STAMP FOR APPROVAL

Signature valid

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)

PROPOSED CONSTRUCTION

RIAAN CORPORATE PARK

MOHAN NAGAR ROAD

6M WIDE DRIVEWAY

6M WIDE DRIVEWAY

Loading / Unloading Space (3.75x7.50)

ENTRY

EXIT

CYCLE TRACK 3.00m. wd.

CYCLE TRACK LINE

NEW D.P. ROAD LINE

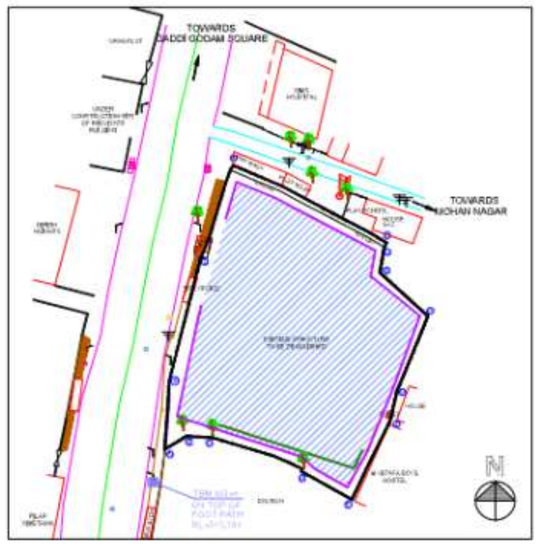
D.P. ROAD LINE (AS PER PREVIOUS SANCTION)

D.P. LINE

AREA UNDER ROAD WIDENING

33.0M WIDE ROAD

ELETC TRANS-FORMER



KEY PLAN / LOCATION PLAN

SITE PLAN
SCALE 1 : 100

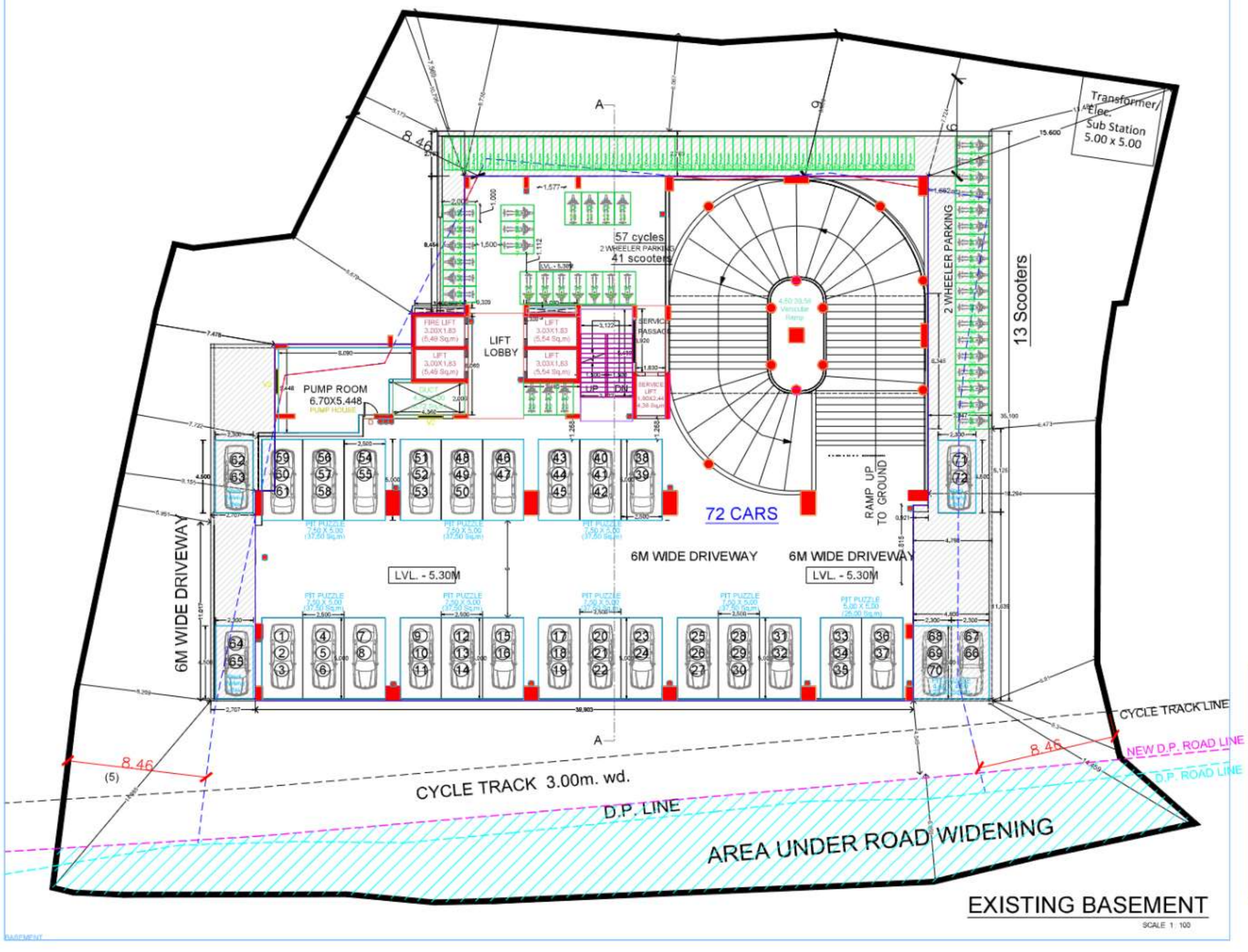
<---------- 30.00M. WIDE KAMPTEE R O A D ---------->
(PROPOSED 33.00 M. WIDE ROAD)

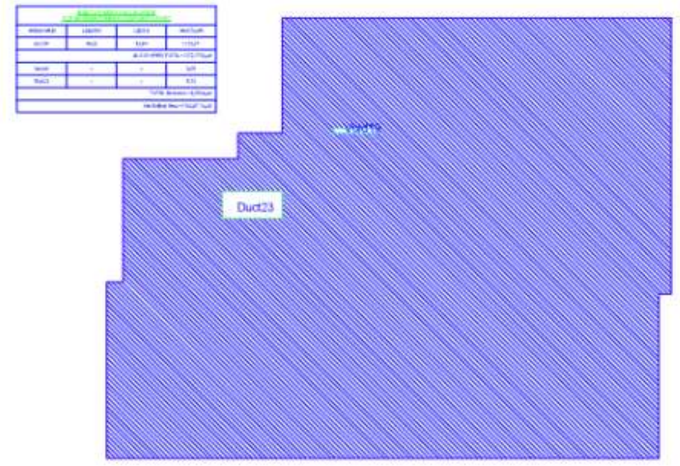
LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
EXCLUDED SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN SAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

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

SUBMISSION DRAWING





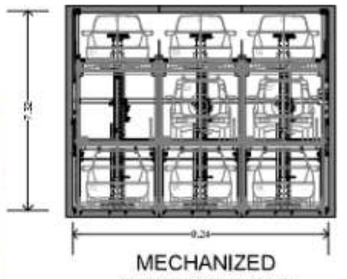
BUILT-UP AREA CALCULATION BASEMENT RIAAN CORPORATE PARK



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



PROPOSED SITE
GOOGLE MAP



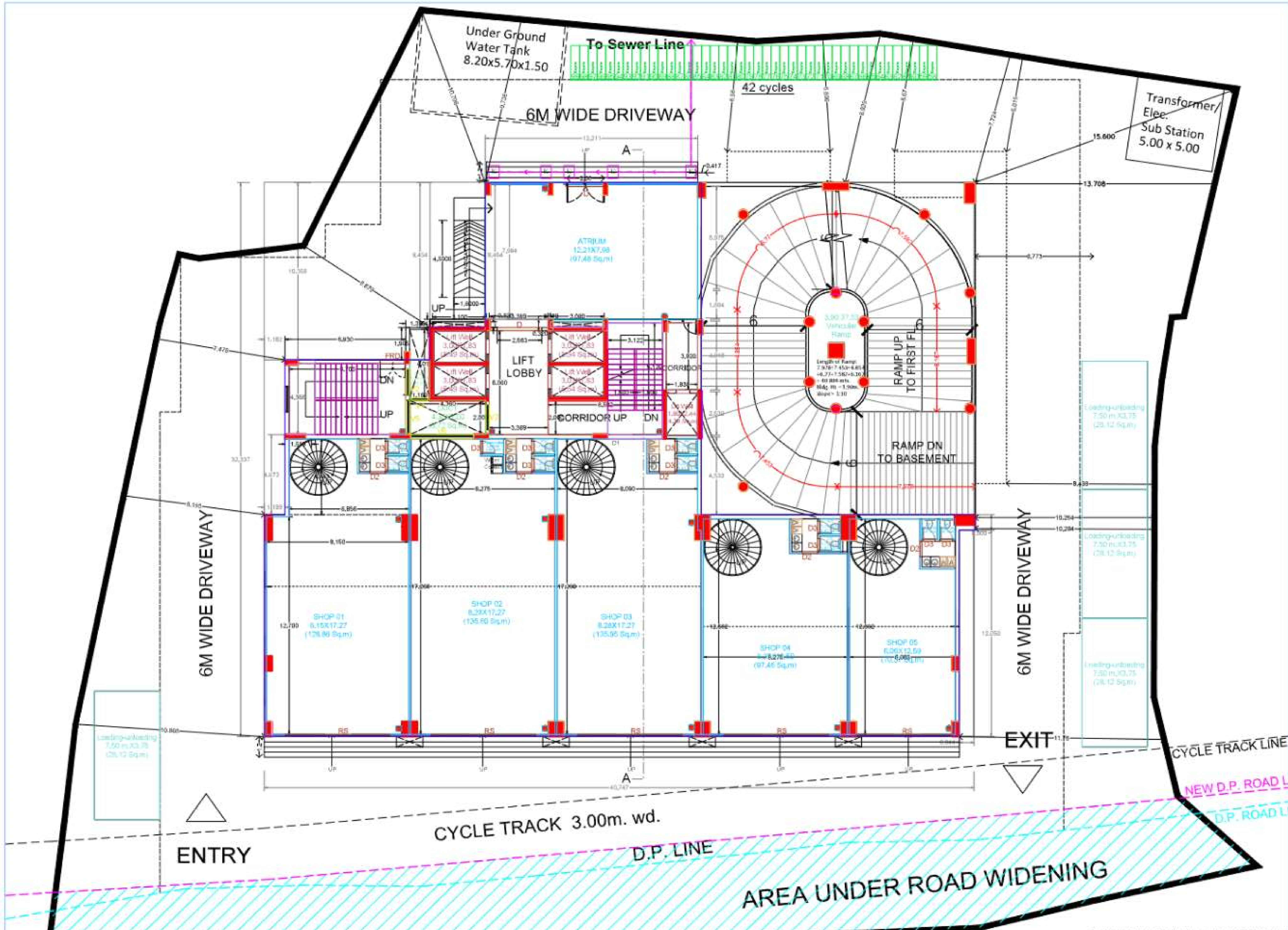
MECHANIZED
PIT-PUZZLE CAR
PARKING SECTION

