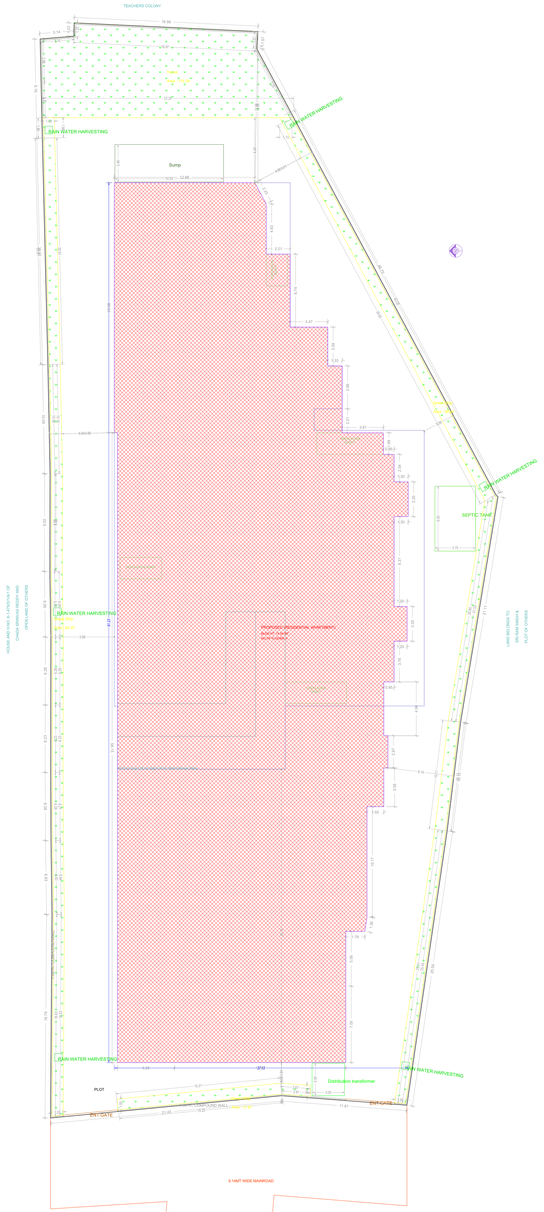
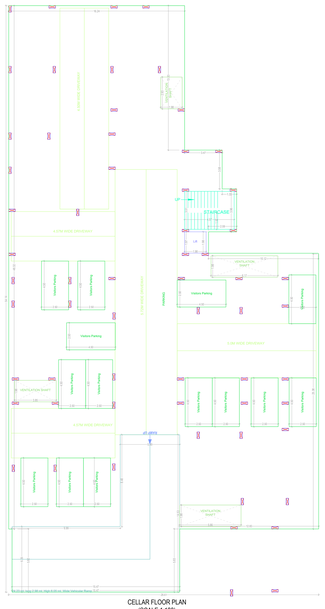
PROJECT TITLE :PLAN SHOWING THE PROPOSED CONSTRUCTION OFRESIDENTIAL APARTMENT WITH CELLAR & STILT FOR PARKING +FIVE UPPER FLOORS BUILDING ON SY.NOS 871, 876, 876(PART)SITUATED AT RAMPUR LOCALITY, KARIMNAGAR, BELONGING TO : 1) SMT.ANNAM NILIMA, W/O.MAHENDER REDDY, 2) SRI.PARRE NARASIMHA SWAMY, S/O.LAXMAIAH, 3) SRI.MARRI SATISH KUMAR, S/O. M.RANGAIAH, DEVELOPED BY:-M/S.SUNDARI IKSHA CONSTRUCTIONS, REPRESENTED BY MANAGING PARTNERS, 1) SRI.MITTAPELLI SANTOSH REDDY, S/O.M.MANOHAR REDDY, 2) SRI.MARRI SATISH KUMAR, S/O. M.RANGAIAH



SITE PLAN
(Scale - 1:100)



