



SATHYABAMA

**INSTITUTE OF SCIENCE AND TECHNOLOGY
(DEEMED TO BE UNIVERSITY)**

Accredited with “A” grade by NAAC | 12B Status by UGC | Approved by AICTE

Jeppiaar Nagar, Rajiv Gandhi Salai, Chennai – 600 119

www.sathyabama.ac.in

**SCHOOL OF BUILDING AND ENVIRONMENT
DEPARTMENT OF ARCHITECTURE
PRACTICAL TRAINING PORTFOLIO (SAR4063)
MAY 2022**

Name of the Student : M. SINDHUJA

Semester : X

Reg No. : 37210036

Batch : 2017-2022



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SCHOOL OF BUILDING AND ENVIRONMENT

DEPARTMENT OF ARCHITECTURE

VIVA-VOCE EXAMINATION

This is to certify that the practical training SAR 4063 is the work of **M.SINDHUJA** who had undergone training in

B DESIGN STUDIO has been monitored by the continuous assessment during

December 2021 to April 2022.

A handwritten signature in blue ink, appearing to read 'Devyani'.

Dr. Devyani Gangopadhyay

DEAN

Submitted for Viva voce Examination held on 09/04/2022

A handwritten signature in black ink, appearing to read 'Selvakumar'.

Internal Examiner

Ar. Selvakumar

External Examiner



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DECLARATION

I M. SINDHUIJA hereby declare that the Training Report 90 DAYS done by me under the guidance of Ar. B. RAJESH RAM MOHAN is submitted in partial fulfillment of the requirements for the completion of practical training session.

DATE :

PLACE :

A rectangular box containing a handwritten signature in blue ink. The signature appears to be 'M. Sindhuja'.

SIGNATURE OF CANDIDATE

ACKNOWLEDGEMENT

I am pleased to acknowledge my sincere thanks to **Board of Management of SATHYABAMA** for their kind encouragement in doing this project and for completing it successfully. I am grateful to them.

I convey my thanks to **Dr. Devyani Gangopadhyay**, Dean, School of Building and Environment and **Dr. SURESH KUPPUSAMY**, Design Chair, Department of Architecture for having been a constant source of support and encouragement.

I wish to express my thanks to all Teaching and Non-teaching staff members of the Department of who were helpful in many ways for the completion of the project.

Also thanking,

Ar. Rajesh Ram Mohan
B Design Studios
4th Floor Gem Square,
Madhapur, Hyderabad,
Telangana 500081.

Certificate of Joining

This is to certify that Ms. M.Sindhuja having REG NO. 37210036, a student of 5thYear(X Semester) B. Arch. from Sathyabama Institute of Science and Technology during the academic year 2021-2022 and She will be joining our office as architectural trainee assistant on 10-JAN-2022. She will continue to work with us for a period of 3-4months (approximately 12-16 weeks), and she will be permitted to work towards satisfactory completion of the training requirements which she had shown to us. She will be allowed to use the copies of drawings for purely academic purpose for her final report and for Viva-Voce examination with a clear understanding that she will return the drawings as and when required by us.



Signature of the Architect

Name:Rajesh Ram mohan.B

Station:Hyderabad

COA Reg. No.: CA / 2007 / 41422

RAJESH RAMMOHAN.B
COA No:CA/2007/41422



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DEPARTMENT OF ARCHITECTURE

PROFESSIONAL PRACTICAL TRAINING REPORT 2022

(Continuous progress report of the trainee architect for the period of One month in the office to submitted to HOD by the Trainee in Charge of the Organization)

1. Name of the office / organization : B DESIGN STUDIOS
2. Address & Contact Number : 4TH FLOOR, GEM SQUARE, MADHAPUR HYDERABAD 9845777181
3. Name of the student : M.SINDHUJA
4. Duration : From 10TH DEC To 31ST DEC
5. Total No. of days : 22

6. Evaluation of Performance criteria shall be on

* Note: Kindly grade the student as per higher overall performance in the office during the assessment month which will be converted to the allotted 80 marks by the department.

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture		✓			
Participation in the office	✓				
Reading of drawings		✓			
Presentation Techniques		✓			
Model making works	✓				
Understanding of construction details	✓				
Drafting Skills (Manual / Computer)		✓			
Site Supervision / Discussion with clients		✓			
Adherence to Time schedule	✓				
Other computer skills	✓				
File and Office Maintenance	✓				
Coordination with other consultants		✓			
Overall Grading*	A				

(A-5.0, B-4.0, C-3.0, D-2.0, E-1.0)



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7. Any other Remarks :

8. Signature of the:
Head of the Office
/ Organization
(With Seal)



RAJESH RAMAMOHAN B
COA No:CA/2007/1422



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1. Name of the office / organization : B DESIGN STUDIOS
2. Address & Contact Number : 4TH FLOOR, GEM SQUARE, MADHAPUR HYDERABAD 9845777181
3. Name of the student : M.SINDHUJA
4. Duration : From 1ST FEB To 31ST FEB
5. Total No. of days : 29

6. Evaluation of Performance criteria shall be on

* Note: Kindly grade the student as per higher overall performance in the office during the assessment month which will be converted to the allotted 80 marks by the department.

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture		✓			
Participation in the office	✓				
Reading of drawings		✓			
Presentation Techniques		✓			
Model making works	✓				
Understanding of construction details	✓				
Drafting Skills (Manual / Computer)		✓			
Site Supervision / Discussion with clients		✓			
Adherence to Time schedule	✓				
Other computer skills	✓				
File and Office Maintenance	✓				
Coordination with other consultants		✓			
Overall Grading*	A				

(A-5.0, B-4.0, C-3.0, D-2.0, E-1.0)



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1. Name of the office / organization : B DESIGN STUDIOS
2. Address & Contact Number : 4TH FLOOR, GEM SQUARE, MADHAPUR HYDERABAD 9845777181
3. Name of the student : M.SINDHUJA
4. Duration : From 1ST MAR To 31ST MAR
5. Total No. of days : 29

6. Evaluation of Performance criteria shall be on

* Note: Kindly grade the student as per higher overall performance in the office during the assessment month which will be converted to the allotted 80 marks by the department.

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture		✓			
Participation in the office	✓				
Reading of drawings		✓			
Presentation Techniques		✓			
Model making works	✓				
Understanding of construction details	✓				
Drafting Skills (Manual / Computer)		✓			
Site Supervision / Discussion with clients		✓			
Adherence to Time schedule	✓				
Other computer skills	✓				
File and Office Maintenance	✓				
Coordination with other consultants		✓			
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(A-5.0, B-4.0, C-3.0, D-2.0, E-1.0)



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1. Name of the office / organization : B DESIGN STUDIOS
2. Address & Contact Number : 4TH FLOOR, GEM SQUARE, MADHAPUR HYDERABAD 9845777181
3. Name of the student : M.SINDHUJA
4. Duration : From 1ST APRIL To 31ST APRIL
5. Total No. of days : 31

6. Evaluation of Performance criteria shall be on

* Note: Kindly grade the student as per higher overall performance in the office during the assessment month which will be converted to the allotted 80 marks by the department.

Description of works	Excellent	Good	Fair	Poor	NA
Understanding of office culture		✓			
Participation in the office	✓				
Reading of drawings		✓			
Presentation Techniques		✓			
Model making works	✓				
Understanding of construction details	✓				
Drafting Skills (Manual / Computer)		✓			
Site Supervision / Discussion with clients		✓			
Adherence to Time schedule	✓				
Other computer skills	✓				
File and Office Maintenance	✓				
Coordination with other consultants		✓			
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(A-5.0, B-4.0, C-3.0, D-2.0, E-1.0)



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8. Signature of the:
Head of the Office
/ Organization
(With Seal)



RAJESH RAMAMOHAN B
COA No:CA/2007/1422

WORK DIARY

WEEKS	PROJECT NAME	WORK DONE
JAN 3 ND WEEK	1. BHAVYA CONSTRUCTIONS	WORKING DRAWING
FEB 1 ST WEEK	2. SUMADHURA	WORKING DRAWING
FEB 3 RD WEEK	3. IRA	WORKING DRAWING AND PRESENTATION
MARCH 2 ND WEEK	4. HSR VENTURES	WORKING DRAWING AND PRESENTATION
MARCH 2 ND WEEK	5. KLR	WORKING DRAWING AND PRESENTATION
MARCH 3 RD WEEK	6. JB GANGASTAN	DRAWING (PLAN AND ELEVATION)
JAN 2 ND WEEK	7. MVR	WORKING DRAWING
APRIL 2 ND WEEK	8. MBMR	WORKING DRAWING
APIRL 1 ST WEEK	9. INCOR	WORKING DRAWING
APRIL 1 ST WEEK	10. CMR	WORKING DRAWING
FEB 3 RD WEEK	11. YELLAREDDY BUS STOP	WORKING DRAWING WITH 3D

INTERNSHIP COMPLETION CERTIFICATE

This is to certify that M. SINDHUJA (37210036) from Sathyabama Institute of Science and Technology has worked in b design studios for a time period of 90 working days.

During her tenure, she worked on the following projects,

1. Bhavya construction- WORKING DRAWINGS
2. Yellareddy bus shelter- DRAWINGS, 3D
3. CMR – DRAWINGS
4. HSR ventures – DRAWINGS, PRESENTATION
5. INCOR -3D
6. IRA - DRAWINGS, PRESENTATION
7. JB GANGASTHAN - DRAWINGS
8. KLR - WORKING DRAWINGS
9. MBMR - WORKING DRAWINGS
10. MVR MALL - WORKING DRAWINGS
11. SUMADHURA- WORKING DRAWINGS

We, at B Design studios wishes her all the best for her future endeavours.

RAJESH RAM MOHAN.B

Principal Architect

B design studios



RAJESH RAMMOHAN.B
COA No: CA/2007/41422

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1.1 GENERAL



B Design studios is a growing architecture design studio with a talented team of architects and designers striving for evolution in the design fraternity with a pragmatic approach towards context, client, materials and technology to create appropriate solutions.

Every design reflects an architectural honesty that focuses on the spatial experience. Every area is carefully contemplated to construct modern, tropical architecture that satisfies the spatial composition. By working with varied constituencies, and through a multiplicity of modes of engagement with practice, B Design Studios endeavors to develop and evolve cultural specific design solutions for each unique context.

Over the years, the firm has handled various commercial, institutional, residential, recreational and community projects. The scale of the projects vary from small urban residences to large housing layouts, retail interiors to multiplexes and malls, but design is nothing without details and finesse. It's the little things that matter. And with those, we bring the experience and dedication to deliver your dream.

1.2 FIRM HISTORY

Established in 2014, B Design studios since making its presence known through diverse range of service in Architecture.

2014 - Teamed up to evolve the studio with the experimentation of various styles for the development, to create a better place in the society.

2016 - From small scale projects to large scale projects including the master planning, interior and landscape the studio was all set to take up projects of different kinds.

2018 - Rapid growth in terms of workmanship as well as the design development helping the design studio in building the caliber.

2019 - Striving for the betterment.

FIRM GROWTH - From small scale projects to large scale projects, the studio has built its caliber to experiment various design styles.

PROJECT LOCATION

Projects are present in all the region where the clients are active.

So far,

88 projects in Andhra Pradesh

110 projects in Telangana

6 projects in Maharashtra

1 project in Odisha.

ASSOCIATES



CONSULTANTS





PROPOSED RESIDENTIAL DEVELOPMENT

AT POCHARAM, HYDERABAD.



RAJESH RAMMOHANB
GOA No.CN2007/414/22



CLIENT



STATISTICS

■ SITE AREA : 7.84 ACRES



■ NO. OF TOWERS : 6



■ OPEN SPACE : 5.10 ACRES (65%)

