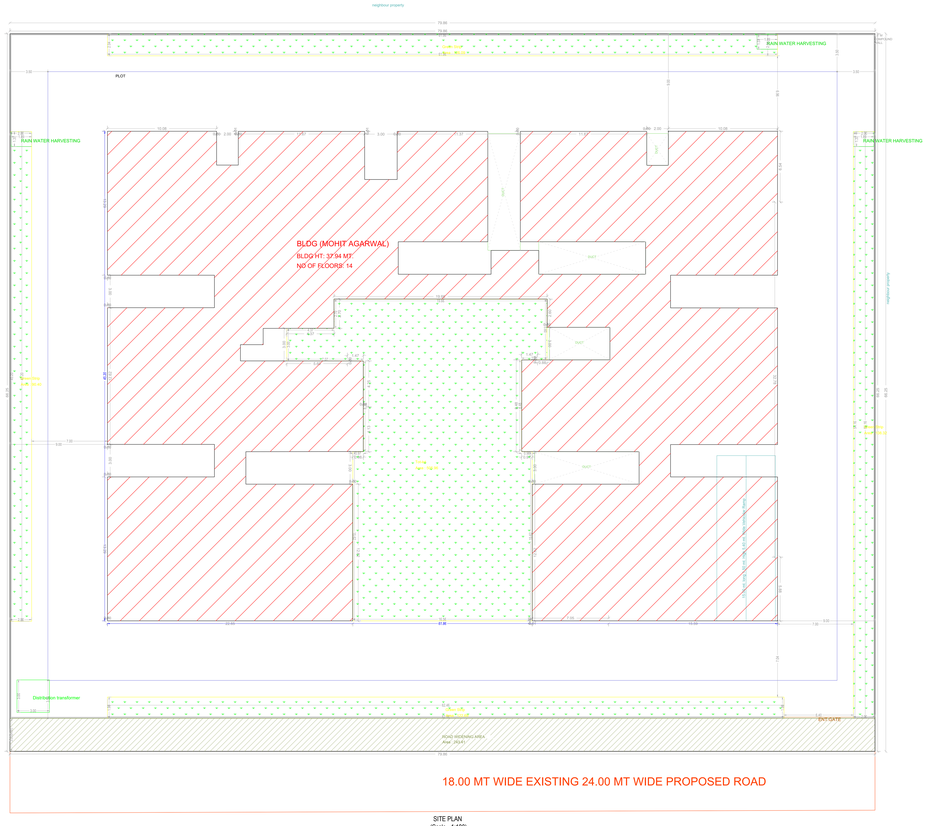
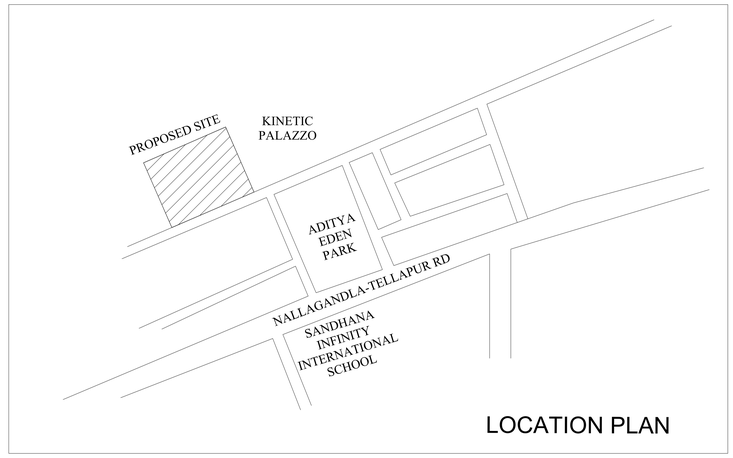
Project Title :TITLE:PLAN SHOWING PROPOSEDCONSTRUCTION OF RESIDENTIALBUILDING CONSISTING OF 2 CELLAR +STILT + 11 + 2 TDR FLOORS IN SY. NO.397, 398/A, 398/AA, 398/E, 398/EE, 398/VU, 398/VUU, 398/RU, SITUATED ATNALLAGANDLA VILLAGE, SERILINGAMPALLY MANDAL, RANGAREDDY DIST., T.S.BELONGING TO:1.SRI. MOHIT AGARWAL S/O. SRI. ANIL KUMAR AGARWAL2.SRI. P. ANILKUMAR S/O. SRI. P. ABBI REDDY3.SRI. KUNAM SUBBA REDDY S/O. SRI. K. SINGA REDDY4.SMT. K. SUPRIYA W/O. SRI. KUNAM SUBBA REDDY

