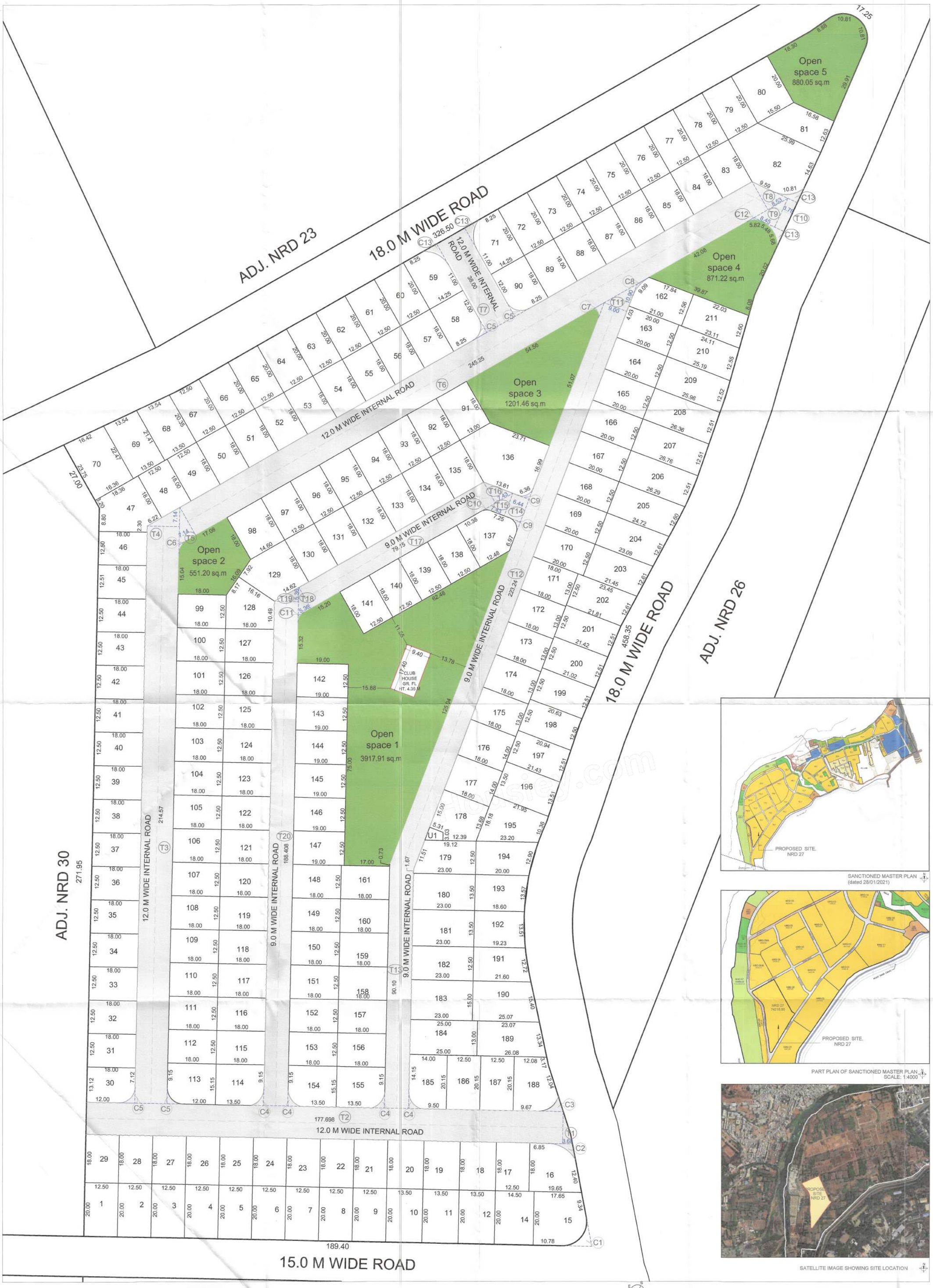

SANCTIONED MASTER PLAN
(dated 28/01/2021)