■ NO. OF FLOORS : 6



■ TOTAL NO. OF FLATS : 426



RAMPALLY

SAIGUDA

SREENIDHI
INSTITUTE OF
SCIENCE &

TECHNOLOGY

YAMNAMPET

YAMNAMPET

FLYOVER

GHATKESAR

NEHRU OUTER

RING ROAD

RAILWAY TRACK

ROCKWOOD

IN

TERNATIONAL
SCHOOL

GHATKESAR TOLL

INFOSYS CAMPUS

MINDSPACE

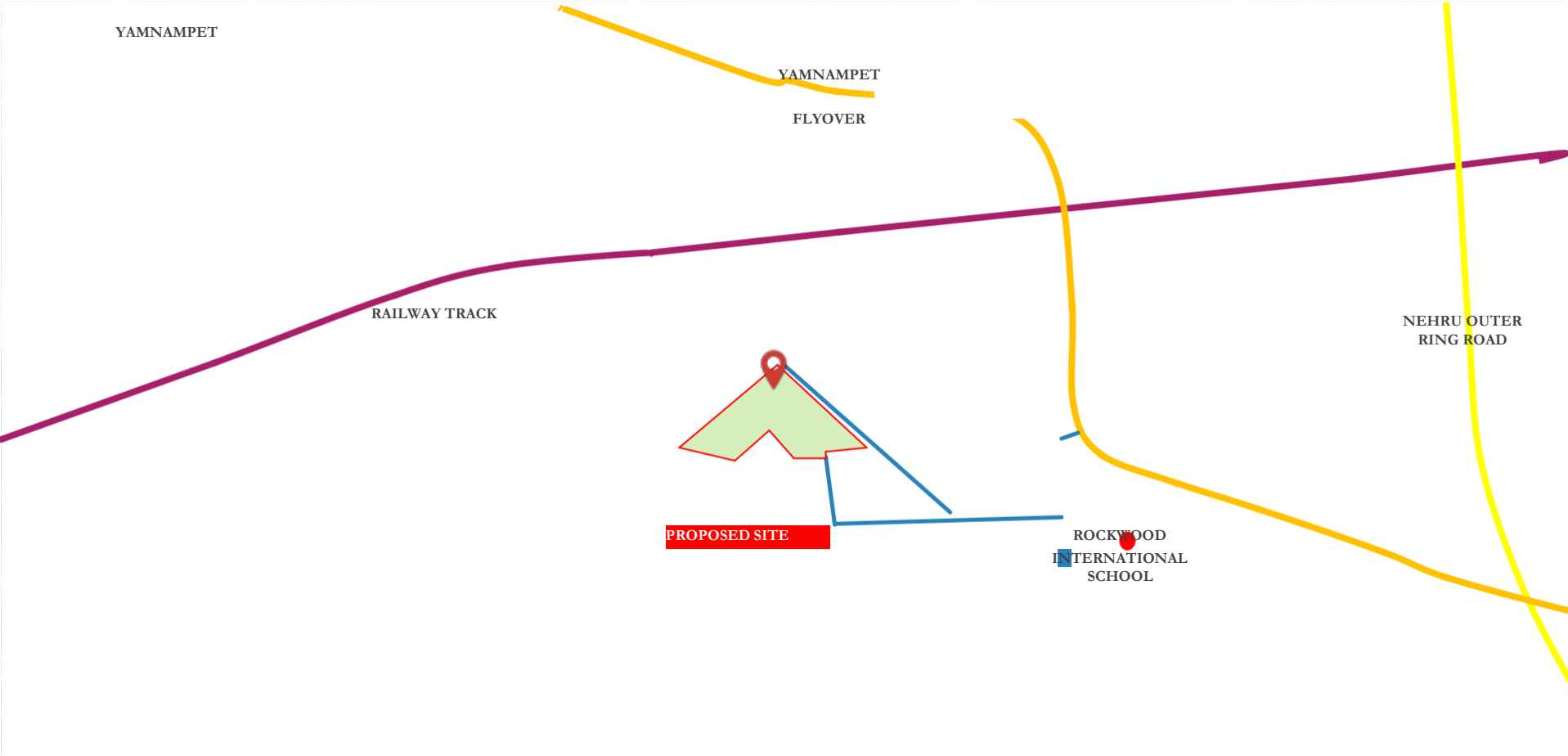
PLAZA

POCHARAM



LOCATION

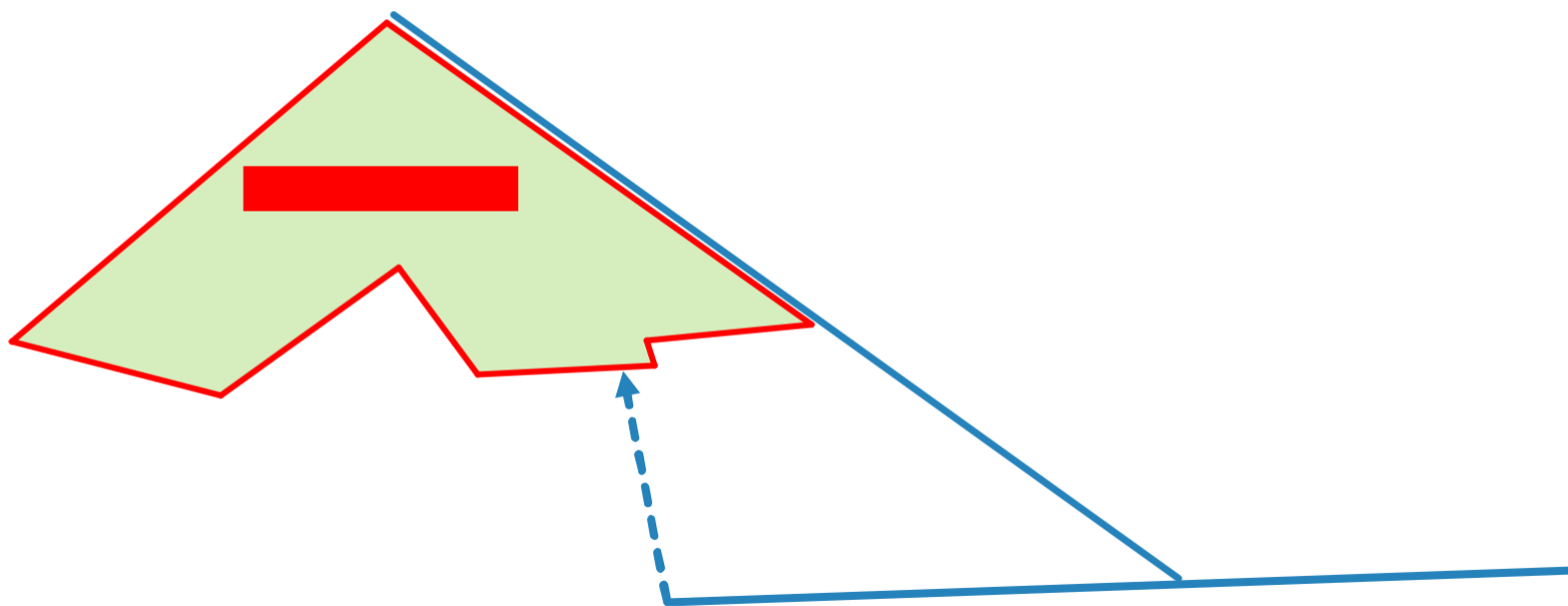






SITE CONTEXT





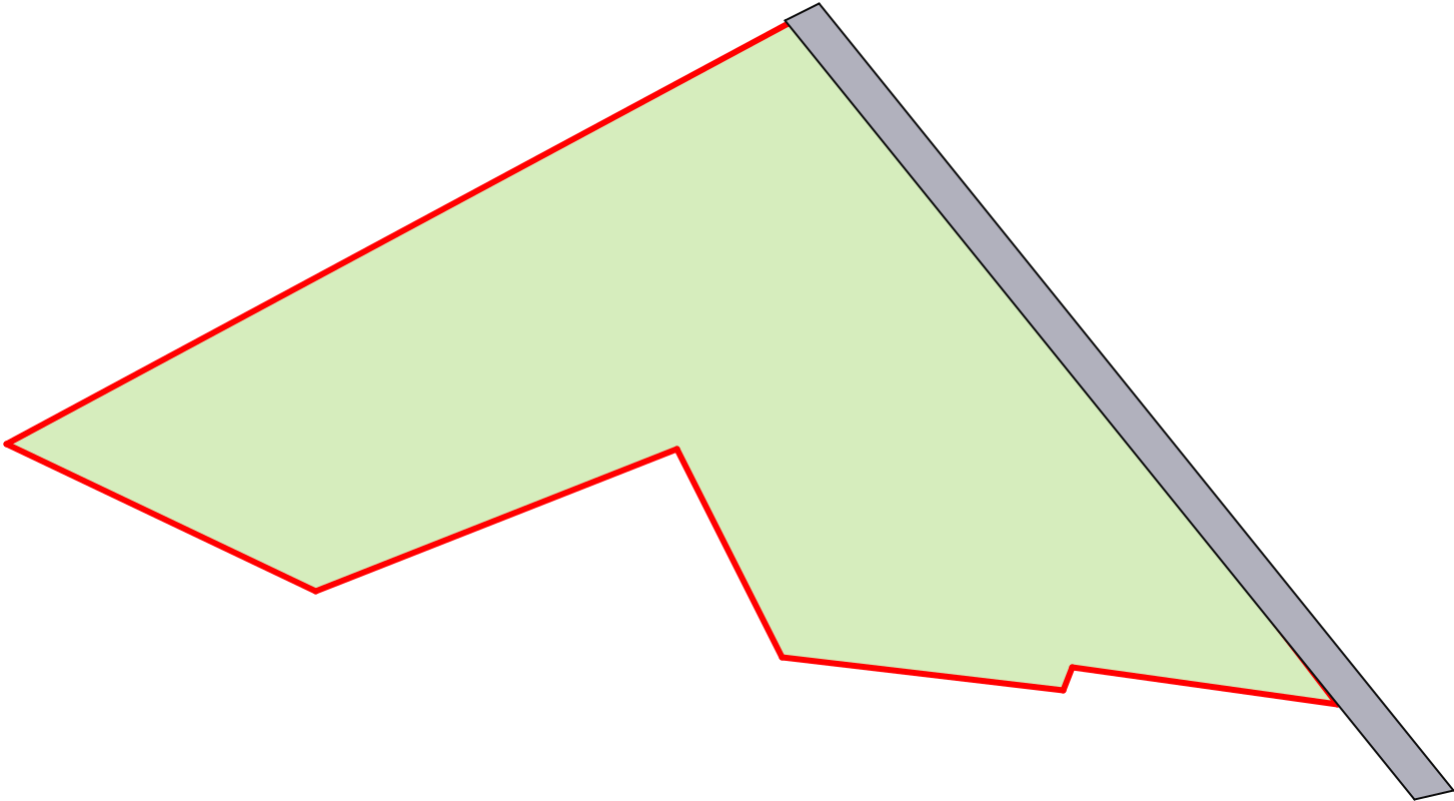
SITE ACCESS

SITE CONTEXT-
CONCEPT

SITE AREA-
7.84 ACRES

SITE AREA – 7.84 ACRES

TYPE OF DEVELOPMENT –
LOW RISE APARTMENTS



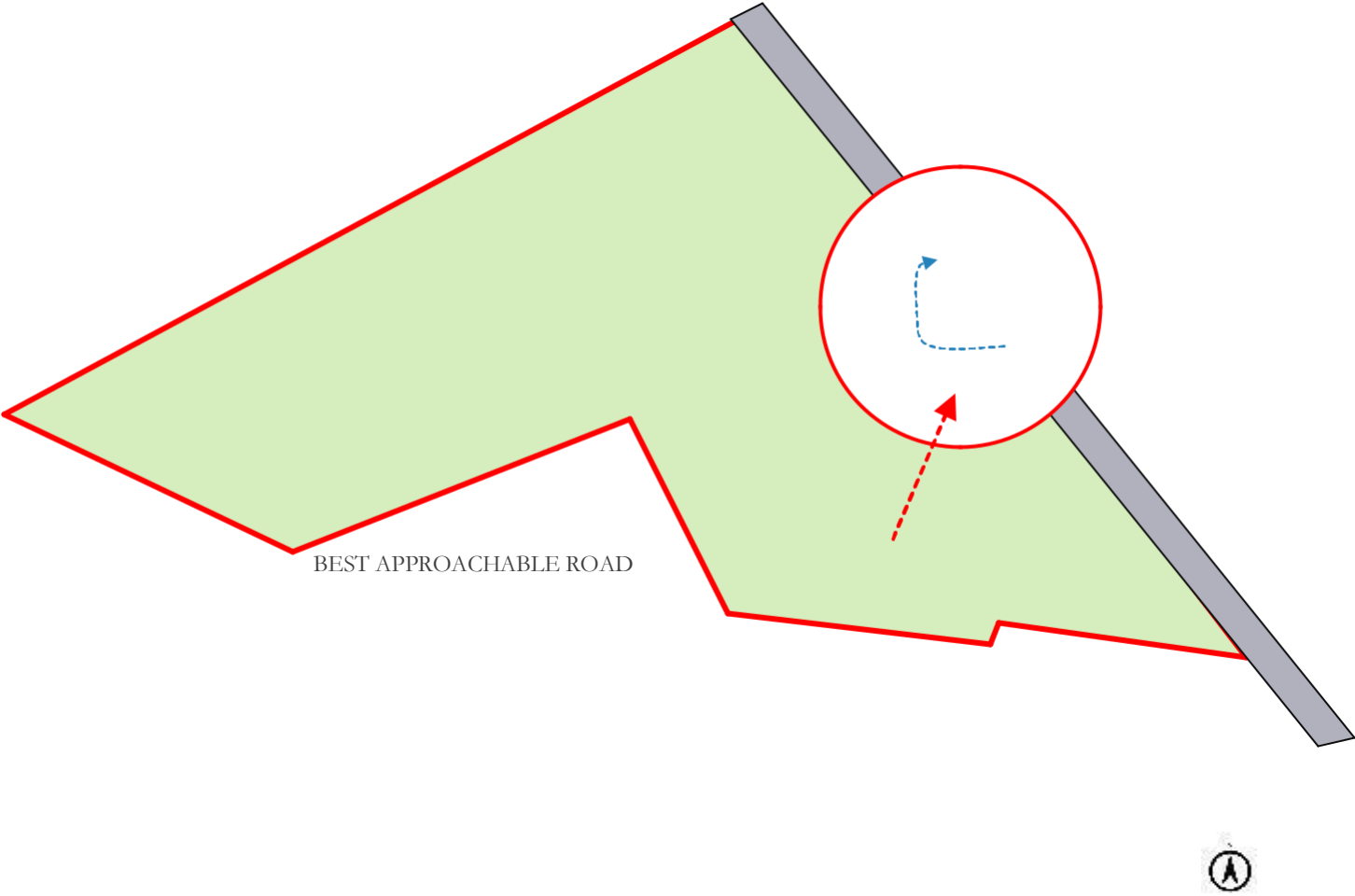
DESIGN EVOLUTION



SITE ACCESS-
CONCEPT

SITE AREA-
7.84 ACRES

- SITE AREA – 7.84 ACRES
- NEAREST CONNECTING
ROAD TO 100' WIDE ROAD



DESIGN EVOLUTION



SETBACK-
CONCEPT

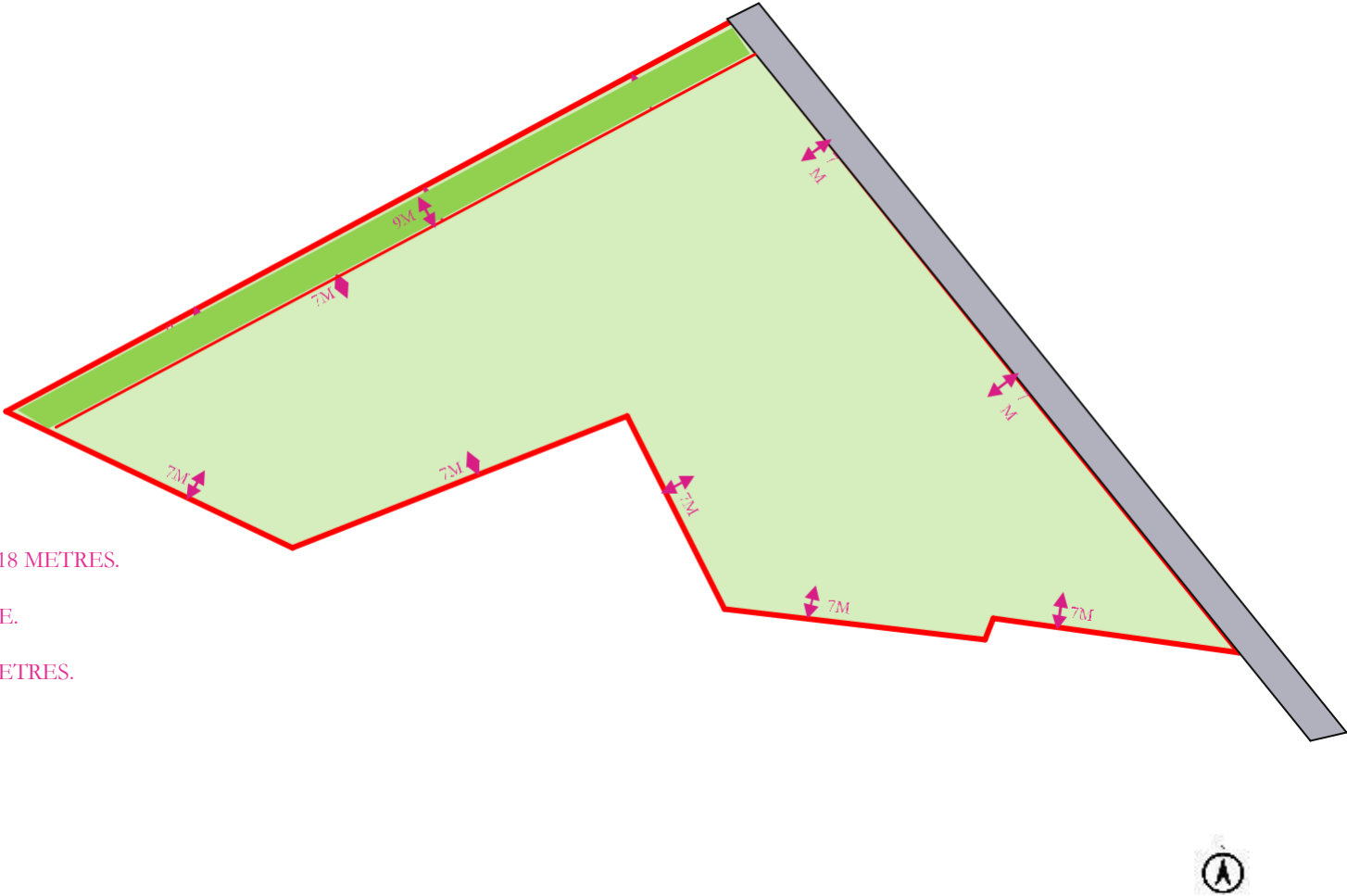
SITE AREA-
7.84 ACRES

SITE AREA – 7.84 ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.



DESIGN EVOLUTION



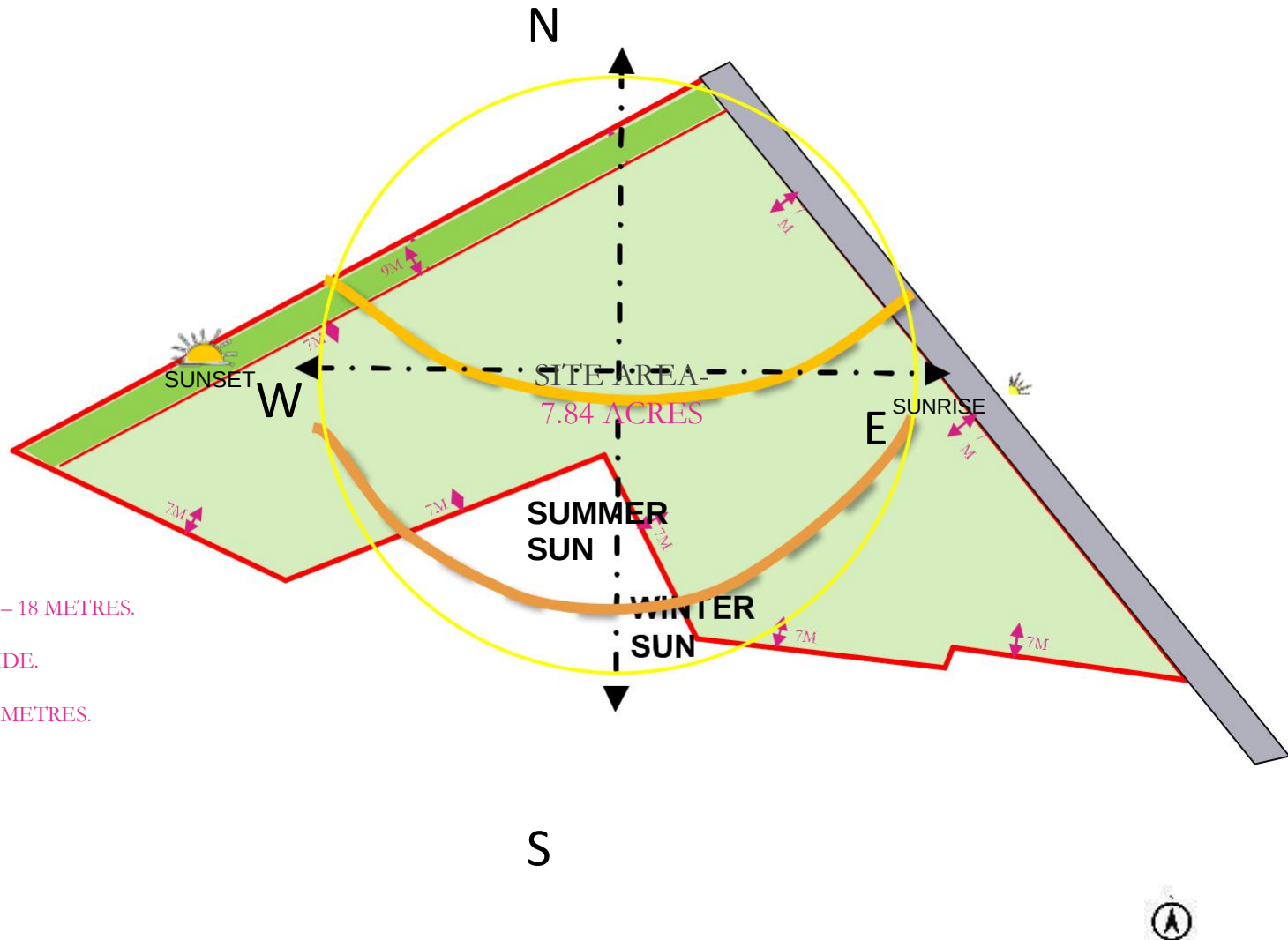
BLOCK ZONING – CONCEPT

SITE AREA – 7.84 ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.





DESIGN EVOLUTION



BLOCK ZONING –
CONCEPT

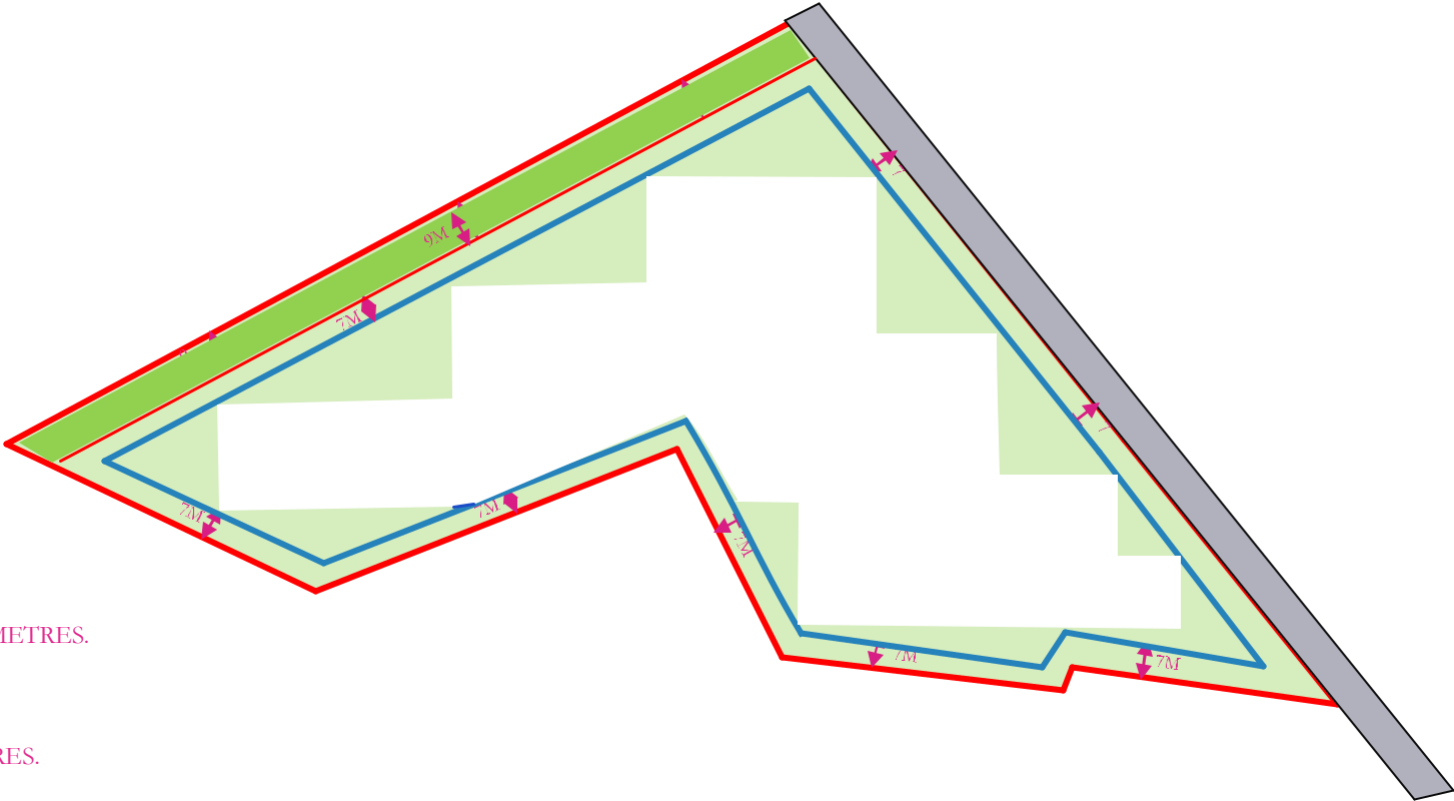
SITE AREA-
7.84 ACRES

SITE AREA – 7.84 ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

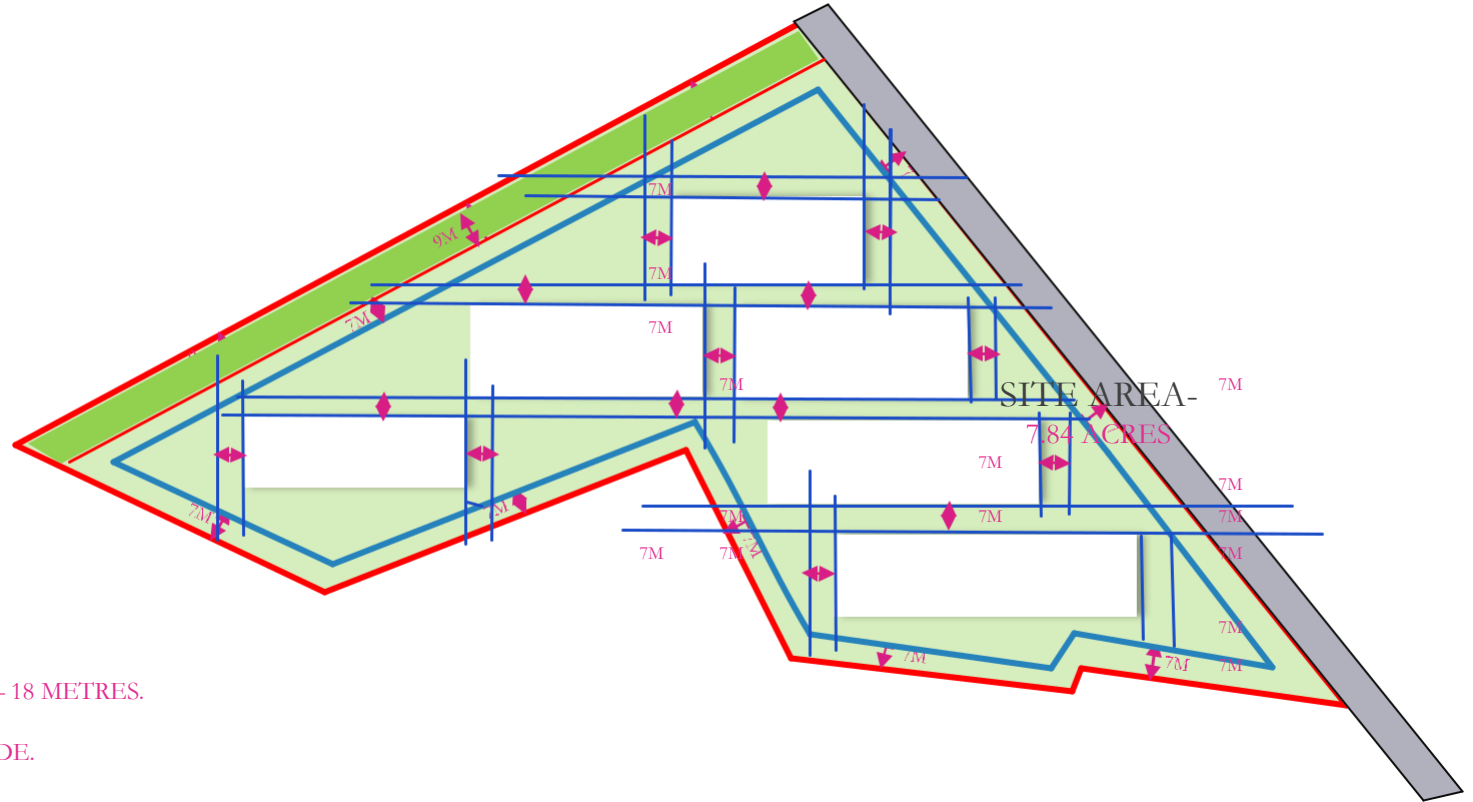
SETBACKS AS PER GO-168 – 7.00 METRES.



