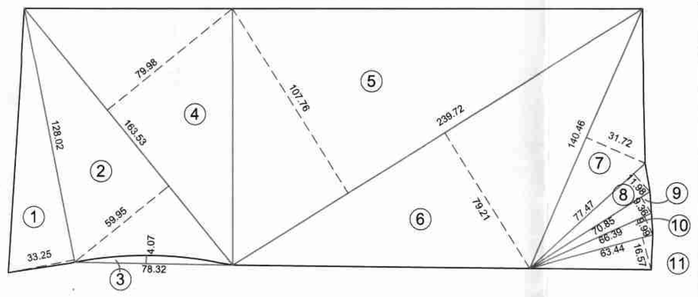
AREA STATMENT

S.NO.	BLDG. TYPE	NO.OF FLOORS	BLDG. HT. (MT)	NO. OF TENEM.	BUIL/UP AREA/ FLR (SQM.)	1ST FL (S.MT)	2ND FL (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)	19TH FL (S.MT)	20TH FL (S.MT)	21ST FL (S.MT)	22ND FL (S.MT)	23RD FL (S.MT)	24TH FL (S.MT)	25TH FL (S.MT)	26TH FL (S.MT)	27TH FL (S.MT)	28TH FL (S.MT)	29TH FL (S.MT)	30TH FL (S.MT)	31ST FL (S.MT)	TOTAL FSI (S.MT)	PERMM. BALC. (15 % OF FSI) SQM.	PROPOSED ENCL. BALC. SQM.	EXCESS BALC. SQM.	PERMM. TERRACE (20 % OF FSI) SQM.	PROPOSED TERRACE SQM.	TOILET AREA ON PARKING FLOORS SQM.
1	A (2 BHK)	STILT+ PODIUM- 1+ 31	96.95	248	588.25	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	14,626.37	2,194.08	1,611.43	-	2,925.18	1,531.20	3.62
2	B (2 BHK)	STILT+ PODIUM- 1+ 31	96.95	248	588.25	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	14,626.37	2,194.08	1,611.43	-	2,925.18	1,531.20	3.62
3	C (2 BHK)	STILT+ PODIUM- 1+ 31	96.95	248	588.25	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	14,626.37	2,194.08	1,611.43	-	2,925.18	1,531.20	3.62
4	D (2 BHK)	STILT+ PODIUM- 1+ 31	96.95	248	588.25	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	14,626.37	2,194.08	1,611.43	-	2,925.18	1,531.20	3.62
5	E (2 BHK)	STILT+ PODIUM- 1+ 31	96.95	248	588.25	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	456.51	486.17	14,626.37	2,194.08	1,611.43	-	2,925.18	1,531.20	3.62
TOTAL				1240	2,941.25																															TOTAL FSI	73,131.85	10,970.40	8,057.15	-	14,625.90	7,656.00	18.10

NET TOTAL FSI = TOTAL FSI + PARKING TOILET

NET TOTAL FSI = 73,131.85 +18.10 = 73,150.00 SQ.M

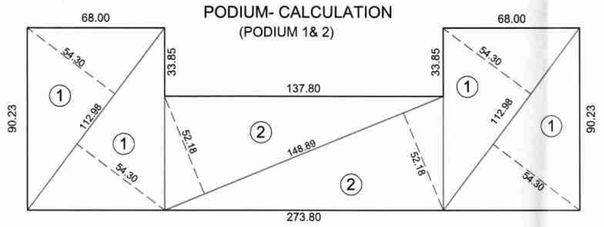
PLOT AREA CALCULATION:



PLOT AREA CALCULATION:

1) 0.5 X 128.02 X 33.25	= 2128.33	SQ.M.
2) 0.5 X 163.53 X 59.95	= 4901.81	SQ.M.
4) 0.5 X 163.53 X 79.98	= 6539.56	SQ.M.
5) 0.5 X 239.72 X 107.76	= 12916.11	SQ.M.
6) 0.5 X 239.72 X 79.21	= 9494.11	SQ.M.
7) 0.5 X 140.46 X 31.72	= 2227.69	SQ.M.
8) 0.5 X 77.47 X 11.98	= 464.04	SQ.M.
9) 0.5 X 70.85 X 9.36	= 331.57	SQ.M.
10) 0.5 X 66.39 X 9.99	= 331.61	SQ.M.
11) 0.5 X 63.44 X 16.57	= 525.60	SQ.M.
TOTAL	= 39860.43	SQ.M.
AREA OF PLOT NRD-4	= 39860.43 - (3)	
3) 0.66 X 78.32 X 4.07	= 210.38	SQ.M.
AREA OF PLOT NRD-4	= 39650.05	SQ.M.