LEGENDS:

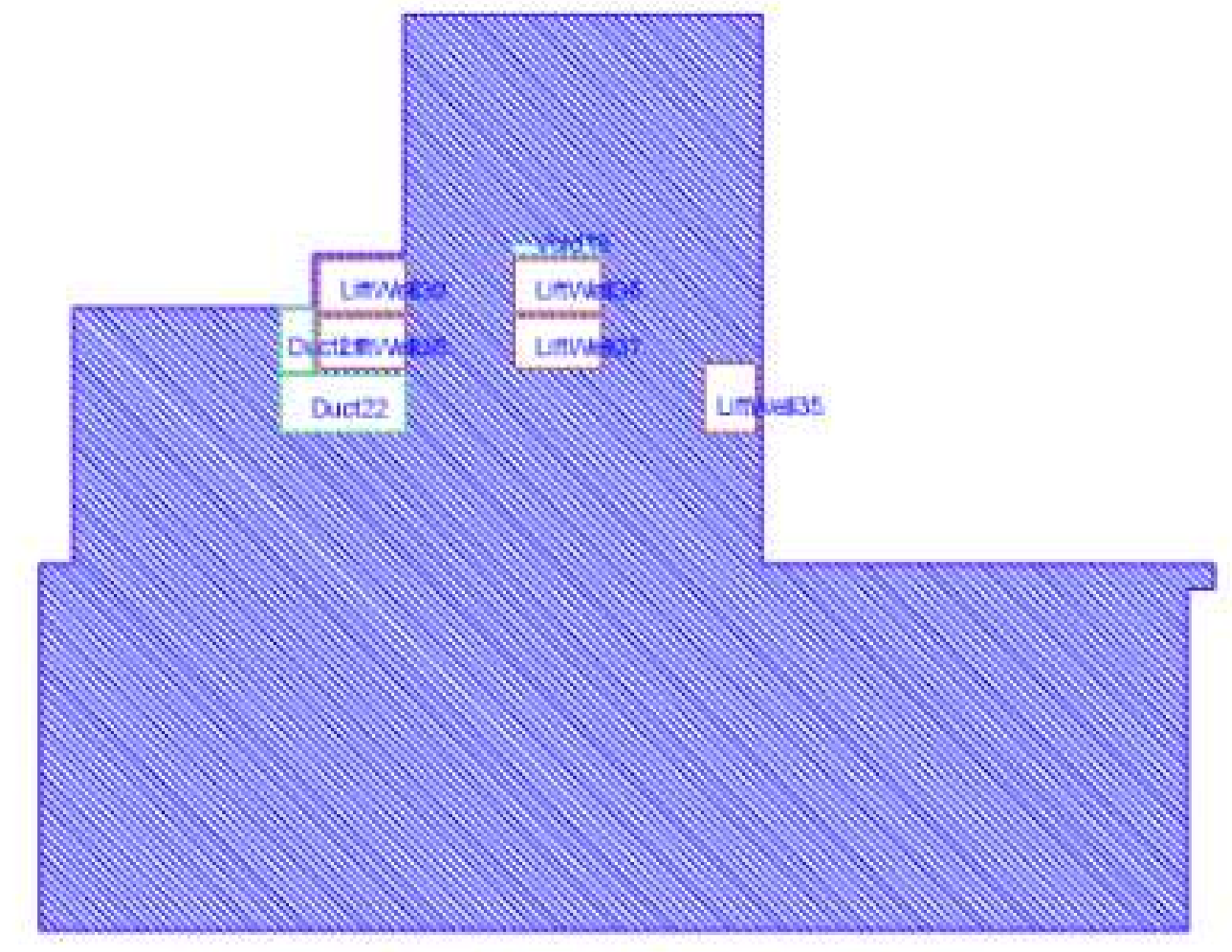
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW/BLUE
WATER LINE SHOWN BLUE DOTTED
EXCLUDED B/L SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPD/SBL SHOWN BEARN
EXISTING SHOWN BLUE HATCHED

STAMP FOR APPROVAL

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EXISTING GROUND FLOOR PLAN
SCALE 1 : 100



BUILT-UP AREA CALCULATION Ground Floor RIAAN CORPORATE PARK

RIAAN CORPORATE PARK				
RIAAN CORPORATE PARK	ES	[illegible]	[illegible]	4
RIAAN CORPORATE PARK	ES	[illegible]	[illegible]	1
RIAAN CORPORATE PARK	D	[illegible]	[illegible]	1
RIAAN CORPORATE PARK	FRD	[illegible]	[illegible]	1
RIAAN CORPORATE PARK	FRD	[illegible]	[illegible]	1
RIAAN CORPORATE PARK	FRD	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	D	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	D3	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	D3	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	D1	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	D1	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	FRD	[illegible]	[illegible]	[illegible]

RIAAN CORPORATE PARK				
RIAAN CORPORATE PARK	[illegible]	[illegible]	0.75	1
RIAAN CORPORATE PARK	[illegible]	[illegible]	0.75	1
RIAAN CORPORATE PARK	FOW	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	FOW	[illegible]	[illegible]	1
RIAAN CORPORATE PARK	[illegible]	[illegible]	0.75	[illegible]
RIAAN CORPORATE PARK	FSMP	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	FSMP1	[illegible]	[illegible]	[illegible]
RIAAN CORPORATE PARK	[illegible]	[illegible]	0.75	[illegible]
RIAAN CORPORATE PARK	[illegible]	[illegible]	0.75	[illegible]
RIAAN CORPORATE PARK	[illegible]	[illegible]	0.75	[illegible]

LEGENDS:
PLOT BOUNDARY 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 BROWN
EXISTING SHOWN BLUE HATCHED

STAMP FOR APPROVAL

Signature valid

Project Details

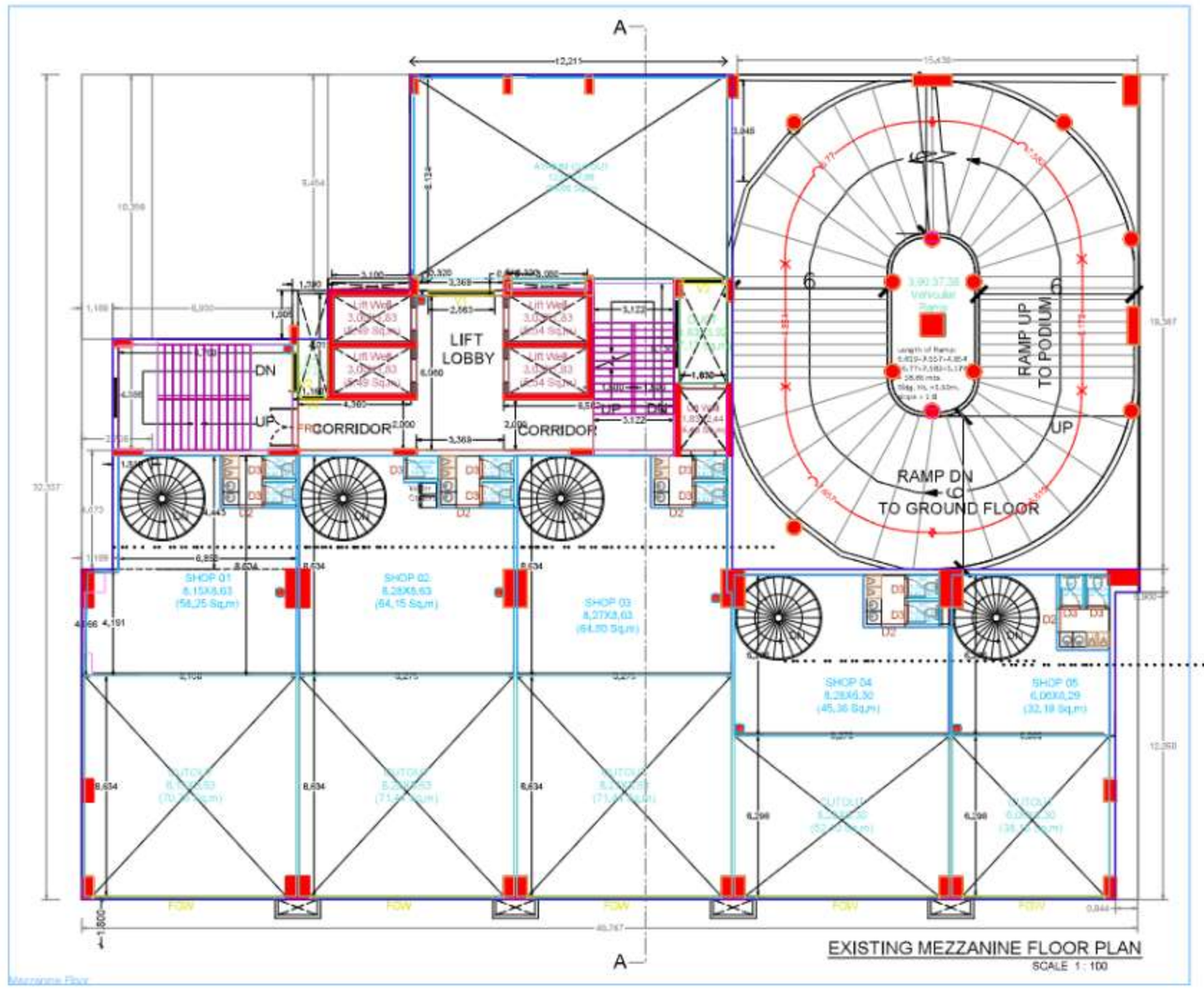
DESCRIPTION OF PROJECT :
Type of Proposal : Commercial