DESIGN EVOLUTION



BLOCK DIVISION – CONCEPT



SITE AREA – 7.84 ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

DESIGN EVOLUTION



TOT LOT –
CONCEPT

7M

TOT LOT 7M

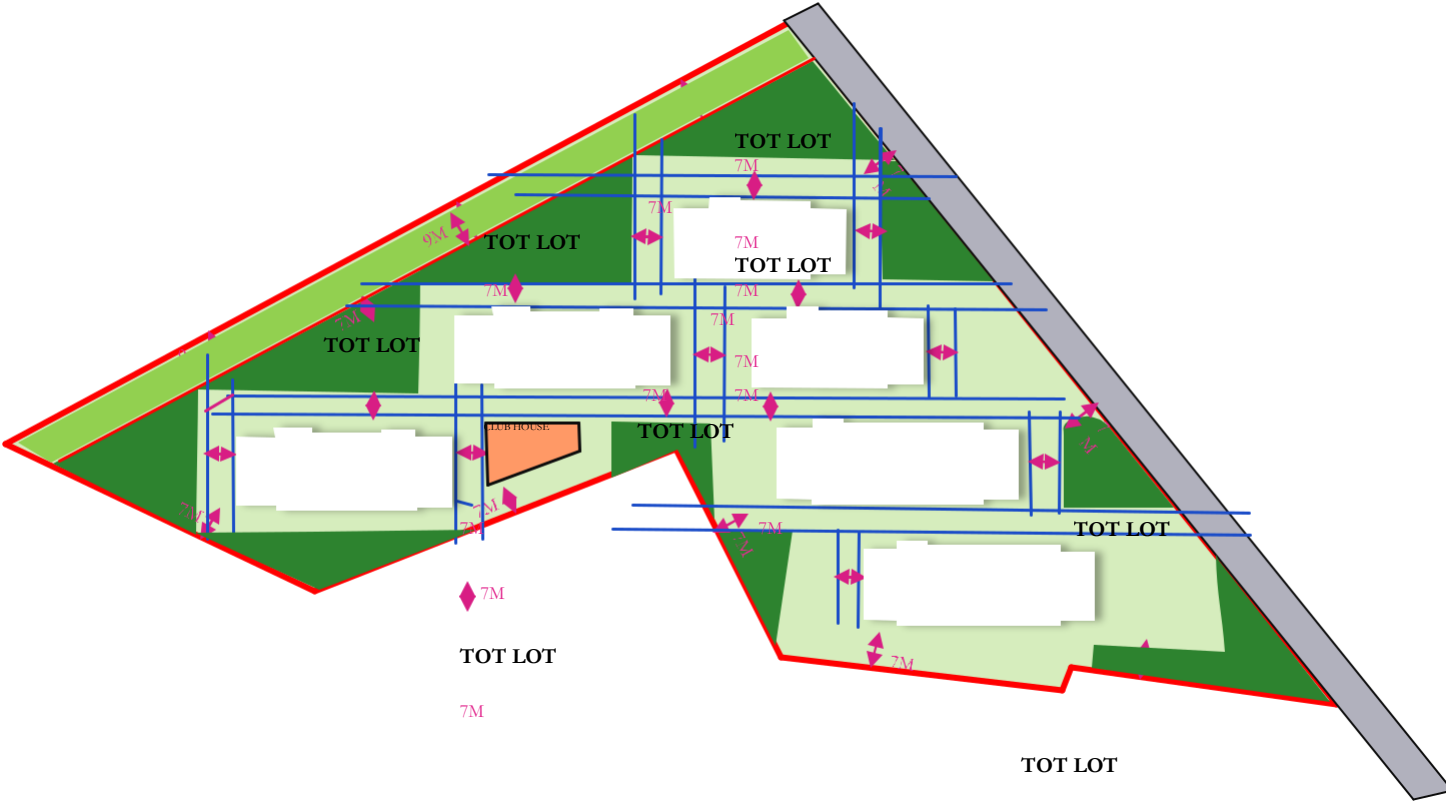
SITE AREA – 7.84 ACRES

TOT LOT

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.



DESIGN EVOLUTION



UNIT DIVISION –

CONCEPT

TOT LOT 7M

SITE AREA – 7.84 ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.



DESIGN EVOLUTION



MASTER PLAN – CONCEPT

SITE AREA – 7.84ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

NO. OF TOWERS - 6





MASTER PLAN



TOWERS –
CONCEPT

MASTER PLAN

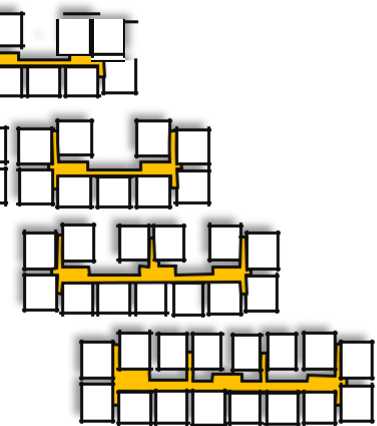
SITE AREA – 7.84ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

NO. OF TOWERS - 6



VIEW –
CONCEPT

MASTER PLAN

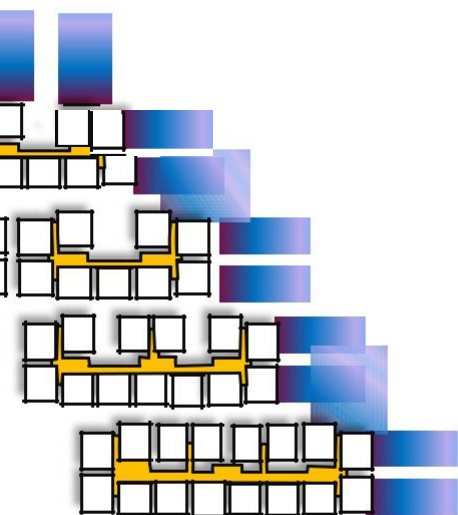
SITE AREA – 7.84ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

NO. OF TOWERS - 6



CIRCULATION –
CONCEPT

SITE AREA – 7.84ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

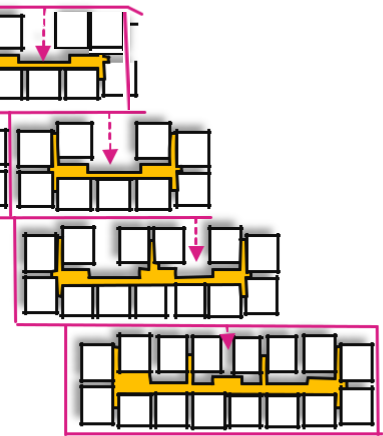
NO. OF TOWERS - 6

PEDESTRIAN

CIRCU
LATIO
N

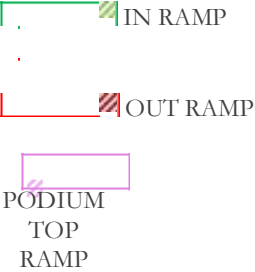
MASTER PLAN



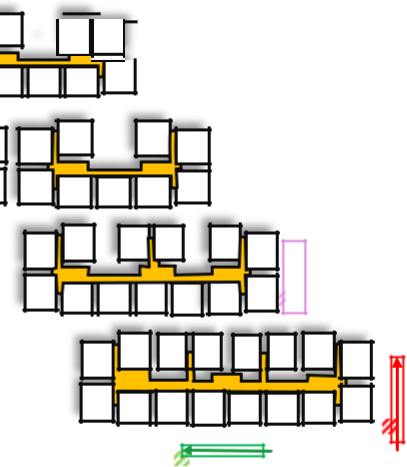


CIRCULATION –
CONCEPT

- SITE AREA – 7.84ACRES
- PROPOSED BUILDING HEIGHT – 18 METRES.
- ABUTTING ROAD – 100 FEET WIDE.
- SETBACKS AS PER GO-168 – 7.00 METRES.
- NO. OF TOWERS - 6



MASTER
PLAN



AREA STATEMENT –
CONCEPT
OPTION - 01

SITE AREA – 7.84 ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

NO. OF TOWERS – 6

PARKING –BASEMENT.

PROPOSED RESIDENTIAL DEVELOPMENT FOR IRA @ POCHAMPALLY										
AREA STATEMENT										
DESCRIPTION						SFT	SQ.YDS	ACRES		
TOTAL SITE AREA						341650	37961	7.84		
TOTLOT (REQUIRED = 10%)						34165	3796	0.8		
TOTLOT (PROVIDED = 25%)						87047	9672	2.0		
RESIDENTIAL BLOCK										
NO. OF FLOORS						6 FLOORS				
BUILDINGHEIGHT						18M		59'		
SETBACKS FOR ALL SIDES						7 M		22'11"		
TOWER - A										
TYPICAL FLOOR										
FLAT NO	DISCRIPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	WEST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	EAST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
8	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
9	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
10	WEST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
11	EAST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
12	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
13	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
14	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
15	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
16	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - A									96	156480
TOWER - B										
TYPICAL FLOOR										
FLAT NO	DISCRIPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	WEST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
8	EAST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
9	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
10	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330

11	EAST FACING	BHK	130	1404	1755	1755	1	6	6	10530
12	EAST FACING	BHK	130	1404	1755	1755	1	6	6	10530
13	WEST FACING	BHK	130	1404	1755	1755	1	6	6	10530

	BUILTUP AREA OF TOWER - B				78	128490
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AREA STATEMENT



TOWER - C										
TYPICAL FLOOR										
FLAT NO	DISCRPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sqft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
8	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
9	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - C									54	91170
TOWER - D										
TYPICAL FLOOR										
FLAT NO	DISCRPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sqft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
8	EAST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
9	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - D									54	89970
TOWER - E										
TYPICAL FLOOR										
FLAT NO	DISCRPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sqft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	WEST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	EAST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
8	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
9	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
10	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
11	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
12	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - E									72	119160

AREA STATEMENT

AREA STATEMENT –
CONCEPT

OPTION - 01

SITE AREA – 7.84 ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

NO. OF TOWERS – 6

PARKING –BASEMENT.

TOWER - F									
TYPICAL FLOOR									
FLAT NO	DISCRIPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLAT
1	EAST FACING	3BHK	130	1404	1755	1755	1	6	6
2	WEST FACING	3BHK	130	1404	1755	1755	1	6	6
3	WEST FACING	3BHK	130	1404	1755	1755	1	6	6
4	NORTH FACING	3BHK	116	1245	1556	1555	1	6	6
5	NORTH FACING	3BHK	116	1245	1556	1555	1	6	6
6	WEST FACING	3BHK	116	1245	1556	1555	1	6	6
7	EAST FACING	3BHK	116	1245	1556	1555	1	6	6
8	NORTH FACING	3BHK	116	1245	1556	1555	1	6	6
9	NORTH FACING	3BHK	116	1245	1556	1555	1	6	6
10	EAST FACING	3BHK	130	1404	1755	1755	1	6	6
11	EAST FACING	3BHK	130	1404	1755	1755	1	6	6
12	WEST FACING	3BHK	130	1404	1755	1755	1	6	6
BUILT UP AREA OF TOWER - F									72
TOTAL BUILT UP AREA OF ALL TOWERS									426

CLUBHOUSE			
REQUIRED (3% OF BUILT UP AREA)			211
PROVIDED		3.5%	249
REALIZATION PER ACRE		89814	

AREA STATEMENT

OPTION - 2

MASTER PLAN –
CONCEPT

OPTION - 02

SITE AREA – 7.84ACRES

PROPOSED BUILDING HEIGHT – 18 METRES.

ABUTTING ROAD – 100 FEET WIDE.

SETBACKS AS PER GO-168 – 7.00 METRES.

NO. OF TOWERS - 6





MASTER PLAN



OPTION - 02

PROPOSED BUILDING HEIGHT – 18 METRES.

SETBACKS AS PER GO-168 – 7.00 METRES.

PARKING - BASEMENT.

PROPOSED RESIDENTIAL DEVELOPMENT FOR IRA @ POCHAMPALLY										
AREA STATEMENT										
DESCRIPTION					SFT	SQ.YDS	ACRES			
TOTAL SITE AREA					341650	37961	7.84			
TOTLOT (REQUIRED = 10%)					34165	3796	0.8			
TOTLOT (PROVIDED = 14%)					47720	5302	1.1			
RESIDENTIAL BLOCK										
NO. OF FLOORS					6 FLOORS					
BUILDING HEIGHT					18M			59'		
SETBACKS FOR ALL SIDES					7 M			22'11"		
TOWER - A										
TYPICAL FLOOR										
FLAT NO	DISCRIPTION	TYPE	OF FLAT [sq. m]	PUNTH AREA OF FLAT [sft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
6	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
7	WEST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
8	EAST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
9	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
10	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
11	WEST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
12	EAST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
13	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
14	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
15	EAST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
16	EAST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
17	WEST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - A									102	165810
TOWER - B										
TYPICAL FLOOR										
FLAT NO	DISCRIPTION	TYPE	OF FLAT [sq. m]	PUNTH AREA OF FLAT [sft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
3	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
4	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
5	WEST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
6	EAST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
7	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
8	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
9	WEST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
10	EAST FACING	SBHK	116	1245	1556	1555	1	6	6	9330
11	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
12	NORTH FACING	SBHK	116	1245	1556	1555	1	6	6	9330
13	EAST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
14	EAST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
15	WEST FACING	SBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - B									90	145950

AREA STATEMENT



TOWER - C										
TYPICAL FLOOR										
FLAT NO	DISCRIPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sqft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
8	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
9	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
10	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - C									60	100500
TOWER - D										
TYPICAL FLOOR										
FLAT NO	DISCRIPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sqft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	EAST FACING	BBHK	116	1245	1556	1555	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
8	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
9	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
10	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
11	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
12	EAST FACING	BBHK	106	1144	1430	1430	1	6	6	8580
13	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - D									78	125340
TOWER - E										
TYPICAL FLOOR										
FLAT NO	DISCRIPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sqft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS	AREA TOTAL SQFT (25%LOADING)
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
6	WEST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
7	EAST FACING	BBHK	116	1245	1556	1555	1	6	6	9330
8	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
9	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
10	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
11	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6	9330
12	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
13	EAST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
14	WEST FACING	BBHK	130	1404	1755	1755	1	6	6	10530
BUILTUP AREA OF TOWER - E									84	137820

AREA STATEMENT

AREA STATEMENT –
CONCEPT
OPTION - 02

SITE AREA – 7.84 ACRES
PROPOSED BUILDING HEIGHT – 18 METRES.
ABUTTING ROAD – 100 FEET WIDE.
SETBACKS AS PER GO-168 – 7.00 METRES.
NO. OF TOWERS – 6
PARKING –BASEMENT.

TOWER - F									
TYPICAL FLOOR									
FLAT NO	DISCRIPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sft]	AREA OF FLAT (25%COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR	NO. FLOORS	TOTAL FLATS
1	EAST FACING	BBHK	130	1404	1755	1755	1	6	6
2	WEST FACING	BBHK	130	1404	1755	1755	1	6	6
3	WEST FACING	BBHK	130	1404	1755	1755	1	6	6
4	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6
5	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6
6	WEST FACING	BBHK	116	1245	1556	1555	1	6	6
7	EAST FACING	BBHK	116	1245	1556	1555	1	6	6
8	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6
9	NORTH FACING	BBHK	116	1245	1556	1555	1	6	6
10	EAST FACING	BBHK	130	1404	1755	1755	1	6	6
11	EAST FACING	BBHK	130	1404	1755	1755	1	6	6
12	WEST FACING	BBHK	130	1404	1755	1755	1	6	6
BUILT UP AREA OF TOWER - F									72
TOTAL BUILT UP AREA OF ALL TOWERS									486
CLUBHOUSE									
REQUIRED (3%OF BUILT UP AREA)							3%	23837	
PROVIDED							3.1%	24618	
REALIZATION PER ACRE						101308			

AREA STATEMENT



Happiness First

PROPOSED RESIDENTIAL DEVELOPMENT

AT CHINTALKUNTA, HYDERABAD.



RAJESH RAMMOHA.NB
GOA No:CN2007/4 14 22



PROJECT PROPOSAL BY



KEY FEATURES

- SUSTAINABILITY LIVING AND SOCIOLOGY
- GREEN SPACES - TOTLOTS
- RECREATIONAL SPACES - CLUBHOUSE AND AMENITIES
- WASTE MANAGEMENT – ANEROBIC DIGESTORS
- WATER MANAGEMENT – RAIN WATER HARVESTING
- ENERGY PRODUCTION – SOLAR PANELS



STATISTICS

The proposal has been accomplished to ensure lifestyle will be enriched now and in the future.

With a vast site area, it has almost double the open area than required with a sufficient population, provided with extending views towards the huge tot-lot on center of project promoting to nurture along with nature.



■ SITE AREA : 8.2 ACRES



■ OPEN SPACE : 5.56 ACRES (67.8%)



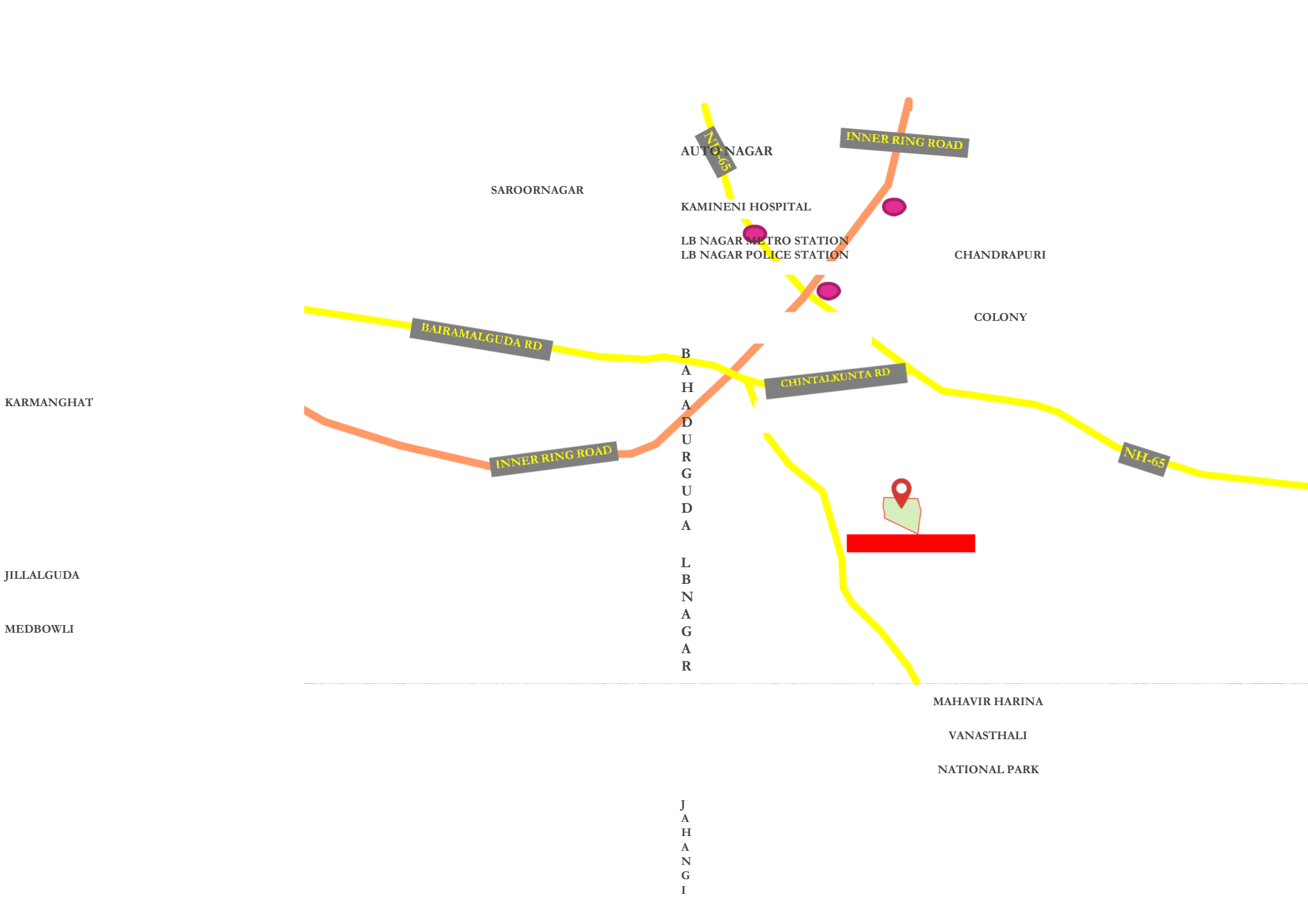
■ NO. OF TOWERS : 8



■ NO. OF FLOORS : 8



■ TOTAL NO. OF FLATS : 512



AUTO NAGAR

INNER RING ROAD

SAROORNAGAR

KAMINENI HOSPITAL

LB NAGAR METRO STATION
LB NAGAR POLICE STATION

CHANDRAPURI

COLONY

BAIRAMALGUDA RD

B
A
H
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D
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R
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D
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L
B
N
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G
A
R