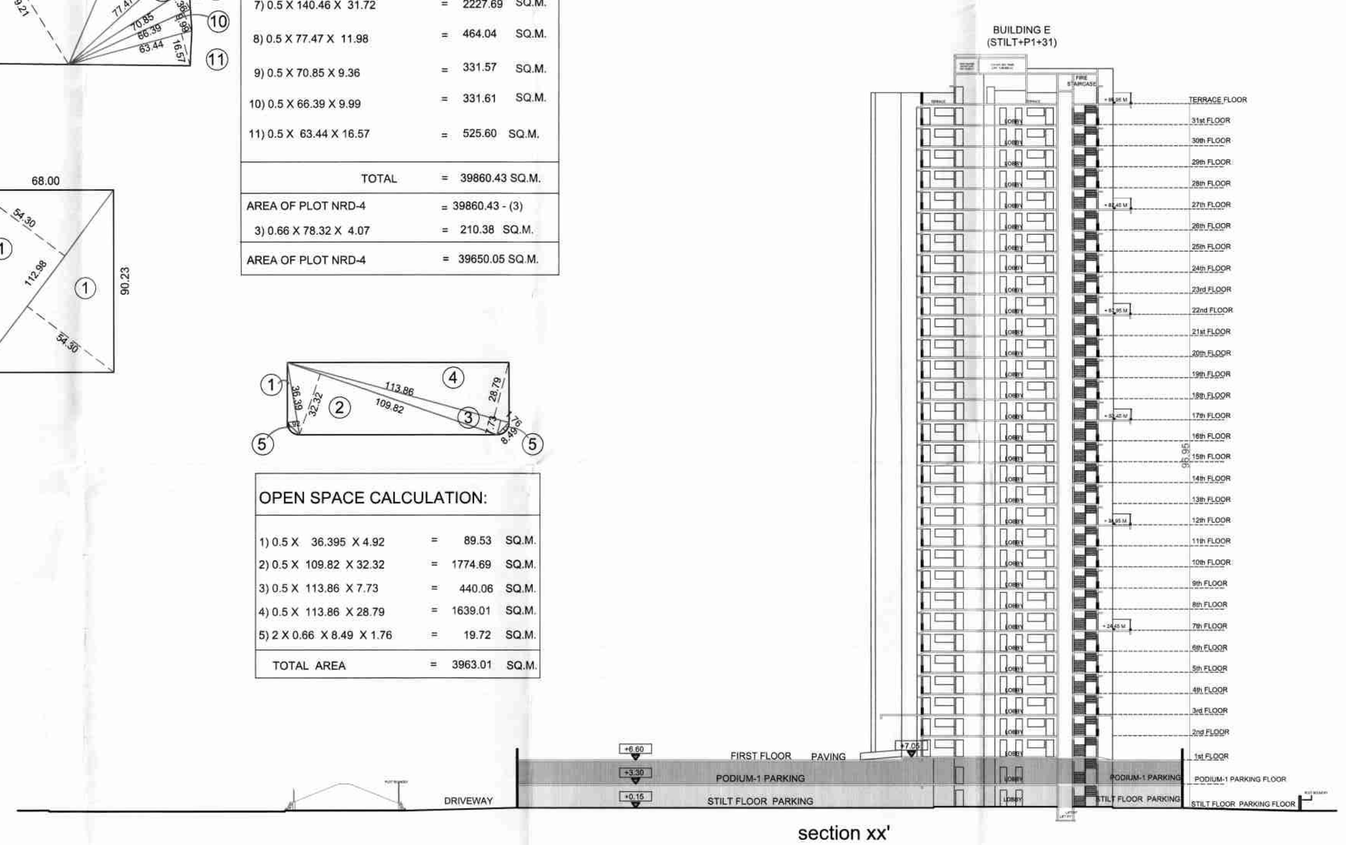
PODIUM- CALCULATION
(PODIUM 1& 2)



PODIUM AREA CALCULATION :		
1) 4 X (0.5 X 112.98 X 54.30)	= 12269.62	SQ.M.
2) 2 X (0.5 X 148.89 X 52.18)	= 7769.08	SQ.M.
TOTAL	= 20038.70	SQ.M.
TOTAL AREA OF PODIUM	= 20038.70 X 2	
	= 40077.40	SQ.M.

