Project Title :PLAN SHOWING THEPROPOSED CONSTRUCTION OFRESIDENTIAL APARTMENTBUILDING CONSISTING OF CELLAR+STILTS+5 UPPER Floors ON OPEN LANDINSURVEY NO:26 SITUATED ATCHANDANAGAR VILLAGE , SERILINGAMPALLY MANDALAND CIRCLE, RANGA REDDY DIST, UNDERGHMC.BELONGING TO:M/s.PREM CONSTRUCTIONSRepresented By its Managing PartnerSri.M.PREMA KUMARS/o.Late.M.VENKATACHALAM

FILE DETAILS			
L.P NAME	GURADEVI (PRVL) LLP		
L.P. LICENCE NO	LA/CH/249/2020	DATE	02-11-2024
FILE NO	TSRERA/PR/2024	SHEET NO.	1 / 2
SHEET CONTENT	Layout Plan Details , Building Plan Details		

PROJECT DETAIL	
AUTHORITY	Building Permission
NATURE OF DEVELOPMENT	NEW
SURVEY	26/46
SUB	26/46/1/B
LOCATION	GREATER HYDERABAD MUNICIPAL CORPORATION
LOCALITY/VILLAGE	CHANDANAGAR APPROVED LAYOUT AREAS
SITE CLASSIFICATION	RS (RESIDENTIAL)
Building USE	Residential
Building SUB USE	Residential
BUILDING TYPE	
Special Regulation Area	Special Regulation Area
PLOT DETAILS	
AREA OF PLOT (Minimum)	2076.57
DEDUCTION FOR NET PLOT AREA	
NALA WIDENING AREA	206.20
ROAD AREA	246.61
NET AREA OF PLOT	1870.37
PROPOSED AREA DETAILS	
TOTAL PLOT AREA	2662.00
GROUND FLOOR AREA BUILT UP AREA EXCLUDING PARKING	415.16
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	2236.94

Color Notes

COLOR INDEX
PROPOSED
ABUTMENT/ROAD
NALA WIDENING AREA/ROAD WIDENING
COMPOUND WALL
EXISTING (To be retained)
EXISTING (To be demolished)

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
RESIDENTIAL BUILDING	Residential	Residential Apartment Bldg	NA	Cellar+Stilts+5 Upper Floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

Building Name	Block No.	Floor No.	Type	Carpet Area	Plinth Area	Balcony Area	Balcony Enclosed	No. of Dwelling Units	Parking Area	NET Dwelling
BLDG-2(PREM ELANDS)	A,B,C	Stilts	Stilts	2248.07	2376.00	63.00	63.00	0	1581.34	1581.34
	A,B,C	1	4BHK	2248.07	2376.00	63.00	63.00	4	1581.34	1581.34
	A,B,C	2	4BHK	2248.07	2376.00	63.00	63.00	4	1581.34	1581.34
	A,B,C	3	4BHK	2248.07	2376.00	63.00	63.00	4	1581.34	1581.34
	A,B,C	4	4BHK	2248.07	2376.00	63.00	63.00	4	1581.34	1581.34
	A,B,C	5	4BHK	2248.07	2376.00	63.00	63.00	4	1581.34	1581.34
Grand Total		1	4BHK	2248.07	2376.00	63.00	63.00	20	1581.34	1581.34

Mortgage Area Details

Type of Mortgage	Building Name	Floor Name	Proposed Carpet Area Name	Mortgage Area(Sq.mt.) Required	Provided
Built Up Area In Mortgage	BLDG-2(PREM ELANDS)	FIRST FLOOR PLAN	A, B, A, B, C, B	401.62 (10%)	468.75