CHINTALKUNTA RD

NH-65

INNER RING ROAD

KARMANGHAT

JILLALGUDA

MEDBOWLI

MAHAVIR HARINA

VANASTHALI

NATIONAL PARK

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CHINTALKUNTA

HASTHINAPURAM
CENTRAL

VANASTHALIPURAM

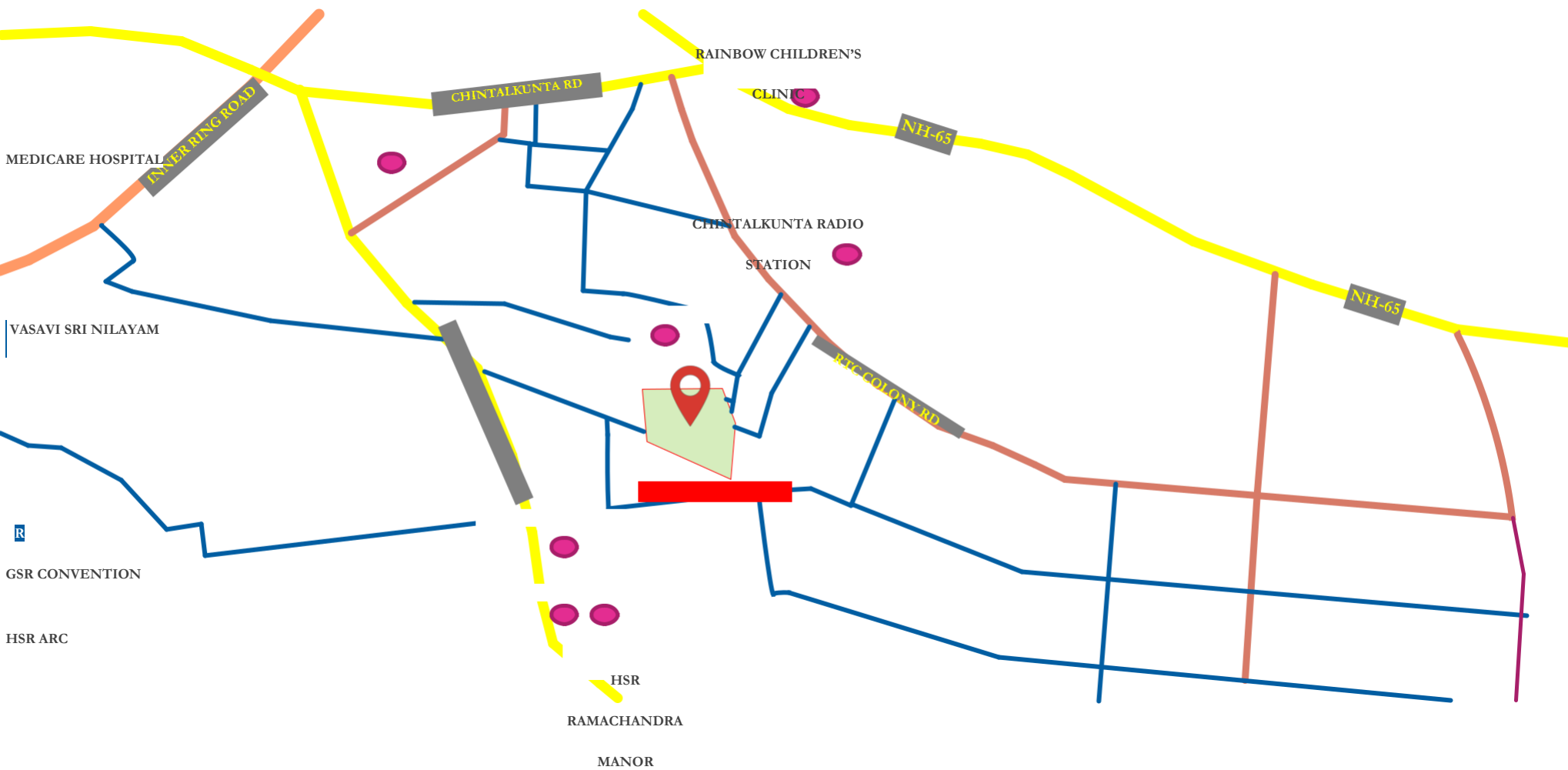
NAGARJUNA SAGAR ROAD

SITE IS LOCATED IN A PRIME AREA WITH MAJOR HIGHWAYS/ROADS IN NEARBY CONNECTIVITY.



LOCATION



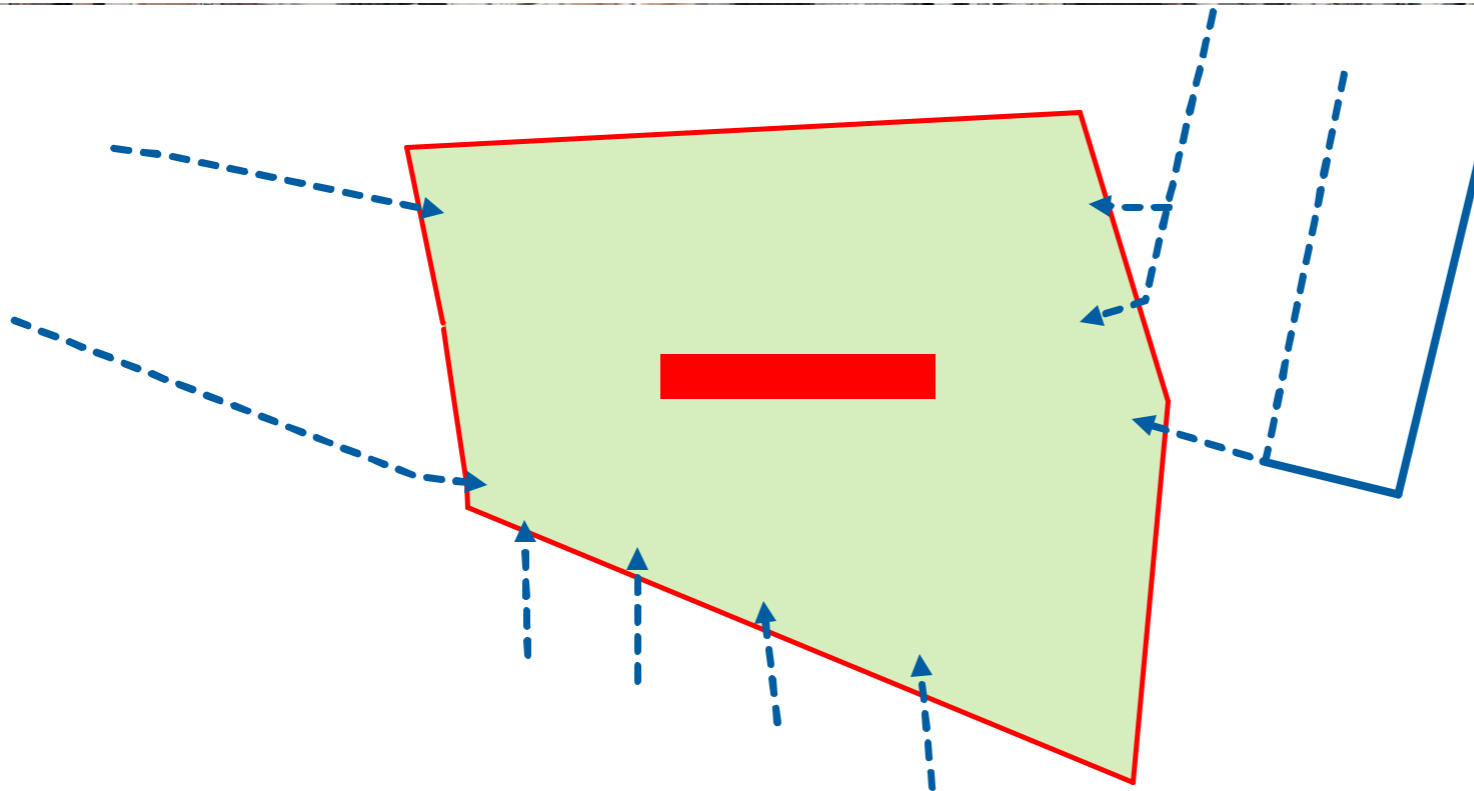


SITE IS LOCATED IN A PRIME AREA WITH MAJOR HIGHWAYS/ROADS IN NEARBY CONNECTIVITY.



SITE CONTEXT





SITE HAS MANY ACCESS ROADS AVAILABLE ALL AROUND.



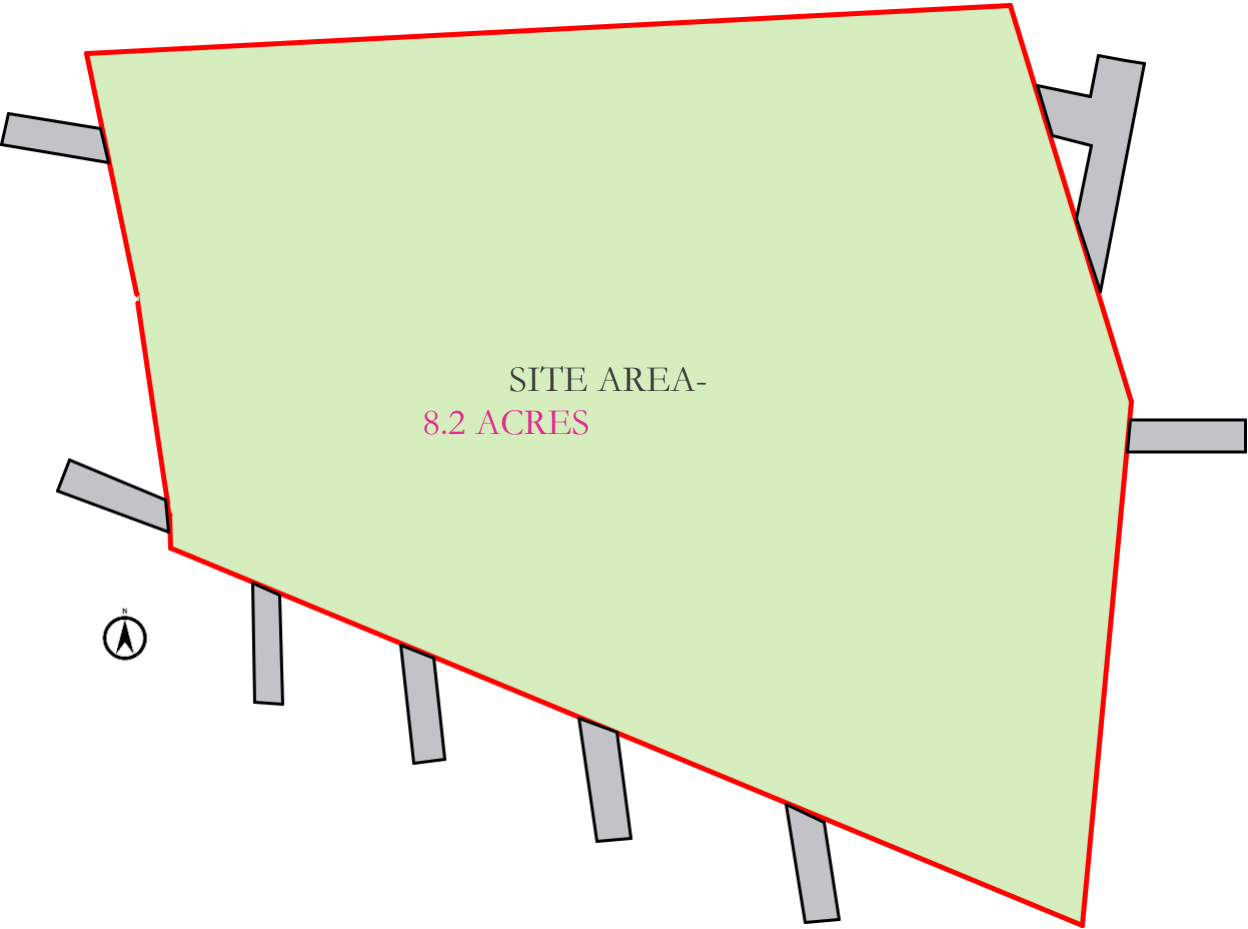
SITE ACCESS



SITE CONTEXT-
CONCEPT

SITE AREA – 8.2 ACRES

TYPE OF DEVELOPMENT –
HIGH RISE APARTMENTS



DESIGN EVOLUTION

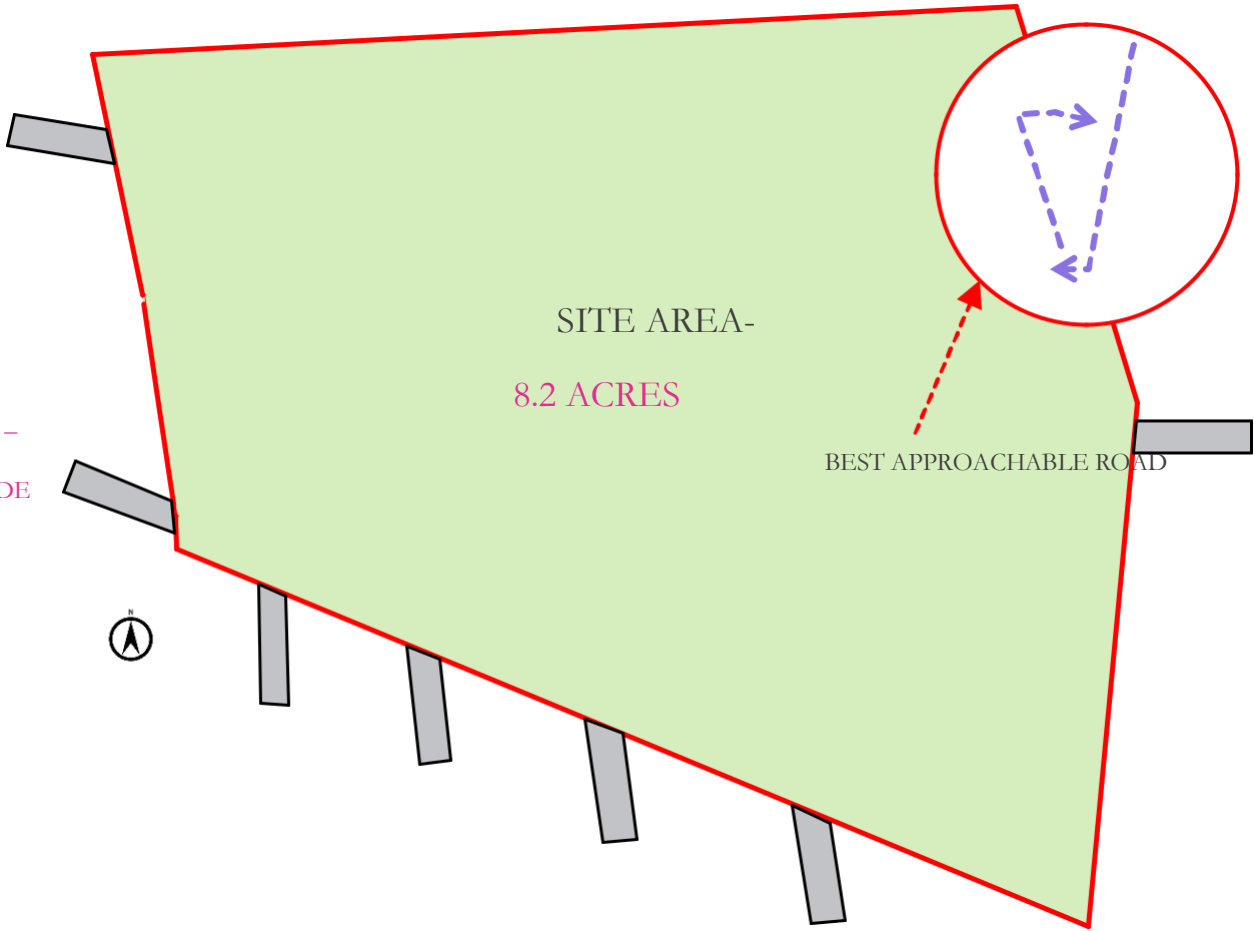
SITE ACCESS-
CONCEPT

SITE AREA – 8.2 ACRES

BEST APPROACHABLE ROAD FOR REASONS –

- NEAREST CONNECTING ROAD TO 40' WIDE ROAD

- NORTH-EAST ENTRANCE
- Y-SHAPED ROAD, EASE IN ENTRY/EXIT TRAFFIC PATTERNS



DESIGN EVOLUTION

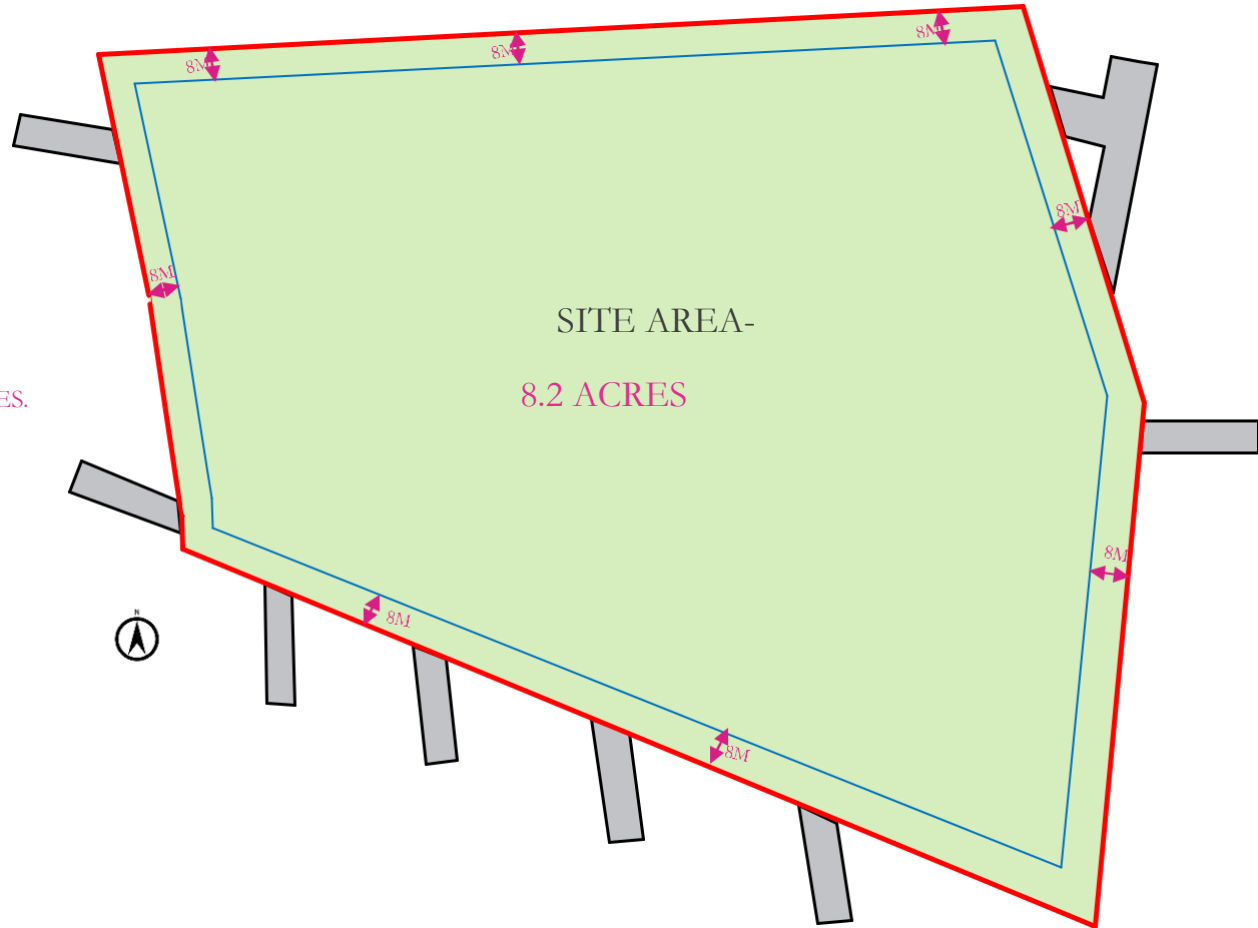
SETBACK- CONCEPT

SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.



