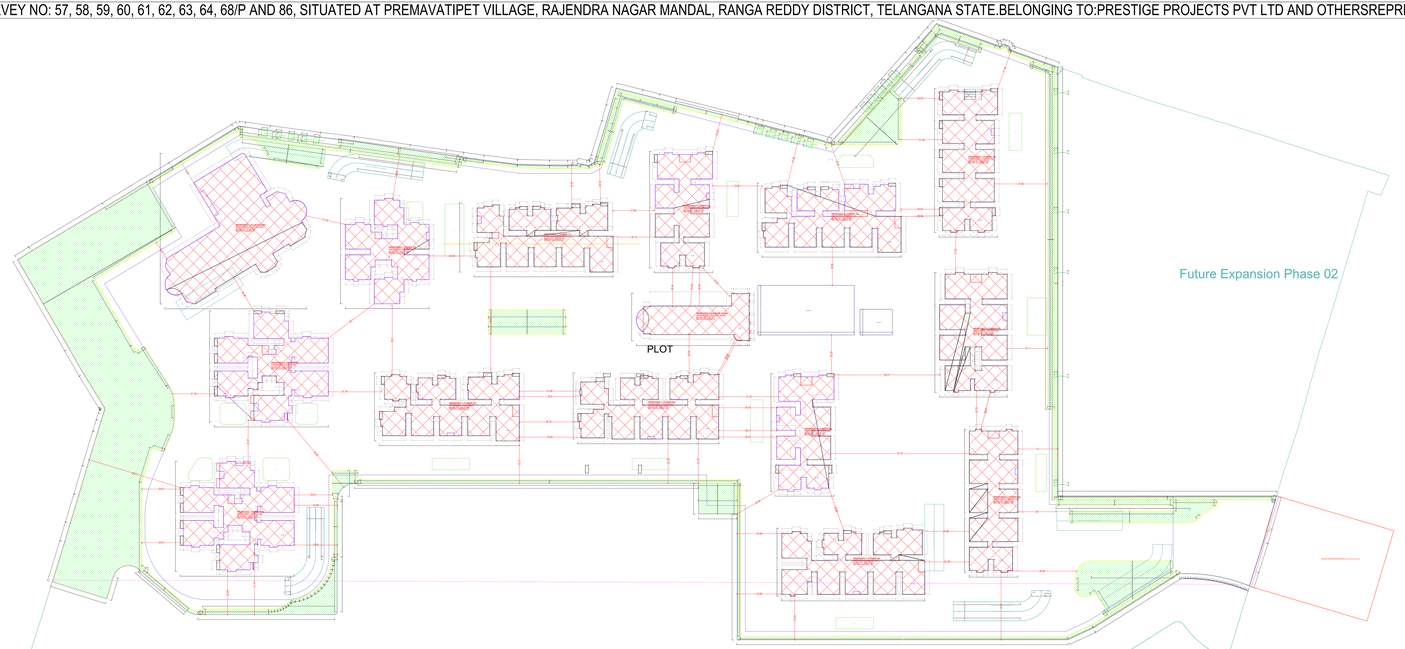
Project Title :PLAN SHOWING THEPROPOSED HIGH-RISE RESIDENTIALAPARTMENTS BUILDING INSURVEY NO: 57, 58, 59, 60, 61, 62, 63, 64, 68/P AND 86, SITUATED AT PREMAVATIPET VILLAGE, RAJENDRA NAGAR MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.BELONGING TO:PRESTIGE PROJECTS PVT LTD AND OTHERSREPRESENTED BY R SURESH KUMAR



Site Plan
(Scale - 1:800)