Buffer Zone Details

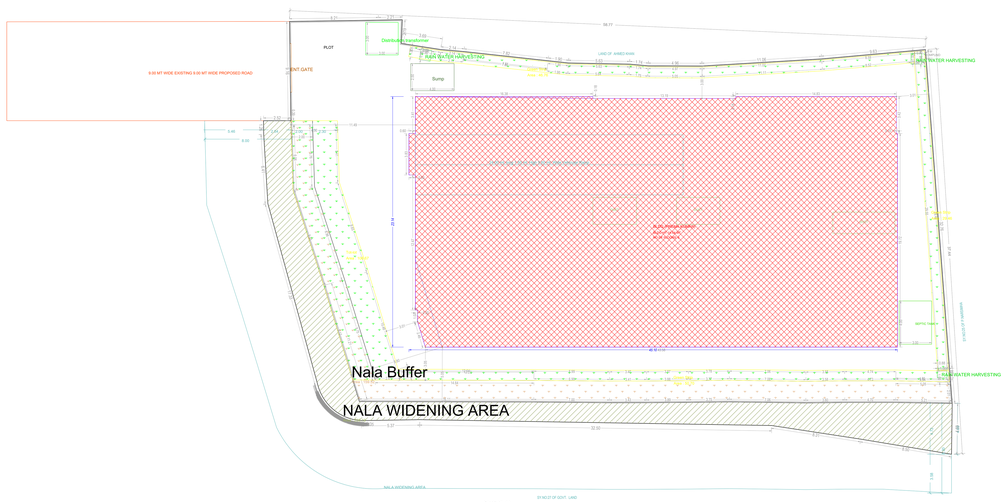
Sr No	Type of Buffer Zone	Buffer Area (Sq.Mt)
1	Nala Buffer	108.52
	Total	108.52

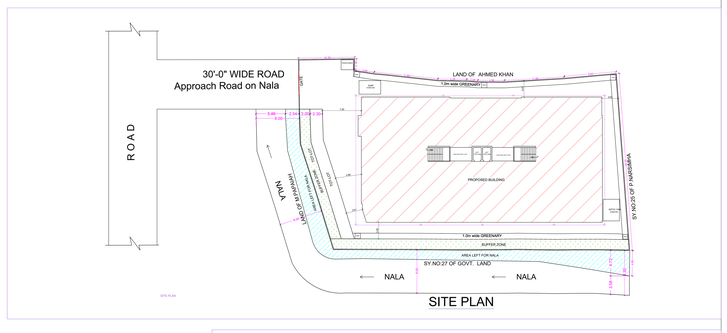
REQUIRED PARKING

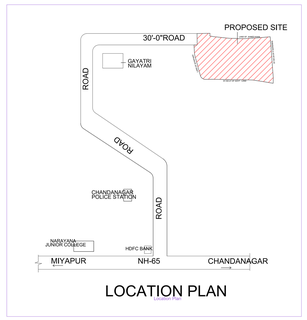
Building Name	Type	Subuse	Proposed Net Built Up Area	Parking Percentage	Visitor Parking Percentage	Parking Area(Sq.Mts)
BLDG-2(PREM ELANDS)	Residential	Residential Apartment Bldg	401.6 SQ	100.00 (50 SQ To)	100.00 (100 SQ To)	1581.00

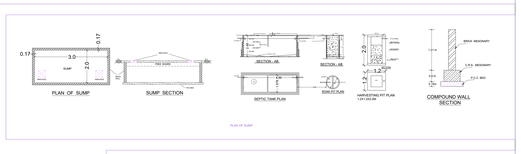
Parking Check

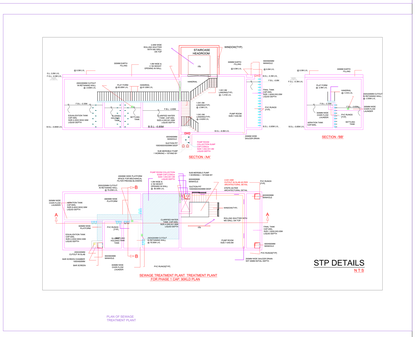
Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	1581.00	1581.34
Total Car Parking	100.00	100.00
TW Ratio		2.00
Total	1582.01	1581.34
No. of Cars Proposed	47	

