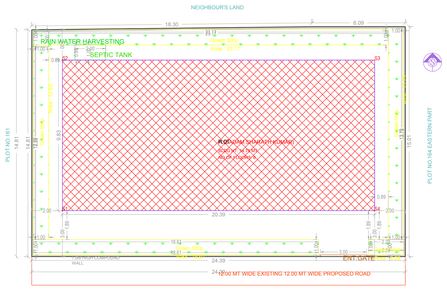
Project Title : PLAN SHOWING THE PROPOSED STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL FLATSON PLOT NO.163 & 164 WESTERN PART, IN SY.NO.253/? &254/?, SITUATED AT SHANTHI NAGAR COLONY, YAPRAL, MALKAJGIRI, UNDER GHMC, MEDCHAL-MALKAJGIRI DISTRICT.BELONGING TO...1) SRI. BADAM SHARATH KUMAR, S/O. B.SUBASH CHANDRA BOSE.2) SRI. PAVAN PATIL, S/O. DILIP PATIL.



SITE PLAN
(Scale - 1:100)

SECTION AT A-B

ELEVATION

ELEVATION1

SECTION AT C-D

SECTION AT C-D

FILE DETAILS		
LTP NAME	JAYAPRAKASH B	
LTP LICENCE NO - 260/AE/ENGINEER		DATE : 28-11-2023
FILE NO :	TS/07/26/2023	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	GHMC
X-0	GHMC
LOCATION	CIRCLE-08 (KOTHAPET) MUNICIPAL CORPORATION
SUB LOCATION	NEW AREAS / APPROVED LAYOUT AREAS
STATE	TELANGANA
Building USE	Residential
Building SUB USE	Residential
BUILDING TYPE	
Special Regulation Area	Special Regulation Area
AREA DETAILS	
AREA OF PLOT (Minimum)	364.26
NET AREA OF PLOT	364.26
PROPOSED AREA DETAILS	
VACANT PLOT AREA	163.79
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	1002.35
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	1202.85

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
A (BADAM SHARATH KUMAR)	Residential	Residential Apartment Bldg	Single Block	1 Stilt + 5 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

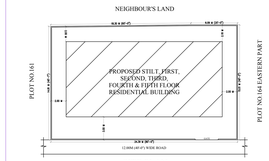
BUILDING NAME	NO OF BLDG	TOTAL BUA	NET BUA RESI.	TNMTS.	PARKING AREA	NET PARKING
A (BADAM SHARATH KUMAR)	1	1202.85	1002.35	10	200.50	200.50
GRAND TOTAL	1	1202.85	1002.35	10.00	200.50	200.50

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 (BADAM SHARATH KUMAR)	SECOND FLOOR PLAN	PORTION-3	100.24 (10%)	100.58

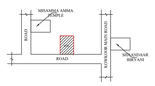
Color Notes

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



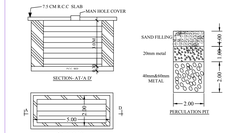
SITE PLAN
SCALE 1:200

KEY PLAN

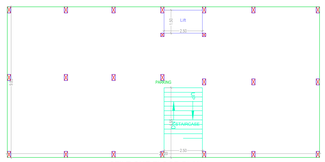


LOCATION PLAN
N.T.S

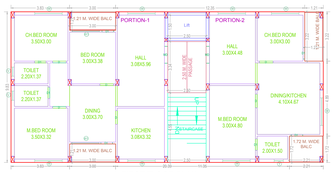
LOCATION PLAN



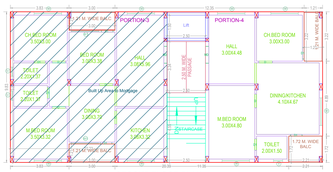
STRUCTURAL DETAIL



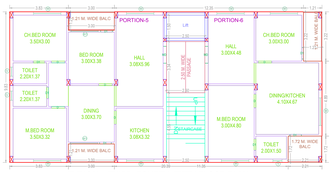
STILT ONE FLOOR PLAN
(SCALE 1:100)



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



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



TYPICAL - THIRD, FOURTH, FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

TERRACE FLOOR PLAN
(SCALE 1:100)

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.21 X 3.00 X 2	14.96
	1.72 X 3.21 X 1	
	1.72 X 2.21 X 1	
SECOND FLOOR PLAN	1.21 X 3.00 X 2	14.96
	1.21 X 3.20 X 1	
	1.72 X 2.21 X 1	
TYPICAL - THIRD, FOURTH, FIFTH FLOOR PLAN	1.21 X 3.00 X 2 X 3	44.88
	1.21 X 3.20 X 1 X 3	
	1.72 X 2.21 X 1 X 3	
GRAND TOTAL		74.80

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (BADAM SHARATH KUMAR)	D1	0.76 X 2.10	39
A (BADAM SHARATH KUMAR)	D	0.90 X 2.10	30
A (BADAM SHARATH KUMAR)	MD	1.10 X 2.10	10

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (BADAM SHARATH KUMAR)	V	0.60 X 1.00	15
A (BADAM SHARATH KUMAR)	W	1.80 X 1.20	40

BUILDING :A (BADAM SHARATH KUMAR)