DESIGN EVOLUTION

N

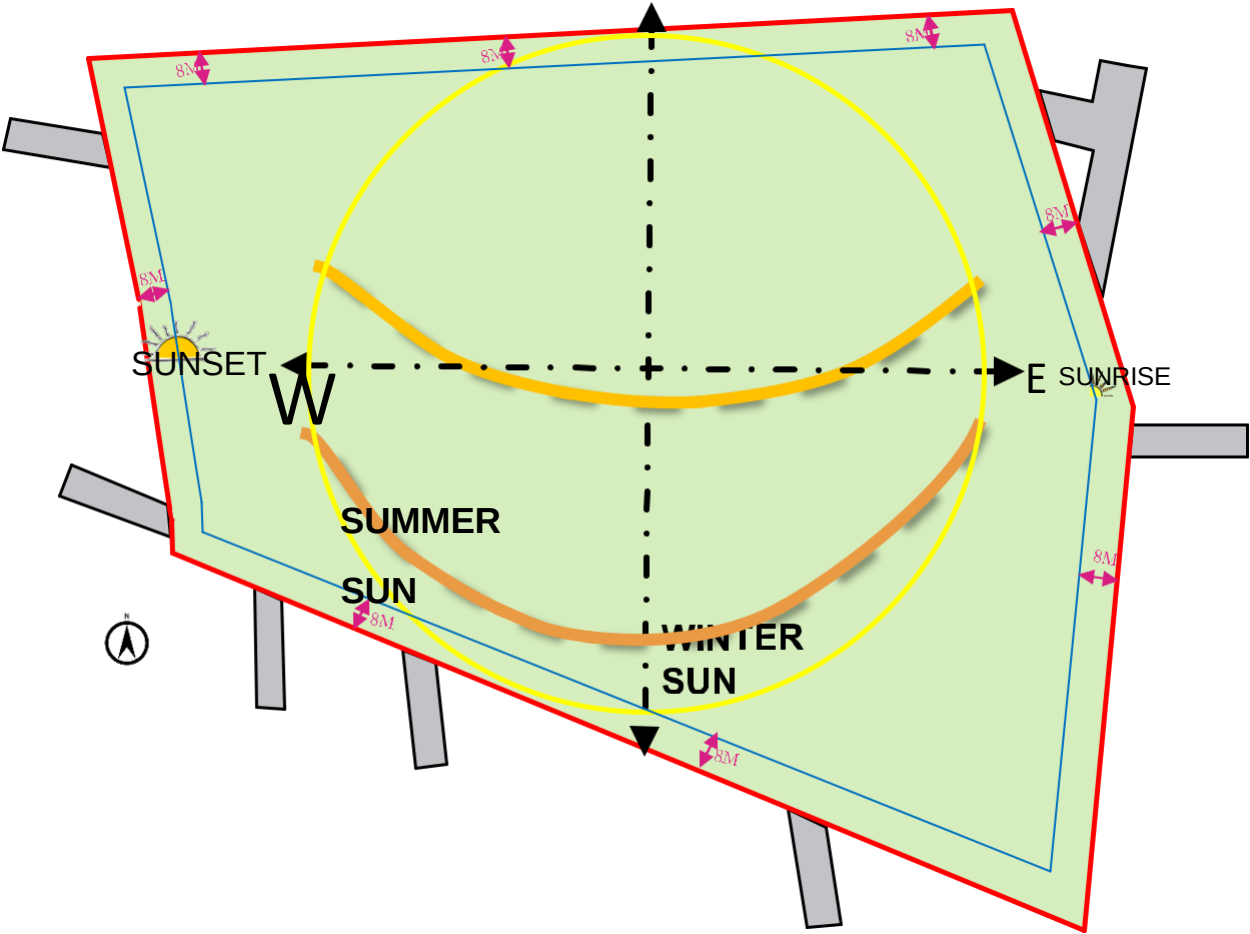
CLIMATOLOGY-
CONCEPT

SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.



S

DESIGN EVOLUTION



BLOCK ZONING – CONCEPT

SITE AREA – 8.2 ACRES

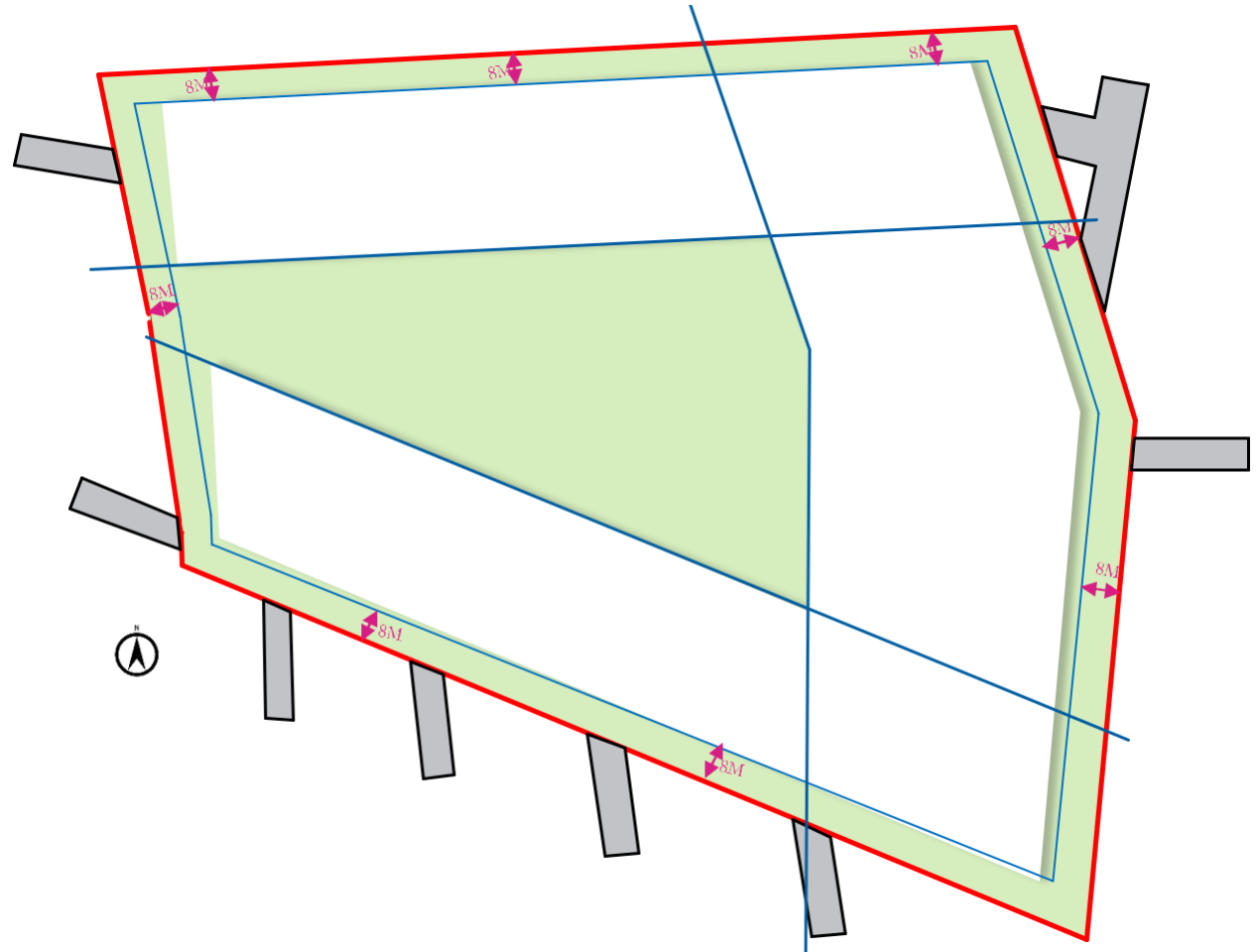
PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

ZONING OF TOWERS IS TAKEN ALL AROUND
THE BOUNDARY LEAVING A HUGE COURTYARD
STYLE TOT-LOT FOR MAXIMUM VENTILLATION

AND VIEW OF GREEN SPACES FROM EVERY
FLAT



DESIGN EVOLUTION

BLOCK DIVISION –
CONCEPT

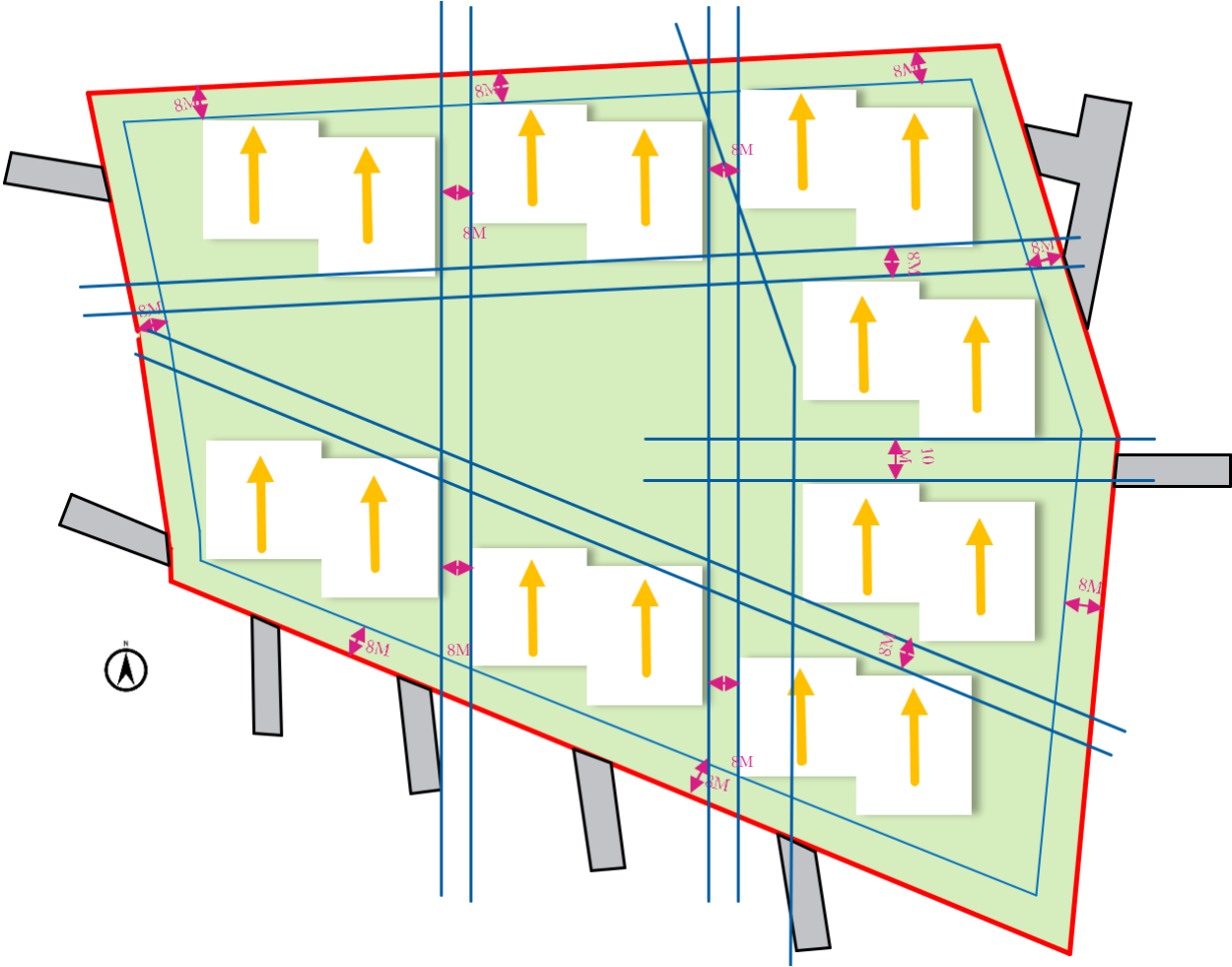
SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8



DESIGN EVOLUTION

TOTLOT –
CONCEPT

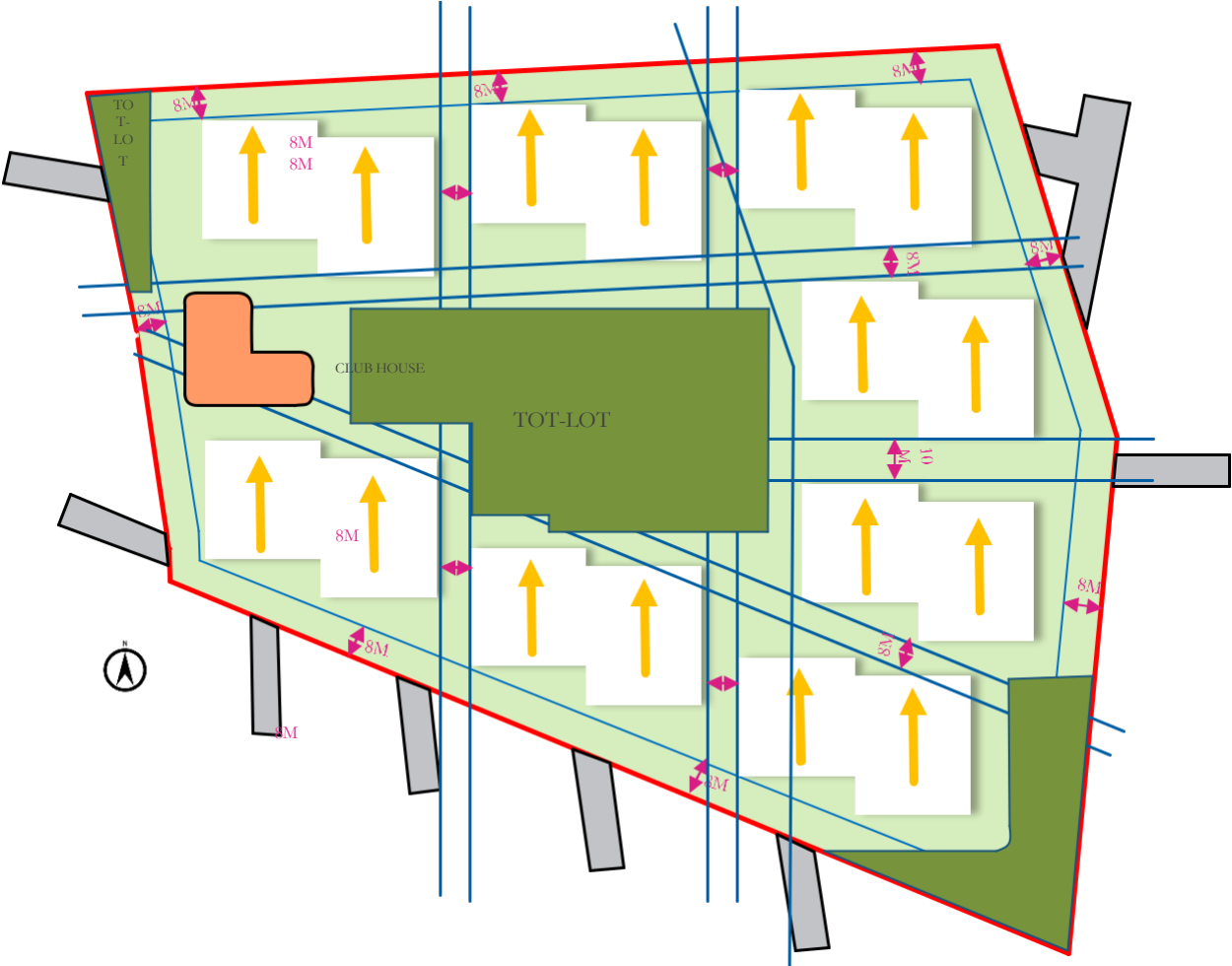
SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8



TOTLOT



DESIGN EVOLUTION



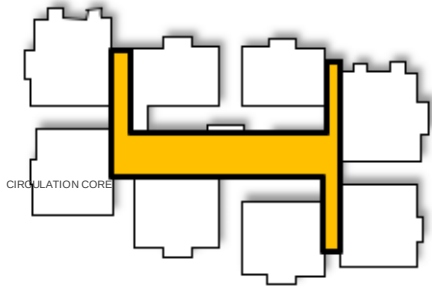
UNIT DIVISION – CONCEPT

SITE AREA – 8.2 ACRES

PROPOSED BUILDING
HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET
WIDE.

SETBACKS AS PER GO-168 –
8.00 METRES.



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TOT-LOT

DESIGN EVOLUTION



MASTER PLAN – CONCEPT

SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8



MASTER PLAN



TOWERS –
CONCEPT

SITE AREA – 8.2 ACRES

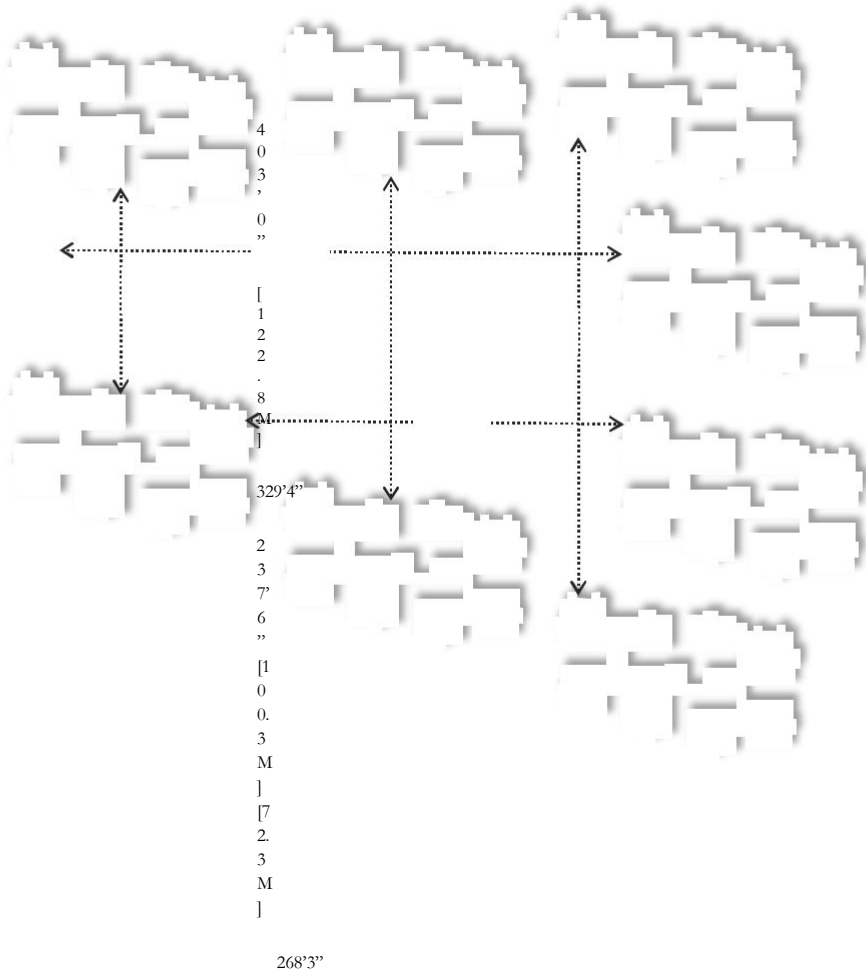
PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8

147'9"
[45 M]



[81.75 M]

MASTER PLAN



VIEW – CONCEPT

SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

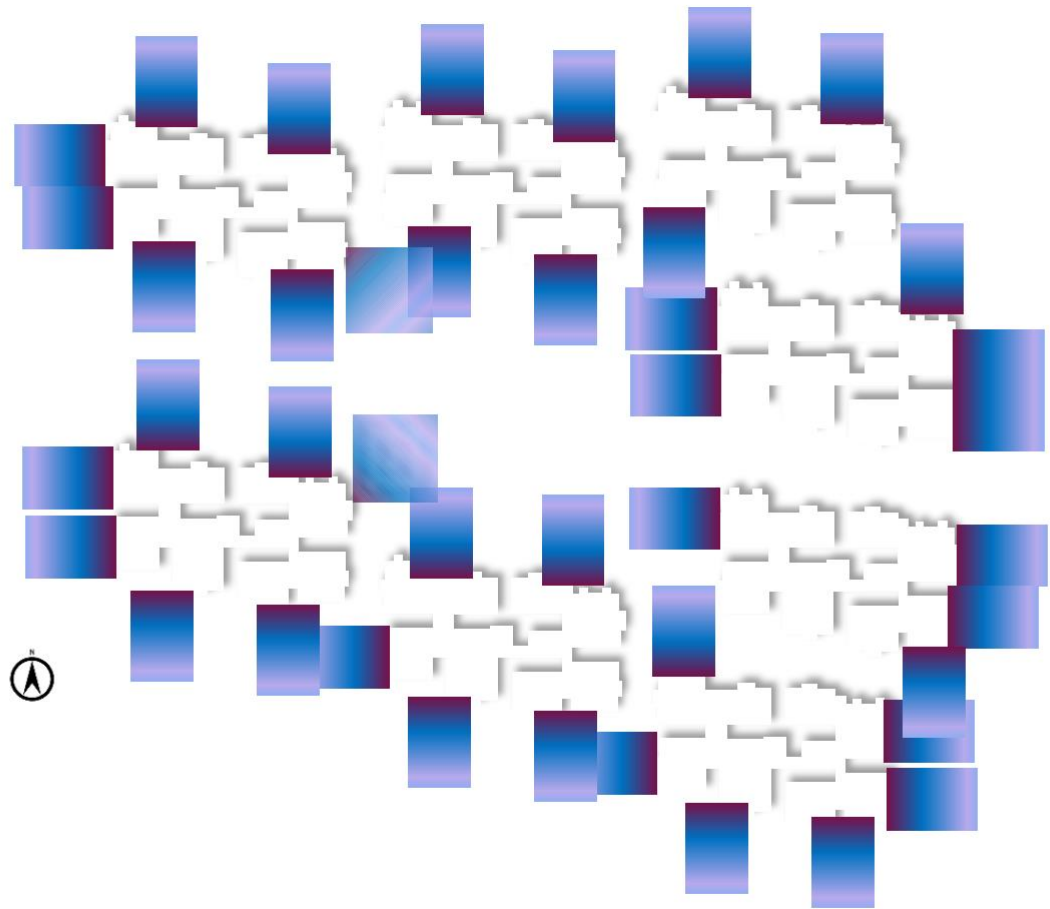
ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS – 8

ALL UNITS ARE DISTRIBUTED SUCH THAT THEY

HAVE VIEW TOWARDS TOT-LOTS/GREEN
SPACES.