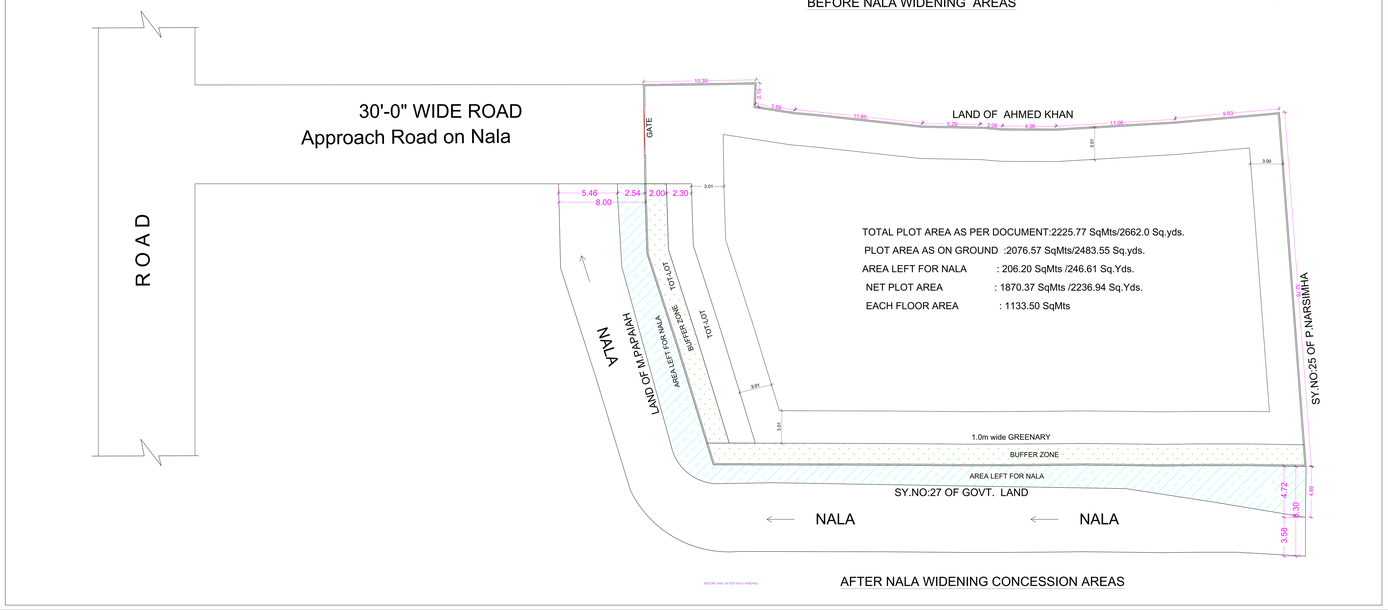












GENERAL CONDITIONS

1) Land sharing system is a type of planning system which has separate area of open and residential developed separately. Prior nala of open space parks (nalas) is forming part of the plot of land. Owner can establish or develop the nala area. The owners of the land can develop the nala area and can use the nala area for open space or parking. The owners have to develop the nala area as per the norms laid down in the G.O.Ms.No.168 Municipal Administration & Urban Development (Plg.) Department, dated 16-04-2012 read with G.O.Ms.No.86 Municipal Administration & Urban Development (Plg.) Department, dated 12-03-2012 read with Memo No.18/SITE/2012-1, Dated 16-04-2012 Technical Memorandum for Construction of Residential Apartments Buildings in Lieu of Nala Widening Area and Development of Nala Area as Open Space Parks (Nala Lands) Development Rules-2012 and Memo No.18/SITE/2012-1, Dated 16-04-2012 of Director of Town and Country Planning.

2) The owners of the land shall develop and maintain the nala area at their own cost and shall not demand any compensation for the same from the Government or any other agency. The owners of the land shall not demand any compensation for the nala area, the planning and development cost for the nala or in lieu of the nala area, water or other facilities, setting back or any other amenities in respect of the nala area, which are not to be provided by the owners of the land.