Contour Plan
Scale:1:500

TITLE DETAILS	
LTP NAME	Kalle Sudarshanrao
LTP LICENCE NO. / ULD/004/19	DATE 30-06-2023
FILE NO. / 13/006/2023	SHEET NO. - 1 / 8
SHEET CONTENT	Layout Plan Details - Building Plan Details
AGENCY/PROJECT	
PROJECT DETAIL	
NATURE OF DEVELOPMENT	Building Permission
NATURE OF DEVELOPMENT	NEW
Authority	GHMC
Zone	L B NAGAR
LOCATION	VIBEYJEE HYDERABAD MUNICIPAL CORPORATION
LOCALITY/VILLAGE	PREMAVATIPET APPROVED LAYOUT 4/85/83
Building Use	Residential
Building Use Type	Residential
BUILDING TYPE	
Special Regulation Area	Special Regulation Area
AREA OF PLOT	
AREA OF PLOT (Minimum)	12500.00
NET AREA OF PLOT	12500.00
PLOT UNDER LAND PATTA	
BUILT UP AREA	39999.00
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	39999.00
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	119744.00

Color Notes

COLOR INDEX	
PROPOSED WORK	
MUTATION LINE	
EXISTING TO BE DEMOLISHED	
COMMON PLOT	
EXISTING TO BE RETAINED	
EXISTING (To be retained)	
EXISTING (To be demolished)	

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
PROPOSED RESIDENTIAL BLDG	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 01	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 02	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 03	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 04	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 05	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 06	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 07	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 08	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 09	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 10	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED CLUB (CLUB HOUSE)	Commercial	Commercial Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED CRECHE	Commercial	Commercial Bldg.	NA	STILT + 1 Ground + 1 upper floors
PROPOSED TOWER 11	Residential	Residential Apartment Bldg.	NA	STILT + 1 Ground + 1 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	BLTUP AREA	TYPICAL FLOOR	SHAFTS	ADDITIONS				ARTEA		PARTS	PARKING AREA	NET PARKING
				STAIR	LIFT	ACCES	SHL	STAIR	LIFT			
PROPOSED TOWER 01	C	13628.44	0.00	519.16	0.00	0.00	0.00	1010.34	0.00	0.00	0.00	0.00
PROPOSED TOWER 02	C	13628.44	0.00	519.16	0.00	0.00	0.00	1010.34	0.00	0.00	0.00	0.00
PROPOSED TOWER 03	C	8845.73	0.00	522.42	0.00	0.00	0.00	4125.20	0.00	0.00	0.00	0.00
PROPOSED TOWER 04	C	39719.29	835.76	837.81	867.01	0.00	0.00	7193.28	0.00	414	2857.00	2857.00
PROPOSED TOWER 05	C	13628.44	0.00	519.16	0.00	0.00	0.00	1010.34	0.00	0.00	0.00	0.00
PROPOSED TOWER 06	C	13628.44	0.00	262.58	0.00	0.00	0.00	1010.34	0.00	0.00	0.00	0.00
PROPOSED TOWER 07	C	13628.87	0.00	274.92	0.00	0.00	0.00	1148.00	0.00	0.00	0.00	0.00
PROPOSED TOWER 08	C	13628.87	0.00	274.92	0.00	0.00	0.00	1148.00	0.00	0.00	0.00	0.00
PROPOSED TOWER 09	C	11396.00	0.00	349.87	0.00	0.00	0.00	1600.86	0.00	0.00	0.00	0.00
PROPOSED TOWER 10	L	6767.86	0.00	218.34	0.00	0.00	0.00	1004.00	0.00	0.00	0.00	0.00
PROPOSED CLUB (CLUB HOUSE)	L	3600.00	0.00	162.00	0.00	0.00	0.00	1620.00	0.00	0.00	0.00	0.00
PROPOSED CRECHE	L	3600.00	0.00	162.00	0.00	0.00	0.00	1620.00	0.00	0.00	0.00	0.00
PROPOSED TOWER 11	L	1614.92	0.00	62.54	0.00	0.00	0.00	0.00	522.28	00	0.00	0.00
PROPOSED TOWER 12	L	1614.92	0.00	62.54	0.00	0.00	0.00	0.00	522.28	00	0.00	0.00
PROPOSED TOWER 13	L	7600.00	0.00	1400.48	0.00	0.00	0.00	2400.00	0.00	0.00	0.00	0.00
TOTAL												
TOTAL	15	114600.00	4252.76	32555.85	8855.76	24.24	0.00	28819.66	8123.28	4417.00	39627.00	39627.00