MASTER PLAN



CIRCULATION –
CONCEPT

SITE AREA – 8.2 ACRES

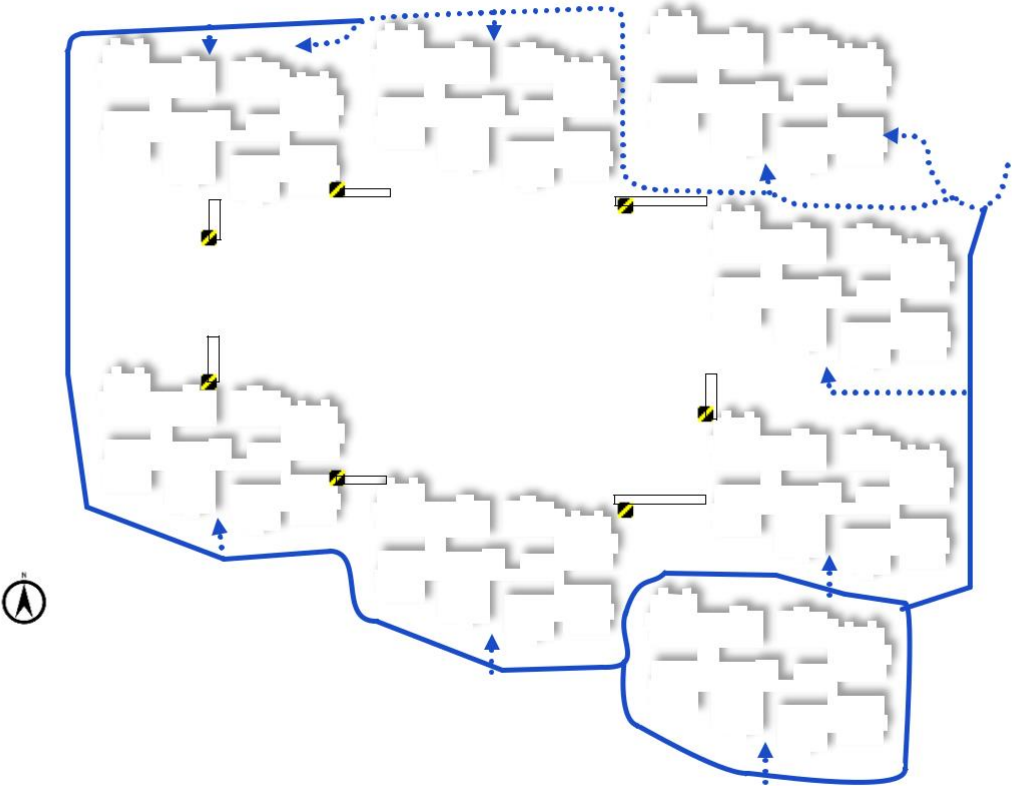
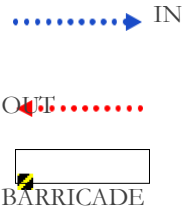
PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8

VEHICULAR CIRCULATION



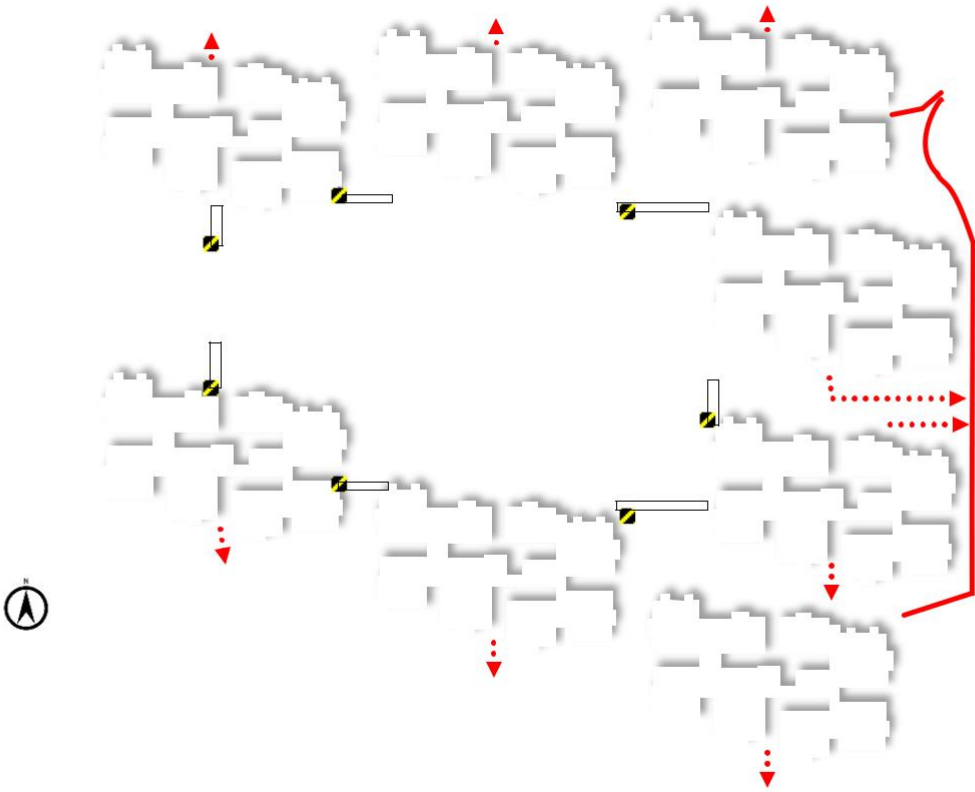
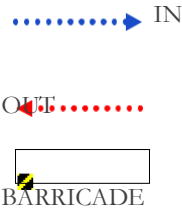
MASTER PLAN



CIRCULATION –
CONCEPT

- SITE AREA – 8.2 ACRES
- PROPOSED BUILDING HEIGHT – 24 METRES.
- ABUTTING ROAD – 40 FEET WIDE.
- SETBACKS AS PER GO-168 – 8.00 METRES.
- NO. OF TOWERS - 8

VEHICULAR CIRCULATION



MASTER PLAN



CIRCULATION –
CONCEPT

SITE AREA – 8.2 ACRES

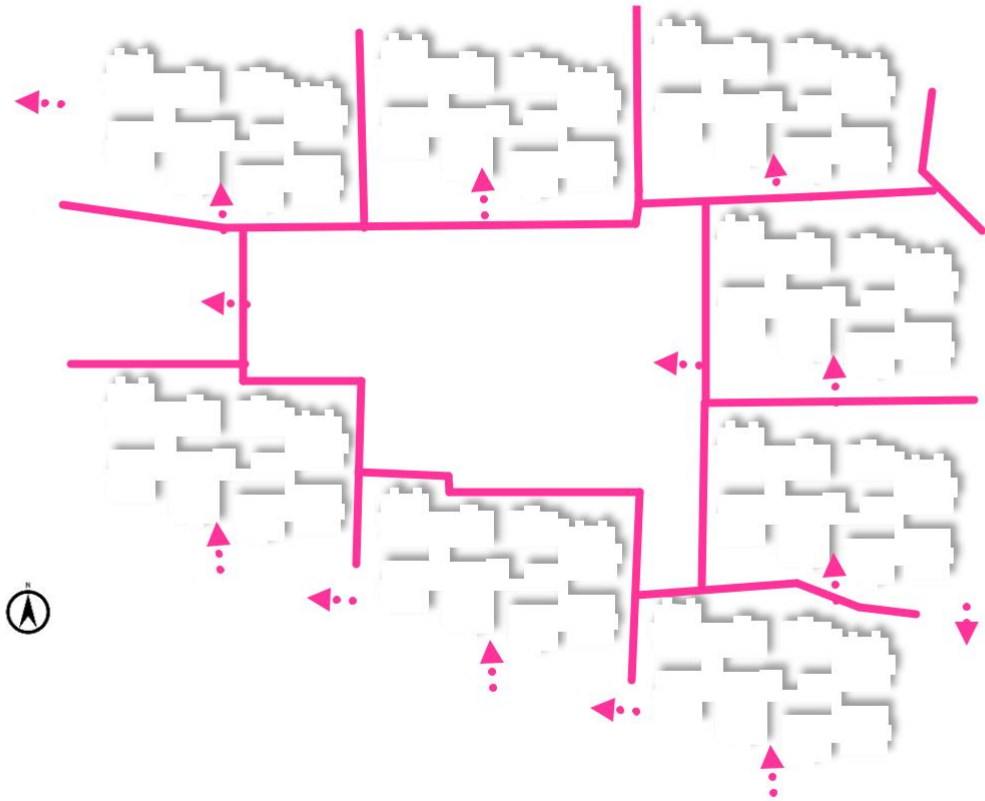
PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8

PEDESTRIAN
CIRCULATION



MASTER PLAN



RAMPS –
CONCEPT

SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

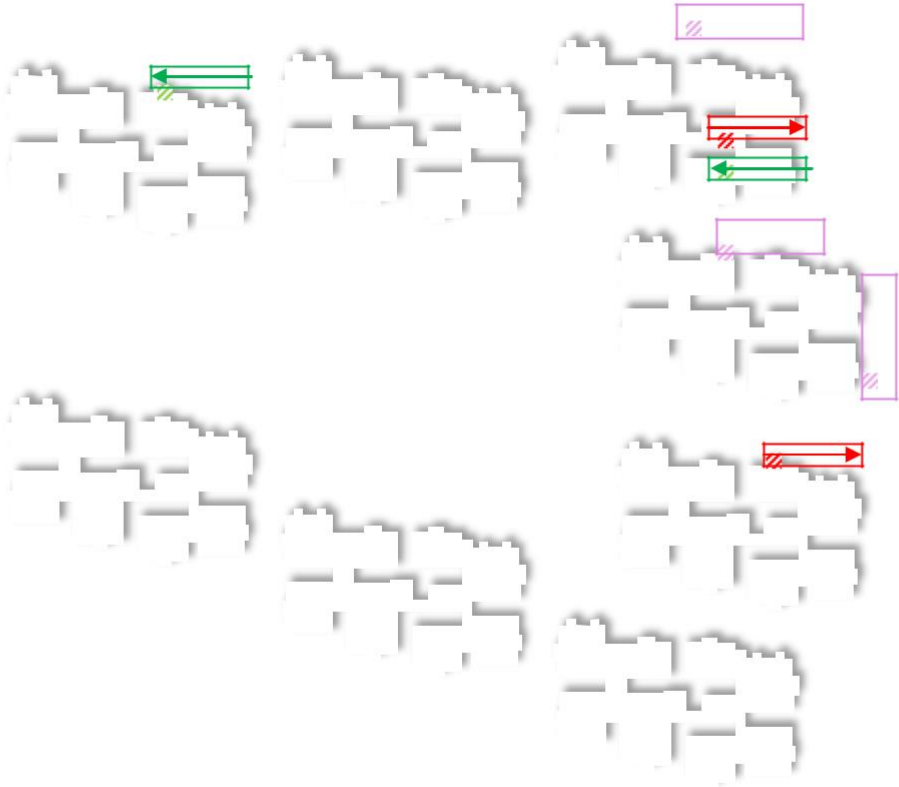
SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8

 IN RAMP

 OUT RAMP

 PODIUM TOP RAMP



MASTER PLAN



FIRE TENDER MOVEMENT – CONCEPT

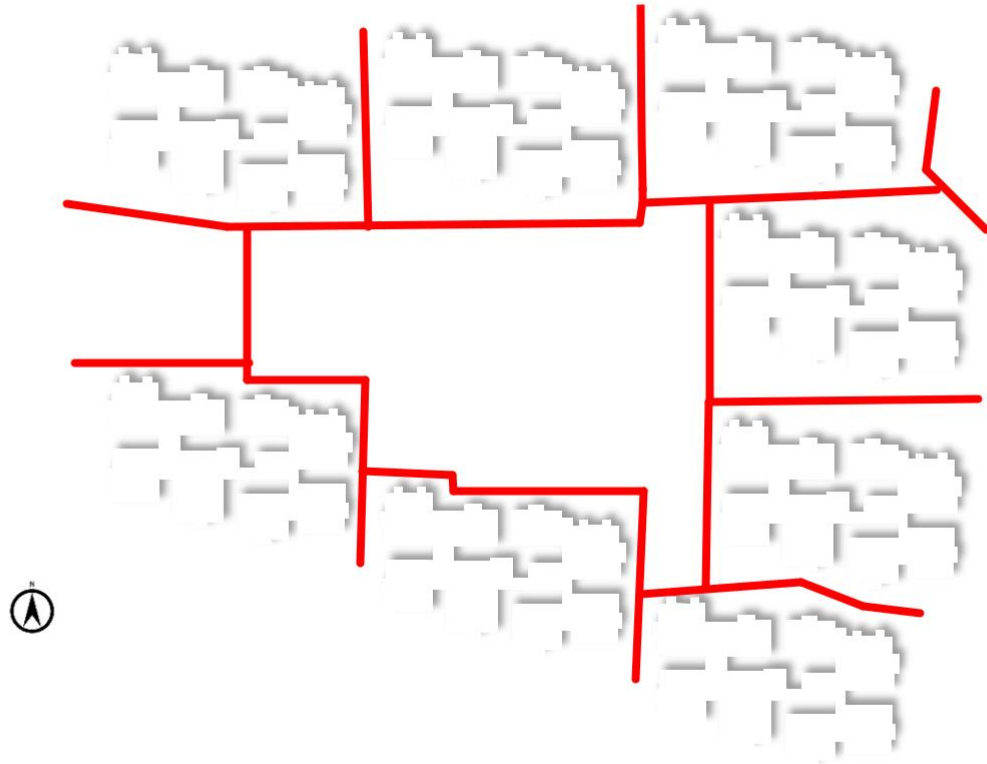
SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8



MASTER PLAN



MASTER PLAN



GREEN SPACES AND AMENITIES— CONCEPT

SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8

--- MEDITATION

ZONE

BASKET BALL

COURT

CHILDREN'S

PLAY AREA

--- BADMINTON

--- PARTY LAWN

--- GRID

--- OPEN GYM

--- YOGA DECK

PLANTATION



AMENITIES
BLOCK—
CONCEPT

*reference only

SITE AREA – 8.2 ACRES

CLUB HOUSE AMENITIES



CO-WORKING SPACE



SALON



HOTEL ROOMS

TERRACE LOUNGE/CAFE



JACUZZI

ELEVATION CONCEPT
SPA

MASTER PLAN



AMENITIES BLOCK—
CONCEPT

*reference only

SITE AREA – 8.2 ACRES

CLUB HOUSE AMENITIES

INDOOR KIDS PLAY AREA



MINI -THEATRE



BILLIARDS



ARCADE GAMING



TERRACE SWIMMING POOL



GYM



BADMINTON COURT



LOUNGE YOGA / AEROBICS

MASTER PLAN



LANDSCAPE ELEMENTS – CONCEPT

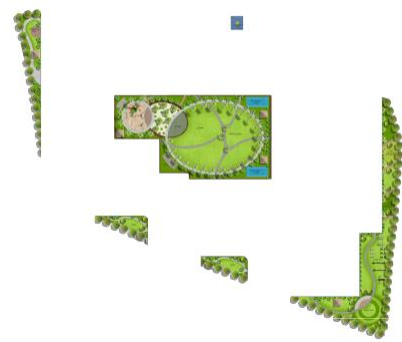
SITE AREA – 8.2 ACRES

PROPOSED BUILDING HEIGHT – 24 METRES.

ABUTTING ROAD – 40 FEET WIDE.

SETBACKS AS PER GO-168 – 8.00 METRES.

NO. OF TOWERS - 8



PARTY LAWN AREA



YOGA DECK



OPEN AIR GYM



HALF BASKET BALL COURT

MASTER PLAN



TYPICAL TOWER BLOCK— 8 FLAT CLUSTER

TOTAL BUILT-UP AREA OF ONE TOWER-

101135 SFT

NO. OF FLOORS – 8.

NO. OF UNITS – 64.





TOWER PLAN



FIRE FIGHTING TOWER

SERVICE SHAFTS

PASSENGER LIFTS

3BHK
SBUA-1870 SFT

2BHK
SBUA-1290 SFT

2BHK
SBUA-1290 SFT

3BHK
SBUA-1870 SFT

3BHK
SBUA-1635 SFT

3BHK
SBUA-1520 SFT

3BHK
SBUA-1610 SFT

3BHK
SBUA-1635 SFT

TOTAL BUILT-UP AREA OF ONE TOWER-

101135 SFT

NO. OF FLOORS - 8.

NO. OF UNITS - 64.

2M WIDE CORRIDOR



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TOWER PLAN

INTERNAL STAIRCASE

SERVICE SHAFTS

TYPICAL TOWER PLAN– 8 FLAT CLUSTER

TOTAL BUILT-UP AREA OF ONE TOWER–

101135 SFT

NO. OF FLOORS – 8.

NO. OF UNITS – 64.

TYPES:

- 3BHK – 1870 SFT
- 3BHK – 1635 SFT
- 3BHK – 1610 SFT
- 3BHK – 1520 SFT
- 2BHK – 1290 SFT





TOWER PLAN



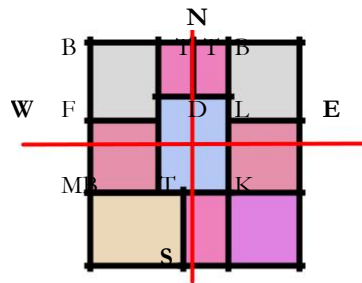
3BHK 1870 SFT—
WEST FACING



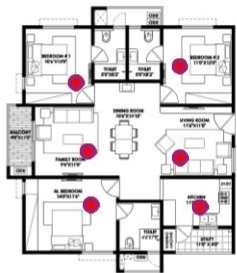
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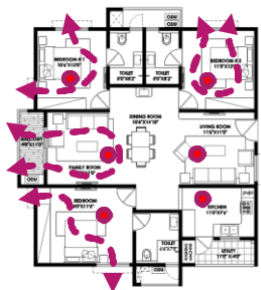




VASTU MANDALA



WINDOW LAYOUT / VIEWS

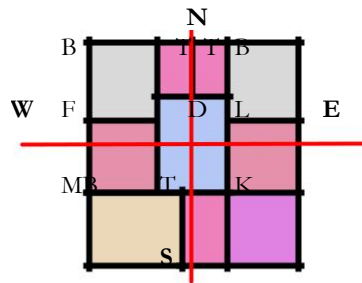


AIR MOMENT / VENTILATION

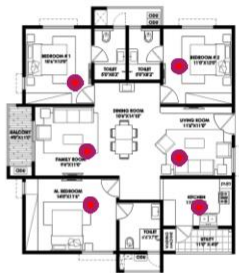
3BHK 1870 SFT–
EAST FACING

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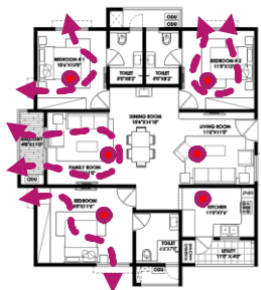
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VASTU MANDALA

