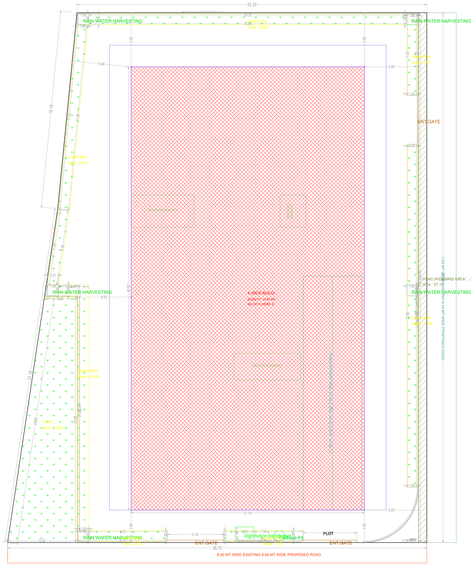
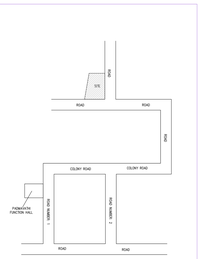
Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF "CELLAR + STILT+"5" FLOORS RESIDENTIAL BUILDING ON PLOT NOS: 264 (EASTERN PART), 264 (WESTERN PART), 265, 266 AND267, IN SURVEY NO: 233, 234, 235 AND 236 , SITUATED AT BAGH HAYATHNAGAR VILLAGE, HAYATHNAGAR REVENUE MANDAL , R.R.DIST.BELONGS TO: 1). SMT. BANDA SWATHI . W/O. SRI. PUTTA SHARATH REDDY . 2). SRI. PUTTA DAYAKAR REDDY . S/O. LATE. MEENA REDDY .



SITE PLAN
(Scale - 1:100)



LOCATION PLAN
(NOT TO SCALE)

PLOT DETAILS	
1.7P NAME	DAXAR KUTESHWARARAO
1.7P LICENCE NO:	DATE 22-06-2023
PLot NO :	TS/R06/B/2023 SHEET NO : 1 / 2
PROJECT TITLE	Layout Plan Details , Building Plan Details
AREA STATEMENT	
PROJECT DETAIL	
Authority	Building Permission
NATURE OF DEVELOPMENT	NEW
PLOT NO.	264P
Sub	264P
LOCATION	AMEER HYDERABAD MUNICIPAL CORPORATION
SITE LOCATION	LAYOUT APPROVED LAYOUT AREAS
Zone	R6 BANDLAGUDA
Building USE	Residential
Building SUB USE	Residential
BUILDING TYPE	
Special Regulation Area	Special Regulation Area
PLOT DETAIL	
AREA OF PLOT (Minimum)	1000
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA (ROAD DEDICATED AREA)	27.00
STILT AREA	475.00
NET AREA OF PLOT	1000.00
DEDUCTION FOR BALANCE PLOT AREA	
ROAD AFFECTED AREA	27.00
STILT AREA	475.00
BALANCE AREA OF PLOT	1000.00
PROPOSED BUILT UP AREA	
HEIGHT PLOT AREA	750.00
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	4300.00
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	5981.00

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- EXISTING (To be retained)
- EXISTING (To be demolished)
- SETBACK LINES

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
A (RES BUILD)	Residential	Residential Apartment Bldg	NA	Cellar + 1 Stilt +5 Upper floors

NET BUILT UP AREA AND CHARGEABLE UNITS DETAILS

Floor name	No. of units	Plinth area (Sq.mt.)	Stair area (Sq.mt.)	Lift area (Sq.mt.)	Net built up area (Sq.mt.)	Chargeable area (Sq.mt.)	Parking area (Sq.mt.)	Net parking area (Sq.mt.)
Cellar	1	750.00	75.00	75.00	600.00	00	600.00	1500.00
Stilt	1	750.00	75.00	450.00	225.00	00	225.00	1000.00
Upper floors	5	3750.00	75.00	450.00	3225.00	3225.00	3225.00	3225.00