Mortgage Area Details

Item Plot Area	Type of Mortgage	Mortgage Area(Sq.m)	
		Required	Proposed
PLOT	Built Up Area to Mortgage	39999.99 (10%)	39999.99

REQUIRED PARKING

Building Name	Type	Subuse	Proposed Nos/ Built-in-Nos	Parking Standard Unit	Visitor Parking (If Permitted)	Req. Parking Area(Sq.Mts)
PROPOSED RESIDENTIAL BLDG	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 01	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 02	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 03	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 04	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 05	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 06	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 07	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 08	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 09	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED TOWER 10	Residential	Residential Apartment Bldg.	70	70 NOS @ 3W	10 Nos @ 3W	2520.00
PROPOSED CLUB (CLUB HOUSE)	Commercial	Commercial Bldg.	1	1NOS @ 3W	NIL	75.00
PROPOSED CRECHE	Commercial	Commercial Bldg.	1	1NOS @ 3W	NIL	75.00
PROPOSED TOWER 11	Residential	Residential Apartment Bldg.	1	1NOS @ 3W	NIL	75.00
PROPOSED TOWER 12	Residential	Residential Apartment Bldg.	1	1NOS @ 3W	NIL	75.00
PROPOSED TOWER 13	Residential	Residential Apartment Bldg.	1	1NOS @ 3W	NIL	75.00

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	27521.00	39627.00
Visitor's Car Parking	2752.1	3813.00
2% Otr.	0.00	0.00
Total	30163.10	39627.00
No of Cars Proposed	1132	

GENERAL CONDITIONS:
1. Local body wants to know if anything buried where the opposed sale of lease out locations to Schools and Hospitals. Then list of Open spaces parks in Vicinity each. while the other sale of Lease terms not suitable or Schools and Hospitals. Then list of Open spaces parks in Vicinity each. while the other sale of Lease terms not suitable or nearby Jail authority. The Developer to develop open space and Park Under Intimate and Account From Authority. Then list of Open spaces parks in Vicinity each.
2. Parking Space: A building shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (Measures to Promote Electric Mobility in Increasing Energy Consumption) Regulations, 2019 and Amendments thereof. Provision of Electric Vehicle Charging Infrastructure shall be made in 10 % Charging Points shall be Provided for Car Parking.
3.1. Construction over 15,000 Sq.m and above and in case of Group Housing Buildings where there are 100 units and above, Rain Water Harvesting Structures shall be provided as per the Regulations.
4. Fire fighting installations shall be provided as per norms and in building and as notified by Township Development Authority and Fire Service Department. Fire Safety measures shall be provided in the building as directed at site/ time. Turntable Ladder/Hydraulic platform shall be provided where the height of the building exceeds 24 meters.
5. Occupancy Certificate for a building will be granted only after ensuring that the OC as per the prescribed standards is complied with and the building is safe for occupation. Occupancy Certificate shall be granted in respect of part of the building if part of the building is safe for occupation independently of the remaining part of the building.