3
SCALE = 1 : 100

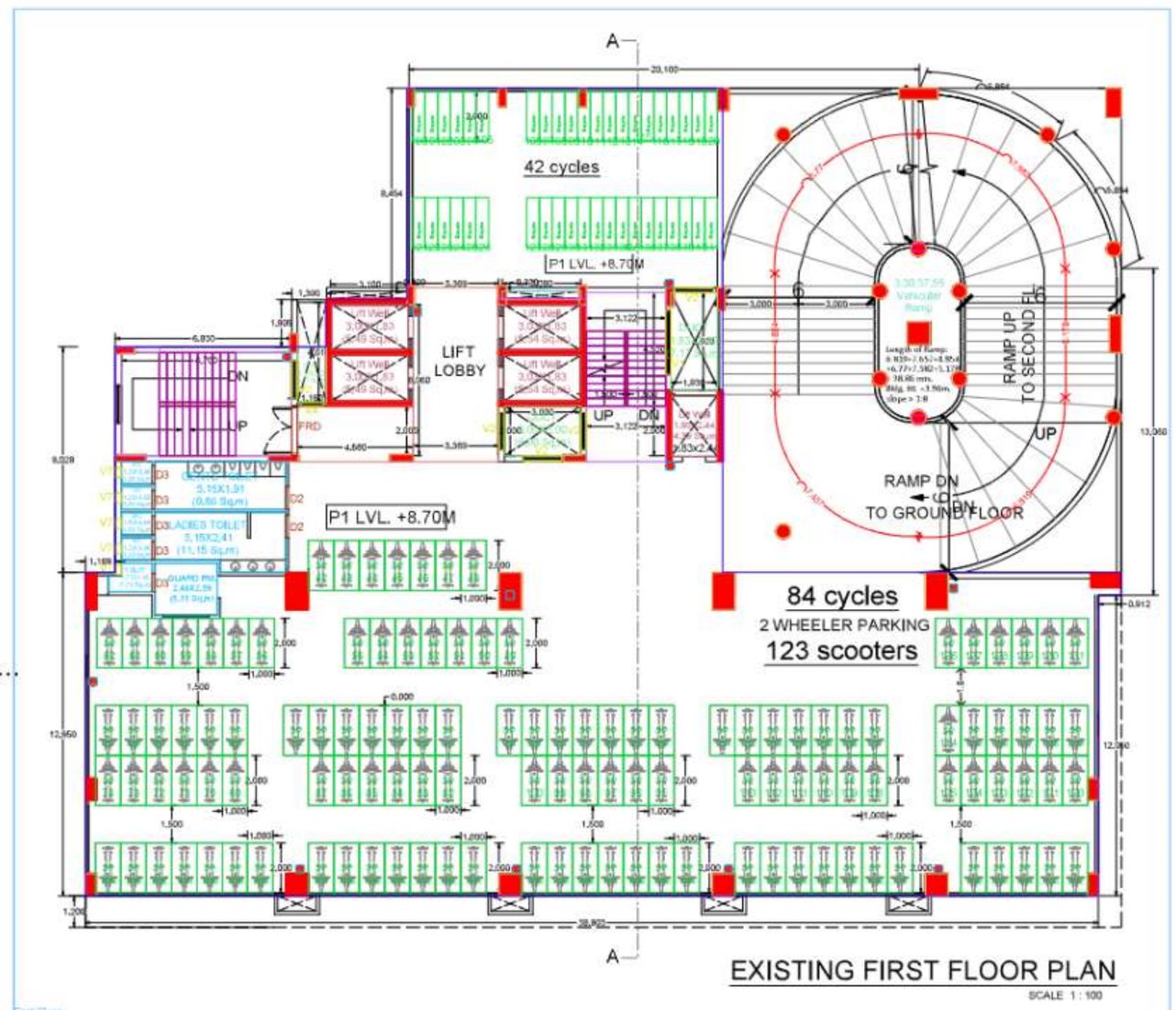
SUBMISSION DRAWING

STAMP FOR APPROVAL

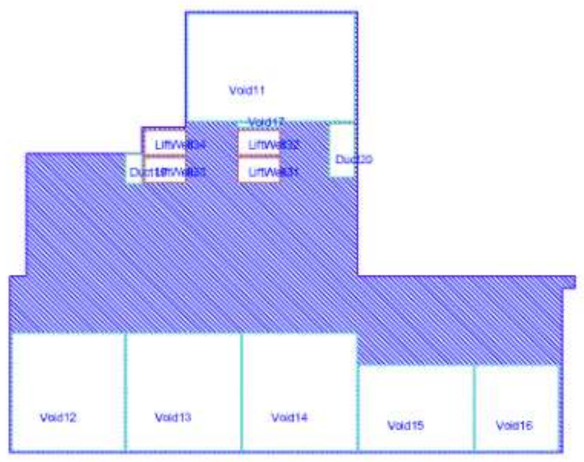
Signature valid



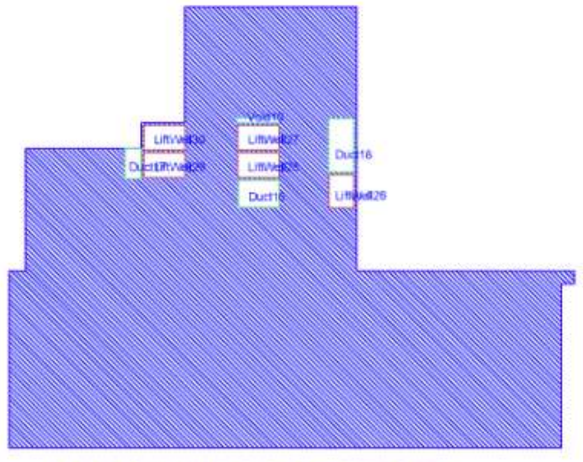
EXISTING MEZZANINE FLOOR PLAN
SCALE 1 : 100