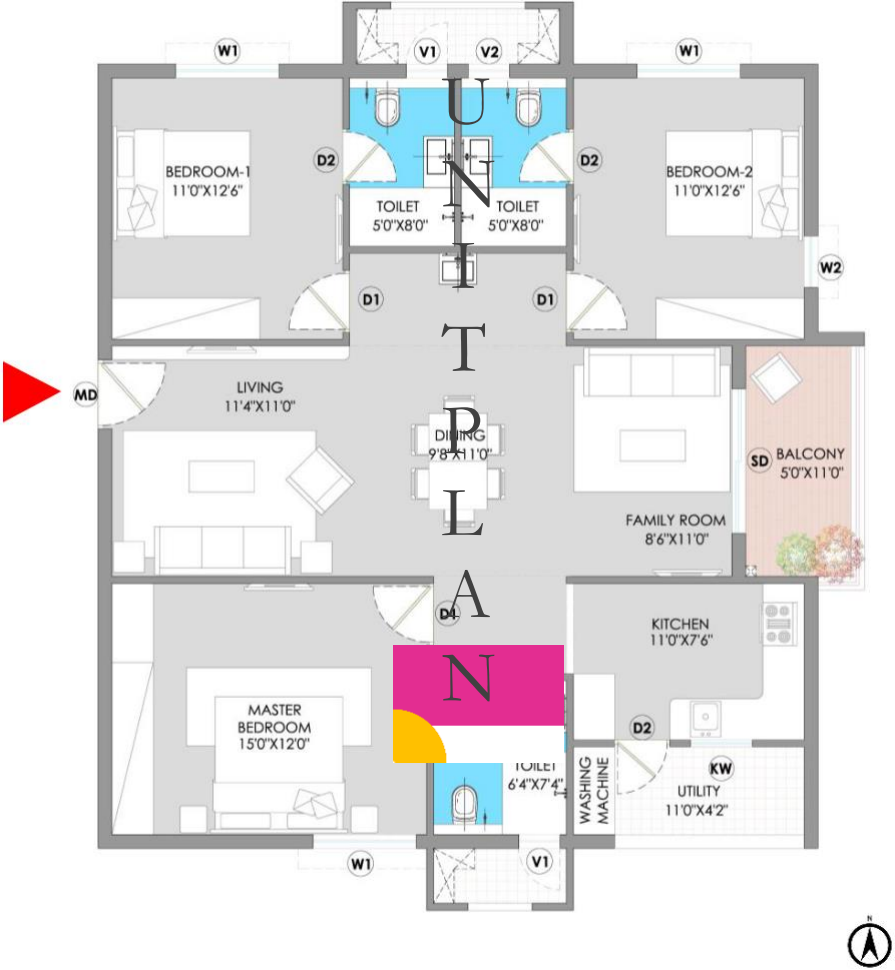


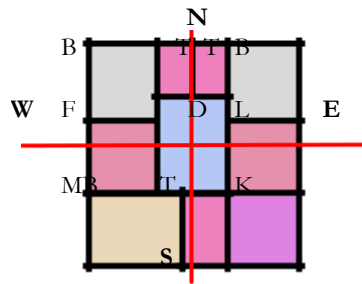
WINDOW LAYOUT / VIEWS



AIR MOMENT / VENTILATION

3BHK 1635 SFT—
WEST FACING

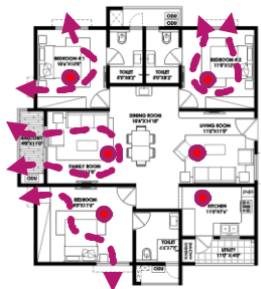




VASTU MANDALA



WINDOW LAYOUT / VIEWS



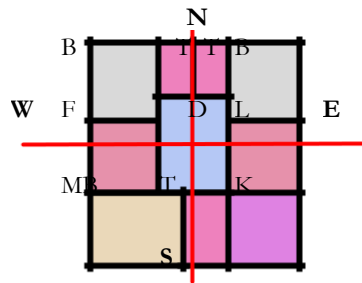
AIR MOMENT / VENTILATION

3BHK 1635 SFT—
EAST FACING

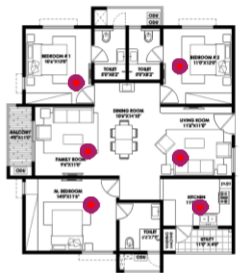
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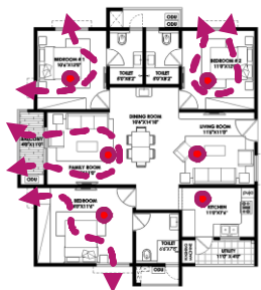




VASTU MANDALA

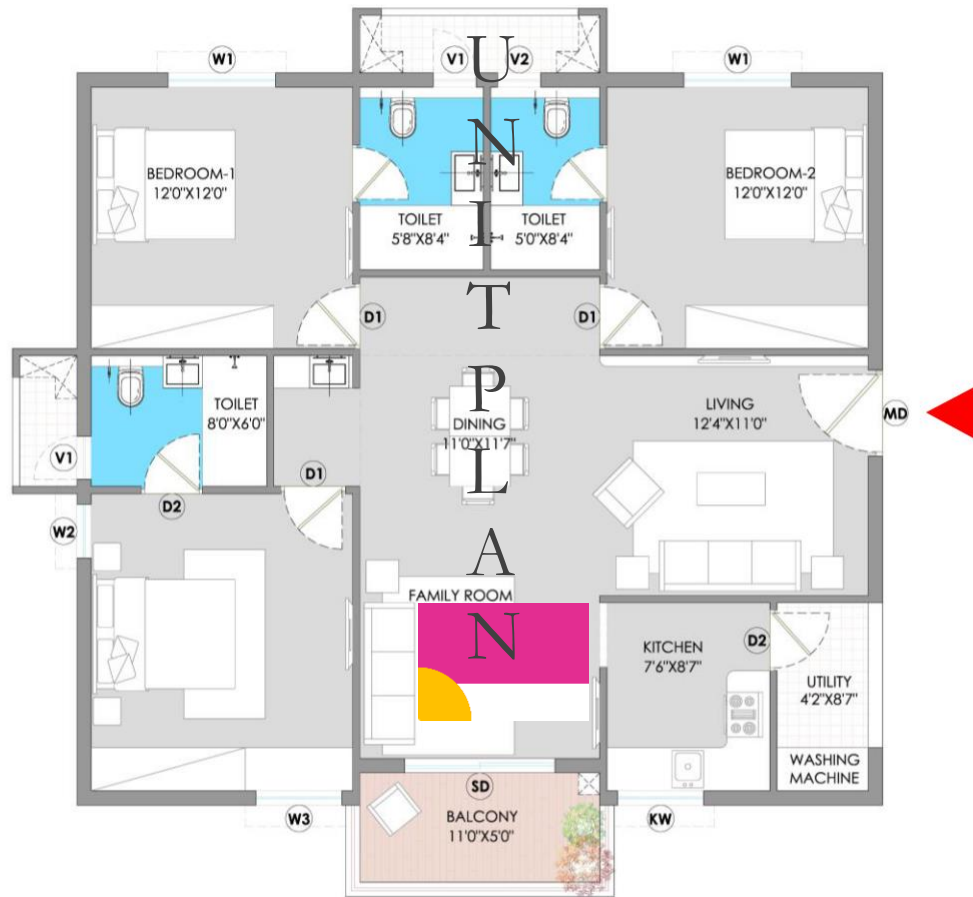


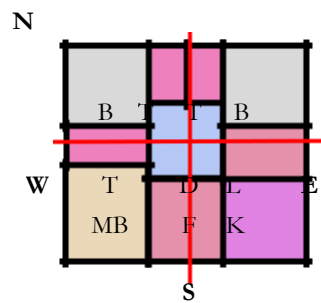
WINDOW LAYOUT / VIEWS



AIR MOMENT / VENTILATION

3BHK 1610 SFT—
EAST FACING





VASTU MANDALA

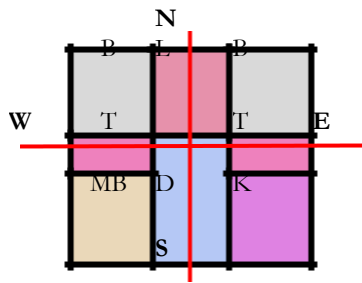


WINDOW LAYOUT / VIEWS



AIR MOMENT / VENTILATION





VASTU MANDALA

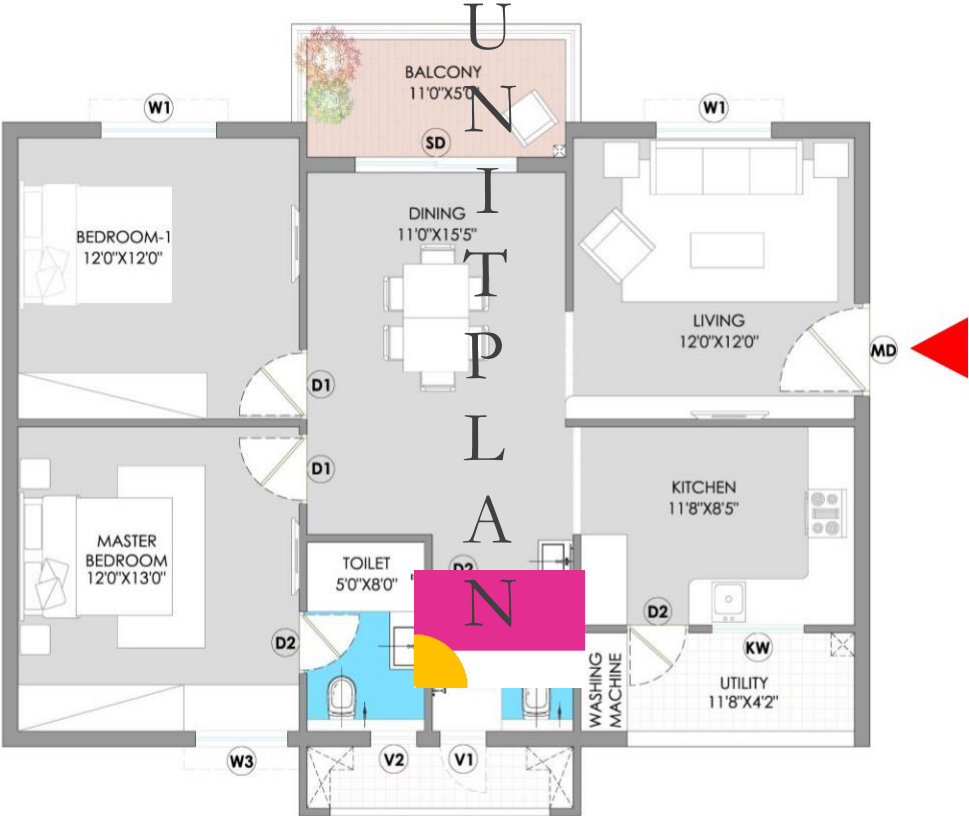


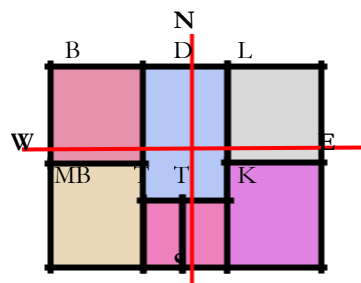
WINDOW LAYOUT / VIEWS



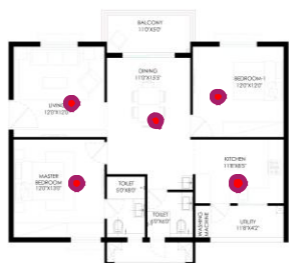
AIR MOMENT / VENTILATION

2BHK 1290 SFT—
EAST FACING

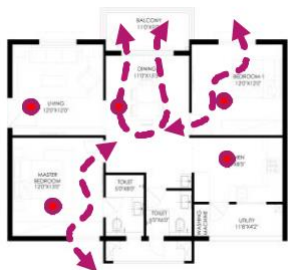




VASTU MANDALA



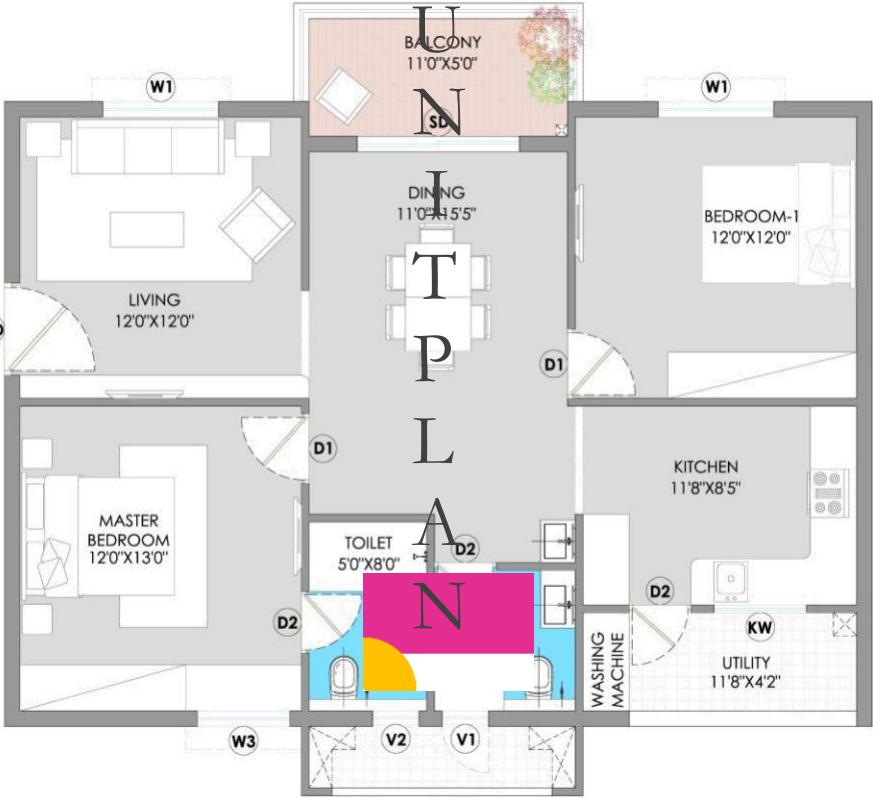
WINDOW LAYOUT / VIEWS

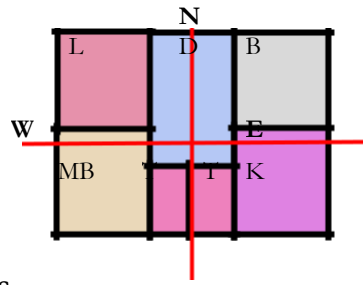


AIR MOMENT / VENTILATION

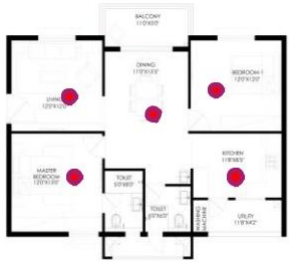


2BHK 1290 SFT—
WEST FACING

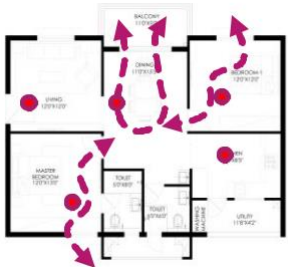




VASTU MANDALA



WINDOW LAYOUT / VIEWS



AIR MOMENT / VENTILATION



3BHK MODULE –
WEST FACING



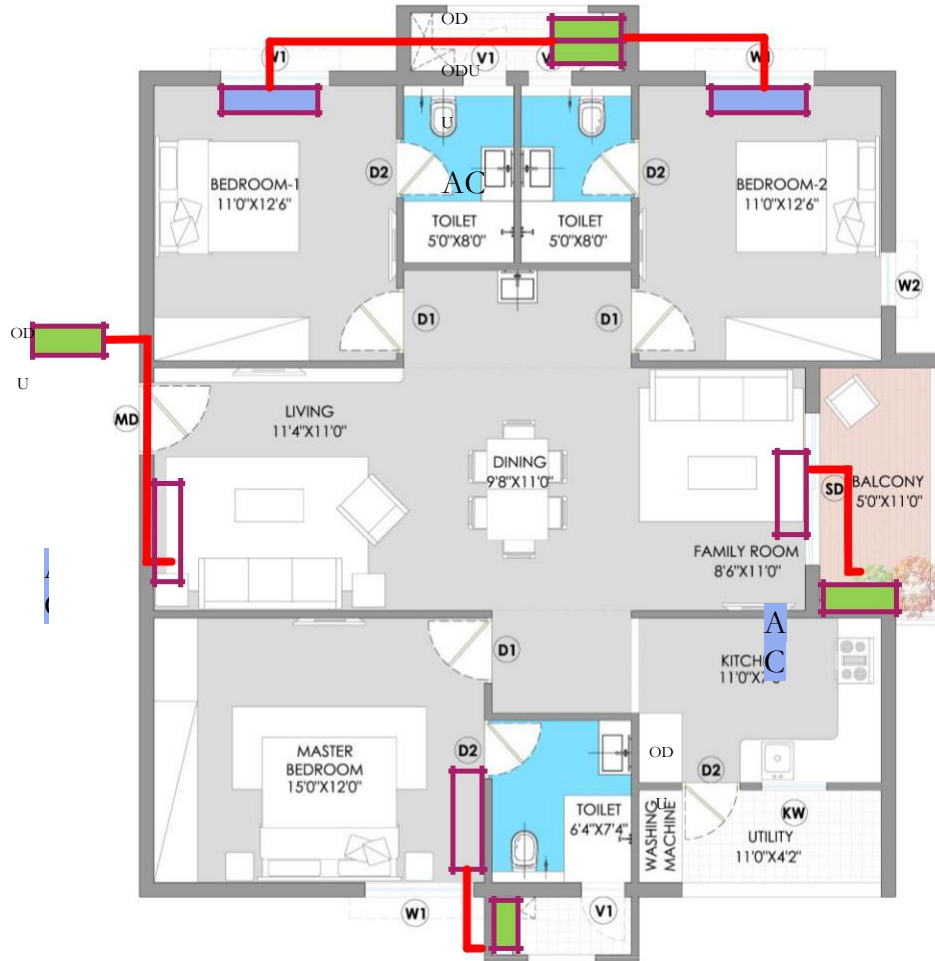
ISOMETRIC VIEW

3BHK MODULE
— EAST FACING



ISOMETRIC VIEW

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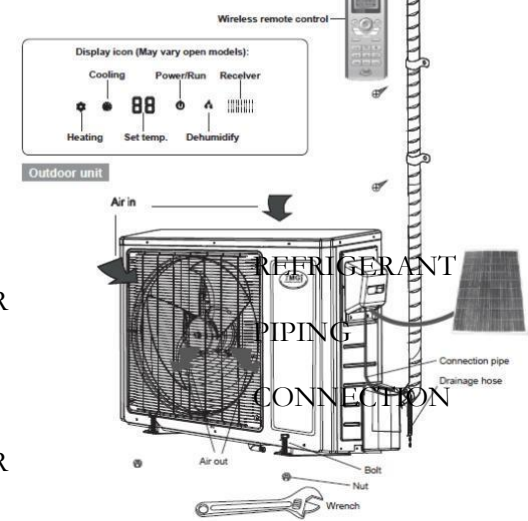
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INDOOR UNIT

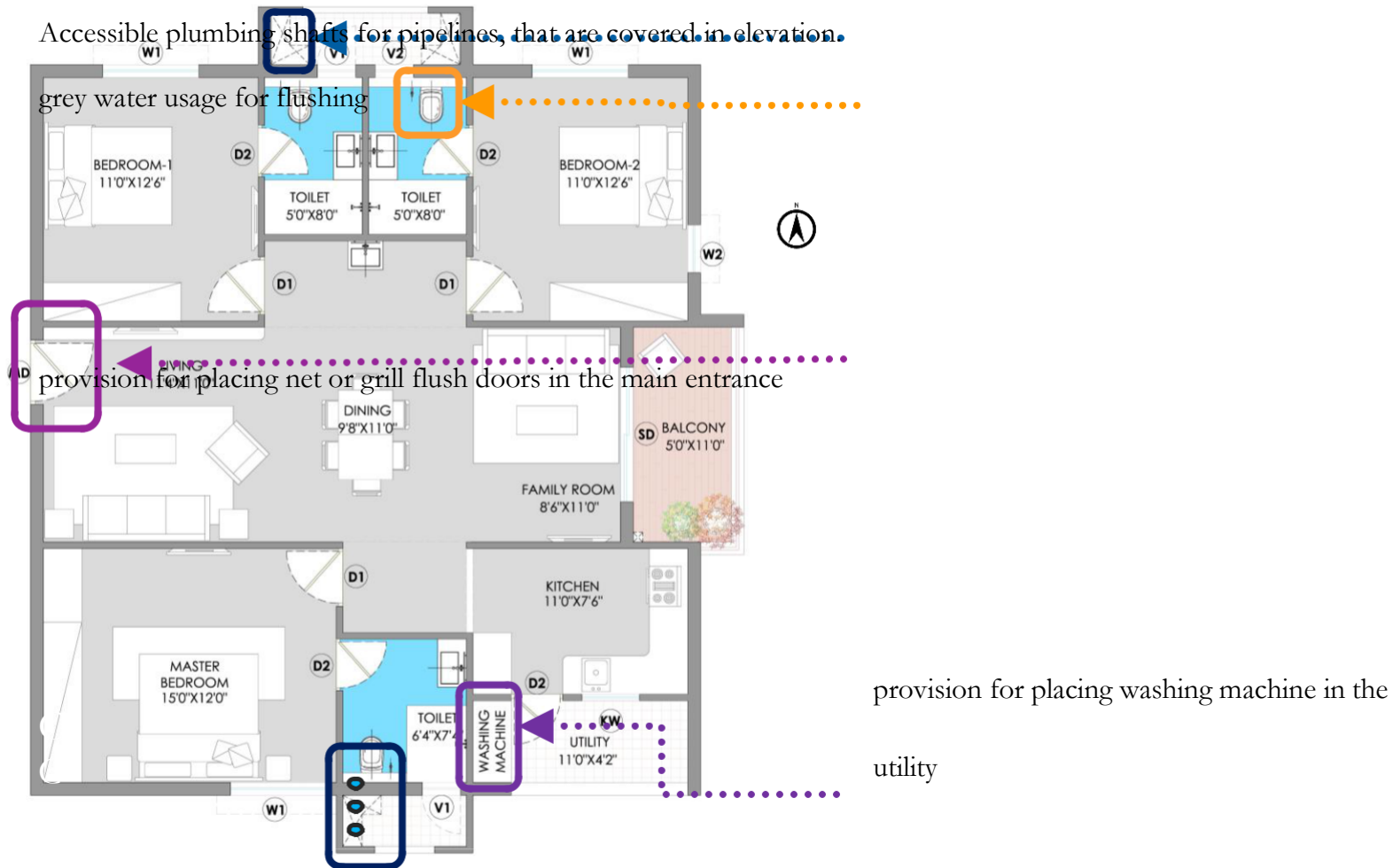
- AIR CONDITIONER

OUTDOOR UNIT

- AIR CONDITIONER



AIR CONDITIONING SYSTEM ROUTING



SERVICES INTEGRATION

PARKING – STILT+BASEMENT.

