


EXISTING BASEMENT

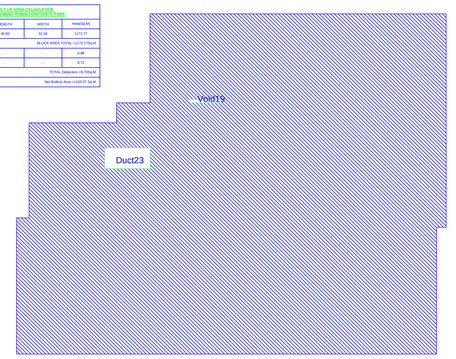
SCALE 1 : 100

BASEMENT

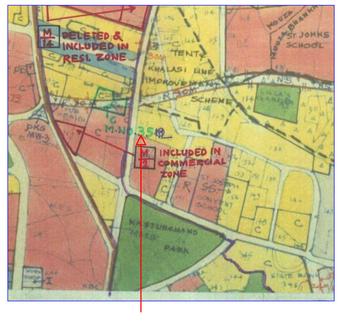
| Project Details | |
|---|---|
| Building Type - Revised Building Permission | |
| Zone Type - Residential Zone with Shop line. (R-2) | |
| Location - TOD | |
| Ward No - 0 | |
| Plot No. - LAND | |
| CtsNo./Survey No. - | 29/2081 |
| Sheet No. - 1 | |
| Zone Number: | Mauza Sitabuldi |
| Ward Name : | 6.137/29- |
| Proniata Value : | 0.00 |

BUILT-UP AREA CALCULATION FOR RESIDENCY RIAAN CORPORATE PARK

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 40.82 | 32.94 | 1372.77 |
| BLOCK AREA TOTAL =1372.77Sq.M | | | |
| Void19 | - | - | 0.00 |
| Duct23 | - | - | 8.72 |
| TOTAL Deduction =8.72Sq.M | | | |
| Net BuiltUp Area =1363.97 Sq.M | | | |



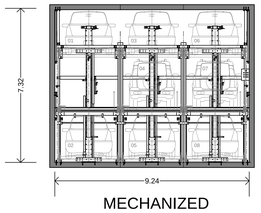

BUILT-UP AREA CALCULATION BASEMENT RIAAN CORPORATE PARK



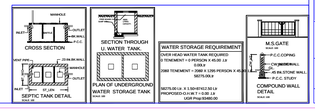

**PROPOSED SITE**
**D.P. SHEET NO. 12 (N.T.S)**




**PROPOSED SITE**
**GOOGLE MAP**




MECHANIZED
PIT-PUZZLE CAR
PARKING SECTION




## LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Existing Area Details

| BUILDING | FLOOR NAME | RES | COM | PRE BAL | PROP BAL | EXC BAL | PRE TER | PROP TER | EXC | LIFT | OTHER | BUILTUP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RIAAN CORPORATE PARK | NINTH FLOOR | 0.00 | 1222.17 | 0.00 | 49.34 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 18.36 | 1177.36 |
| RIAAN CORPORATE PARK | EIGHTH FLOOR | 0.00 | 1222.17 | 0.00 | 49.34 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 18.36 | 1177.36 |
| RIAAN CORPORATE PARK | SEVENTH FLOOR | 0.00 | 1222.17 | 0.00 | 49.34 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 18.36 | 1177.36 |
| RIAAN CORPORATE PARK | SIXTH FLOOR | 0.00 | 1226.90 | 0.00 | 49.34 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 34.29 | 1166.16 |
| RIAAN CORPORATE PARK | FIFTH FLOOR | 0.00 | 1222.17 | 0.00 | 49.34 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 18.36 | 1177.36 |
| RIAAN CORPORATE PARK | FOURTH FLOOR | 0.00 | 1222.17 | 0.00 | 49.34 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 18.36 | 1177.36 |
| RIAAN CORPORATE PARK | THIRD FLOOR | 0.00 | 1226.90 | 0.00 | 49.34 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 34.29 | 1166.16 |
| RIAAN CORPORATE PARK | SECOND FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| RIAAN CORPORATE PARK | FIRST FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| RIAAN CORPORATE PARK | MEZZANINE FLOOR | 0.00 | 867.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 409.07 | 432.41 |
| RIAAN CORPORATE PARK | GROUND FLOOR | 0.00 | 867.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26.45 | 12.26 | 829.19 |
| RIAAN CORPORATE PARK | BASEMENT | 0.00 | 35.64 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 35.64 |

STAMP FOR APPROVAL

Deputy Director Of Town Planning
Date: 01/01/2024

Owner details

| Owner Name | Postal Address | Contact Number |
|---|---|---|
| SUNTECH INFRASTATE NAGPUR PRIVATE LIMITED | plot no 57,,,,Parvati Nagar, S.O,Nagpur-440027,Maharashtra | 9657724051 |
| PRAVIN MANOHARRAO POHANKAR | plot no 57,,,,Parvati Nagar, S.O,Nagpur-440027,Maharashtra | 9657724051 |

| Proforma I : Area Statement | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. | 3040.88 |
| (a) As per ownership document (7/12, CTS extract) | 3136.20 |
| (b) as per TILR or City Survey measurement sheet | 3136.20 |
| (c) as per Demarcated drawing area | 3040.88 |
| LESS | |
| 2.Area not in possession | 0.00 |
| 3. Entire area (1-2) | 3040.88 |
| 4.Deductions for | |
| (a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening | 333.94 |
| (b) Any D.P. Reservation area | 0.00 |
| (Total a+b) | 333.94 |
| 5.Balance area of plot (3-4) | 2706.94 |
| 6. Amenity Space | 0.00 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5 % of Total area | 0.00 |
| 7. Net Plot Area (5-6 ) | 2706.94 |
| 8. Recreational Open Space | - |
| (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. | 0.00 |
| Proposed___ | 0.00 |
| (b) If area is less than 4000 sqmt -Check - | - |
| i) if it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required | - |
| ii) if it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required. | - |
| (A) 10 % Subject to minimum 200 sqmt | 0.00 |
| Proposed ___ | 0.00 |
| (B) Exemption to leave open space subject to availing basic F.S.I of 75 % | - |
| (C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate. | - |

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-11-25 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : plot no 57,,,,Parvati Nagar
S.O,Nagpur-440027,Maharashtra

**DESCRIPTION OF PROJECT :**

Type of Proposal : Commercial
BUILDING ON CTS. NO./SURVEY NO. - 29/2081

SITE ADDRESS :
CTS No.2081, Sheet No. 176/29 , NMC House No. 207, Ward No. 65 of Village / Mouza , Sitabuldi, Kamtee Road Nagpur

Name Of Architect : SURESH KESHAVRAO CHICHGHARE

| LOGO | ADDRESS OF OFFICE |
|---|---|
| | OFFICE :- 59-60, Ashwamegh Appts., Lendra Park, Ramdaspeth, Nahpur 440010 |

| OWNERS SIGN - | TECHNICAL PERSON SIGN |
|---|---|

2 | SCALE - 1:100 | Date: 19/01/24

JOB NO - NMO-23-ENTRY-27203 CHECK BY - -

**SUBMISSION DRAWING**