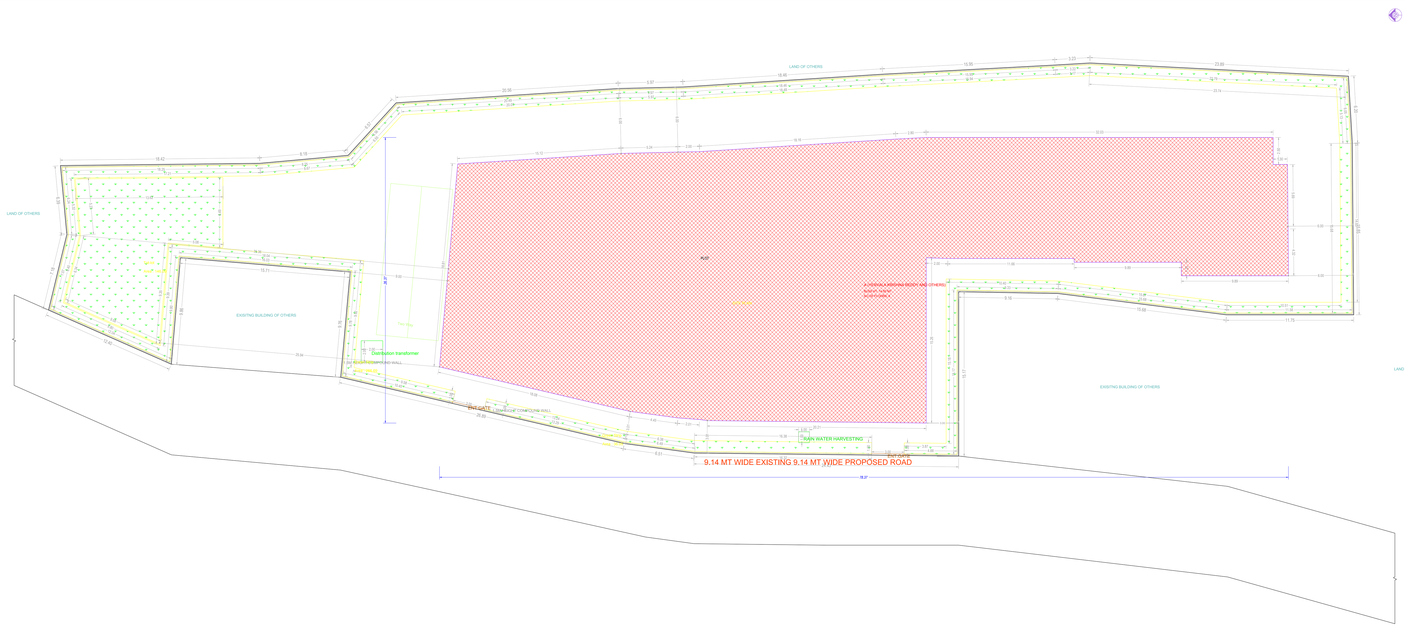
Project Title :SITE PLAN THE PROPOSED CONSTRUCTION OF STILT+UPPER FIVE FLOORS (STLIT+5) RESIDENTIAL APARTMENT ON LAND BEARING SY.No: 782/A, 782/A, 782/A, SITUATED ATTEACHERS COLONY, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.BELONGS TO :1.Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJA REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.2.Sri. YERVALA NARAYANA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-4-80, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.3.Sri. ARUVALA BALARAM REDDY, S/o: RAJA REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.DEVELOPERS:M/S VISHNU PRIYA DEVELOPERS, 1-1-16/9/A1/Banswada/Banswada/Kamareddy/Telangana/IndiaFirm No: 70 of 2023, Represented by its Managing Partners:1.Sri. BANOTH MOHAN, S/o: HARI SINGH, R/o: H.No: 3-75, CHINNA RAMPUR, IBRAHIMPET, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.2 Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJA REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.



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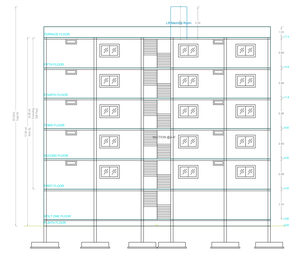
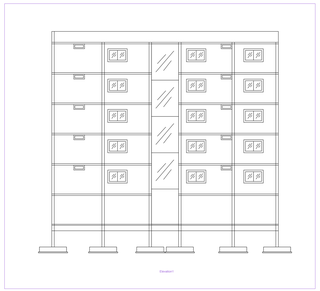




CITY DETAILS	
TYP NAME	Gurrehkal Ramder
CITY LICENCE NO	GHMC/TP/MC/6/2021-17
FILE NO	TS/BP/MC/6/2023
SHEET NO	1
DATE	02-08-2023
SHEET NO.	1 / 1
Layout Plan Details , Building Plan Details	