CELLAR FLOOR PLAN
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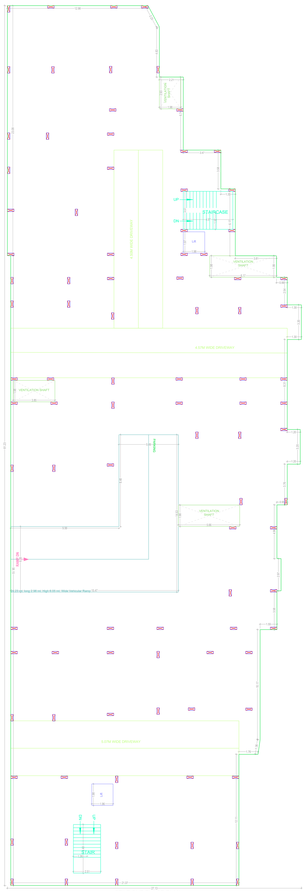
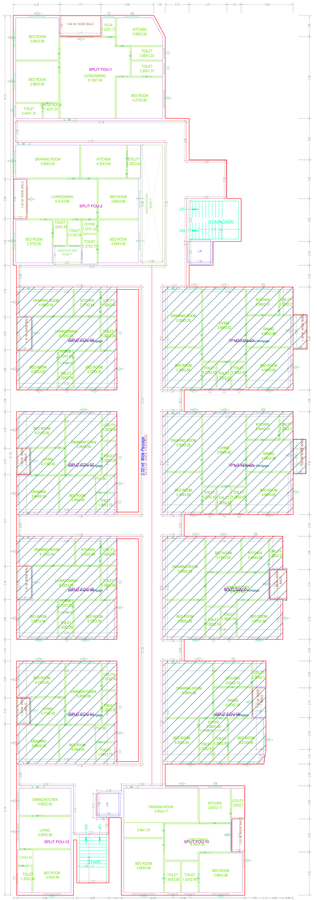


STILT ONE FLOOR PLAN
(SCALE 1:100)

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



FOURTH FLOOR PLAN
(Proposed)
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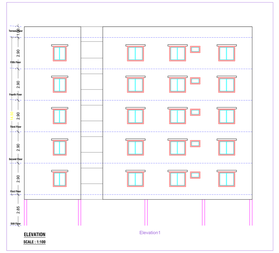
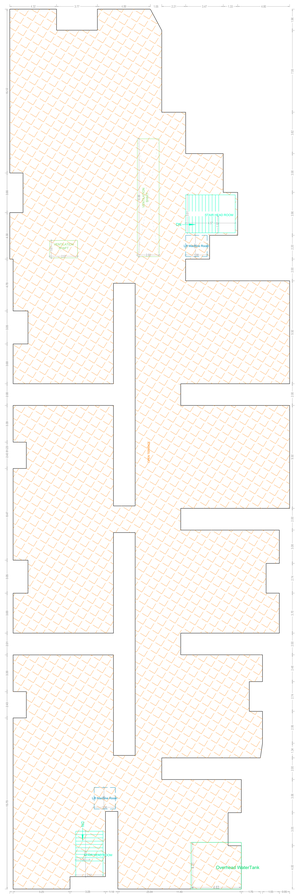


ELEVATION
SCALE - 1:100



TERRACE FLOOR PLAN
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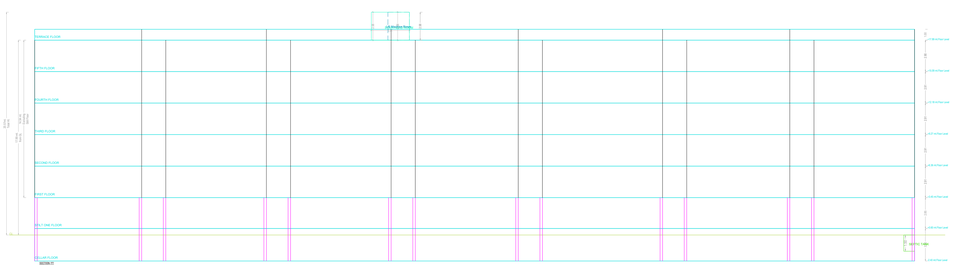

