Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (STILT + '5'UPPER FLOORS), ON PART OF OPEN PLACE IN PART OF SURVEY NO.(411/^C4/1/1/1/1/1/1), SITUATED ATBYPASS ROAD, GOOPANPALLY, NIZAMABAD. BELONGS TO : SRI. PAVAN ATTAL S/O. MANMOHAN ATTAL.

FILE DETAILS		
LTP NAME	SAKRIDHINA GANGULA	
LTP LICENCE NO :	LC/1NUDA/2021	DATE : 20-10-2024
FILE NO :	TS/00583/2024	SHEET NO.: 1 / 1
SHEET NAME :	Layout Plan Details - Building Plan Details	

AREA STATEMENT	
PROJECT DETAIL	
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT	NEW
Authority	TS-bTAP
EKS	TS-bTAP
LOCATION	MUNICIPAL CORPORATION WITHIN LDA AREA
LOCATION	NEW AREAS / APPROVED LAYOUT AREAS
STATE	TELANGANA
Existing USE	Residential
Building SUB USE	Residential
BUILDING TYPE	
AREA DETAILS	
AREA OF PLOT (Minimum)	1588.10
NET AREA OF PLOT	1588.10
PROPOSED AREA DETAILS	
VACANT PLOT AREA	635.76
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	3873.60
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	4925.92

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
A (PAVAN ATTAL)	Residential	Residential Apartment Bldg	NA	1 Stilt + 5 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF FLOOR	TOTAL BUA	DEDUCTIONS ACCES	NET BUA RESI	TNMTS	PARKING AREA	NET PARKING
A (PAVAN ATTAL)	1	4861.26	35.34	3873.60	55	952.32	952.32
GRAND TOTAL	1	4861.26	35.34	3873.60	55.00	952.32	952.32

Mortgage Area Details

Type of Mortgage	Building Name	Floor Name	Proposed Carpet Area Name	Mortgage Area(Sq.mt.) Required	Proposed
Built Up Area to Mortgage	A (PAVAN ATTAL)	SECOND FLOOR PLAN	SPLIT 10, SPLIT 20, SPLIT 21, SPLIT 12, SPLIT 13, SPLIT 14, SPLIT 15, SPLIT 16	387.36 (10%)	388.81

REQUIRED PARKING

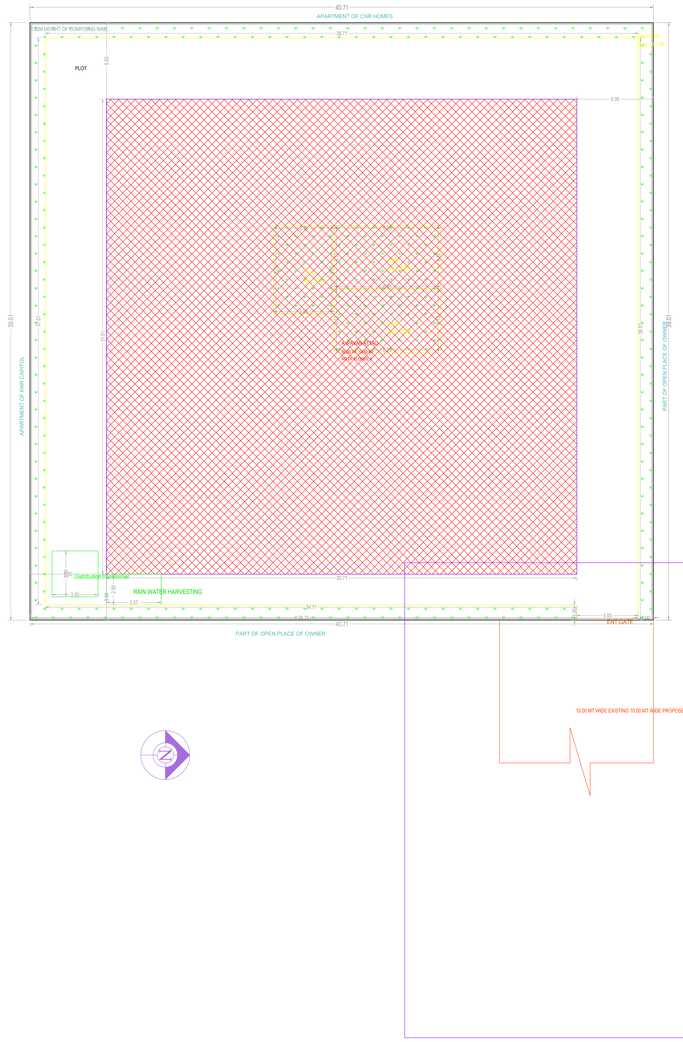
Building Name	Type	Subuse	Proposed Net Built-Up Area	Parking Percentage	Visitor Parking Percentage	Req. Parking Area(Sq.Mts.)
A (PAVAN ATTAL)	Residential	Residential Apartment Bldg	3873.59	774.72 (20 %)	77.47 (10 %)	852.19