PROJECT DETAIL	
Authority	Building Permission
INCLUDE OF DEVELOPMENT	NEW
Authority	GLCDTP
Type	Residential
LOCATION	BEACONS OTHANAM PANCHAYATI OTHER TOWN (GHA AREA)
COLOUR CODING	APPROVED LAYOUT AREAS
Type	Residential
Building USE	Residential
BUILDING TYPE	
AREA DETAILS	
SITE AREA (Sq.mtrs)	2013.13
NET AREA OF PLOT	2013.13
PROPOSED AREA DETAILS	
TOTAL BUILT UP AREA	1474.00
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	1474.00
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	1962.00

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
A (TERRACE BRIDGE ROOM AND OTHERS)	Residential	Residential Apartment Bldg	Single Block	1 Stilt + 5 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	BLDG NO	BLDG NAME	PROPOSED BUILT UP AREA	DWELLING UNITS	FAR/FTS	PARKING AREA	NET PARKING
A (TERRACE BRIDGE ROOM AND OTHERS)	1	TBZ1-A1	10.35	0464.00	00	1438.00	1438.00
A (TERRACE BRIDGE ROOM AND OTHERS)	1	TBZ2-A1	10.35	0464.00	00.00	1438.00	1438.00
TOTAL							

Mortgage Area Details

Main Plot Name	Type of Mortgage	Mortgage Area(Sq.mt.)	
		Requested	Approved
PLOT	BUR (Up Area Not Mortgaged)	438.36 (10%)	000.14

REQUIRED PARKING

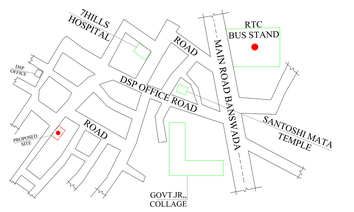
Building Name	Type	Subuse	Proposed Net Built Up Area	Parking Percentage	Visitor Parking Percentage	Req. Parking Area(Sq.Mts)
A (TERRACE BRIDGE ROOM AND OTHERS)	Residential	Residential Apartment Bldg	0464.37	1250.00 (30 %)	125.00 (10 %)	1422.00

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	1250.37	1438.00
Visitors Car Parking	125.00	1011.00
Total Car		2449.00
Total	1422.00	1438.00
No of Cars Proposed	00	

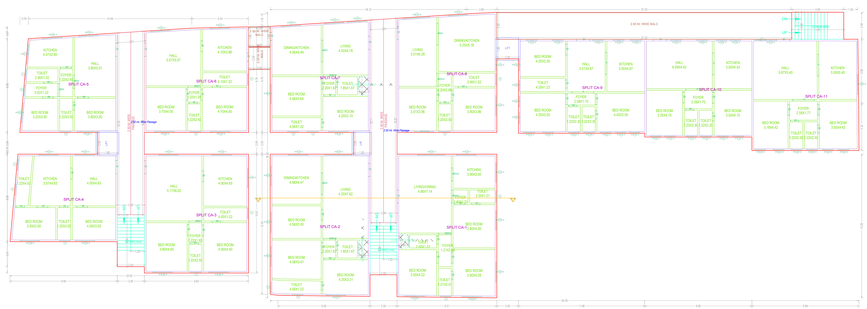
Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
EXISTING (To be retained)
EXISTING (To be demolished)

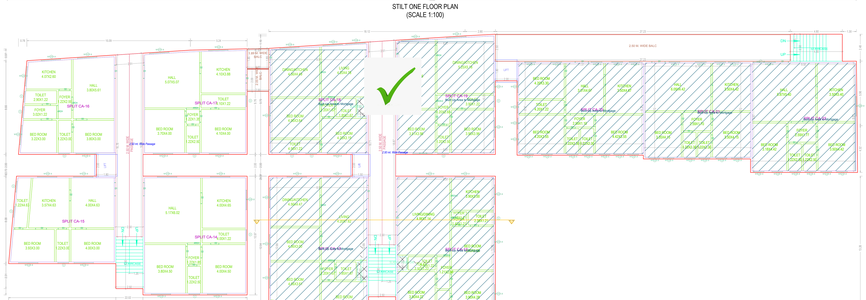


SITE LOCATION MAP
N.T.S
Location Plan

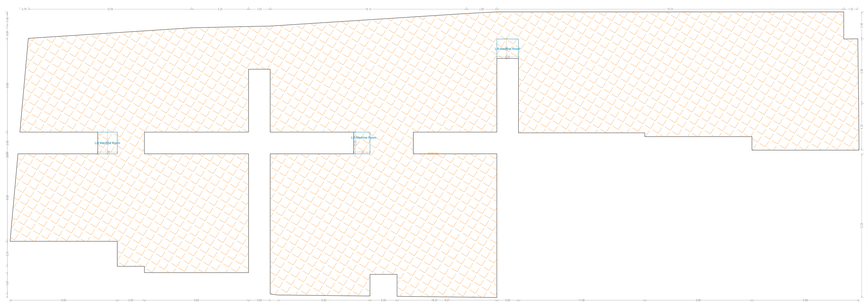
STILT ONE FLOOR PLAN
(SCALE 1:100)