EXISTING FIRST FLOOR PLAN
SCALE 1 : 100



BUILT-UP AREA CALCULATION Mezzanine Floor RAAN CORPORATE PARK



BUILT-UP AREA CALCULATION First Floor RAAN CORPORATE PARK

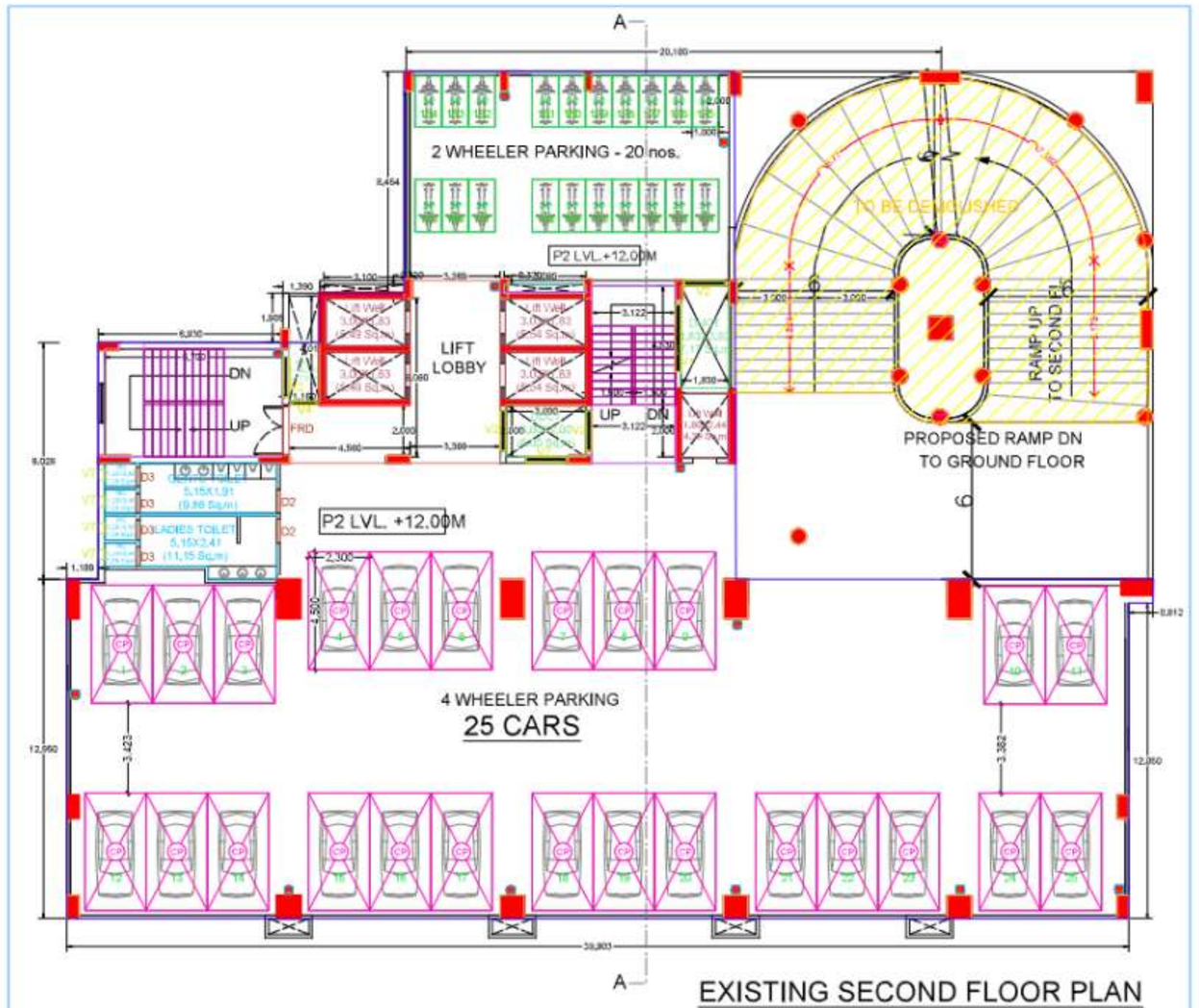
LEGEND

	FIRE EXTINGUISHER
IC	INSPECTION CHAMBER as/spec.
GT	GULLY TRAP as/spec.
FV	FLUSH VALVE as/spec.
BC	BIB COCK as/spec.
MTP	MIXER TAP as/spec.
WB	WASH BASIN as/spec.
NT	NAHANI TRAP as/spec.
WC	WATER CLOSET as/spec.

LEGENDS:
PILOT EXCAVATION DRAWN IN RED
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
EXCLUDED SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN SAL SHOWN GREEN
EXISTING SHOWN BLUE HATCHED

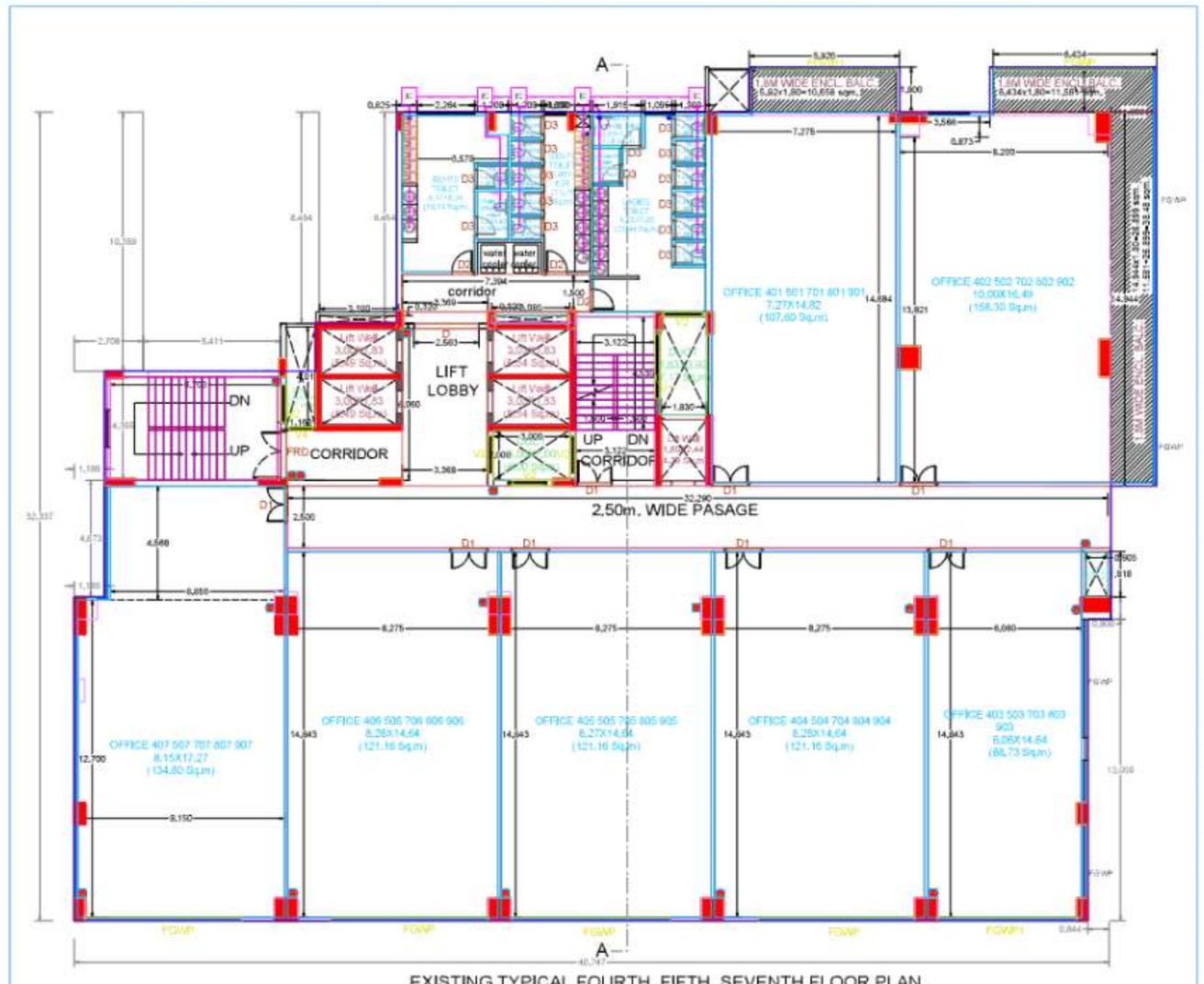
DESCRIPTION OF PROJECT :

SUBMISSION DRAWING



EXISTING SECOND FLOOR PLAN

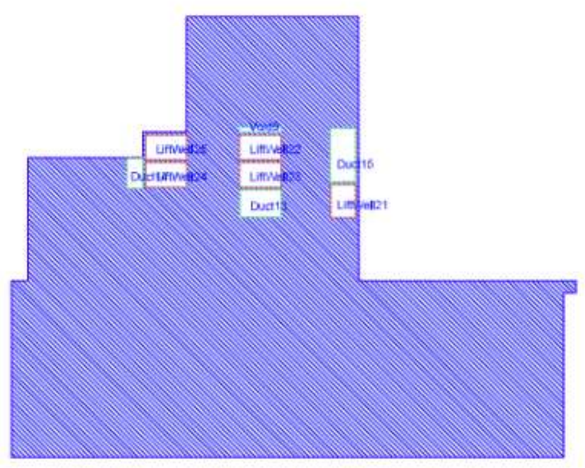
SCALE 1 : 100



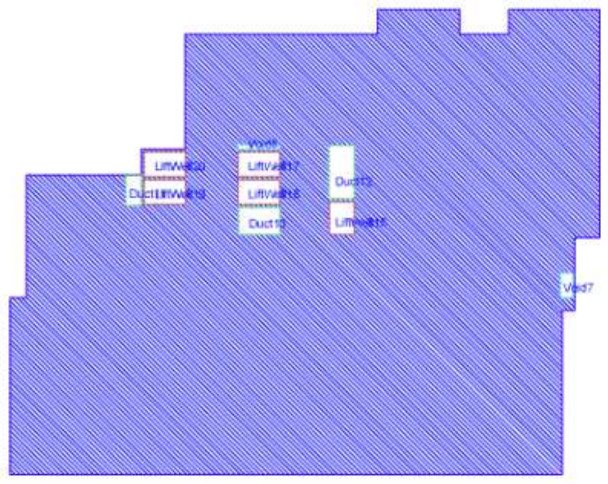
EXISTING TYPICAL FOURTH, FIFTH, SEVENTH FLOOR PLAN
PROPOSED TYPICAL EIGHTH, NINTH FLOOR PLAN (as per PREVIOUS SANCTION)

SCALE 1 : 100

TYPICAL FLOOR FOURTH,FIFTH,SEVENTH,EIGHTH,NINTH



BUILT-UP AREA CALCULATION SECOND FLOOR RIAAN CORPORATE PARK



BUILT-UP AREA CALCULATION TYPICAL FLOOR FOURTH FIFTH SEVENTH EIGHTH NINTH RIAAN CORPORATE PARK

LEGEND

	FIRE EXTINGUISHER
IC	INSPECTION CHAMBER os/spec.
GT	GULLY TRAP os/spec.
FV	FLUSH VALVE os/spec.
BC	BIB COCK os/spec.
MTP	MIXER TAP os/spec.
WB	WASH BASIN os/spec.
NT	NAHANI TRAP os/spec.
WC	WATER CLOSET os/spec.