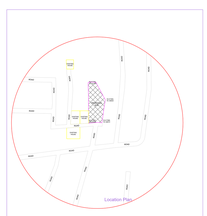

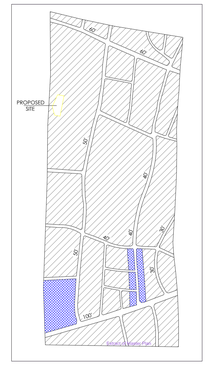

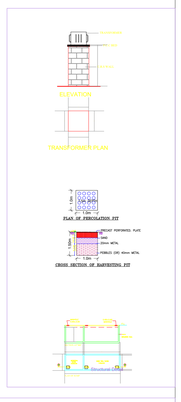

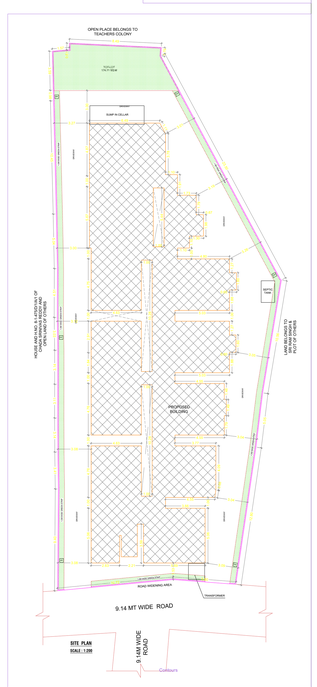

SITE PLAN
SCALE : 1:200

FILE DETAILS	
LP NAME	Vamshikrishan Arroju
LP LICENCE NO	
DATE	16-05-2023
FILE NO	TS/59/BP/2023
SHEET NO	1 / 1
APPLICATION TYPE	Apply Plan Details - Building Plan Details
PROJECT CATEGORY	
PROJECT DETAIL	
NATURE OF WORK	Building Permission
NATURE OF DEVELOPMENT	NEW
AUTHORITY	GLOCOP
	TS-TSICP
LOCATION	MUNICIPAL CORPORATION WITHIN LOA LIMITS
SUB LOCATION	NEW ARNAS - APPROVED LAYOUT AREAS
VILLAGE	RAMPUR
ZONING	Residential
Building Solid USE	Residential
BUILDING TYPE	
AREA DETAILS	
PLOT AREA SQ.METER(Minimum)	2074.77
NET AREA OF PLOT	2074.77
PROPOSED AREA DETAILS	
PROPOSED FLOOR AREA	7279.00
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	7279.00
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	10884.00

BUILDING USE - BUILDING SUBUSE DETAIL

BUILDING USE	BUILDING USE SUBUSE	BUILDING TYPE	FLOOR DETAILS
PROPOSED RESIDENTIAL (RESIDENTIAL APARTMENTS)	Residential Apartment Bldg	NA	Cellar + Stilt + 5 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

Building Name	BLDG NO	FLOOR NO	DEDUCTION AREA		NET BUILT UP AREA	Dwelling Units	PARKING AREA	NET PARKING
			DEDUCT 1	DEDUCT 2				
PROPOSED RESIDENTIAL APARTMENTS	1	1080.00	225.01	15.00	777.00	30	2900.00	2900.00
PROPOSED RESIDENTIAL APARTMENTS	1	1080.00	225.01	15.00	777.00	30.00	2900.00	2900.00
TOTAL								

Mortgage Area Details

Mort Plot Name	Type of Mortgage	Mortgage Area(Sq.mt.)	
		Required	Proposed
PLOT	BUILT Years Mortgage	Yrs 36 Days	180.17

REQUIRED PARKING

Building Name	Type	Subuse	Proposed Net Built Up Area	Parking Percentage	Under Parking Percentage	Req. Parking Area(Sq.mt.)
PROPOSED RESIDENTIAL APARTMENTS	Residential	Residential Apartment Bldg	7779.00	1042.75 (20 %)	104.27 (10 %)	1042.87

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	2900.00	2900.00
Visitor Car Parking	104.27	104.27
TV Tax	0.00	0.00
Total	3004.27	3004.27
Open Proposed	10	

Color Notes

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

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
FOURTH FLOOR PLAN	1.5X 0.127 X 4	42.01
	1.5 X 1.5 X 1	
	1.5 X 1.5 X 1	
	1.5 X 1.5 X 1	
	1.5 X 1.5 X 1	
	1.5 X 1.5 X 1	
	1.5 X 1.5 X 1	
	1.5 X 1.5 X 1	
	1.5 X 1.5 X 1	
TYPICAL - 1, 2, 3,5 FLOOR PLAN	1.5X 0.127 X 7 X 4	192.04
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
	1.5 X 1.5 X 1 X 4	
TOTAL NO OF BLDG	1.5 X 1.5 X 1 X 4	
GRAND TOTAL		317.05