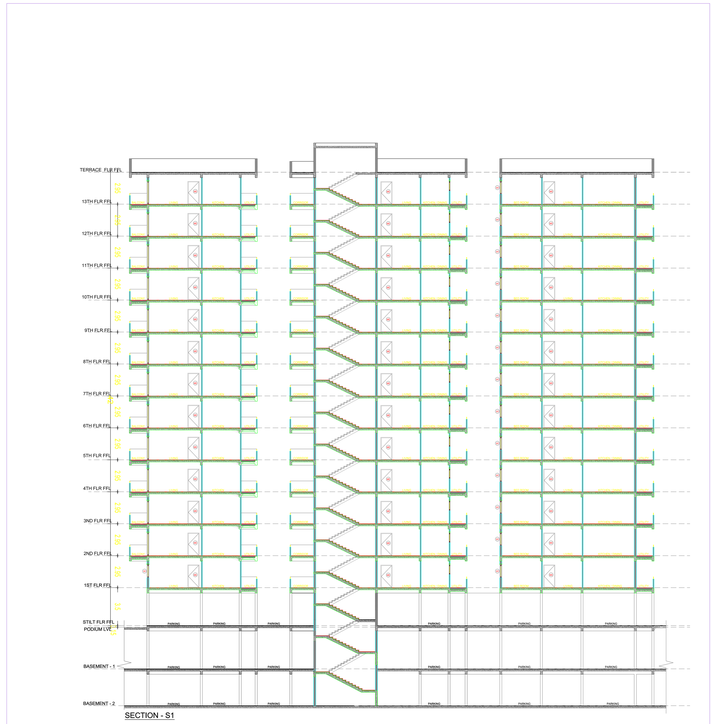


18.00 MT WIDE EXISTING 24.00 MT WIDE PROPOSED ROAD

SITE PLAN
(Scale - 1:100)



LOCATION PLAN



SECTION - S1

T.S.(DETAILS)			
LTP NAME	(Old HMDA)		
LTP LICENCE NO	CTP/NL-BA(NEW)/TP/2019/NC	DATE	06-05-2024
FILE NO	TS01/HMDA/2024	SHEET NO.	1 / 3
APPLICATION FOR	Layout Plan Details - Building Plan Details		
AREA STATEMENT			
PROJECT DETAIL			
AUTHORITY		Building Permission	
NATURE OF DEVELOPMENT		NEW	
KHASRA		(NA)	
PATTA		(NA)	
LOCATION		AMEER HYDERABAD MUNICIPAL CORPORATION	
ZONE LOCATION		AS PER APPROVED LAYOUT 4/85/45	
ZONE		R3 (MEDIUM)	
Building USE		Residential	
Building SUB USE		Residential	
Building TYPE			
Special Regulation Area		Special Regulation Area	
AREA DETAILS			
AREA OF PLOT (Minimum)			1250.0
EXCLUTION FOR MT PLOT AREA			
ROAD AFFECTED(AREA UNDE WIDENING AREA)			247.0
NET			247.0
NET AREA OF PLOT			247.0
PROPOSED AREA DETAILS			
Total FAR AREA			2797.35
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING			3881.0
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING			3930.43

Color Notes

COLOR INDEX	
EXISTING WALL	
MUTTAH ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
EXISTING (To be Retained)	
EXISTING (To be demolished)	

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (MOHIT AGARWAL)	Residential	Apartment (More than 4 Flats)	No	Cellar + Stilt + 11 + 2 TDR

NET BUILT UP AREA AND DWELLING UNITS DETAILS

Building Name	Floor No	Building Type	Height	Floor Name	NET BUA (Sq.mt.)	Deductions (Sq.mt.)	Total NET BUA (Sq.mt.)	Dwelling Units	Parking Area	NET Parking
BLDG (MOHIT AGARWAL)	Cellar	3.00	3169.45	341.42	465.81	396.15	2771.21	183	1100.00	3871.10
	Stilt	3.00	3169.45	341.42	465.81	396.15	2771.21	183	1100.00	3871.10
	1	3.00	3169.45	341.42	465.81	396.15	2771.21	183	1100.00	3871.10
GRAND TOTAL										