Mortgage Area Details

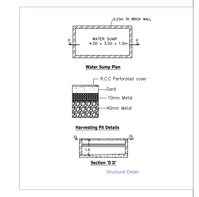
Sr.No	Mort Plot Name	Type of Mortgage	Mortgage Area(Sq.mt.)	
			Required	Proposed
1	PLOT	BLDG & Front Mortgage	450.00 (10.0%)	450.00

REQUIRED PARKING

Building Name	Type	Subuse	Proposed Net Built up Area	Parking Percentage	Insitu Parking Percentage	Reqd. Parking Area(Sq.mt.)
A (RES BUILD)	Residential	Residential Apartment Bldg	4300.33	100.00-200 Sq	100.00-200 Sq	1247.00

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	1224.00	1600.00
Visitor's Car Parking	23.00	150.00
On Site	23.00	0.00
Total Car	1247.00	1600.00
No.of cars Proposed	20	



GENERAL

1. Commencement Notice shall be submitted by the applicant before commencement of the building (in HR of HMR Act).
2. Occupation Notice shall be submitted after completion of the building(in letter occupancy certificate (in HR of HMR Act).
3. Drinking water supply shall be from Municipal connection only.
4. Adequate measures are to be taken, During construction,for the protection of the public and the prevention of occupants nuisance.
5. Fire Approval shall be obtained separately for any modification in the construction.
6. Provision of Rain water harvesting structure and its maintenance is the responsibility of owner.
7. Provision of Solar Water heating system is mandatory as per the Municipal Bye-laws.
8. Rain Water Harvesting Structure provision will be done as per norms.
9. Provision of Electrical Vehicle charging facility shall be made as per the norms.
10. Drainage Pumps shall be kept ready at the basement.
11. Provision of Fire Safety measures as per the Municipal bye-laws and provisions. Ex.(setting of sprinkles,without partition walls in parking areas and the same should not be provided in front of the office,provide at least 2 fire hydrants at all the floors,etc.)
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
13. Provision of Lift shall be made as per the norms. Lift shall be installed before the issue of occupancy certificate.
14. Ramp slope shall be made as per the prevailing guidelines.
15. Provision of Ramp shall be made for the Physically Challenged persons at all the floors.
16. Drinking & Flushing Materials on Irrigation and rain harvest water,sewing structures to be free from stagnant of water,to avoid breeding of mosquitoes and other harmful insects as per the prevailing municipal norms.
17. The Developer / Owner / Agency is to provide service connection application for building permission and for the Municipal water connection, Drainage connection, Electrical connection, Telephone connection, Gas connection and Cable TV connection only after the issue of Occupancy Certificate.
18. Solid Waste Management shall be made as per the norms.
19. Provision of Sewer Treatment Plant (STP) shall be made as per the Municipal bye-laws(if only sewer point if the condition is lacking).
20. Open spaces and Stilt Parking's(garage,stores,ESR's,etc. shall be constructed to provide facilities to physically handicapped persons as per sections of HMR act 2012.
21. The Applicant shall obtain NOC from Fire department in regulations to office of Occupancy Certificate is endorsed.
22. The Registration authority shall register only the permitted built up area as per sanctioned plan.
23. Provision of Electrical Transformer shall be made as per the norms. Transformer shall be installed in as per sanctioned plan.
24. The Owners/ Builders/ Developers/ Agency shall be responsible for the safety and security of the premises and the peoples who are using the premises.
25. Compound wall shall be constructed as per the norms.
26. Occupancy certificate shall be obtained before occupying the premises.
27. Any violation of the sanctioned plan and other statutory requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Professionals.
28. Construction shall be carried out by using safety measures, safety equipments, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Professionals.
29. Contractor / Developer shall be responsible for the protection of the adjacent structures. Structural Engineer is responsible for the safety and stability of the building.
30. Construction shall be carried out under the authorization of a Structural Engineer.Fire issue of occupancy certificate (wherever applicable).
31. All the rules for underground sewerage system as in G.O. Ms. No. 168, Ma., dt. 11-11-2005 shall be adhered to.
32. Structural Engineer shall be responsible for the safety and stability of the building. Structural Engineer shall be responsible for the safety and stability of the building.Structural Engineer shall be responsible for the structural safety of the building. Structural Engineer shall be responsible for the structural safety of the building.
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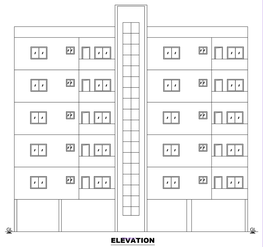
OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO :	SEAL OF APPROVAL
DATE OF APPROVAL	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters

