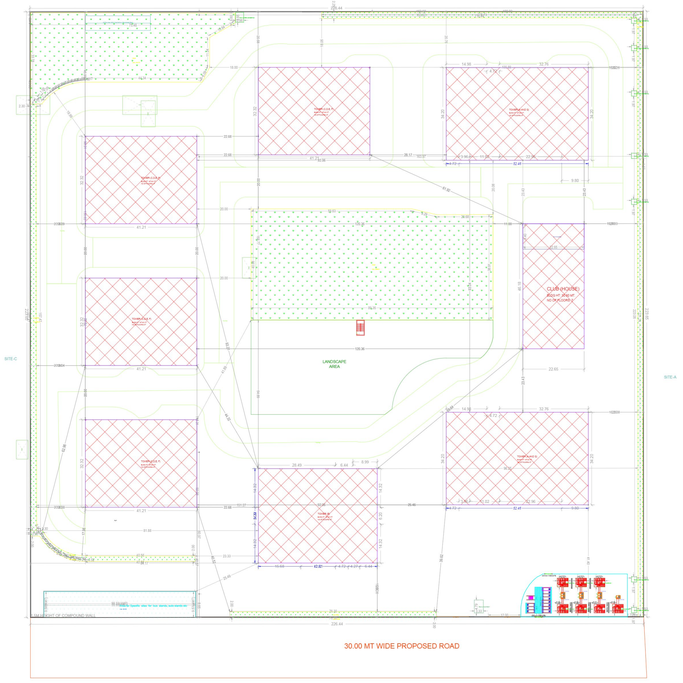
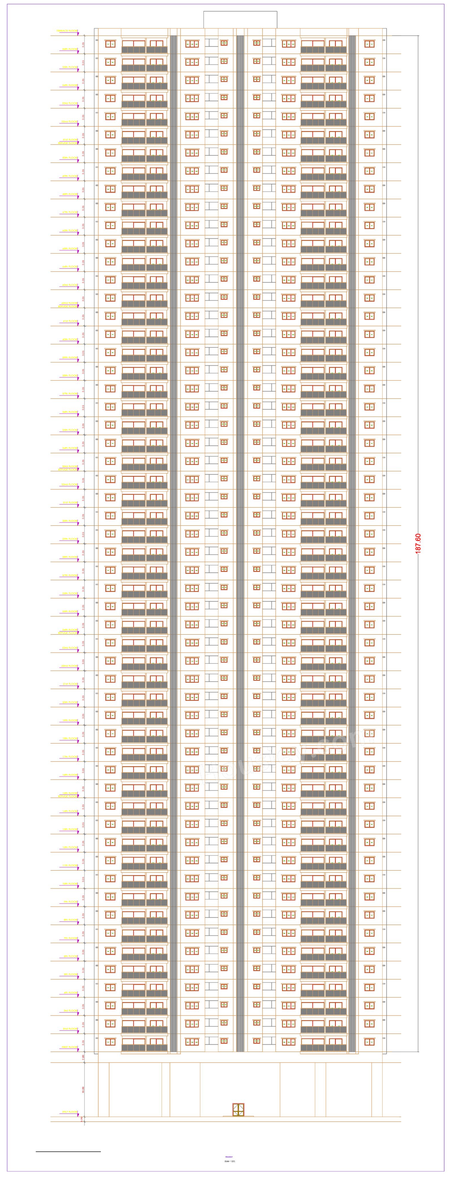
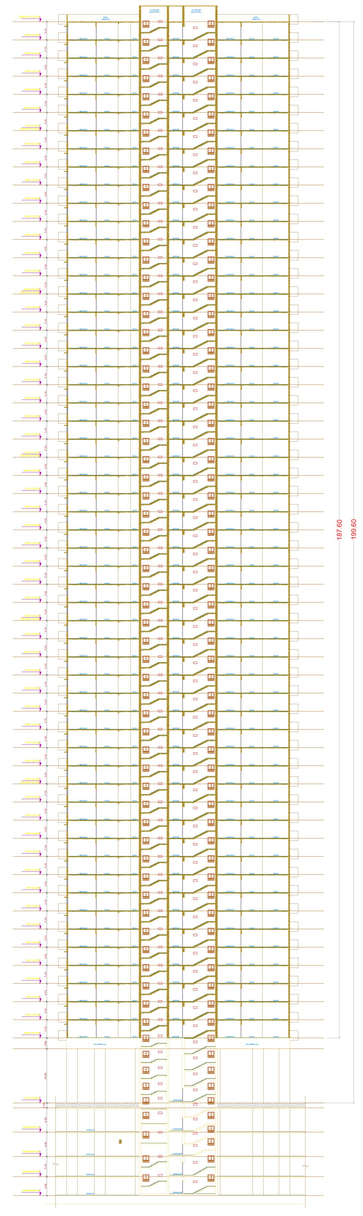
Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS IN SY. NOS.463/P, 464/P, 465/P, 466/P & 467/P, TELLAPUR (V), RAMACHANDRAPURAM (M), SANGAREDDY(D), TELANGANA STATE.BELONGING TO:M/S. RAJAPUSHPA PROPERTIES PVT. LTD.REPRESENTED BY IT'S DIRECTORMR.P. SUJITH REDDY, S/O PJC REDDY