LEGENDS:

PLOT BOUNDARY SHOWN THIN RED
ENCROACHMENT SHOWN RED HATCHED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
EXCLUDED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

STAMP FOR APPROVAL

Signature valid

1. Area of plot (Minimum area not to be considered in case of setback with sanctioned/layout line and excluded line		3240.00
(a) As per ownership document (7/12, CTS extract)		3126.20
(b) as per TILR or City Survey measurement sheet		2152.20
(c) as per Demarcated drawing area		3240.00
LESS		
2.Area under reservation		0.00
3. Area (a)-(b)=(c)		3240.00
4.Deductions for		-
a) Proposed DP/ROP, Road widening Area /Service Road / Highway widening		813.00
(b) Any D.P. Reservation area		0.00
(Total a+b)		813.00
5.Balance area of plot (3-4)		2726.64
6. Amenity Space		0.00
Applicable @5%= (If > 20000 sqm)		-
(Required only upto 20000 sqmt=Nil		-
(b) Above 20000 sqmt = (a) + 5 % of Total area		0.00
7. Net Plot Area (5-6)		2726.64
8. Recreational Open Space		-
(a) Below (Plots more than 4000 sqmt = 10 % of (5) is required)		0.00
Proposed		0.00
(b) Plots in Sites than 4000 sqmt =Nil =		-
(c) If 5 is sub-number 6 is 5,2,725.473 sqm, As per 7.12 located at Gat /Survey Number in the Recreational open space is located		-
(c)(i) In sub-section (2) (a) (2)(i) 1254.1047 sq.mt as recreational open space is required.		-
(c)(ii) 10 % Subject to maximum 200 sqmt		0.00
Proposed		0.00
(d) Exemption to Balance open spaces subject to availing basic F.S.I of (3) %		-
(e) Exemption to Balance open space subject to payment of 10 % Rate value of land in (7) as per annual statement of rate.		-

Certificate of Area
Certified that the plot under reference was surveyed by me on 28/03/15 & as per the drawings of sales etc. of plot issued unders and as measured on site and the area as mentioned tallies with the area stated in document of Ownership T.P. Scheme, Records and Records Department/City Survey records.
Signature
(Name of Architect/Licensed Engineer/Supervisor)

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

Owner (Name and signature

Architect/Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : plot no 17 ...Pune to Nagar
R.D.Nagar-414001 Maharashtra

DESCRIPTION OF PROJECT :-
Type of Proposal : Commercial
BUILDING ON CTS NO/SURVEY NO.- 2903/81

SITE ADDRESS :-
CTS No.2981, Village No. 17609, Area of No. 207, Road No. 60 of Village 1 House , Talkudhi, Kamtee Road Nagpur

OWNER'S DETAILS & ADDRESS WITH SIGNATURE

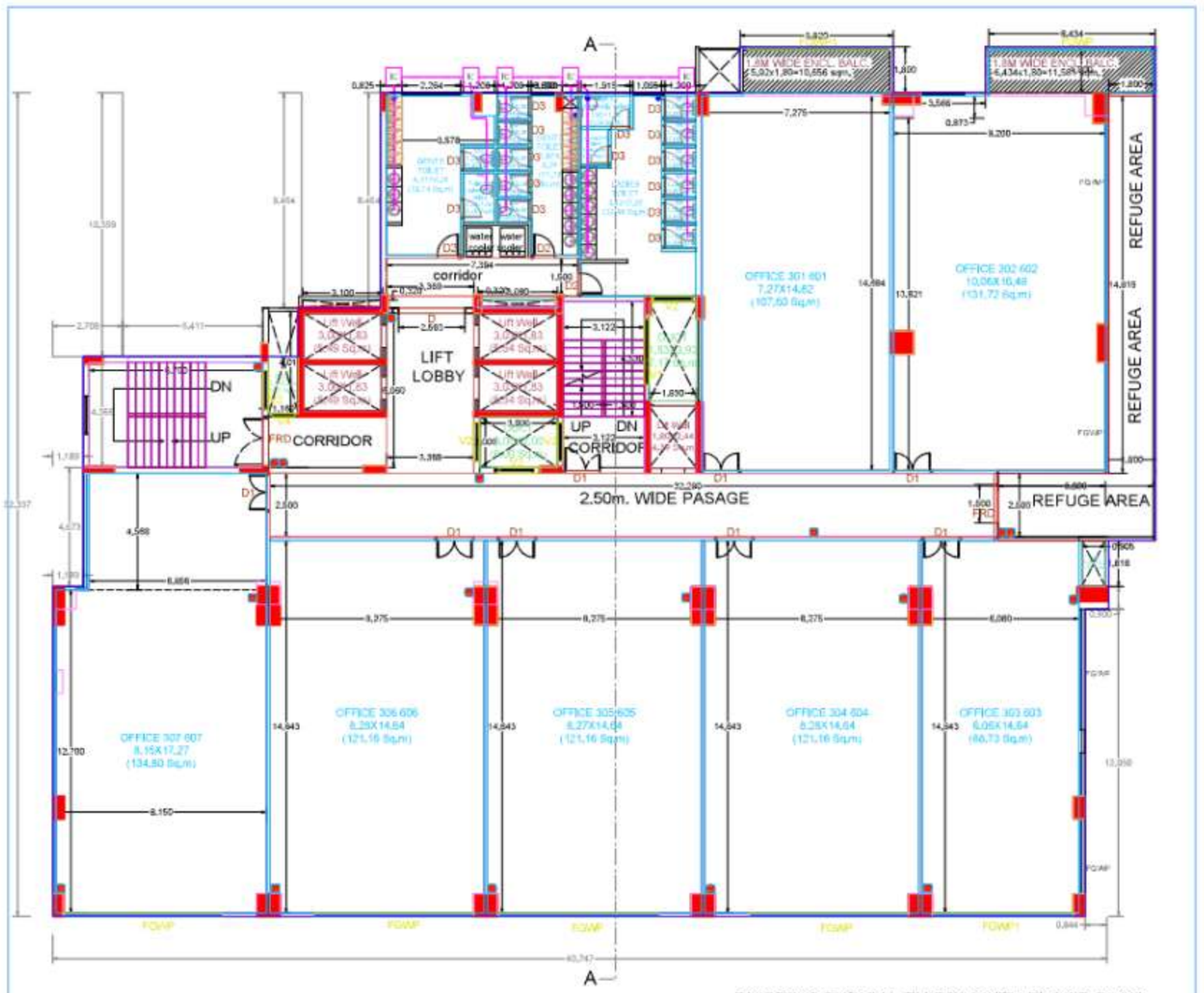
Name	Address
	17/609, Ashwamedh Apartment, Laxmi Park, Wanadongari, Nagpur 440015