PART PLAN OF SANCTIONED MASTER PLAN
SCALE: 1:4000

SATELLITE IMAGE SHOWING SITE LOCATION

SCALE: 1:500

LAYOUT OF PLOTS AT SECTOR NRD 27

CHAMPHER AREA CALCULATION

AREA OF CHAMPHER C1
AREA OF△= 0.5 X 13.98 X 8.62
= 60.25 sq.m.
DEDUCT U = 2/3 X 13.98 X 3.33
= 31.04 sq.m.
AREA OF CHAMPHER C1 = 60.25 - 31.04
= 29.22 sq.m

AREA OF CHAMPHER C2
AREA OF△= 0.5 X 11.80 X 4.48
= 26.43 sq.m.
DEDUCT U = 2/3 X 11.80 X 1.471
= 11.57 sq.m.
AREA OF CHAMPHER C2 = 26.43 - 11.57
= 14.86 sq.m

AREA OF CHAMPHER C3
AREA OF△= 0.5 X 9.05 X 5.64
= 25.52 sq.m.
DEDUCT U = 2/3 X 9.05 X 1.52
= 9.17 sq.m.
AREA OF CHAMPHER C3 = 25.52 - 9.17
= 16.35 sq.m

AREA OF CHAMPHER C4
AREA OF△= 0.5 X 7.56 X 3.65
= 13.80 sq.m.
DEDUCT U = 2/3 X 7.56 X 1.20
= 6.05 sq.m.
AREA OF CHAMPHER C4 = 13.80 - 6.05
= 7.75 sq.m

AREA OF CHAMPHER C5
AREA OF△= 0.5 X 8.49 X 4.24
= 18.00 sq.m.
DEDUCT U = 2/3 X 8.49 X 1.76
= 9.96 sq.m.
AREA OF CHAMPHER C5 = 18.00 - 9.96
= 8.04 sq.m

AREA OF CHAMPHER C6
AREA OF△= 0.5 X 5.93 X 1.69
= 5.01 sq.m.
DEDUCT U = 2/3 X 5.93 X 0.78
= 3.08 sq.m.
AREA OF CHAMPHER C6 = 5.01 - 3.08
= 1.93 sq.m

AREA OF CHAMPHER C7
AREA OF△= 0.5 X 5.95 X 2.86
= 8.51 sq.m.
DEDUCT U = 2/3 X 3.78 X 0.85
= 2.14 sq.m.
AREA OF CHAMPHER C7 = 8.51 - 2.41
= 6.37 sq.m

AREA OF CHAMPHER C8
AREA OF△= 0.5 X 9.09 X 1.63
= 7.40 sq.m.
DEDUCT U = 2/3 X 9.09 X 0.72
= 4.36 sq.m.
AREA OF CHAMPHER C8 = 7.40 - 4.36
= 3.04 sq.m

AREA OF CHAMPHER C9
AREA OF△= 0.5 X 6.36 X 3.18
= 10.11 sq.m.
DEDUCT U = 2/3 X 6.36 X 1.32
= 5.60 sq.m.
AREA OF CHAMPHER C9 = 10.11 - 5.60
= 4.52 sq.m

AREA OF CHAMPHER C10
AREA OF△= 0.5 X 3.84 X 0.90
= 1.72 sq.m.
DEDUCT U = 2/3 X 3.84 X 0.45
= 1.15 sq.m.
AREA OF CHAMPHER C10 = 1.72 - 1.15
= 0.57 sq.m

AREA OF CHAMPHER C11
AREA OF△= 0.5 X 4.45 X 1.26
= 2.80 sq.m.
DEDUCT U = 2/3 X 4.45 X 0.59
= 1.75 sq.m.
AREA OF CHAMPHER C11 = 2.80 - 1.75
= 1.05 sq.m

AREA OF CHAMPHER C12
AREA OF△= 0.5 X 5.82 X 1.49
= 4.34 sq.m.
DEDUCT U = 2/3 X 5.82 X 0.75
= 2.91 sq.m.
AREA OF CHAMPHER C12 = 4.34 - 2.91
= 1.43 sq.m

AREA OF CHAMPHER C13
AREA OF△= 0.5 X 10.82 X 4.99
= 27.00 sq.m.
DEDUCT U = 2/3 X 10.82 X 1.56
= 11.25 sq.m.
AREA OF CHAMPHER C13 = 27.00 - 11.25
= 15.74 sq.m