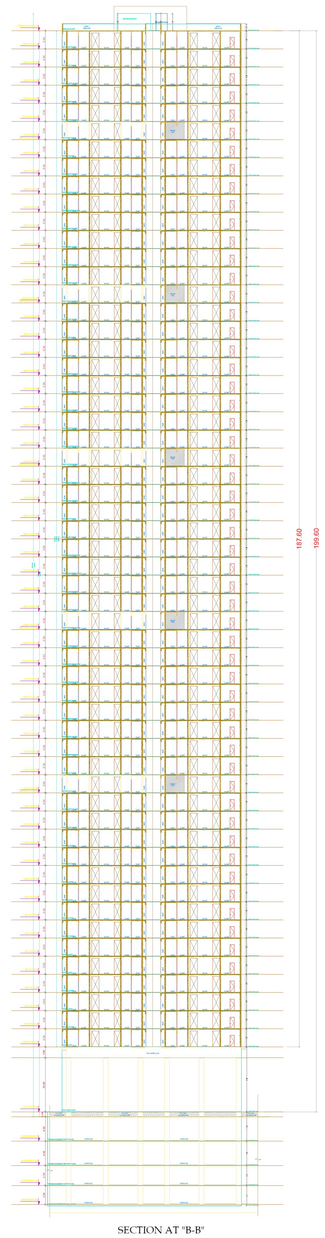


SITE PLAN
(Scale - 1:400)

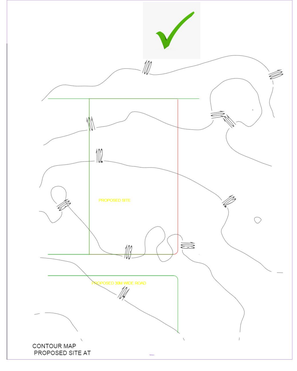




SECTION AT "A-A"
(Scale - 1:200)



SECTION AT "B-B"
(Scale - 1:200)