OPEN SPACE CALCULATION:

1) 0.5 X 36.395 X 4.92	= 89.53	SQ.M.
2) 0.5 X 109.82 X 32.32	= 1774.69	SQ.M.
3) 0.5 X 113.86 X 7.73	= 440.06	SQ.M.
4) 0.5 X 113.86 X 28.79	= 1639.01	SQ.M.
5) 2 X 0.66 X 8.49 X 1.76	= 19.72	SQ.M.
TOTAL AREA	= 3963.01	SQ.M.



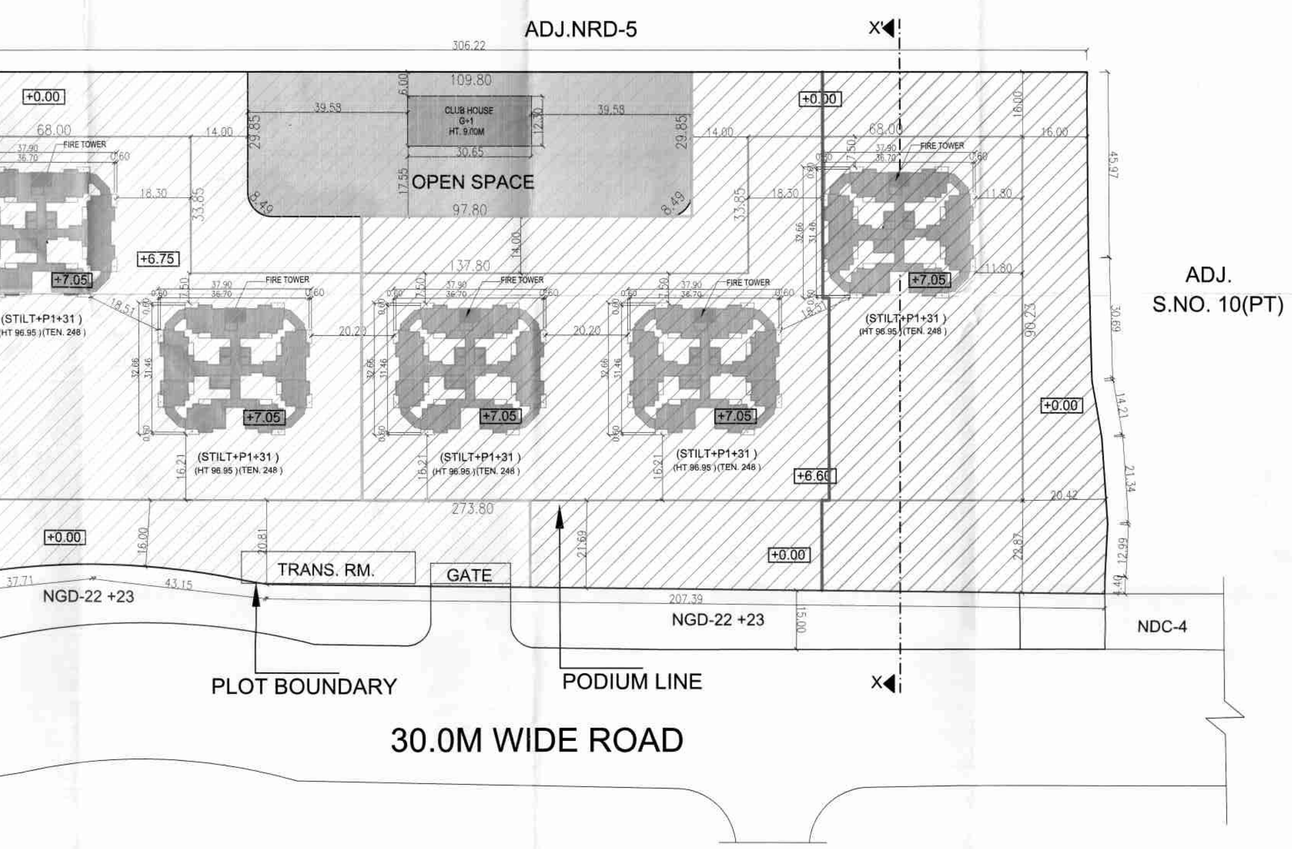
section xx'