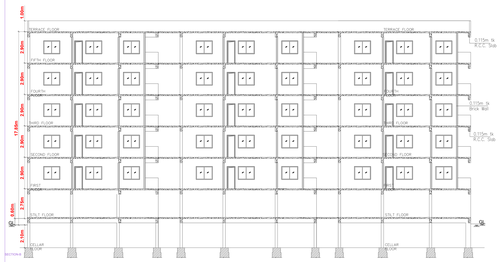
SQ_full_bleed_4A2 (1652.00_x_2378.00_MM)

Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF "CELLAR + STILT+"5" FLOORS RESIDENTIAL BUILDING ON PLOT NOS: 264 (EASTERN PART), 264 (WESTERN PART), 265, 266 AND267, IN SURVEY NO: 233, 234, 235 AND 236 , SITUATED AT BAGH HAYATHNAGAR VILLAGE, HAYATHNAGAR REVENUE MANDAL , R.R.DIST.BELONGS TO: 1). SMT. BANDA SWATHI . W/O. SRI. PUTTA SHARATH REDDY . 2). SRI. PUTTA DAYAKAR REDDY . S/O. LATE. MEENA REDDY .

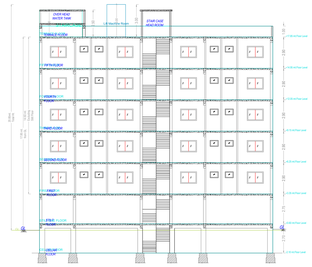
FILE DETAILS			
LP NAME	GAJAHI KOTESWARARAO		
LP LICENCE NO:		DATE	22-08-2023
FILE NO :	TS/HR/BR/2023	SHEET NO :	1 / 2
SHEET NAME :	Building Plan Details		



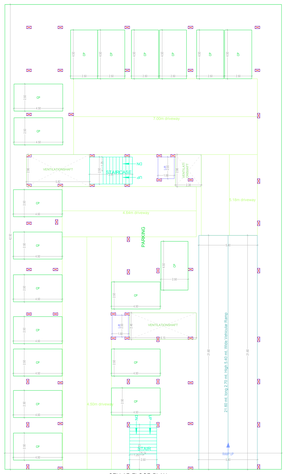
ELEVATION



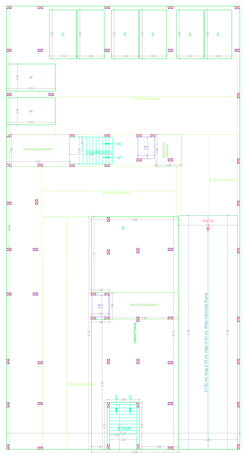
SECTION AT-BB



SECTION AT-AA



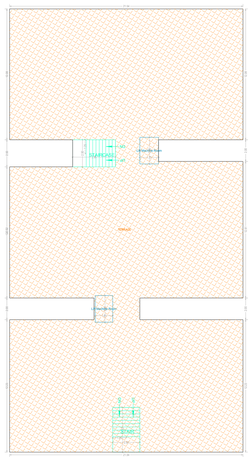
CELLAR FLOOR PLAN
(SCALE 1:100)



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)

BUILDING A (RES BUILD)

FLOOR NAME	TOTAL PLOT AREA	DEDUCTIONS	NET PLOT AREA	TYPE	Total FLT	PARKING AREA	NO OF EQ.CAR	NO PARKING
CELLAR	2346.15	26.00	2320.15	R	01	1930.00	0	19.00
TOTAL AREA	2346.15	26.00	2320.15	01	01	1930.00	0	19.00
STILT FLOOR	2021.30	20.00	2001.30	R	01	341.40	0	04.00
TOTAL AREA	2021.30	20.00	2001.30	01	01	341.40	0	04.00
FLOOR	2016.07	0.00	2016.07	R	01	0.00	0	0.00
TOTAL AREA	2016.07	0.00	2016.07	01	01	0.00	0	0