Mortgage Area Details

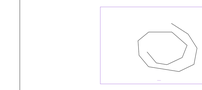
Type of Mortgage	Building Name	Floor Name	Proposed Usage Area Name	Mortgage Area(SQ.MT.) Residential	Mortgage Area(SQ.MT.) Parking
Built Up Area to Mortgage	BLDG (MOHIT AGARWAL)	BSEMENT-2 FLOOR PLAN, BSEMENT-1 FLOOR PLAN, PODIUM FLOOR PLAN, STILT FLOOR PLAN, 1 TO 11 FLOOR PLAN, 12,13 FLOOR PLAN	BSEMENT-2 FLOOR PLAN, BSEMENT-1 FLOOR PLAN, PODIUM FLOOR PLAN, STILT FLOOR PLAN, 1 TO 11 FLOOR PLAN, 12,13 FLOOR PLAN	2800.53 (70%)	3004.04

REQUIRED PARKING

Building Name	Type	Subtype	Proposed Car Built Up Area	Parking Percentage	Addn Parking Percentage	Req. Parking (UNITS/SLAB)
BLDG (MOHIT AGARWAL)	Residential	Apartment (More than 4 Flats)	2977(.2)	1731.47 (58 %)	775 % (13 %)	3004.01
	Commercial	Shop	928.12	368.96 (40 %)	36.81 (10 %)	404.86

Parking Check

Vehicle Type	Required	Proposed Area(SQ.M.)
Parking Area	3408.87	3871.10
Visitor's Car Parking	852.05	558.94
Total Car	4260.92	4430.04
Two	4260.91	3871.10
No of Cars Proposed	191	



GENERAL CONDITIONS

1. Local body centre s in case of panching system shown her separate and all pipes are related to domestic water + sewerage system. The plumbing system shall be designed to avoid back siphonage, fluctuations in trap seals under system conditions.The water supply and sanitation from the main water supply and sanitation work for building shall be executed as per the specifications of the local water supply authority. Separate provision shall be made to accommodate the rainwater pipes from the roof and balconies, as stated hereinabove.
2. Rain water harvesting structure and its recharge system shall be provided as per Central Ground Water Authority (CGWA) Technical Recommendations for Composition of Rainwater Harvesting Structure, CGA Measures of Rainwater Harvesting, Guidelines for Implementation of Rainwater Harvesting Structures in Hard Rock Areas and as per direction issued by GHMC.
3. Two sets of rain water harvesting pits shall be provided with minimum capacity of 1000 litres each and shall be filled up with specified material.
4. Water supply arrangements for drinking purpose shall be made in the building and also in the open spaces wherever required.
5. Adequate arrangements shall be made to prevent mosquito breeding and to maintain the premises clean and free from infection.
6. Water supply, sanitary arrangements and drainage works in the building shall be carried out under the supervision of a competent person.
7. Water supply fittings shall be provided in such a manner that they shall not be operated by any unauthorized person.
8. Storage of water shall be provided in such a manner that the water is changed every 24 hours.
9. Separate arrangements shall be made for the storage of water for fire fighting purpose.
10. Fire hydrant system shall be provided as per the requirements of the Fire Department.
11. Underground water tanks shall be located at least 15.00 m away from septic tanks, soak pits or any source of pollution.
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CONDITION

1. Commencement Notice shall be submitted to the approved Plan for commencement of the building not in GHMC limit.
2. Occupation Notice shall be submitted after completion of the building & before occupancy certificate (for OC) of HMC limit.
3. Drinking water supply, sewerage facilities should be provided.
4. Adequate Permitted rate of Water Supply, Electricity Connections shall be provided before any occupancy of occupancy certificate.
5. Fire Approval should be obtained separately for any modification in the construction.
6. Structural safety of the building shall be ensured for wind and seismic forces as per norms.
7. Rain Water Harvesting as per rule of development shall be provided before start of occupancy certificate.
8. Space for IT Gantries/ shall be provided in the site keeping the safety of the residents in view.
9. Sufficient two wheeler parking shall be provided in the site.
10. Adequate drinking water facilities shall be provided in the building as per norms and toilet with physically challenged friendly facilities shall be provided in the building as per norms in the premises at more than or as per requirements.
11. No. of Lifts as mentioned shall not be increased without prior approval of GHMC at any time in future.
12. Permission / NOC should be obtained from the Fire Department, if required, before the start of the work and adhering any requirements of the same as per the stipulations thereafter.
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OFFICER DETAILS	
OFFICER NAME	
DESIGNATION	
DATE AND TIME	
APPROVAL NO	SEAL OF APPROVAL
DATE OF APPROVAL	
OWNERS SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.