CONTOUR MAP
PROPOSED SITE AT

FILE DETAILS	
A.P.NAME	Rajapushpa properties
LAY-OUT/LP NO. and DATE	DATE 20.09.2023
FILE NO. TS/SNR/SP/2023	SHEET NO. 1 / 3
SHEET CONTENT	Layout Plan Details , Building Plan Details
AREA STATEMENT	
NET JEST (SITE)	
NET JEST (ROAD)	Building Permission
NATURE OF DEVELOPMENT	NEW
Authority	HMDA
Zone	RESIDENTIAL
LOCATION	SY.NOS.463/P, 464/P, 465/P, 466/P & 467/P, TELLAPUR (V), RAMACHANDRAPURAM (M), SANGAREDDY(D), TELANGANA STATE.
AREA LOCATION	NEW AREAS / APPROVED LAYOUT AREAS
BUILDING	MULTIUNITS
Building Use	Residential
Building SUB-USE	Residential
BUILDING TYPE	
AREA OF PLOT	
NET AREA OF PLOT (Minimum)	1000
NET AREA OF PLOT	39501
DEDUCTION FOR ROAD WIDTH AREA	
ROAD AREA	3587.00
NETT AREA	35914.00
BALANCE AREA OF PLOT	41790
ADDITIONAL AREA UNDER TAKEN	
AMOUNT PUT AREA	39501.00
TOTAL PROPOSED BUILT UP AREA EXCLUDING BASEMENT	516270.00
TOTAL PROPOSED BUILT UP AREA INCLUDING BASEMENT	516270.00
Public Road	3587.00

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
OPEN SPACE AREA	
EXISTING (To be demolished)	
PROPOSED (Included in this scheme)	

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
TOWER (A AND D)	Residential	Residential Apartment Bldg.	NA	B+GF+Pt.1 TO 4+TF+20 UPPER FLOORS
TOWER (B)	Residential	Residential Apartment Bldg.	NA	B+GF+Pt.1 TO 4+TF+20 UPPER FLOORS
TOWER (C, D, & E)	Residential	Residential Apartment Bldg.	NA	B+GF+Pt.1 TO 4+TF+20 UPPER FLOORS
CLUB HOUSE	Commercial	Shop	NA	B+GF+Pt.1+TF+G+4+7 (Gym+Pool Terrace)

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLKS	TOTAL BUA	BREAK UP DETAILS(SQ.MTS)				PARKING AREA	NET BUA(SQ.MTS)
			GROUND FLOOR	STILT FLOOR	TYPICAL FLOOR	TOP FLOOR		
TOWER (A AND D)	2	73970.80	3400.80	4625.74	59370.80	535.46	3587.00	70383.80
TOWER (B)	1	7279.89	1911.5	2346.27	3027	7229.39	0.00	225	3587.00	7197.89
TOWER (C, D, & E)	4	354578.8	7894.32	12491.73	42349.12	282439.64	0.00	852	36999.00	345999.81
CLUB HOUSE	1	2150.83	0.00	556.92	0.00	0.00	1710.99	00	0.00	0.00
GRAND TOTAL	8	127922.1	1014.12	20140.15	42349.12	50139.29	1710.99	1561.00	47,585.00	473,581.10

Mortgage Area Details

Sites Plot Name	Type of Mortgage	Mortgage made by as	Amount
PLOT	Built to Area to Mortgage to	Fully Built	516270.00
PLOT	Built up area to Mortgage for Sq.mtrs	2351234.0Sq	21271.07
TOWER (A AND D)	Built up area to Mortgage for Sq.mtrs	70218*.0Sq	4833.00
TOWER (B)	Built up area to Mortgage for Sq.mtrs	5835.0Sq	1800.00
TOWER (C, D, & E)	Built up area to Mortgage for Sq.mtrs	354.91.0Sq	3387.00
CLUB HOUSE	Built up area to Mortgage for Sq.mtrs	2535.0Sq	0.00

REQUIRED PARKING

Building Name	Type	Sub-type	Proposed Net BUA	Parking Norms adopted	Visitor Parking Norms adopted	Basic Parking required
TOWER (A AND D)	Residential	Residential Apartment Bldg.	70218*.00 Sq.mtrs	Required 1NO.PER 100.00 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	1404.36 (1174 No
TOWER (B)	Residential	Residential Apartment Bldg.	7279*.11 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	7822.89
TOWER (C, D, & E)	Residential	Residential Apartment Bldg.	29.09.20 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	291.91 (10 No
	Residential	Residential Apartment Bldg.	354780.71 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	1419.64
CLUB HOUSE	Commercial	Shop	7119.99 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	1NO.PER 100.00 Sq.mtrs	2340.32