Parking Check

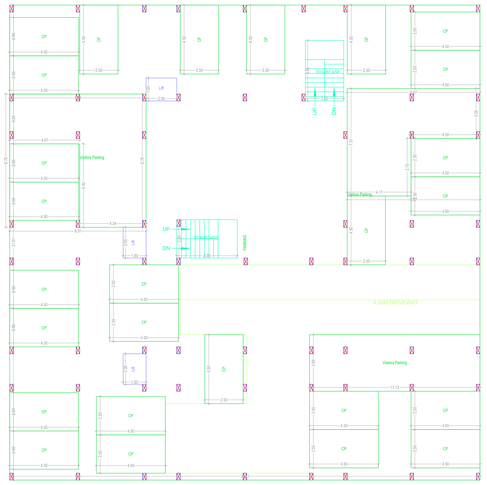
Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	774.72	952.32
Visitor's Car Parking	77.47	137.56
On Site	-	0.00
Total	852.19	952.32
No of Cars Proposed	25	

Color Notes

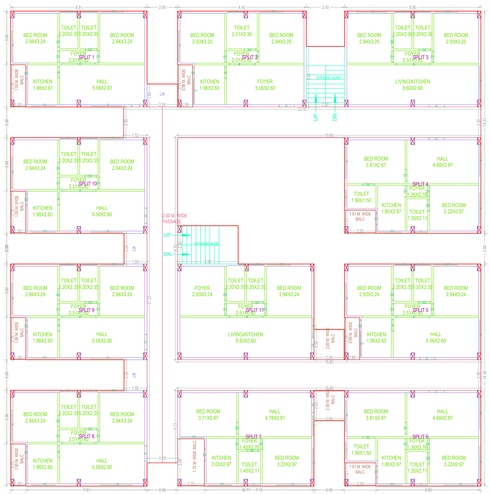
COLOR INDEX
EXISTING TO REMAIN
MEETING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)



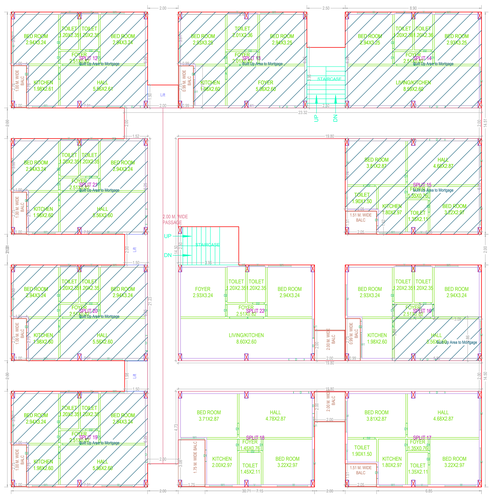
SITE PLAN
(Scale - 1:100)



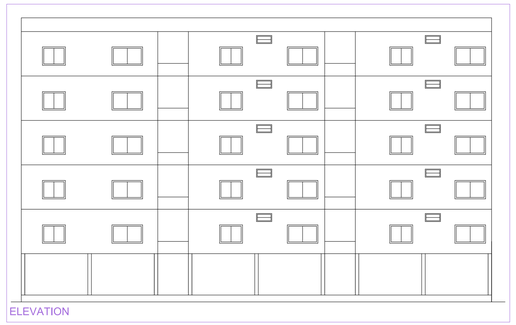
STILT ONE FLOOR PLAN
(SCALE 1:100)



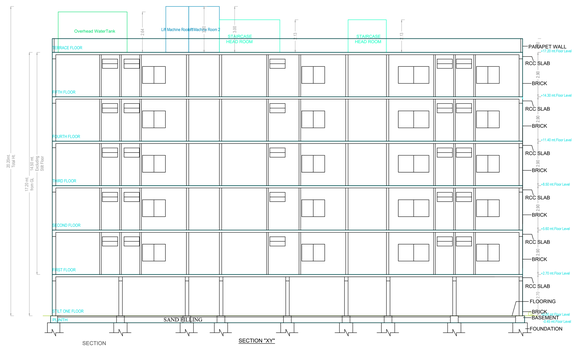
TYPICAL - 1, 3, 4, 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