PREMIUM STATEMENT

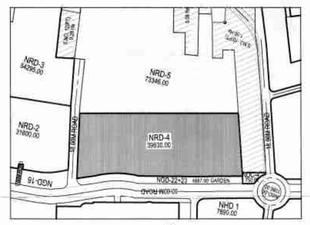
S.NO.	BUILDING TYPE	STAIRCASE AREA (SQ.M)	PASSAGE AREA (SQ.M)	BALC. TO BE ENCLOSED AREA (SQ.M)	TERRACE AREA (SQ.M)	SERVICE BALCONY AREA (SQ.M)	LIFT (SQ.M)
1	A (2 BHK)	480.50	2,176.51	1,611.43	1,531.20	1,111.04	19.50
2	B (2 BHK)	480.50	2,176.51	1,611.43	1,531.20	1,111.04	19.50
3	C (2 BHK)	480.50	2,176.51	1,611.43	1,531.20	1,111.04	19.50
4	D (2 BHK)	480.50	2,176.51	1,611.43	1,531.20	1,111.04	19.50
5	E (2 BHK)	480.50	2,176.51	1,611.43	1,531.20	1,111.04	19.50
TOTAL AREA		2,402.50	10,882.55	8,057.15	7,656.00	5,555.20	97.50

AREA STATEMENT FOR
(BLDG : A, B ,C,D & E)

FLOORS	TENAMENT	FLOOR AREA (SQ.M)	PER. BALC. 15% OF FSI (SQ.M)	PROP. ENCL. BALC. (SQ.M)	PER. TER. 20% OF FSI (SQ.M)	PROP. TER. (SQ.M)	STAIRCASE	PASSAGE (S.M)	SERVICE BALC. (S.M)	LIFT (S.M)
1 ST	8	486.17	72.93	37.63	97.23	-	15.50	70.21	35.84	19.50
2 ND	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
3 RD	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
4 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
5 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
6 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
7 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
8 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
9 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
10 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
11 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
12 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
13 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
14 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
15 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
16 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
17 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
18 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
19 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
20 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
21 ST	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
22 ND	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
23 RD	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
24 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
25 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
26 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
27 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
28 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
29 TH	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
30 TH	8	456.51	68.48	67.29	91.30	52.64	15.50	70.21	35.84	
31 ST	8	486.17	72.93	37.63	97.23	49.44	15.50	70.21	35.84	
TOTAL	248	14,626.37	2,194.08	1,611.43	2,925.18	1,531.20	480.50	2,176.51	1,111.04	19.50



LAYOUT PLAN



SITE PLAN

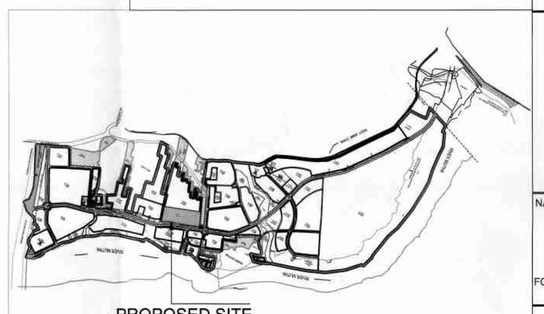
NOTE 1:– 1ST MASTER LAYOUT SANCTIONED BY COLLECTOR UNDER LETTER NO. PRN/NA/SR/0894/08 DATED – 06/06/2008

NOTE 2:– SPECIAL TOWNSHIP UNDER REGULATION SANCANTIONED BY GOVT. NOTIFICATION TPS–1804/PUNE/RP/DCR/UD–13 OF MRTP ACT 1966 REGARDINGB DEVELOPMENT OF TOWNSHIP IN AREA UNDER PUNE REGIONAL PLAN ON – 16/11/2005 & IN NOTIFIED AREA FOR SPECIAL TOWNSHIP UNDER SECTION 18(3) OF M.R.&T.P.ACT 1966 AT NANDED & KHADAKWASLA, DIST.–PUNE

NOTE 3:– WHETHER SHOWN ON PLAN OR NOT ALL FIRE PROTECTION REQUIREMENT WILL BE PROVIDED AS PER LETTER DATED 23/01/09 NO.26/FA SCHEDULE ATTACHED WITH THIS LETTER OF DIRECTOR & FIRE ADVISER OF GOVT. OF MAHARASHTRA & FOR THAT NANDED CITY DEVELOPEMENT & CONSTRUTION.CO.LTD. WILL BE RESPONCIBLE ALSO WITHOUT FINAL N.O.C FROM FIRE ADVISER NO OCCUPATION WILL BE ALLOWED BY NANDED CITY DEVELOPEMENT & CONSTRUTION.CO.LTD

NOTE 4:– ALL DIAMENTIONS ARE IN METERS

NOTE 5:– HELIPADS PROVIDED AS PER FIRE N.O.C.–CATEGORY H1 TYPE HELICAPTER LENGTH 15.2 M FOR BUILDING OF HEIGHT MORE THAN 60 METERS