Signature valid

Signature valid

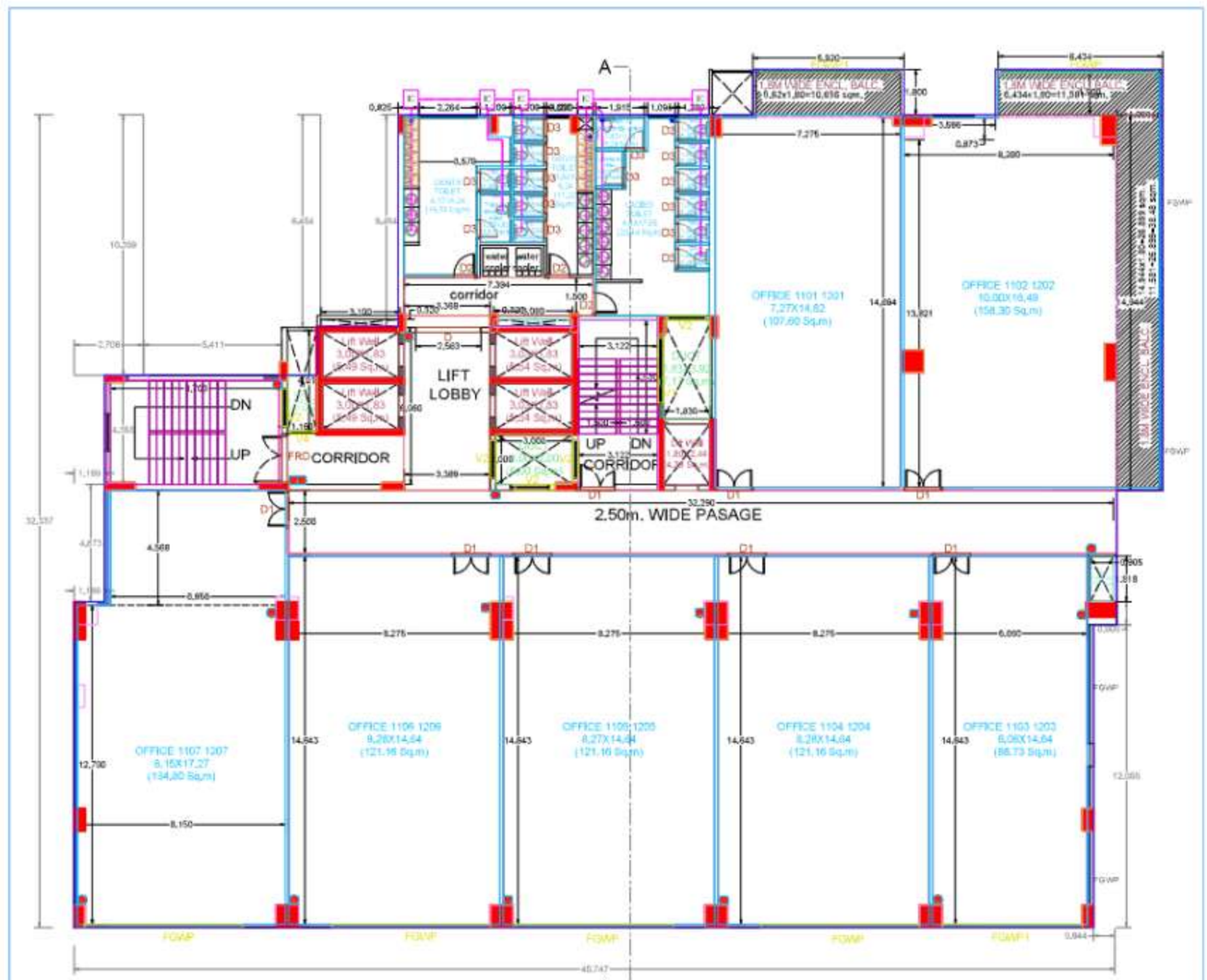
5 SCALE:-1:100 Date:-19/01/21

SUBMISSION DRAWING



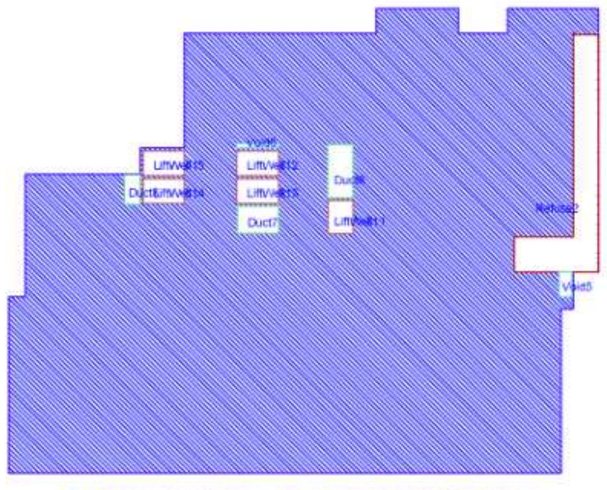
EXISTING TYPICAL THIRD, SIXTH FLOOR PLAN

SCALE 1 : 100

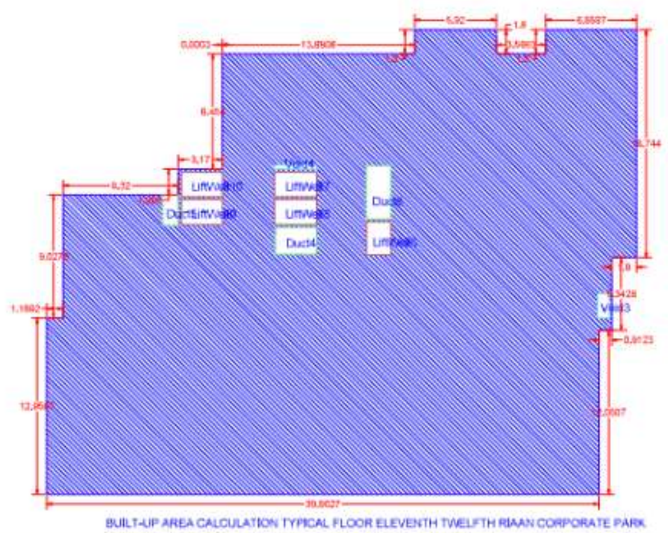


PROPOSED TYPICAL ELEVENTH, TWELFTH FLOOR PLAN

SCALE 1 : 100



BUILT-UP AREA CALCULATION Typical Floor THIRD SIXTH RIAAN CORPORATE PARK



BUILT-UP AREA CALCULATION TYPICAL FLOOR ELEVENTH TWELFTH RIAAN CORPORATE PARK

LEGEND	
FE	FIRE EXTINGUISHER
IC	INSPECTION CHAMBER as/spec.
GT	GULLY TRAP as/spec.
FV	FLUSH VALVE as/spec.
BC	BIB COCK as/spec.
MTP	MIXER TAP as/spec.
WB	WASH BASIN as/spec.
NT	NAHANI TRAP as/spec.
WC	WATER CLOSET as/spec.

LEGENDS:

PLOT BOUNDARY SHOWN RHET.
FIRE HOSE CVDOR SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
EXCLUDED GHA SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

STAMP FOR APPROVAL

Signature valid

DESCRIPTION OF PROJECT :

Proposed Commercial

BUILDING ON CTN/KAJIADO/KJD/ No.- 240391

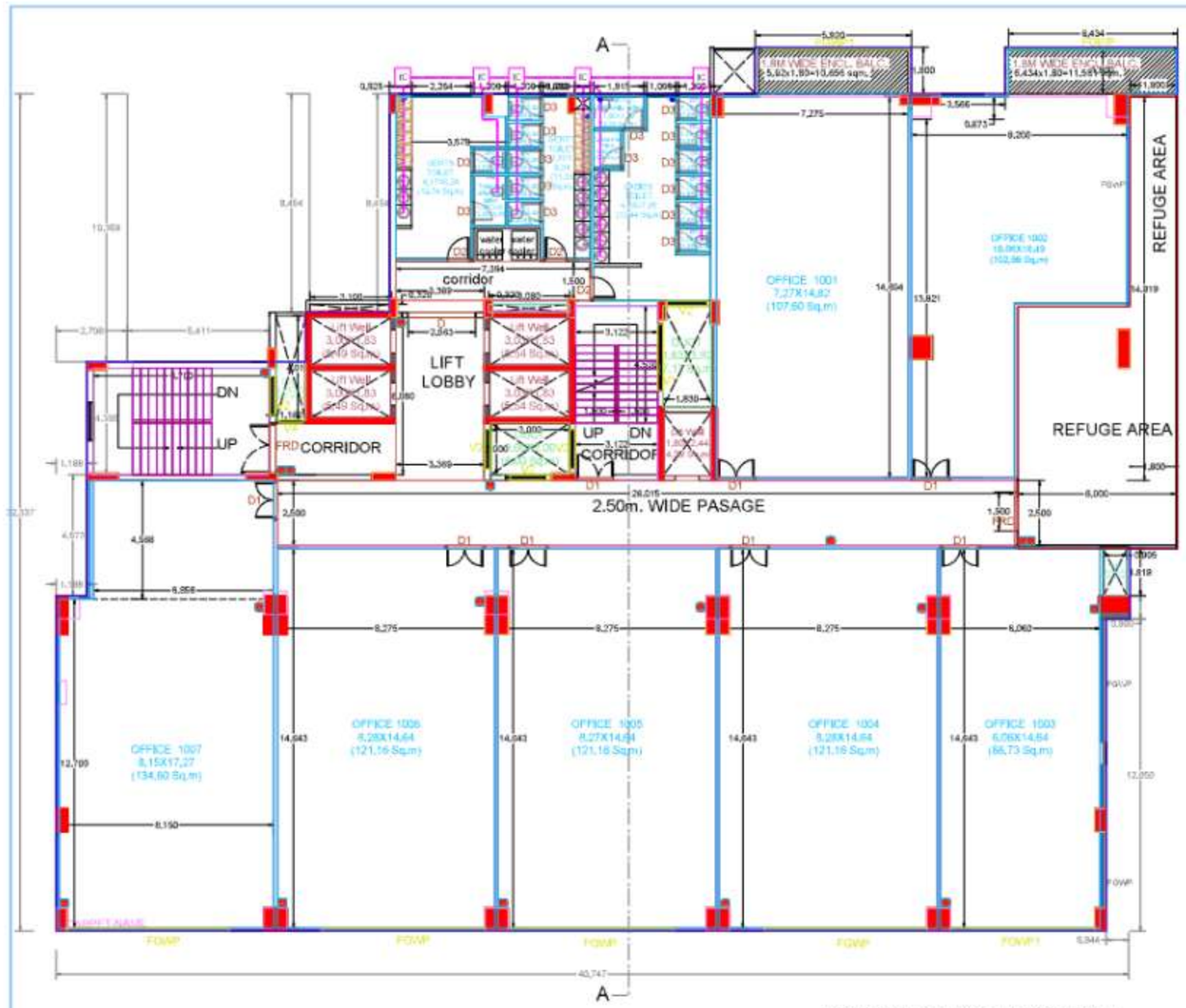
SITE ADDRESS :

CTN/KAJIADO/ Ward/No. 17600 KMC Area of No. 207, Road No. 60 of Village I House , Tributaries, Kiserian Road Usages