BUILDING PROPOSED (RESIDENTIAL APARTMENT)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUILT UP AREA	Dwelling Units	PARKING AREA	NO OF PARKING
		DEDUCT 1	DEDUCT 2				
TERRACE FLOOR	123.00	30.00	0.00	0.00	00	1188.00	1
FIFTH FLOOR	1188.00	30.00	0.00	0.00	00	1155.00	1
FOURTH FLOOR	1080.01	25.01	0.00	942.75	12	0.00	0
THIRD FLOOR	1080.01	25.01	0.00	942.75	12	0.00	0
SECOND FLOOR	1080.01	25.01	0.00	942.75	12	0.00	0
FIRST FLOOR	1080.01	25.01	0.00	942.75	12	0.00	0
STILT ONE FLOOR	1080.01	25.01	0.00	942.75	12	0.00	0
CELLAR FLOOR	1080.01	25.01	0.00	942.75	12	0.00	0
TOTAL	10.00	0.00	10.00	0.00	00	0.00	00
GRAND TOTAL	8397.06	265.07	10.00	7122.00	90	2900.00	2900.00
TOTAL NO OF BLDG	1.00						
GLOBAL	8397.06	265.07	10.00	7122.00	90	2900.00	2900.00

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
PROPOSED RESIDENTIAL APARTMENTS	D2	0.76 X 2.10	156
PROPOSED RESIDENTIAL APARTMENTS	D1	0.91 X 2.10	156
PROPOSED RESIDENTIAL APARTMENTS	MD	1.07 X 2.10	60
PROPOSED RESIDENTIAL APARTMENTS	OP	1.22 X 2.10	05
PROPOSED RESIDENTIAL APARTMENTS	OP	1.35 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	1.53 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	1.37 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	1.91 X 2.10	05
PROPOSED RESIDENTIAL APARTMENTS	OP	2.13 X 2.10	20
PROPOSED RESIDENTIAL APARTMENTS	OP	2.23 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	2.28 X 2.10	34
PROPOSED RESIDENTIAL APARTMENTS	OP	2.37 X 2.10	05
PROPOSED RESIDENTIAL APARTMENTS	OP	2.43 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	2.44 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	2.74 X 2.10	05
PROPOSED RESIDENTIAL APARTMENTS	OP	2.87 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	2.94 X 2.10	10
PROPOSED RESIDENTIAL APARTMENTS	OP	3.47 X 2.10	05
PROPOSED RESIDENTIAL APARTMENTS	OP	3.74 X 2.10	05
PROPOSED RESIDENTIAL APARTMENTS	OP	3.81 X 2.10	34
PROPOSED RESIDENTIAL APARTMENTS	OP	3.87 X 2.10	31

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
PROPOSED RESIDENTIAL APARTMENTS	V	0.61 X 0.46	156
PROPOSED RESIDENTIAL APARTMENTS	KW	1.22 X 0.90	40
PROPOSED RESIDENTIAL APARTMENTS	WS	1.20 X 1.37	10
PROPOSED RESIDENTIAL APARTMENTS	W2	1.20 X 1.37	05
PROPOSED RESIDENTIAL APARTMENTS	W3	1.42 X 1.37	10
PROPOSED RESIDENTIAL APARTMENTS	KW	1.52 X 1.00	05
PROPOSED RESIDENTIAL APARTMENTS	W2	1.90 X 1.37	156
PROPOSED RESIDENTIAL APARTMENTS	W1	2.00 X 1.37	40
PROPOSED RESIDENTIAL APARTMENTS	W	2.44 X 1.00	10
PROPOSED RESIDENTIAL APARTMENTS	W	3.00 X 1.37	05

GENERAL CONDITIONS:

1.) In the event any water is to be of borehole/ public/ private/ tanker and separate sump for potable and non potable water shall be provided. Rainwater harvesting structure as per norms shall be provided. Water conservation measures shall be adopted as per norms.
2.) Fire safety measures as prescribed under the National Building Code of India 2016 shall be adopted.
3.) Parking shall be provided as per norms shall be provided. Ramps shall be provided as per norms.
4.) Parking ramps of buildings shall be provided with Electric Vehicle Charging infrastructure as per Central Electricity Authority (Measures relating to Safety and Electric Supply) Amendment Regulations, 2019 notified by the Ministry of Power. Accessible ramp shall be provided for the Differently Physically Challenged persons.
5.) No Construction over 33/66 Kv and above and in and around Kharga Reservoir Water Bodies as per 100 meters shall be allowed. Buildings near to Airport shall be allowed as per the norms of Airport Authority of India. Buildings near to HT Lines shall be allowed as per the norms of the electricity supplier Distribution Company.
6.) Provision of Lift(s) shall be made for the buildings as per the norms. Provision of Fire Lift shall be made for Residential/High rise/only Hotel/Lecture theatres. Those areas should have access to private square for rescue. Provision of Fire Lift shall be made for Hospitals/Nursing Homes/Hotels/Cinema halls/Theatres/Auditoriums/Assembly halls and Commercial Buildings as per the norms.
7.) Provision of Fire Safety measures as per the norms including Fire NOC shall be made available before the occupancy of the building. Fire Safety measures shall be provided as per the National Building Code of India 2016 and shall be maintained in good by the Architect or Engineer certifying/ Supervising. Site should maintain access to emergency vehicles at all times during construction and after completion of the building.