FLOOR NAME	TOTAL BUA	NET BUA RESI.	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
STILT ONE FLOOR	200.60	0.00	00	200.50	1	200.50
FIRST FLOOR	200.47	200.47	02	0.00	0	0.00
SECOND FLOOR	200.47	200.47	02	0.00	0	0.00
THIRD FLOOR	200.47	200.47	02	0.00	0	0.00
FOURTH FLOOR	200.47	200.47	02	0.00	0	0.00
FIFTH FLOOR	200.47	200.47	02	0.00	0	0.00
TERRACE FLOOR	0.00	0.00	00	0.00	0	0.00
TOTAL :	1202.85	1002.35	10	200.50		200.50
TOTAL NO OF BLDG :	1					
TOTAL :	1202.85	1002.35	10	200.50		200.50

GENERAL CONDITIONS

7.A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable water for drinking, cooking, and bathing, while the other set of pipes carries reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The reclamation of reclaimed water pipes ports water that has been treated and recycled from sources such as rainwater, greywater, or blackwater for non-potable uses.

8.Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (Measures to Promote Electric Mobility in India for Augmenting Charging Infrastructure) Regulations, 2019 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time.

9.Rain Water Harvesting (RWH) as per GO Ms 350 dt 13-08-2002 is not obvious 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 only and for all other uses, provision for dual piping system shall be made.

10.Solar Water Heating System (SWHS) shall be installed on the roofs of the buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on access (with an Computer Interface Integration (CTI) of a building shall include the common duct to access the roof for installation of Solar Water Heating System.

11.Occupancy Certificate to a building shall be granted only after ensuring that the CTI 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 to all Service providers in accordance with part of creation of CTI.

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building.Un AMI of HMC Act.
2. Occupancy Certificate to be obtained before occupying the building & obtain occupancy certificate Un AMI of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Cattle sheds, Dairies and Poultry farms are not permitted in residential zone and before issue of occupancy certificate.
8. Rain Water Harvesting Structure operationalized shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Drinking water facility should be provided to the labourers.
11. Cattle and stills approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per Municipal norms.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
13. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time in future when the road is widened.
14. Strip of greenery or periphery of the site shall be maintained as per rules.
15. Stacking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be allowed. Violation of this condition is liable for prosecution.
16. The permission accorded does not ban the duplication or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. Adequate Clearance between the Building & Electric Lines and Clearance between the Building & High Tension Electrical Lines and 1.5mts for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 15 mt. road width shall be allowed and only iron grill or Low height ornamental compound wall.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
23. Provision of Fire Safety measures as per the Fire Safety Act shall be complied with wherever applicable.
24. The Financial Agencies and Institutions shall extend bank facilities only to the permitted built up area as per sanctioned plan.
25.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
28. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed(the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Demolition debris shall be cleared under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in terms of G.O. Ms. No. 541, Ms. 31 Y.H.), 2000 (wherever applicable), The Developer / Owner / Builder shall be responsible for the structural safety of the building and the Owner, Developer, Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.3. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out the construction in accordance with the sanctioned plan. Any deviation found during the inspection the Owner, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.4. The Owner / Builder should not deliver the possession of the flats to the prospective buyers till the Fire Safety, Lift, Electrical Installations certificate is to be obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following:(i) Building Completion Certificate issued by the Architect duly certifying that the building is constructed as per the sanctioned plan and that the building is ready for occupation.(ii) Structural Stability Certificate that the building is structurally safe and the construction is in accordance with the specified designs.(iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.(iv) Insurance Policy for compensation to workers under the provisions of the Act.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India 2005 and to maintain the same in working condition at all times in addition to the Fire Safety Measures to be taken as per the provisions of Fire Act. Fire resistant swing door for the categories lifts in all floors. (ii)Provide Generator, as alternate source of electric supply. (iii)Emergency Lighting in the Corridor / Common passages and stair case. (Two tierlamps extra type for every staircase). (iv) Two way Speaker system in every flat and Fire Alarm System in the common areas. (v) Fire extinguishers (minimum 2 Nos. each at Generator and Transformer area) shall be provided as per CI. (vi) specification of Fire Hydrant System with Terrace tank and Underground Sump as per the requirements of Fire Safety Regulations, 2005. (vii) Manually operated and alarm system in the entire buildings. (x) Separate Underground static water storage of 50,000 litres capacity shall be provided for Fire Fighting operations. (xi) Provision of Fire Hydrant System with Jockey Pump Down Comer. (xiii)provide Sprinkler system to be provided if the basement area exceed 200 Sq.mts.
31.Electrical Wiring and Installation shall be certified by the electrical engineers to ensure electrical fire safety.
32.Provision of Lightning Arrester as per IS:2309 to be made if the height of the building is more than 15 mts in case with the neighbours building / premises for maneuverability of the vehicles. No parking or other obstructions shall be made in the road margin.
33. The Builder/Developer shall register the project in the RERA website after the launch in July 2016.
34. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
35. Sanctioned Plan shall be followed strictly while making the construction.
36. Drinking water facility should be provided to the labourers employed in the construction site for public view.
38.The permission accorded does not confer any ownership rights, If at later stage if it is found that the documents are false and fabricated the permission will be revoked.Un AMI of HMC Act 1955.

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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