6

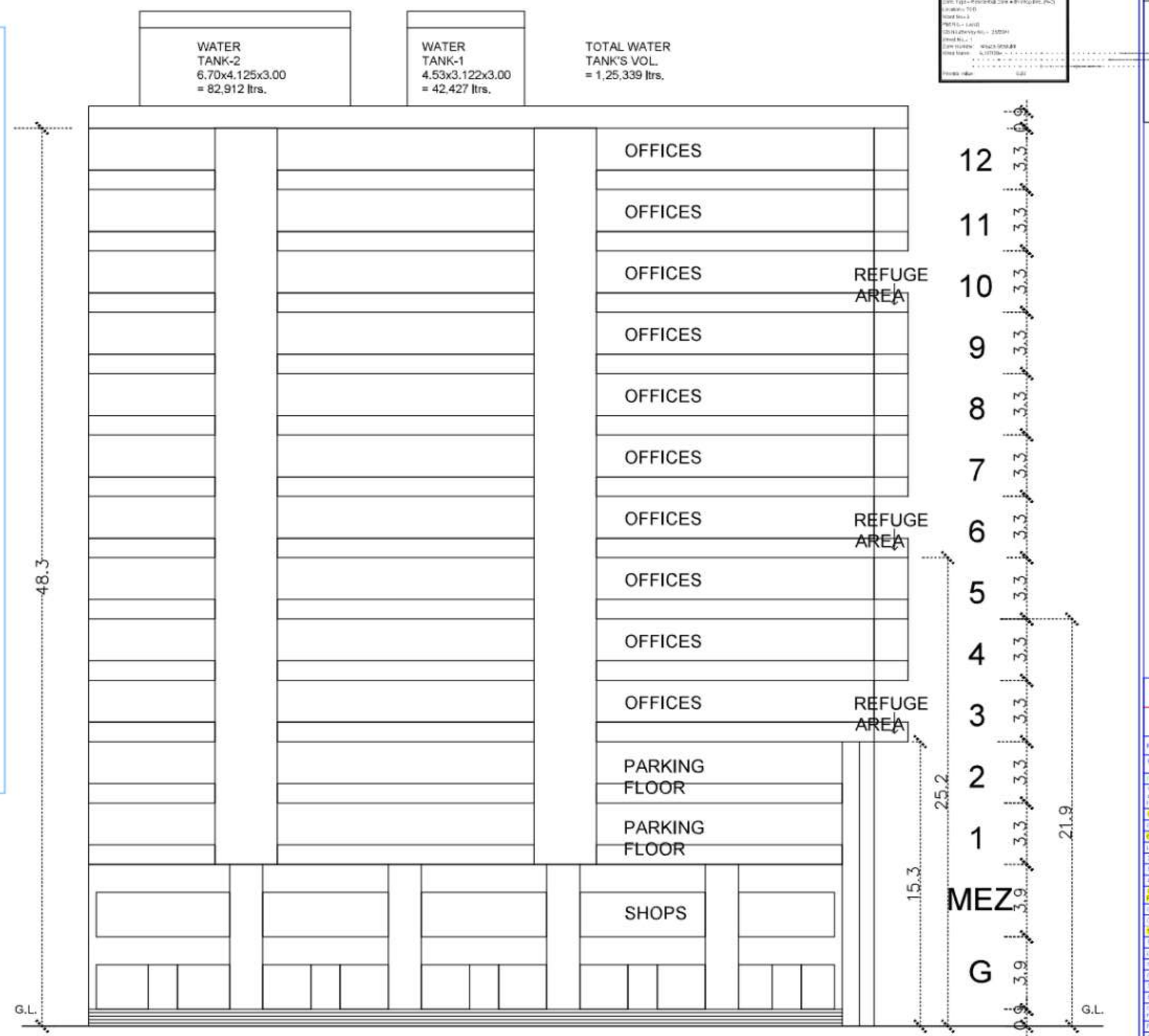
SCALE 1 : 100

SUBMISSION DRAWING



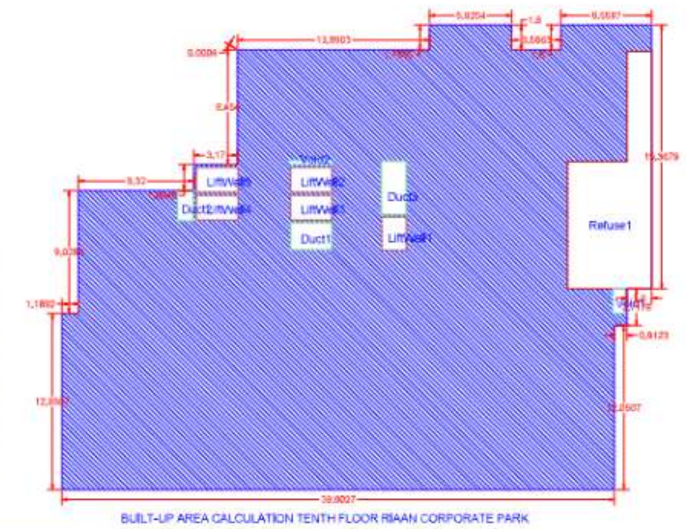
PROPOSED TENTH FLOOR PLAN

SCALE 1 : 100



ELEVATION

SCALE 1:100



BUILT-UP AREA CALCULATION TENTH FLOOR RBAAN CORPORATE PARK

RBAAN CORPORATE PARK

RBAAN CORPORATE PARK	FH	9.45	0.45	4
RBAAN CORPORATE PARK	FH	9.89	0.45	1
RBAAN CORPORATE PARK	D	2.23	0.45	1
RBAAN CORPORATE PARK	FFD	1.41	0.45	1
RBAAN CORPORATE PARK	FFD	1.41	0.45	1
RBAAN CORPORATE PARK	FFD	1.83	0.45	1
RBAAN CORPORATE PARK	D	2.85	0.45	1
RBAAN CORPORATE PARK	DH	0.75	0.15	10
RBAAN CORPORATE PARK	DH	0.89	0.15	28
RBAAN CORPORATE PARK	DH	1.20	0.45	28
RBAAN CORPORATE PARK	DH	1.40	0.45	1
RBAAN CORPORATE PARK	FFD	1.20	0.45	1

RBAAN CORPORATE PARK

RBAAN CORPORATE PARK	V5	9.81	0.75	1
RBAAN CORPORATE PARK	V1	3.05	0.75	1
RBAAN CORPORATE PARK	FDH	7.07	0.45	4
RBAAN CORPORATE PARK	FDH	5.80	0.45	1
RBAAN CORPORATE PARK	V-7	0.45	0.75	3
RBAAN CORPORATE PARK	FDWP	6.10	1.50	25
RBAAN CORPORATE PARK	FDWP1	6.45	1.50	9
RBAAN CORPORATE PARK	V4	5.80	0.75	9
RBAAN CORPORATE PARK	V3	1.65	0.75	16
RBAAN CORPORATE PARK	V-1	0.59	0.75	1

BUA/COMMERCIAL DETAILS

BUILDING	FLOORS	PURPOSE						SELF CONST.	TERRACE	LIFT	LIFT WELL	HEIGHT	VERT. DEDUCT	Others Deduction	TOTAL FOOTPRINT
		COMM.	RESI.	INDL.	EDUL.	INFRA.	MISCEL.	PROPO.							
RBAAN CORPORATE PARK	GROUND FLOOR	11175.60	0.00	0.00	0.00	0.00	0.00	11175.60	0.00	0.00	95.60	17.74	0.00	7324	11175.60
RBAAN CORPORATE PARK	TYPICAL FLOOR (1ST TO 9TH)	24446.04	0.00	0.00	0.00	0.00	0.00	24446.04	0.00	0.00	95.60	31.46	0.00	5.24	22941.72
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RBAAN CORPORATE PARK	TANK	917.04	0.00	0.00	0.00	0.00	0.00	917.04	0.00	0.00	95.60	47.23	0.00	7324	896.64

FSI DETAILS

Name	Basic FAR (as restricted %)	Premium FAR (as restricted %)	TDR (as restricted %)	Ancillary FAR 60% of (3+4+5)	Ancillary FAR 40% of (3+4+5)	Total	Ambience Housing - (ESR) If Applicable	Ongoing Value
3.1 Permissible FSI(s)	3.00	0.00	0.00	0.00	0.00	4.00	1.00	0.00
3.2 Existing Consented FSI(s)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.3 Additional Area to be Consumed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.4 Total Permissible FSI(s) Area	191.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.5 Proposed FSI(s) Area (Weighted Area)	191.04	1709.30	0.00	0.00	0.00	1900.34	0.00	1900.34
3.6 Balance FSI(s)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Ground Area Table

Building Name	Floor Name	Original Area	Deductions No	Original Area	Deduction/ Multiplying Area	Actual/ Balance Area	Total Carpet Area
RBAAN CORPORATE PARK	Ground Floor	29	1	11175.6	0.00	0.00	11175.6
RBAAN CORPORATE PARK	Basement Floor	847	1	3107.67	0.00	0.00	2260.67
RBAAN CORPORATE PARK	TYPICAL FLOOR (1ST TO 9TH)	4 TO 9	6	2446.04	31.46	0.00	22941.72
RBAAN CORPORATE PARK	Typical Floor (10TH TO 11TH)	2.5	2	1017.28	0.00	0.00	1017.28
RBAAN CORPORATE PARK	TYPICAL FLOOR (12TH TO 13TH)	11.12	1	1016.21	31.46	0.00	1184.66
RBAAN CORPORATE PARK	TENTH FLOOR	11	1	1017.27	0.00	0.00	1017.27

STAMP FOR APPROVAL

Signature valid

LEGENDS:

PLOT BOUNDARY SHOWN THICK
FENCE/WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW/LIGHT
WATER LINE SHOWN BLUE DOTTED
EXCLUDED/ABL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN SAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

LEGEND

FE	FIRE EXTINGUISHER
IC	INSPECTION CHAMBER os/spec.
GT	GULLY TRAP os/spec.
FV	FLUSH VALVE os/spec.
BC	BIB COCK os/spec.
MTP	MIXER TAP os/spec.
WB	WASH BASIN os/spec.
NT	NAHANI TRAP os/spec.
WC	WATER CLOSET os/spec.