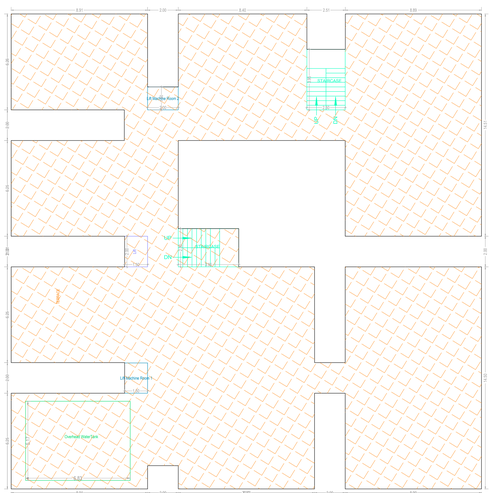


SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

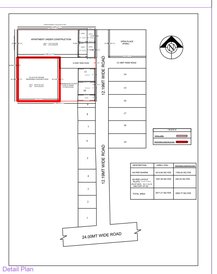


ELEVATION

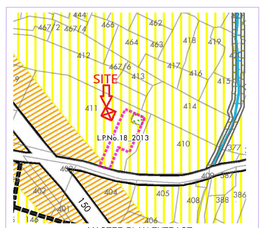




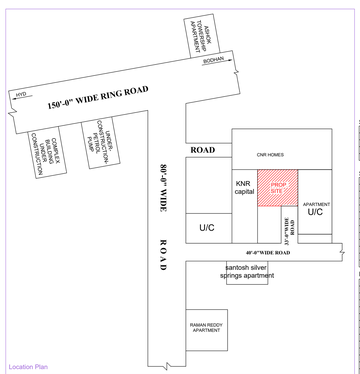
TERRACE FLOOR PLAN
(SCALE 1:100)



Detail Plan



Key Plan



Location Plan

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (PAVAN ATTAL)	A	0.75 X 2.10	30
A (PAVAN ATTAL)	D	1.00 X 2.10	57
A (PAVAN ATTAL)	A	1.71 X 2.10	05
A (PAVAN ATTAL)	A	2.21 X 2.10	35

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (PAVAN ATTAL)	V1	0.60 X 1.20	05
A (PAVAN ATTAL)	V	0.83 X 1.00	05
A (PAVAN ATTAL)	V	0.86 X 1.00	10
A (PAVAN ATTAL)	V	1.00 X 1.00	80
A (PAVAN ATTAL)	W1	1.20 X 2.00	05
A (PAVAN ATTAL)	W1	1.30 X 2.00	05
A (PAVAN ATTAL)	W1	1.45 X 2.00	05
A (PAVAN ATTAL)	W1	1.50 X 2.20	10
A (PAVAN ATTAL)	W1	1.50 X 2.00	75
A (PAVAN ATTAL)	W	2.00 X 1.80	105
A (PAVAN ATTAL)	W	2.14 X 1.80	01
A (PAVAN ATTAL)	W	2.17 X 1.80	04

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 1, 3, 4, 5 FLOOR PLAN	0.99 X 2.75 X 2 X 4	144.28
	1.50 X 2.00 X 2 X 4	
	1.00 X 2.75 X 1 X 4	
	1.00 X 2.75 X 3 X 4	
	1.75 X 3.05 X 1 X 4	
	2.00 X 2.00 X 3 X 4	
SECOND FLOOR PLAN	0.99 X 2.75 X 2	36.57
	1.50 X 2.00	
	1.00 X 2.75 X 1	
	1.00 X 2.75 X 3	
	1.75 X 3.05 X 1	
	2.00 X 2.00 X 2	
Total	-	180.35

BUILDING :A (PAVAN ATTAL)

FLOOR NAME	TOTAL BUA	DEDUCTIONS ACCES	NET BUA RESI	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
STILT ONE FLOOR	952.32	0.00	0.00	00	952.32	1	952.32
FIRST FLOOR	774.72	0.00	774.72	11	0.00	0	0.00
SECOND FLOOR	774.72	0.00	774.72	11	0.00	0	0.00
THIRD FLOOR	774.72	0.00	774.72	11	0.00	0	0.00
FOURTH FLOOR	774.72	0.00	774.72	11	0.00	0	0.00
FIFTH FLOOR	774.72	0.00	774.72	11	0.00	0	0.00
TERRACE FLOOR	35.34	35.34	0.00	00	0.00	0	0.00
TOTAL	4861.26	35.34	3873.60	55	952.32		952.32
TOTAL NO OF BLDGS	1						
TOTAL	4861.26	35.34	3873.60	55	952.32		952.32

GENERAL CONDITIONS:

1.A leak piping system is a type of plumbing system where few separate sets of pipes are installed to distribute water in a building. One set of pipes is connected to the main water supply and distribute water for drinking, cooking, and bathing. The second set of pipes is connected to the main water supply and distribute water for drinking, cooking, and bathing. The consumption of water in second water pipes pass water that has been heated and liquified from the boiler and distribute it to the various taps in the building. 2.Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (Measures to Promote Electric Mobility in India) Regulations, 2019 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time.