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	4000.00	4012.65
Visitors Car Parking	400.00	1016.00
Car Wash		0.00
Total	4100.00	5028.65
No of Lifts Proposed	10NO	

GENERAL CONDITIONS

1.It shall not be lawful for any person to erect or re-erect or cause to be erected any building or part of a building or to make any addition thereto or alteration therein or to commence to execute any work in connection with the erection or re-erection of a building or part of a building or to make any addition thereto or alteration therein or to commence to execute any work in connection with the re-erection of a building or part of a building pulled down or destroyed by fire or otherwise, except under and in accordance with a written permission obtained in that behalf from the Authority.

2.Every person who intends to erect a building shall give notice to the Authority in writing of his intention to do so in the Form prescribed by the Authority from time to time and shall furnish with such notice such information as may be required by the Authority and shall deposit with such notice the fees payable under these regulations.

3.Every person who intends to erect a building shall submit to the Authority an application in the Form prescribed by the Authority from time to time in triplicate and shall furnish with such application such information as may be required by the Authority for the purpose of determining whether the erection of such building would be in accordance with these regulations.

4.(1) Every application under sub-regulation (3) of regulation 3 shall be signed by the owner of the land on which the building is proposed to be erected or by his duly authorised agent and shall be accompanied by a certificate of title or a copy of the registered document relating to such land and a site plan showing the following particulars, namely:-

(a) the name and address of the owner or of his duly authorised agent, if any;

(b) the name of the street on which the building abuts or proposed to abut and the direction and distance from the nearest road intersection;

(c) the boundaries and dimensions of the site;

(d) the nature of the use of the building or premises or part thereof for which it is intended;

(e) the number of storeys, height and floor area proposed;

(f) the front, rear and side spaces to be left around the building;

(g) the number and location of parking spaces to be provided;

(h) the width of the proposed means of access to the building from a public street;

(i) the north point relative to the plan of the site;

(j) such other particulars as may be required by the Authority from time to time.

(2) Every site plan shall be prepared by a licensed surveyor or by a person having such qualifications as may be specified by the Authority from time to time.

5.Every application shall be accompanied by a ground floor plan, a typical floor plan, a basement plan, a terrace plan, at least two sectional elevations showing the proposed building and the adjoining buildings, if any, and such other plans, sections, elevations, specifications, documents and information as may be required by the Authority from time to time.

6.Every plan, section, elevation or other document submitted with the application shall be signed by the owner of the land on which the building is proposed to be erected or by his duly authorised agent and by the licensed surveyor or by the person having such qualifications as may be specified by the Authority from time to time who has prepared the same.

7.(1) Every plan submitted with the application shall be prepared to a scale of 1:100 or 1:200 or 1:400 or 1:500 or 1:1000 or 1:2000 as may be specified by the Authority from time to time.

(2) Every plan shall be clearly and correctly dimensioned.

8.Every application shall be accompanied by a report from a structural engineer in the Form prescribed by the Authority from time to time in respect of the structural safety of the building proposed to be erected.

9.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of fire safety.

10.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of public health.

11.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of water supply, sanitary installations and solid waste management.

12.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of electrical installations.

13.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of air conditioning, ventilation and mechanical installations.

14.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of environmental management.

15.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for persons with disabilities and elderly persons.

16.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for energy conservation.

17.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for heritage structures.

18.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for solar passive architecture.

19.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for rain water harvesting.

20.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for solid waste management.

21.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for rain water harvesting.

22.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for solid waste management.

23.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for rain water harvesting.

24.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for solid waste management.

25.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for rain water harvesting.

26.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for solid waste management.

27.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for rain water harvesting.

28.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for solid waste management.

29.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for rain water harvesting.

30.Every application shall be accompanied by a report from a licensed surveyor in the Form prescribed by the Authority from time to time in respect of the safety of the building proposed to be erected from the point of view of provisions for solid waste management.

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