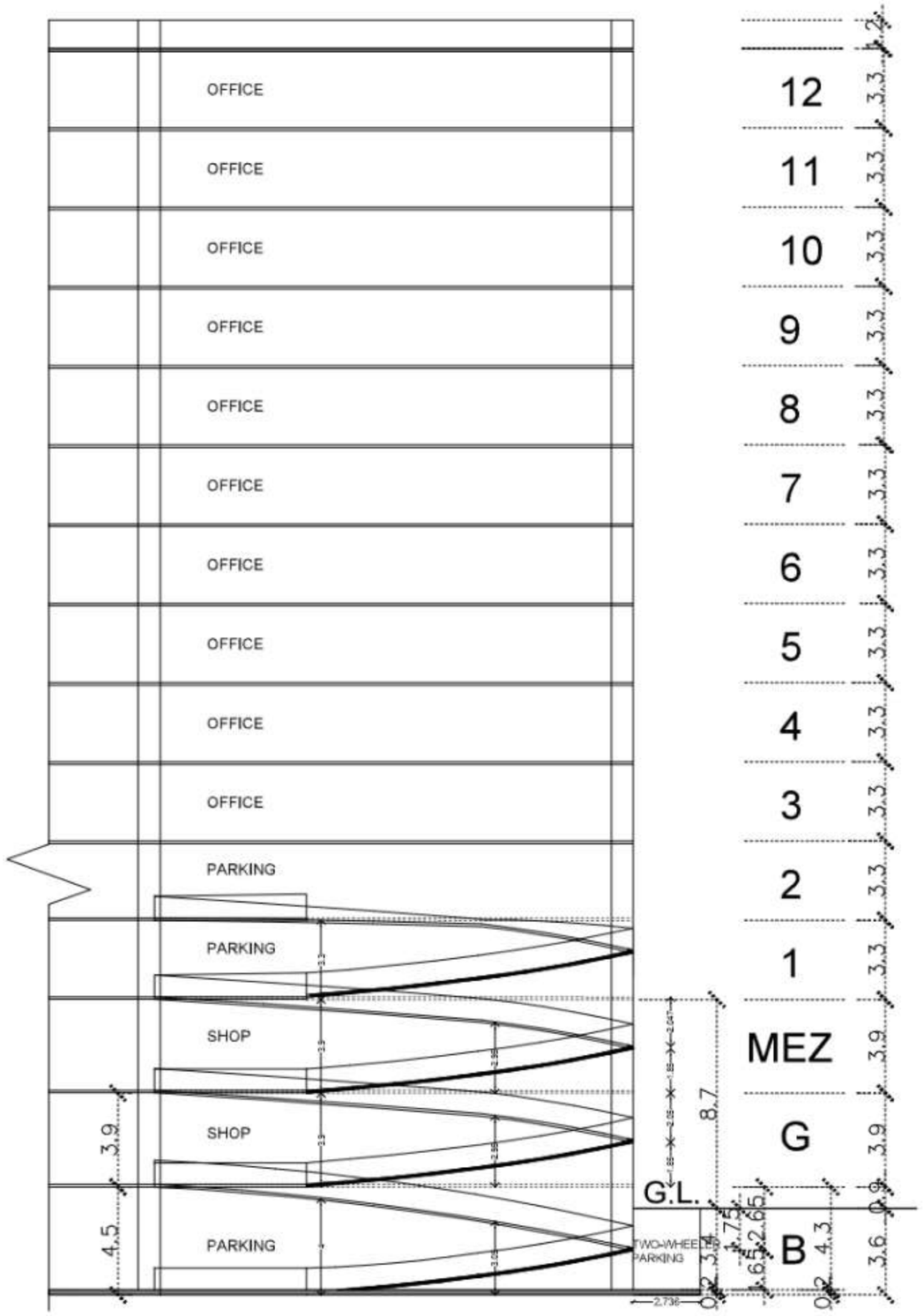
DESCRIPTION OF PROJECT :

Signature valid

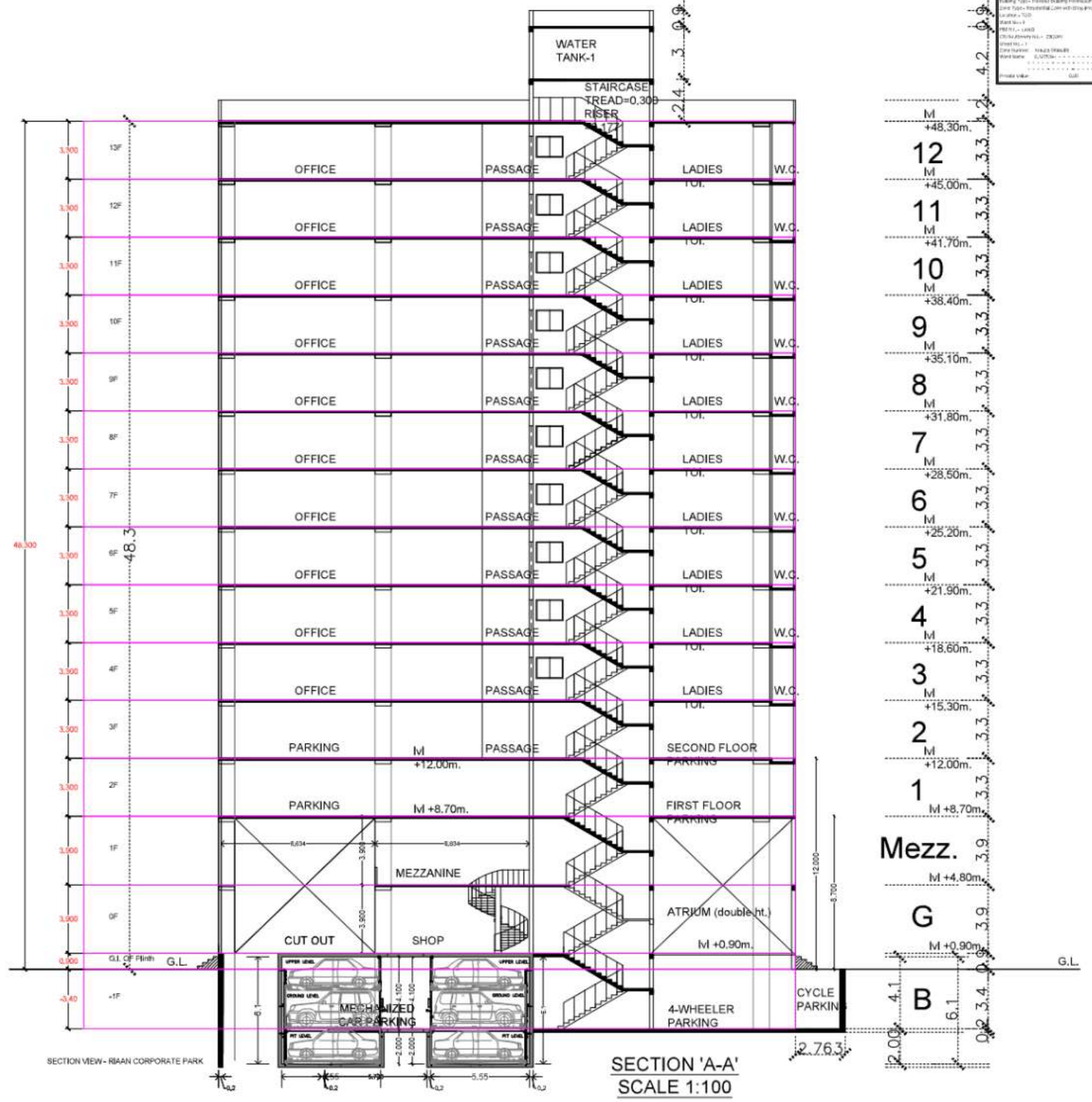
Signature valid

7

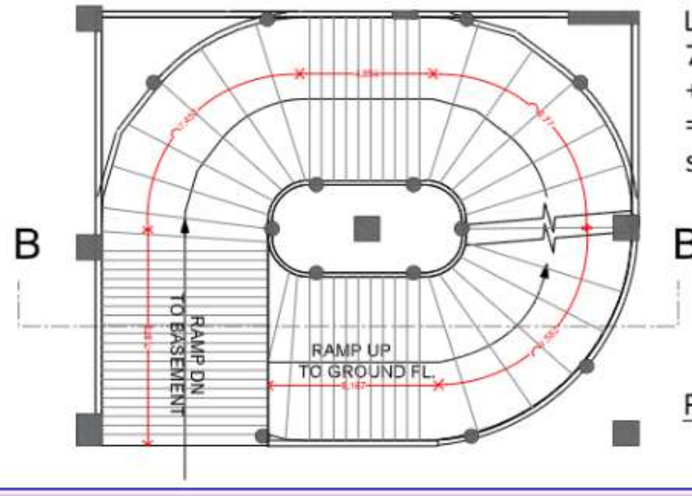
SUBMISSION DRAWING



SECTION 'B-B'
SCALE 1:100

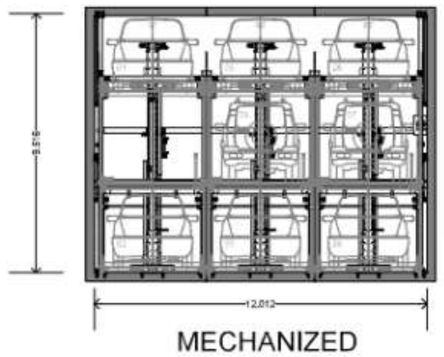


SECTION 'A-A'
SCALE 1:100

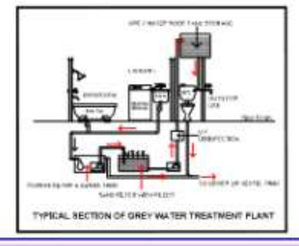


Length of Ramp:
7.978+7.453+4.854
+6.77+7.582+6.167
= 40.804 mts.
slope > 1:8 / 1:10

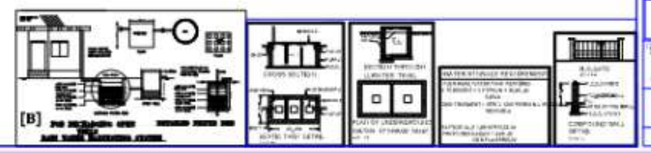
PART PLAN OF RAMP
SCALE 1:100



MECHANIZED
PIT-PUZZLE CAR
PARKING SECTION



TYPICAL SECTION OF GREY WATER TREATMENT PLANT



LEGENDS:

PLOT BOUNDARY WITH MARKING
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
EXCLUDED GAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN GAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

STAMP FOR APPROVAL

Signature valid

DESCRIPTION OF PROJECT :

SUBMISSION DRAWING