CONDITIONS:
1. Sanction is hereby accorded for the proposal subject to the general conditions mentioned in the Letter No. 057 of GHMC dtd.
2. Occupancy Certificate is compulsory before occupying the building.
3. Occupancy Certificate shall be obtained before occupying the building or part thereof except for the purpose of obtaining Occupancy Certificate.
4. Permit should not be misused or caused to be misused without the previous permission of the GHMC.
5. Any false statement or suppression of any material information requested will render the permission liable to be cancelled.
6. Setback / Frontopen land should not be used for selling the vehicles in site.
7. Drinking water supply should be ensured.
8. Under built-up approval for parking in the plan should be used exclusively for parking of vehicles without partition walls and the entrance to the parking area should be from the front side only and the exit should be at the rear side as shown in the plan.
9. Basement shall not be allowed to be used for any commercial activities except for parking.
10. The sanction is accorded on considering the Road effected portion of the site is GHMC free of cost with out claiming any compensation at any time in future and the same is handed over.
11. Rain Water Harvesting Structures shall be provided as per the Rules.
12. Structural safety of the building shall be ensured and certified by a Structural Engineer in the enclosed Form-B at the time of application for Occupancy Certificate.
13. Fire Safety measures should be provided as per the Fire Service Department Regulations.
14. Adequate provision should be made for physically handicapped persons as per rules.
15. It is mandatory to harvest rain water by adopting the rain water harvesting structures as per the Guidelines.
16. Permission shall be obtained from Telecommunication, Electricity, Water Supply and Fire Services Departments before occupation of the building.
17. Sufficient space shall be provided for fire engine to move and operate shall be provided around the building.
18. Permission shall be obtained from the Pollution Control Board before starting the industry.
19. Proper arrangements should be made for collection, segregation, storage, transportation and disposal of solid waste.
20. Adequate arrangements should be made to control noise and vibrations during construction so as to minimise disturbance to the neighbours.
21. Permission shall be obtained from the Competent Authority for the use of building for the proposed use.
22. Permission shall be obtained from the Competent Authority for the use of building for the proposed use.
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100. Permission shall be obtained from the Competent Authority for the use of building for the proposed use.

OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO.	SEAL OF APPROVAL
DATE OF APPROVAL	
OWNERS SIGNATURE	ARCHITECT'S SIGNATURE
BUILDERS SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

Project Title :PLAN SHOWING THEPROPOSED HIGH-RISE RESIDENTIALAPARTMENTS BUILDING INSURVEY NO: 57, 58, 59, 60, 61, 62, 63, 64, 68/P AND 86, SITUATED AT PREMAVATIPET VILLAGE, RAJENDRA NAGAR MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.BELONGING TO:PRESTIGE PROJECTS PVT LTD AND OTHERSREPRESENTED BY R SURESH KUMAR

TS LT DETAILS	
LT Name	Kalle Sudarshanar
LTP LICENCE NO.	CA/2004/4419
DATE	30-06-2023
FILE NO	TS/06/00/2023
SHEET NO.	2 / 36
SHEET NAME	Building Plan Details

LAND USE ANALYSIS:

S.No.	Particulars	e	Area in Sq.Yards	Area in Acres	Percentage %
1	Document Site Area	260314.04	**311333.00**	**64.325**	
2	Survey Site Area	257883.30	**308425.86**	**63.724**	
3	Towers Buffer Area	7303.19	**8734.54**	**1.805**	
4	Villas Buffer Area	6684.58	**7994.69**	**1.652**	
5	Net Site Area	**243895.53**	**291696.63**	**60.268**	100
6	Towers Site Area(Ex.Buffer)	118739.19	**142010.89**	**29.341**	48.684
7	Villas Site Area (Ex.Buffer)	91486.58	**109417.04**	**22.607**	37.511
8	**Future Development Area-**01 Mall	28381.47	**33943.96**	**7.013**	11.637
9	**Future Development Area**	5288.99	**6325.58**	**1.307**	2.169
10	**Total Area**	243896.23	6325.58	**1.307**	**100.00**

LAND USE ANALYSIS:

S.No.	Particulars	Area in Sq.Mtrs	Area in Sq.Yards	Area in Acres	Percentage %
1	Site Area	98171.16	**117411.74**	**24.259**	
2	18.00m Approached Road Widening	11776.40	**14084.46**	**2.910**	
3	Villas Buffer Area	6684.58	**7994.69**	**1.652**	
4	Remaining Site Area	86394.77	**103327.28**	**21.349**	100
5	Plotted Area	50571.25	**60482.71**	**12.496**	58.535
6	Road Area	20690.00	**24745.03**	**5.113**	23.948
7	Organized Space Area	8722.09	**10431.53**	**2.155**	10.096
8	Amenities Block	3399.24	**4065.46**	**0.840**	3.935
9	Utility Area	3011.10	**3601.25**	**0.744**	3.485
10	**Total Area**	86393.68	103325.98	21.35	100.00

Site Plan

CONDITIONS:
1. Occupancy/part thereof shall be submitted for the approval before commencement of the building but not in brief, any occupancy/part thereof put to use without obtaining occupancy certificate, the building shall be liable for demolition.
2. Occupancy Certificate is mandatory before occupying any building.
3. Permission/NOC should be obtained from the concerned authorities before the provisional only at completion of occupancy certificate.
4. The approval shall be obtained separately for any modifications in the construction.
5. Use Permission shall be obtained during the periodical intervals in time of the premises.
6. Adequate fire protection measures shall be provided in the building as per the norms of occupancy and locale.
7. Basic min. Parameters should be adopted as per the Building Rules in the respective area.
8. Adequate drinking water facilities shall be provided as per the norms in the respective area.
9. Under shelter should be provided for parking in the plot should be used exclusively for parking of vehicles without partition walls.
10. Permission/NOC should be obtained from the concerned authorities before the provisional only at completion of occupancy certificate.
11. The sanction is accorded on not breaking of Road effected portion of the site & DNC Test of Users with out slanting any portion of the building in the effected portion of the site.
12. Any Lapses in sanctions of the rules & or violations of any laws.
13. Structural safety of the building is the responsibility of the owner/developer & the Structural Engineer is not responsible for any misadventure happen to the building in the future.
14. Rain water harvesting structures is mandatory & proposed as per the Guidelines of Urban Land Ceiling & Regulation Act 1976.
15. Fire Safety measures should be provided as per the National Building Code & Local Bye-laws.
16. Any Excavation, Quarry, or mining of Quarries and Minerals should be obtained from the Mining & Geology Department of the area & Under the Land Transfer Act shall be obtained.
17. Any Demolition waste shall be disposed to the Municipal Dumping yard shall be allowed and only then light of Law might granted.
18. Any Labour welfare measures shall be provided.
19. All applicable laws shall be complied with.
20. Land Use and Zone Public buildings above 300 Sq.Mtr. shall be constructed to provide facilities to physically handicapped persons as per rules.
21. The Developer/Owner shall abide all the conditions in the Letter of Occupancy Certificate is enclosed.
22. The Occupancy Certificate is not valid for the Portions of the Building wherever Deviations are noticed.
23. The Financial Agencies and Institutions shall extend loans facilities only for the permitted built up area as per sanctioned plan.
24. The Sanctioned Plan Mentions Plumbing, Fire Safety requirements, Etc. electrical installations etc., shall be executed under the supervision of the Licensed Technical Personnel.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, Etc. electrical installations etc., shall be executed under the supervision of the Licensed Technical Personnel.
26. Construction shall not be started under the conditions as per the provisions of the Union Of Academy certificate wherever applicable.
27. The Owner/Developer shall submit the Completion Certificate in the prescribed format immediately after the completion of the building and shall not occupy the same, prior to permission will be given by the Corporation.
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OFFICER DETAILS	
OFFICER NAME	
DESIGNATION	
DATE AND TIME	
APPROVAL NO.	SEAL OF APPROVAL
DATE OF APPROVAL	
OWNERS SIGNATURE	ARCHITECTS SIGNATURE
BUILDERS SIGNATURE	STRUCTURAL ENGINEERS SIGNATURE

Note: All dimensions are in meters.

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)