3.Rain water harvesting structure as per GO Ms.No.350 Dt.19 and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing purpose only and for other purposes, provision for dual plumbing system shall be made.

4.Provision of Solar Photovoltaic (SPV) Power Generating System on the rooftop and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always-on services (with an Uninterruptible Power Supply (UTS) of a building shall include the common duct to access the roof for installation of the broadband/digital infrastructure.

5.Occupancy Certificate to a building shall be granted only after ensuring that the CTS as per the prescribed standards is in place and an undertaking is given by the Architect-in-Engineer certifying that building has ensured common access to all digital infrastructure is as Service providers in accordance with part of creation of CTS.

SITE CONDITIONS:

1.THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL (in WELL as THE MINISTRY OF ENVIRONMENT AND FORESTS) GUIDELINES 2012 WHILE MAKING CONSTRUCTION.

2.THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL AND EXCAVATED EARTH DURING THE WORK.

3.THE OWNER/BUILDER SHALL ERECT SAFTY NETS AROUND THE AREA OF CONSTRUCTION AND THE BUILDING.

4.THE OWNER/BUILDER SHALL ERECT A SAFTY WALL OF 3 METERS HEIGHT AROUND THE FOOTPATH AREA TO PROTECT THE PEDESTRIANS FROM FALLING OF BUILDING MATERIALS AND DEBRIS. (WALL TO BE SUSPENDED)

5.THE OWNER/BUILDER MATERIAL AND DEBRIS TO BE CARRIED IN THE TROLEYS OR OTHER SIMILAR DEVICES WHICH ARE FULLY COVERED AND PROTECTED SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR ANY PUBLIC PLACE OR ROAD.

6.THE DUST DIRESIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.

7.THE OWNER/BUILDER SHALL ENSURE THAT THE ROAD AND GUTTERS OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS.

8.EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF MATERIALS AND DEBRIS SHALL BE PROVIDED WITH SAFTY HELMETS AND SHALL BE PROVIDE WITH MASK HELMETS, GLOVES TO PREVENT INHALATION OF DUST PARTICLES AND SAFTY.

9.OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS ENGAGED IN CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST DIRESION.

10.OWNER AND BUILDER SHALL MAINTAIN BLUETER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE THEM AWARE OF THE ABOVE CONDITIONS. THE EMPLOYEES FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.

11.OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO PLACES AS PER THE CITY / DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INSTRUNS OF THE DIRESION.

12.OWNER AND BUILDER SHALL TAKE APPROPRIATE MEASURES AND TO ENSURE THAT THE TERMS AND CONDITIONS OF THE ENVIRONMENT CLEARANCE GO(Ms.No.) SHALL STRICTLY BE COMPLIED WITH BY THEM(SPRINKLER, DIVERSION OF GREEN AND BARRIERS).

13.OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STONE CUTTING AND ENSURE THAT THE WASTE WATER IS RECYCLED.

14.THERE PLANTATION SHALL BE SHALL BE ZONE ALONG THE PERIMETER AND ALSO IN FRONT OF THE PREMISES AS PER A.P. WATER LAND AND TREES RULES,2002.

15.THE OWNER/BUILDER SHALL HANDOVER THE PLANTATION TO GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE (PART OF GREENERY ON PERIMERY OF THE SITE) SHALL BE MAINTAINED AS PER TCLEES.

16.THE SITE UNDER REFERENCE UNFAMATERED. VITIGATIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED.

NOTE:

1.THE PERMISSION IS HERE BY SANCTIONED AS PER SUBMITTED PLANS AND CONDITIONS LAID DOWN IN THE PROCEEDINGS CONDITIONS.

2. THE SANCTIONED BUILDING PERMISSION IS VALID FOR SIX YEARS, IF THE WORK IS COMMENCED WITHIN THREE YEARS FROM THE DATE OF ISSUANCE OF PERMIT.

3. THIS IS ONLY MUNICIPAL PERMISSION FOR CONSTRUCTION WITHOUT PRELUDICE TO ANY RIGHTS CIVIL RIGHT OVER THE LAND.

4. THE OWNER SHALL GIVE COMMENCEMENT NOTICE BEFORE COMMENCEMENT OF WORK IN THE PROPOSED SITE AND ALSO APPLY FOR ISSUE OF OCCUPANCY CERTIFICATE AFTER COMPLETION OF WORK AND BEFORE OCCUPATION OF SAID BUILDING.

OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

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