INFO CONDITION:

1. THE OWNERS/DEVELOPERS SHALL STRICTLY COMPLY WITH THE DIRECTIONS/ OBSERVANCES IN THE ORDER OF THE HIGH COURT OF ANDHRA PRADESH IN W.P.(PIL) NO.110 OF 2011 DATED 09-08-2011 AND ALL OTHER RELEVANT ORDERS PERTAINING TO THE ENVIRONMENT STATUS AT SITE DURING BUILDING/ SITE CONSTRUCTION AND THE ENVIRONMENT STATUS AT SITE DURING BUILDING/ SITE CONSTRUCTION AND THE ENVIRONMENT STATUS AT SITE AFTER COMPLETION OF THE CONSTRUCTION.
2. THE OWNERS/BUILDER SHALL NOT EXCEED THE BUILDING MATERIAL OR THE ROAD WIDENING AREA FOR STORING OF BUILDING MATERIAL OR FOR CONSTRUCTION OF BUILDING OR STORING OF BUILDING MATERIALS IS ALWAYS ON THE SUBPREMISES.
3. THE OWNERS/BUILDER SHALL MAKE SURE(S) SHALL BE CARRIED IN THE FIELD OF OTHER VEHICLES WHICH ARE NOT PLY, STORED AND PROTECTED SO AS TO PREVENT THAT THE CONSTRUCTION MATERIALS FROM FALLING OR BLOWING OUT OF THE PREMISES WHILE TRANSPORTING THE SAME.
4. THE OWNERS/BUILDERS SHALL ENSURE THAT THE CONSTRUCTION WORKERS ARE PROVIDED WITH ADEQUATE SAFETY MEASURES AS PER THE NORMS DURING THE CONSTRUCTION PERIOD.
5. THE OWNERS/BUILDERS SHALL ENSURE THAT THE MATERIAL AND DEBRIS OF ANY KIND SHALL BE CLEARED FROM THE ROAD/ PREMISES IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION WORK.
6. IF ANY ACCIDENT ON THE CONSTRUCTION SITE AND INCIDENTS OF CRIMINAL NATURE AND CARRIED OUT BY THE OWNERS/BUILDERS OR THEIR WORKERS/ AGENTS/ SUB CONTRACTORS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS/ BUILDERS AND THE OWNERS/ BUILDERS SHALL ENSURE THAT THE SAFETY OF THE PUBLIC AND SAFETY OF THE PROPERTIES ARE SAFE.
7. THE OWNERS/BUILDERS SHALL ENSURE THAT THE CONSTRUCTION WORKERS ARE PROVIDED WITH ADEQUATE FACILITIES AS THE WORKERS WORK AND LIVE ON THE CONSTRUCTION SITE DURING THE CONSTRUCTION PERIOD.
8. THE OWNERS AND BUILDER SHALL ENSURE NOISE POLLUTION AND AIR POLLUTION DURING THE CONSTRUCTION PERIOD.
9. THE OWNERS AND BUILDER SHALL ENSURE THAT THE EMPLOYERS, WORKERS AND ANY OTHER PERSONS ARE USING THE SAFETY MEASURES AND PROTECTIVE EQUIPMENT WHILE WORKING ON SITE AND AVOID ACCIDENTS.
10. THE OWNERS/BUILDERS SHALL ENSURE THAT THE CONSTRUCTION MATERIALS AND DEBRIS MADE TO CONSTRUCTION SITE DURING THE DAY OTHERWISE IS ALLOCATED/DEPOSITED ON PLACES AND NOTIFIED BY THE GOVERNMENT AUTHORITIES.
11. THE OWNERS/BUILDERS SHALL ENSURE THAT THE CONSTRUCTION MATERIALS AND DEBRIS DURING THE CONSTRUCTION OF THE PROJECT DOES NOT CAUSE ANY INCONVENIENCE TO THE NEIGHBOURING PREMISES AND THE PUBLIC.
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