3) Nala building restrictions shall be kept as per the prevailing norms which are in vogue at the time of issuance of the building permit. Nala buffer shall be left open and shall not be used for any purpose except for the construction of a compound wall and gate. Compound wall and gate should be constructed in such a manner that it should not obstruct the flow of water in the nala. Compound wall and gate should be constructed at the boundary of the nala buffer. Nala buffer shall be left open and shall not be used for any purpose except for the construction of a compound wall and gate. Compound wall and gate should be constructed in such a manner that it should not obstruct the flow of water in the nala. Compound wall and gate should be constructed at the boundary of the nala buffer.

4) The owners of the land shall not construct any structure or permit any person to construct any structure in the nala area. Any person or any organization shall be liable to evict the nala encroachments at their own cost. The owners of the land shall not demand any compensation for the nala area, which is to be given as per the norms laid down in the G.O.Ms.No.168 Municipal Administration & Urban Development (Plg.) Department, dated 16-04-2012 read with G.O.Ms.No.86 Municipal Administration & Urban Development (Plg.) Department, dated 12-03-2012 read with Memo No.18/SITE/2012-1, Dated 16-04-2012 Technical Memorandum for Construction of Residential Apartments Buildings in Lieu of Nala Widening Area and Development of Nala Area as Open Space Parks (Nala Lands) Development Rules-2012 and Memo No.18/SITE/2012-1, Dated 16-04-2012 of Director of Town and Country Planning.

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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.

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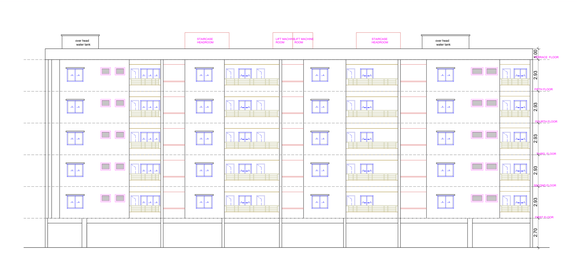
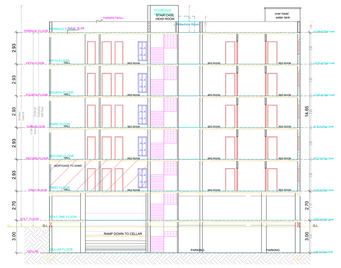
Project Title :PLAN SHOWING THEPROPOSED CONSTRUCTION OFRESIDENTIAL APARTMENTBUILDING CONSISTING OF CELLAR+STILTS+5 UPPER Floors ON OPEN LANDINSURVEY NO:26 SITUATED ATCHANDANAGAR VILLAGE , SERILINGAMPALLY MANDALAND CIRCLE, RANGA REDDY DIST, UNDERGHMC.BELONGING TO:M/s.PREM CONSTRUCTIONSRepresented By its Managing PartnerSri.M.PREMA KUMARS/o.Late.M.VENKATACHALAM

FILE DETAILS	
U.P NAME	DURGADEVI UPPULURI
U.P LICENCE NO.	CA/270/HMDA	DATE 02-11-2024
FILE NO	TS/R6/190824	SHEET NO. 2 / 2
SHEET NAME	Building Plan Details

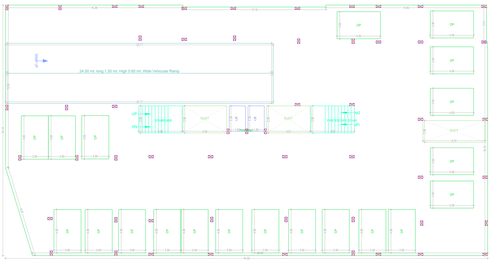


SOUTH SIDE ELEVATION

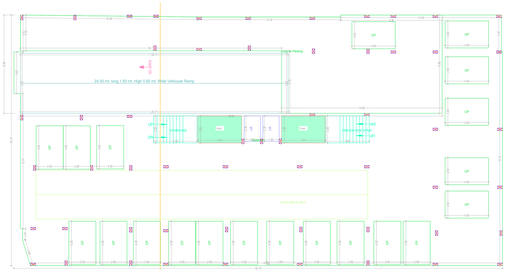
WEST SIDE ELEVATION



SECTION AT - BB'