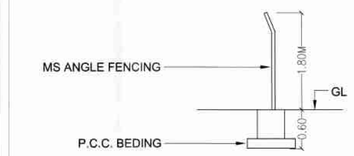
PROPOSED SITE

LOCATION PLAN

LEGEND

- PHASE-1
- PHASE-2
- PHASE-3

COMPOUND WALL SECTION



CONTENTS:

NRD-4

LAYOUT PLAN, SITE PLAN
LOCATION PLAN, CALCULATIONS
& AREA STATEMENT

1 / 8

STAMP OF APPROVALS

Approved as ...ended in.....
subject to cor ...tions mentioned in Annexure 'A'
of letter No. PMC/T. No.2011/13 ... 2014-15 ... NRD-4
S. No./G. No./CTS No. ...
Dated 03 / 03 / 2015
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority, Pune
PMRDA

FSI UTILIZATION STATEMENT

AS PER RECOMMENDATION OF J.D.T.P. OFFICE LETTER NO. 880 DATED 25.05.2015
FOR APPROVAL OF 3RD REVISED MASTER PLAN

PERMISSIBLE FSI FOR RESIDENTIAL SECTORS IN TOWNSHIP = 8,89,108.61 S.MT

SECTOR	PREVIOUSLY APPROVED AREA (S.MT)	PROPOSED AREA (S.MT)	TOTAL (S.MT)
NRD-2	65398.26		65398.26
NRD-3	73278.72		73278.72
NRD-6	73429.32		73429.32
NRD-7	71960.58		71960.58
NRD-8	1,59,953.31		1,59,953.31
NRD-9	59,309.04		59309.04
NRD-16	1,29,120.53		1,29,120.53
NRD-13	37,851.50		37,851.50
NRD-4	——	73,150.00	73,150.00
TOTAL	6,70,301.26	73,150.00	7,43,451.26
BALANCE	8,89,108.61 - 7,43,451.26 = 1,45,657.35 SQM.		

PERFORMA SECTOR NRD - 4

1)	AREA OF SECTOR NRD-4	39630.00
2)	OPEN SPACE (10%)	3963.00
3)	PROPOSED FLOOR SPACE IN SECTOR NRD-4	73,150.00
4)	PROPOSED COVERAGE	2,941.25
5)	TENEMENTS PROPOSED IN NRD-4	1240
6)	HEIGHT OF BULIDINGS	96.95 M
7)	PERMISSIBLE BALCONY 15%	10,970.40
8)	PROPOSED BALCONY	8,057.15
9)	EXCESS BALCONY TAKEN IN FSI	-

	CARS	SCOOTERS	CYCLES
PARKING REQUIRED	621	2484	2484
PARKING PROVIDED	1025	2488	2790

NOTE:
ALL THESE DRAWINGS ARE BASED ON OWNERSHIP INFORMATION AND DOCUMENTS PROVIDED BY THE OWNER AND ARCHITECT SHOULD NOT BE RESPONSIBLE FOR ANY DISCREPENCY OR DISPUTE.

CERTIFICATE OF AREA

CERTIFIED THAT THE LAND UNDER REFERENCE LAYOUT WAS SURVEYED BY ME AND THE DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN MASTER PLAN DOCUMENT OF OWNERSHIP / CITY SURVEY RECORDS & MEASUREMENT PLAN.

SIGNATURE OF ARCHITECT

REVISED BUILDINGS ON CLUSTER NRD-4 , S. NO. (10P+11P+12P+79P) ON NANDED CITY TOWNSHIP, AT VILLAGE NANDED AND, KHADAKVASALA ,TALUKA HAVELI, DIST-PUNE

Nanded City
in tune with nature

NAME OF OWNER

SIGN OF OWNER

FOR NANDED CITY DEVELOPMENT AND CONSTRUCTION CO. LTD.

SATISH MAGAR
MANAGING DIRECTOR

NAME OF ARCHITECT

PRAKASH S. DESHMUKH
(R. NO. 1050 CA/87/10973)

SIGNATURE

ASSOCIATED SPACE DESIGNERS
ARCHITECTS AND PLANNERS
MEGASPACE ,1ST FLOOR,
13, SHOLAPUR BAZAR , OFF EAST STREET,
CAMP, PUNE 411001.
Tel : 91-20-26363841/56234,
Fax : 91-20-26342631
E-mail : spaceds@vsnl.com
Website : www.spaceds.com

DWG: :- D:\ NC\\NRD-4\MD\LAYOUT PLAN

DATE : 04/08/15	DRN BY: VIRENDRA	REV : 13/06/17
SCALE : 1:750	CKD BY: PRADEEP	SIGN :