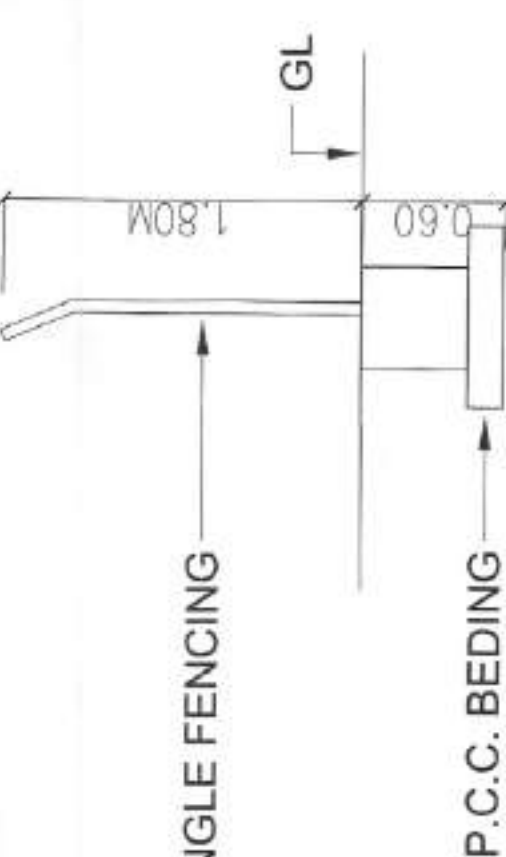
NRD 33 TOTAL OPEN SPACE AREA CALCULATION:	
1) AREA OF OPEN SPACE 1	= 1,666.20
2) AREA OF OPEN SPACE 2	= 793.57
TOTAL	= 2,459.77 SQ.M.
SAY	2,459.50 SQ.M.

LOCATION PLAN



SITE PLAN

COMPOUND WALL SECTION



CONTENTS:

NANDED CITY	
NRD-33	
AREA STATEMENT	
BLOCK PLAN - LOCATION PLAN	
SCHEMATIC SECTION, OPENSACE CALC.	
STILT, 1ST, 2ND FLOOR PARKING AREA	
CLUBHOUSE- PLANS, SECTION, ELEVATION	
STAMP OF APPROVALS	

Approved as amended in
subject to conditions mentioned in Annexure 'A' of letter No. D/116 R. No. 2231/15 dated 22.10.2021
Sd/- *(Signature)*
Chief Executive Officer
Metropolitan Regional Development Authority, Pune.



PERFORMA SECTOR NRD-33

AS PER 4TH REVISED SANCTIONED MASTER PLAN LETTER NO. BHAC R. NO.2071, DATED 26/04/2017	
PERMISSIBLE FLOOR AREA FOR ALL RESIDENTIAL SECTORS	22,10,328.47
1) AREA OF SECTOR NRD-33	24,585.90
2) OPEN SPACE (10%)	2458.59
3) PROPOSED FLOOR SPACE IN SECTOR NRD-33	50,549.42
4) PROPOSED COVERAGE	3116.86
5) TENEMENTS PROPOSED IN NRD-33	680
6) HEIGHT OF BUILDINGS	56.05 M
7) PERMISSIBLE BALCONY 15%	7582.38
8) PROPOSED BALCONY (OPEN)	3019.20
9) EXCESS BALCONY	---

FSI UTILIZATION STATEMENT

AS PER APPROVAL OF 4TH REVISED MASTER PLAN		
PERMISSIBLE FSI FOR RESIDENTIAL SECTORS IN TOWNSHIP = 22,10,328.47 S.MT		
SECTOR	PREVIOUSLY APPROVED AREA (S.MT)	PROPOSED AREA (S.MT) TOTAL (S.MT)
NRD-2	6038.39	---
NRD-3	7529.72	---
NRD-8	1,58,963.31	---
NRD-9	9890.04	---
NRD-16	1,29,100.03	---
NRD-13	37,861.50	---
NRD-4	73,100.00	---
NRD-17	1989.21	---
NRD-15A	23,387.72	---
NRD-250A	---	52,438.04
NRD-15B	---	50,549.42
NRD-34A	---	44,000.00
NRD-34B	---	---
TOTAL	7,67,778.39	1,47,582.69

NOTE -
1- THIS DRAWING IS BASED ON INFORMATIONAL DOCUMENTS PROVIDED BY OWNERS/ARCHITECT. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR DIFFERENCES ON ANY LEGUITY OF THE OWNERSHIPS.
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CERTIFICATE OF AREA
I, THE ARCHITECT, HEREBY CERTIFY THAT THE AREA OF THE PROJECT AS SHOWN IN THE DRAWING IS CORRECT AND ACCURATE AND THAT THE AREA OF THE PROJECT IS AS SHOWN IN THE DRAWING AND THAT THE AREA OF THE PROJECT IS AS SHOWN IN THE DRAWING AND THAT THE AREA OF THE PROJECT IS AS SHOWN IN THE DRAWING.

PROPOSED BUILDINGS ON,
SECTOR NRD-33, S. NO. 67 (PART)
AT NANDED CITY TOWNSHIP,
VILLAGE NANDED,
TALUKA HAVELI, DIST-PUNE



NAME OF OWNER
SUSHAGAR
MANAGING DIRECTOR
NAME OF ARCHITECT
PRAKASH S. DESHMUKH
(R. NO. 1050 CA/87/0973)
MALAY P. DESHMUKH
(R. NO. CA/2008/45427)
KAPAK P. DESHMUKH
(R. NO. CA/2013/58780)

ASSOCIATED SPACE DESIGNERS
ARCHITECTURE
URBAN DESIGN
KAPAK P. DESHMUKH
Tel. No. : 0747453459 office@associatedspace.com www.associatedspace.com

NAME OF CLIENT : NANDED CITY CONSTRUCTION LTD.
DWG. : DACHBHEEMANDED CITYNRD-33
DATE : 20/12/2018
DRN BY : ADISHREE
SCALE : 1:500
CHKD BY : PRADEEP
JOB NO
NRD - 33

NOTE: ALL DIMENSIONS ARE IN METERS.