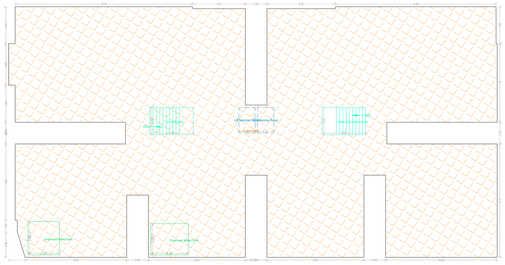
CELLAR FLOOR PLAN
(SCALE 1:100)



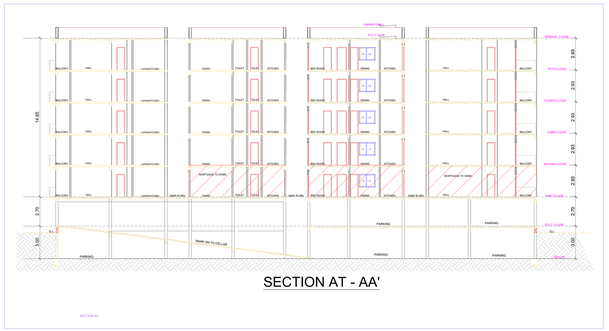
STILT ONE FLOOR PLAN
(SCALE 1:100)

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

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT - AA'

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
SLVC PREMA KUMARS	D	0.8 X 2.1	238
SLVC PREMA KUMARS	D1	0.9 X 2.1	24
SLVC PREMA KUMARS	D2	0.85 X 2.1	120
SLVC PREMA KUMARS	D3	0.8 X 2.1	35
SLVC PREMA KUMARS	D4	0.75 X 2.1	35
SLVC PREMA KUMARS	D5	1.0 X 2.1	40
SLVC PREMA KUMARS	D6	0.9 X 2.1	10

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
SLVC PREMA KUMARS	W	1.2 X 1.2	35
SLVC PREMA KUMARS	W	0.6 X 1.2	35
SLVC PREMA KUMARS	W	1.5 X 1.2	35
SLVC PREMA KUMARS	V	0.6 X 1.2	35
SLVC PREMA KUMARS	W	1.8 X 1.2	35
SLVC PREMA KUMARS	W	0.9 X 1.2	35
SLVC PREMA KUMARS	W	1.4 X 1.2	35
SLVC PREMA KUMARS	W	1.1 X 1.2	35
SLVC PREMA KUMARS	W	1.0 X 1.2	35
SLVC PREMA KUMARS	W	1.8 X 1.2	40
SLVC PREMA KUMARS	W	1.6 X 1.2	10
SLVC PREMA KUMARS	W	1.3 X 1.2	10
SLVC PREMA KUMARS	W	0.9 X 1.2	10
SLVC PREMA KUMARS	W	2.1 X 1.2	35
SLVC PREMA KUMARS	W	0.8 X 1.2	35

BUILDING: BLDG.(PREMA KUMAR)

BUILDING NAME	TOTAL BUA	DEDUCTIONS STAIRS	LIFT	ACCES.	NET BUA SALE	TNMFTs	PARKING AREA	NO OF STILTS	NET PARKING
CELLAR	1216.86	21.60	0.00	0.00	0.00	00	995.26	1	995.26
STILT ONE FLOOR	1226.31	0.00	20.13	0.00	0.00	00	1206.18	1	1206.18
FIRST FLOOR	998.93	0.00	20.13	0.00	998.40	08	0.00	0	0.00
SECOND FLOOR	907.52	0.00	20.13	0.00	907.19	09	0.00	0	0.00
THIRD FLOOR	907.52	0.00	20.13	0.00	907.19	09	0.00	0	0.00
FOURTH FLOOR	907.52	0.00	20.13	0.00	907.19	09	0.00	0	0.00
FIFTH FLOOR	907.52	0.00	20.13	0.00	907.19	09	0.00	0	0.00
TERRACE FLOOR	48.83	0.00	0.00	18.83	0.00	00	0.00	0	0.00
TOTAL	6677.31	21.60	120.78	18.83	4615.16	40	1991.44		1991.44
TOTAL NO OF TENEMENTS	7								
GRAND TOTAL	6677.31	21.60	120.78	18.83	4615.16	40	1991.44		1991.44