AREA OF UTILITY1

A1 = 0.5 x 3.69 x 7.38 = 13.62 sq.m
A2 = 0.5 x 2.76 x 7.38 = 10.18 sq.m
Total = 23.80 sq.m

CONTENTS:
NRD-27
LAYOUT PLAN,
AREA STATEMENT

01/03

STAMP OF APPROVALS

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.BHA/C.R. No. 744/21-22 Mouza.....
S. No./G. No./CTS No. 1 to 24 & others NRD 26
Dated 27/9/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority Pune
PMRDA

AREA STATEMENT

AREA OF PLOT (As per Fifth revised sanctioned master plan letter no. BHA/CR. No. 728/2021 Mouza Nanded & Khadakwasla S.No. 1 to 24 & others dated 28/01/2021)	74,215.00	Sq.m
Required Open Space area (10%)	7,421.50	Sq.m
Proposed Open Space area	7,421.50	Sq.m
Area under Internal roads	13,992.19	Sq.m
Area under Utility	23.80	Sq.m
Area under Plots	52,777.51	Sq.m
Proposed FSI (1.0)	52,777.51	Sq.m

LEGEND

SECTOR BOUNDARY	BLACK
OPEN SPACE	GREEN WASH
INTERNAL ROAD	GREY WASH

FSI UTILIZATION STATEMENT

AS PER RECOMMENDATION FOR APPROVAL OF 5TH REVISED MASTER PLAN

PERMISSIBLE FSI FOR RESIDENTIAL SECTORS IN TOWNSHIP = 22,00,067.69 S.MT

SECTOR	PREVIOUSLY APPROVED AREA (S.MT)	PROPOSED AREA (S.MT)	TOTAL (S.MT)
NRD-2	65,398.26		65398.26
NRD-3	73,278.72		73278.72
NRD-4	73,150.00		73,150.00
NRD-6	73,429.32		73429.32
NRD-7	71,960.58		71960.58
NRD-8	1,59,953.31		1,59,953.31
NRD-9	59,309.04		59309.04
NRD-13	37,851.50		37,851.50
NRD-15/A	23,287.12		23,287.12
NRD-16	1,29,120.53		1,29,120.53
NRD-17	1,040.21		1040.21
NRD-28/A	52,436.64		52,436.64
NRD-33	50,549.42		50,549.42
NRD-34/A	44,606.60		44,606.60
NRD-35	23,500.46		23,500.46
NRD-38	1,911.80		1,911.80
NRD-28/B	20,407.57		20,407.57
NRD-29	21,043.18		21,043.18
NRD-32	29,348.05		29,348.05
NRD-26 A	3,247.17		3,247.17
NRD-27	-	52,777.51	52,771.51
NRD-30	-	28,043.19	28,043.19
NRD-31	-	25,380.90	25,380.90
TOTAL	10,14,829.48	1,06,201.60	11,21,031.08
BALANCE	22,00,067.69 - 11,21,031.08 = 10,79,036.61		

NOTE -

1- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.

2- THIS DRAWING IS COPYRIGHT OF ASSOCIATED SPACE DESIGNERS & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

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

PROPOSED LAYOUT OF PLOTS ON SECTOR NRD-27
AT NANDED CITY TOWNSHIP
S.NO 54(P)+55(P)+56(P)+57(P)+59(P)+60(P),
VILLAGE NANDED AND KHADAKVASLA,
TALUKA HAVELI, DIST-PUNE

NORTH

Nanded City
in tune with nature

NAME OF OWNER

SATISH MAGAR
MANAGING DIRECTOR
NANDED CITY DEVELOPMENT & CONSTRUCTION CO. LTD
SIGNATURE

NAME OF ARCHITECT

MALAY. P. DESHMUKH
(R.NO. CA/2009/45427)
SIGNATURE

ASSOCIATED SPACE DESIGNERS
ARCHITECTURE + URBAN DESIGN
401,SUMMER COURT, MAGARPATTA CITY,PUNE 411013.
Tel. No. : 07447445549 office@associated.space www.associated.space

NAME OF CLIENT : NANDED CITY CONSTRUCTION LTD.

DWG. : Z:\SONAM\NANDED CITY\BUNGALOWS\NRD-27

DATE : 24.09.2021	DRN BY : SONAM	JOB NO.
SCALE : 1:500	CHKD BY : SHIRISH	NRD - 27