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

STAMP FOR APPROVAL

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

MOHAN NAGAR ROAD

6M WIDE DRIVEWAY

Under Ground Water Tank 8.20x5.70x1.50

To Sewer Line

Grey Water Treatment Plant 3.00 x 1.80

6M WIDE DRIVEWAY

RAIN WATER HARVESTING LINE

Transformer/ Elec. Sub Station 5.00 x 5.00

RAMP UP TO GROUND FL.

RAMP DN TO BASEMENT

Length of Ramp:
7.978+7.453+4.854
+6.77+7.582+6.167
= 40.804 mts.
slope > 1:8 / 1:10

Loading / Unloading Space (3.75x7.50) (1)

Loading / Unloading Space (3.75x7.50) (2)

Loading / Unloading Space (3.75x7.50) (3)

Loading / Unloading Space (3.75x7.50) (4)

PROPOSED CONSTRUCTION

RIAAN CORPORATE PARK

6M WIDE DRIVEWAY

EXIT

ENTRY

CYCLE TRACK 3.00m. wd.

CYCLE TRACK LINE

NEW D.P. ROAD LINE

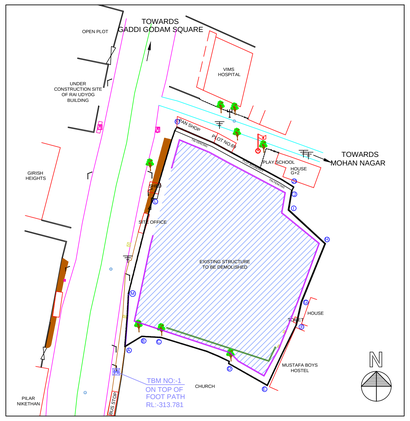
D.P. ROAD LINE (AS PER PREVIOUS SANCTION)

D.P. LINE

AREA UNDER ROAD WIDENING

33.0M WIDE ROAD

ELETC TRANS-FORMER



KEY PLAN / LOCATION PLAN

SITE PLAN
SCALE 1 : 100

<------- 30.00M. WIDE KAMPTEE R O A D ------->
(PROPOSED 33.00 M. WIDE ROAD)

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
EXISTING SHOWN BLUE HATCHED

Area utilisation of Roads and Reservations

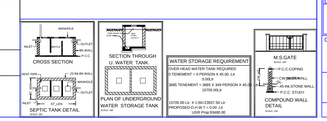
Description of area utilisation			Area surrendered in SqM	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
-	-	Total	333.94	1001.82	1001.82	0.00	1001.82

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambula nce/Mini Bus
RIAAN CORPORATE PARK	Commertial	20.90	41.81	41.81	2090.49	97	184	141
Total	-	20.90	41.81	41.81	-	97	184	141

LEGEND

PLOT BOUNDRY SHOWN WHITE	D.P. ROAD LINE FROM THE MEDIAN OF THE ROAD (AS PER PREVIOUS SANCTION) SHOWN AS CYAN DASH
PROPOSED WORK SHOWN RED	NEW D.P. ROAD LINE SHOWN AS MEGENTA DASH
WATER LINE SHOWN BLUE DOTTED	CENTRE LINE OF THE ROAD
DRAIN LINE SHOWN BLUE DOTTED	EXISTING ROAD IN PINK



Owner details

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

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

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

SUBMISSION DRAWING