TYPICAL - 1, 2, 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (TERRACE BRIDGE ROOM AND OTHERS)	D3	0.76 X 2.10	130
A (TERRACE BRIDGE ROOM AND OTHERS)	D2	1.00 X 2.10	146
A (TERRACE BRIDGE ROOM AND OTHERS)	ARCH-2	1.20 X 2.00	10
A (TERRACE BRIDGE ROOM AND OTHERS)	ARCH-1	1.21 X 2.00	10
A (TERRACE BRIDGE ROOM AND OTHERS)	D1	1.21 X 2.10	20
A (TERRACE BRIDGE ROOM AND OTHERS)	ARCH-3	1.22 X 2.00	05
A (TERRACE BRIDGE ROOM AND OTHERS)	D1	1.23 X 2.10	35
A (TERRACE BRIDGE ROOM AND OTHERS)	ARCH	2.00 X 2.10	10

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (TERRACE BRIDGE ROOM AND OTHERS)	W3	0.76 X 2.10	05
A (TERRACE BRIDGE ROOM AND OTHERS)	V	1.00 X 1.00	105
A (TERRACE BRIDGE ROOM AND OTHERS)	W1	1.00 X 2.10	170
A (TERRACE BRIDGE ROOM AND OTHERS)	W1	1.00 X 2.10	105
A (TERRACE BRIDGE ROOM AND OTHERS)	W1	1.00 X 2.00	05
A (TERRACE BRIDGE ROOM AND OTHERS)	W3	2.00 X 2.00	10

BUILDING A (YERVALA KRISHNA REDDY AND OTHERS)

FLOOR NAME	TOTAL BUA	DEDUCTIONS	NET BUA	Tenants	PARKING AREA	NO OF CARS	NET PARKING
STILT FLOOR	1474.00	0.00	1474.00		1438.00		1438.00
FIRST FLOOR	1296.78	0.87	1295.91	11	0.00	0	0.00
SECOND FLOOR	1296.78	0.87	1295.91	11	0.00	0	0.00
THIRD FLOOR	1296.78	0.87	1295.91	11	0.00	0	0.00
FOURTH FLOOR	1296.78	0.87	1295.91	11	0.00	0	0.00
FIFTH FLOOR	1296.78	0.87	1295.91	11	0.00	0	0.00
TOTAL	7911.34	5.22	7906.12	55	1438.00	0	1438.00
PARKING	0.00	0.00	0.00	00	0.00	0	0.00
GRAND TOTAL	7911.34	5.22	7906.12	55	1438.00		1438.00
TOTAL NO OF DWELLING UNITS	5						
TOTAL BUA	7911.34	5.22	7906.12	55	1438.00		1438.00

Balcony Calculations Table

FLOOR NAME	NOS	TOTAL AREA
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	2.00 X 1.20 = 2.40 1.50 X 1.20 = 1.80 1.00 X 1.20 = 1.20	84.00
FIFTH FLOOR PLAN	2.00 X 1.20 = 2.40 1.50 X 1.20 = 1.80 1.00 X 1.20 = 1.20	16.20
TOTAL		100.20

OFFICER DETAILS
OFFICER NAME
DESIGNATION
DATE AND TIME
APPROVAL NO:
DATE OF APPROVAL

SEAL OF APPROVAL

OWNERS SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

GENERAL CONDITIONS:

1. CLEAN DRAINS WHERE IT IS ENTERING STORM WATER DRAINS AND NOT ALLOW TO ENTER SEWAGE WATER INTO STORM WATER DRAINS. ALL THE ABOVE WORKS SHOULD BE CARRIED OUT BY ENGAGING SANITATION WORKERS ONLY.
2. THE OWNERS/BUILDERS SHALL STRICTLY FOLLOW THE BUILDING MATERIAL STOCK AND STORE BUILDING MATERIALS ON THE SITE ONLY AS PER THE PROVISIONS MADE IN THE APPROVED PLAN AND NOT ON THE ROADS.
3. THE OWNERS/BUILDER SHALL NOT STOCK THE BUILDING MATERIAL ON THE ROAD/MAIN AND FOOTPATH DURING CONSTRUCTION. THIS AMOUNT OF FINES AND VEHICLES SEIZED WILL BE PROCEEDED IN THE COURT OF LAW.
4. ALL THE CONSTRUCTION WASTE, AND DEBRIS SHALL BE CARRIED IN THE TROLLEY OR OTHER VEHICLES AND DUMPED AT THE DESIGNATED DUMPING YARD. THE OWNERS/BUILDER SHALL NOT DUMP ANY THE CONSTRUCTION MATERIAL SUCH AS NOT DISPOSED DEBRIS ON ANY ROAD/PATHWAY OR ANY OTHER PLACE.
5. THE OWNER SHALL NOT DISTURB THE CONSTRUCTION WITH SHOULDER COMPLETELY STANDING AND ENSURE THAT THE SAME IS NOT DISTURBED DURING THE CONSTRUCTION PERIOD.
6. THE OWNER/BUILDER TO ENSURE THAT ALL THE WORKERS ARE GIVEN ADEQUATE SAFETY MEASURES DURING THE CONSTRUCTION PERIOD AND ENSURE THAT ALL THE WORKERS ARE WORKING IN SAFE CONDITIONS. ALL THE CONSTRUCTION MATERIAL AND CONSTRUCTION TOOLS WILL BE STORED AND DUMPED AT THE DESIGNATED PLACE AS PER THE DIRECTIONS OF THE ENGINEER-IN-CHARGE.
7. OWNER AND BUILDER SHALL BE WEARS REFLECTIVE JACKETS AS, WEEDING, PEST, INFECTIONS, CONTAGIOUS DISEASES ETC. OWNER/BUILDER SHALL PROVIDE ADEQUATE SAFETY MEASURES AS PER MATERIAL AND WORKS RELATED TO PUBLIC SERVICES.
8. OWNER/BUILDER SHALL PROVIDE ADEQUATE SAFETY ALL THE EMPLOYEES, WORKERS AND ANIMAL DAMAGE/ INCIDENTS ALL THE WORK IS CARRIED OUT BELOW THE FOOT OVER BRIDGE (FOB) AND ELECTRICAL POLES AND WIRES.
9.OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO DESIGNATED DUMPING YARD ONLY. THE OWNER/BUILDER SHALL NOT ALLOW THE VEHICLES TO CARRY LOOSE MATERIAL.
10. THE OWNER/BUILDER SHALL TAKE APPROPRIATE MEASURES AND ENSURE THAT THE TERMS AND CONDITIONS OF THE GRAMA PANCHAYATHI ORDERS WHICH WOULD EFFECT THE COMPLETION OF THE PROJECT WITHIN THE STIPULATED TIME.
11.THE OWNER/BUILDER SHALL NOT DISPOSE OF THE CONSTRUCTION DEBRIS ON ANY ROAD/PATHWAY OR ANY OTHER PUBLIC PLACE. THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ANY ACCIDENT THAT MAY OCCUR DUE TO NON-COMPLIANCE OF THE ABOVE CONDITIONS.
12.THE OWNER/BUILDER SHALL ENSURE THAT THE PROJECT WILL BE CARRIED OUT STRICTLY AS PER THE PROVISIONS AND DIRECTIONS GIVEN BY THE ENGINEER-IN-CHARGE.
13.THE OWNER/BUILDER SHALL ENSURE THAT THE PROJECT WILL BE CARRIED OUT STRICTLY AS PER THE PROVISIONS AND DIRECTIONS GIVEN BY THE ENGINEER-IN-CHARGE.
14.THE OWNER/BUILDER SHALL ENSURE THAT THE PROJECT WILL BE CARRIED OUT STRICTLY AS PER THE PROVISIONS AND DIRECTIONS GIVEN BY THE ENGINEER-IN-CHARGE.
15.IF ANYBODY'S EASE MENTS, ARCHAEOLOGICAL PROPERTY TAX SHALL BE IMPROVED AS ROYALTY TO THE GOVERNMENT OF TELANGANA.

THE PERMISSION IS GIVEN AS PER THE DECLARATION GIVEN BY THE OWNER AND CONDITIONS LAID DOWN IN THE PROCEEDINGS ISSUED.
THE OWNERS/BUILDERS SHALL BE RESPONSIBLE IN CASE OF ANY ISSUES, IF THE WORK IS COMMENCED WITHIN THE 3 YEARS FROM THE DATE OF ISSUE OF THE PERMIT.
1. THE OWNER/BUILDER SHALL PROVIDE ADEQUATE SAFETY MEASURES TO ANY WORKER IN CASE OF ACCIDENTS DURING CONSTRUCTION.
2. THE OWNER/BUILDER SHALL GIVE COMMENCEMENT NOTICE BEFORE COMMENCEMENT OF WORK IN THE PREMISES AND AFTER COMPLETION OF THE BUILDING SHALL APPLY FOR OCCUPANCY CERTIFICATE IN ORDER TO OBTAIN OCCUPANCY CERTIFICATE OF BUILDING.

Note: All dimensions are in meters.