Balcony Calculations Table

	SIZE	TOTAL AREA
FLOOR NAME		
TYPICAL - 2, 3 & 4 FLOOR PLAN	1.35 X 3.05 X 1 X 4	147.06
	1.35 X 1.05 X 1 X 4	
	1.35 X 0.45 X 1 X 4	
	1.35 X 1.05 X 1 X 4	
	1.35 X 3.05 X 1 X 4	
	1.35 X 1.05 X 1 X 4	
	1.35 X 0.45 X 1 X 4	
	1.35 X 1.05 X 1 X 4	
5 FIRST FLOOR PLAN	1.35 X 3.05 X 1 X 4	14.82
	1.35 X 1.05 X 1 X 4	
	1.35 X 0.45 X 1 X 4	
Total		161.88

GENERAL CONDITIONS:

1. Except zoning criteria is a part of planning project which has separate rules and guides are mentioned in brochure and in G.O.Ms.No.168 MA dt:07-05-2012 and G.O.Ms.No.86 MA dt:17-03-2012 and amendments thereto, the other rules and regulations of the Municipal Corporation of Hyderabad are applicable to the proposed construction.
2. The applicant shall ensure that the proposed construction is carried out in accordance with the approved plan. The applicant shall ensure that the work carried out in accordance with the approved plans and specifications and shall not deviate from the approved plan during the course of construction. The applicant shall not cut any tree without permission of the Municipal Corporation of Hyderabad.
3. The Planning Permission shall be deemed to be revoked if the work is not started within a period of one year from the date of issue of the permit.
4. The Planning Permission shall be valid for a period of three years from the date of issue of the permit to complete the building construction work. The applicant shall apply to the Municipal Corporation of Hyderabad for extension of time for completion of the building construction work, if the building construction work is not completed within the period of three years from the date of issue of the permit.
5. The Municipal Corporation of Hyderabad shall not be responsible for any loss or damage to life and property due to any defect in the land or any other claim in respect of the land covered by the building permit.
6. The Municipal Corporation of Hyderabad shall not be responsible for any boundary dispute or any other dispute in respect of the land covered by the building permit.
7. The Municipal Corporation of Hyderabad shall not be responsible for any loss or damage to life and property due to any act of God such as earthquake, lightning, storm, tempest, flood, tidal wave, landslide, heavy rain, snowfall, hailstorm, epidemic, war, civil commotion, etc.
8. The Municipal Corporation of Hyderabad shall not be responsible for any loss or damage to life and property due to any act of omission or commission of the owner or his agents or his employees or his tenants or any other persons.
9. The Municipal Corporation of Hyderabad shall not be responsible for any loss or damage to life and property due to any act of omission or commission of the owner or his agents or his employees or his tenants or any other persons arising out of or in connection with the building permit.
10. The Municipal Corporation of Hyderabad shall not be responsible for any loss or damage to life and property due to any act of omission or commission of the owner or his agents or his employees or his tenants or any other persons arising out of or in connection with the building permit on account of defective title to the land or any litigation pertaining to the land covered by the building permit.
11. The Municipal Corporation of Hyderabad shall not be responsible for any loss or damage to life and property due to any act of omission or commission of the owner or his agents or his employees or his tenants or any other persons arising out of or in connection with the building permit on account of violation of any law in force.
12. The Municipal Corporation of Hyderabad shall not be responsible for any loss or damage to life and property due to any act of omission or commission of the owner or his agents or his employees or his tenants or any other persons arising out of or in connection with the building permit on account of violation of any law in force.
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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.