PROPOSED RESIDENTIAL DEVELOPMENT FOR HSR VENTURES @ CHINTALKUNTA									
AREA STATEMENT									
DESCRIPTION							SFT	SQ.YDS	
TOTAL SITE AREA							357054	39673	
TOTLOT (REQUIRED = 10%)							35705	3967	
TOTLOT (PROVIDED + BUFFER ZONE = 18%)							63788	7088	
RESIDENTIAL BLOCK									
NO. OF FLOORS							15 FLOORS		
BUILDING HEIGHT							45 M		
SETBACKS FOR ALL SIDES							13 M		
GROUND FLOOR									
FLAT NO	DISCRPTION	TYPE	PLINTH AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sf]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR R	NO FLOORS	
1	EAST FACING	2BHK	91	981	1226	1225	1	1	
2	WEST FACING	3BHK	127	1371	1714	1715	1	1	
3	WEST FACING	3BHK	119	1282	1603	1605	1	1	
4	EAST FACING	3BHK	115	1238	1548	1550	1	1	
5	NORTH FACING	3BHK	108	1166	1457	1455	1	1	
6	EAST FACING	3BHK	119	1282	1603	1605	1	1	
7	EAST FACING	3BHK	127	1371	1714	1715	1	1	
8	WEST FACING	2BHK	91	981	1226	1225	1	1	
BUILT UP AREA OF GROUND & FIRST FLOOR									
TYPICAL FLOOR									
1	EAST FACING	2BHK	96	1032	1290	1290	1	7	
2	WEST FACING	3BHK	139	1495	1869	1870	1	7	
3	WEST FACING	3BHK	122	1310	1637	1635	1	7	
4	EAST FACING	3BHK	120	1290	1612	1610	1	7	
5	NORTH FACING	3BHK	113	1217	1521	1520	1	7	
6	EAST FACING	3BHK	122	1310	1637	1635	1	7	
7	EAST FACING	3BHK	139	1495	1869	1870	1	7	
8	WEST FACING	2BHK	96	1032	1290	1290	1	7	
BUILT UP AREA OF TYPICAL FLOOR									
TOTAL BUILT UP AREA									
NUMBER OF TOWERS									
TOTAL BUILT UP AREA OF ALL TOWER									
CLUBHOUSE									
REQUIRED (3% OF BUILT UP AREA)							3%		
PROVIDED							3.1%		
REALIZATION PER ACRE							100127		

AREA STATEMENT

AREA STATEMENT –
CONCEPT

SITE AREA – 8.2 ACRES

AS THE SITE HAS HIGH VALUE AND COULDN'T ACHIEVE ENOUGH DUE TO THE LIMITATION OF SITE ABUTTING ROAD, CONSIDERING ‘TDR’ FOR THIS PROPERTY WOULD BE MORE ADVANTAGEOUS

AFTER CONSIDERING 2 ADDITIONAL FLOORS, PROPOSED BUILDING HEIGHT – 30 METRES.

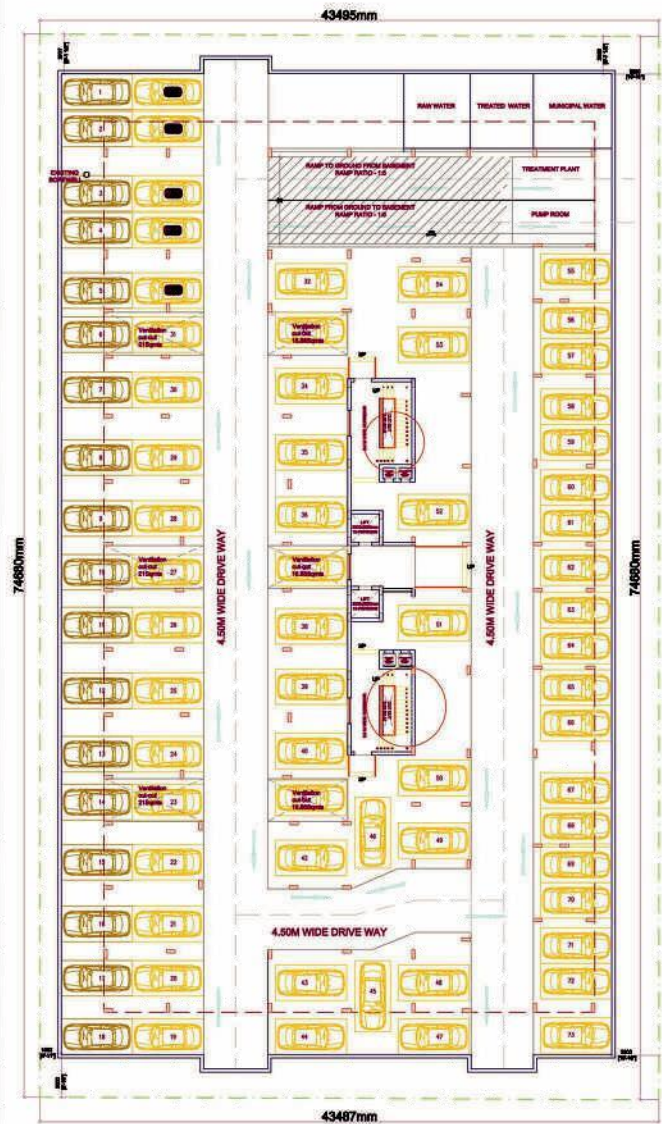
PARKING – STILT+BASEMENT.

AFTER CONSIDERING TDR FOR 2 ADDITIONAL FLOORS									
GROUND FLOOR									
FLAT NO	DISCRIPTION	TYPE	AREA OF FLAT [sq. m]	PLINTH AREA OF FLAT [sqft]	AREA OF FLAT (25% COMMON AREA) SQFT	ROUND-OFF	FLAT/FLOOR R	NO FLOORS	T F
1	EAST FACING	2BHK	91	981	1226	1225	1	1	
2	WEST FACING	3BHK	127	1371	1714	1715	1	1	
3	WEST FACING	3BHK	119	1282	1603	1605	1	1	
4	EAST FACING	3BHK	115	1238	1548	1550	1	1	
5	NORTH FACING	3BHK	108	1166	1457	1455	1	1	
6	EAST FACING	3BHK	119	1282	1603	1605	1	1	
7	EAST FACING	3BHK	127	1371	1714	1715	1	1	
8	WEST FACING	2BHK	91	981	1226	1225	1	1	
BUILT UP AREA OF GROUND & FIRST FLOOR									
TYPICAL FLOOR									
1	EAST FACING	2BHK	96	1032	1290	1290	1	9	
2	WEST FACING	3BHK	139	1495	1869	1870	1	9	
3	WEST FACING	3BHK	122	1310	1637	1635	1	9	
4	EAST FACING	3BHK	120	1290	1612	1610	1	9	
5	NORTH FACING	3BHK	113	1217	1521	1520	1	9	
6	EAST FACING	3BHK	122	1310	1637	1635	1	9	
7	EAST FACING	3BHK	139	1495	1869	1870	1	9	
8	WEST FACING	2BHK	96	1032	1290	1290	1	9	
			BUILT UP AREA OF TYPICAL FLOOR						
			TOTAL BUILT UP AREA						
			NUMBER OF TOWERS						
			TOTAL BUILT UP AREA OF ALL TOWER						
CLUBHOUSE									
REQUIRED (3% OF BUILT UP AREA)							3%		
PROVIDED							3.1%		
REALIZATION PER ACRE								124956	

AREA STATEMENT

Project Management Initials: Designer: Rishika Checked: Rishika Approved: Rajesh

BASEMENT

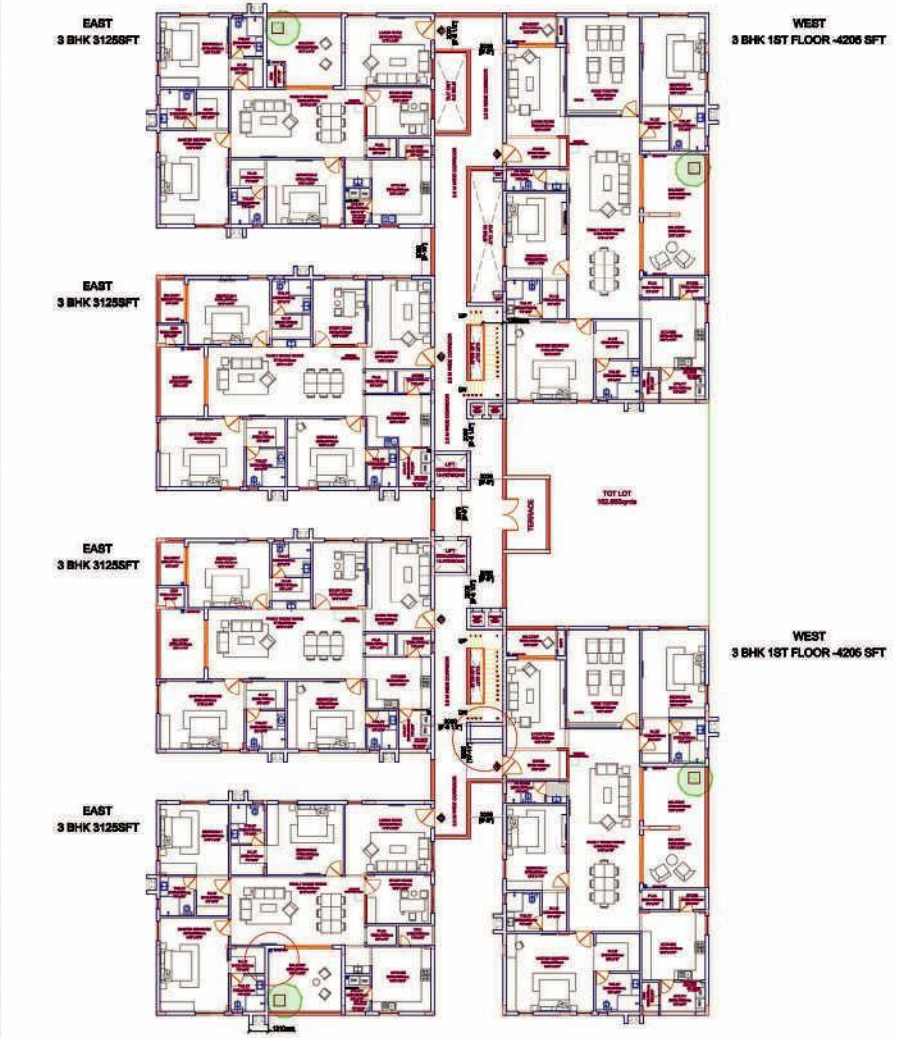


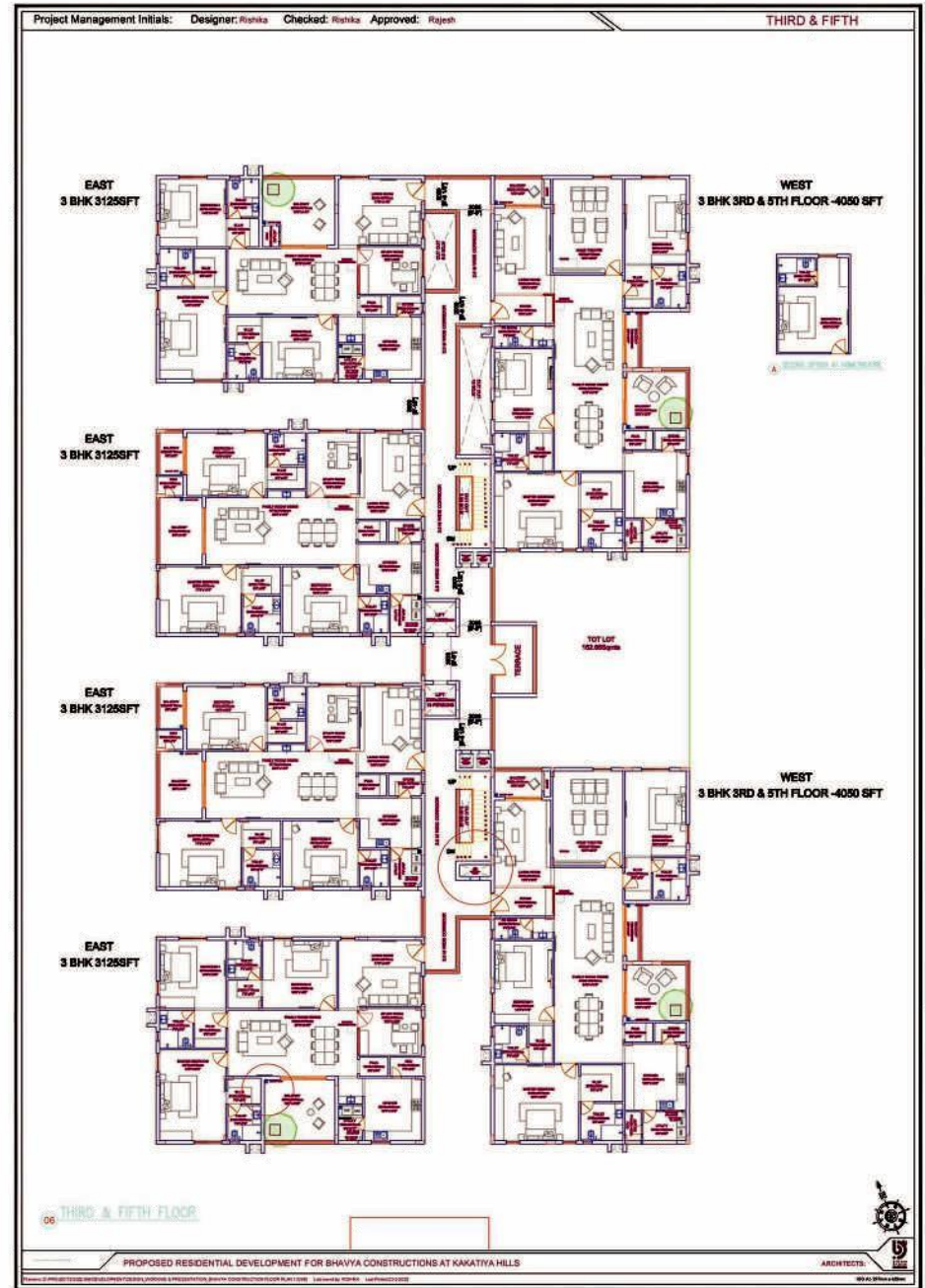
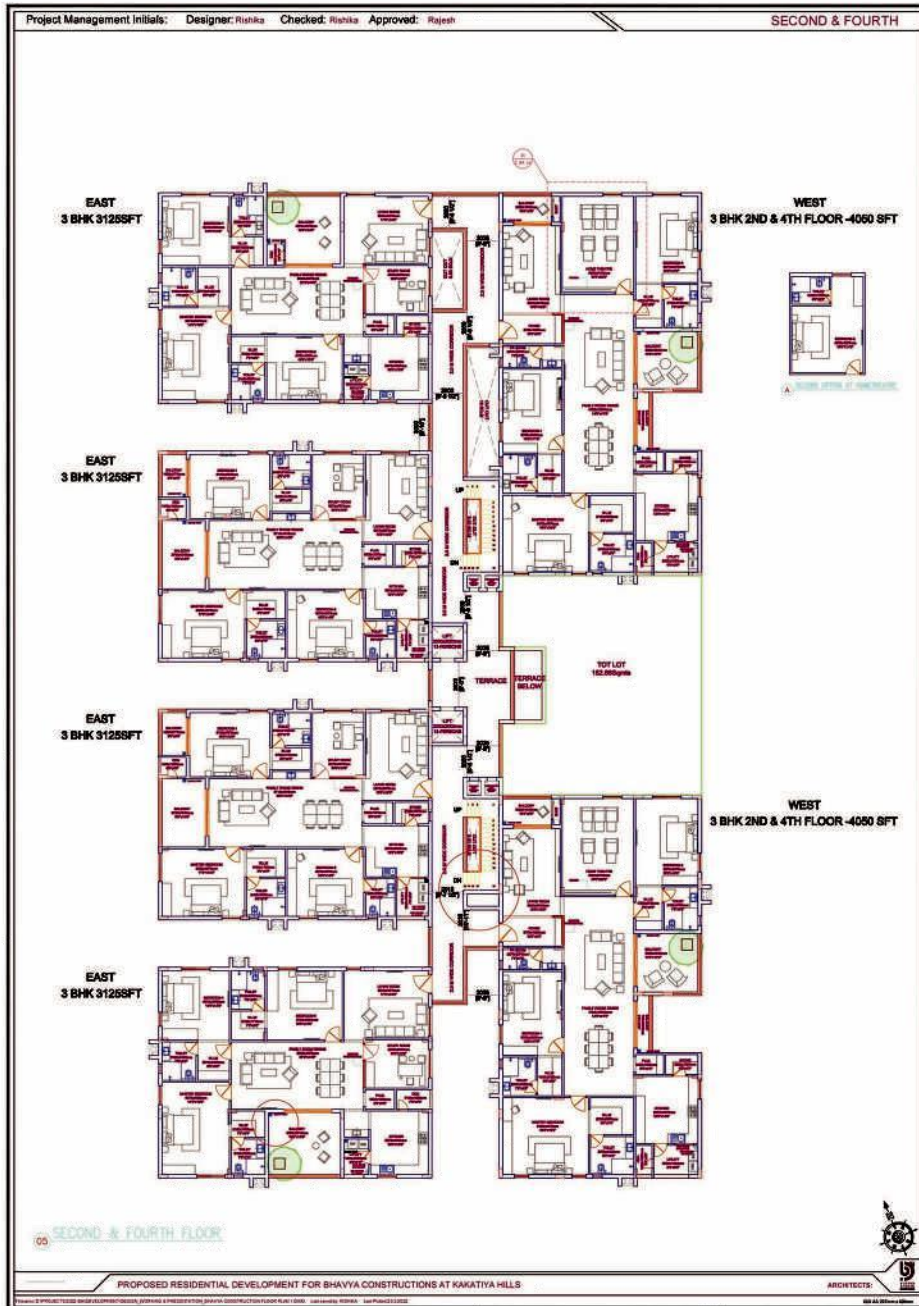
BASEMENT PARKING	
PRIMARY CAR PARKING	60 NOS.
SECONDARY CAR PARKING	18 NOS.
TOTAL CAR PARKING	78 NOS.

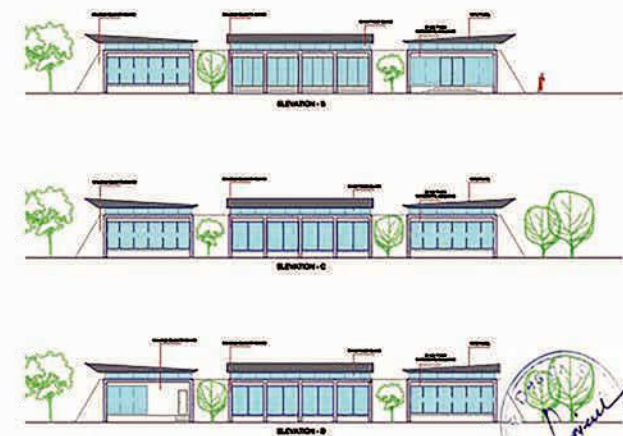
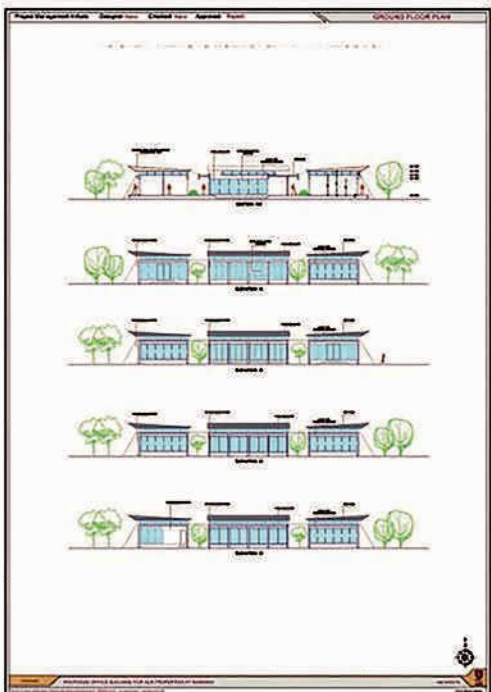
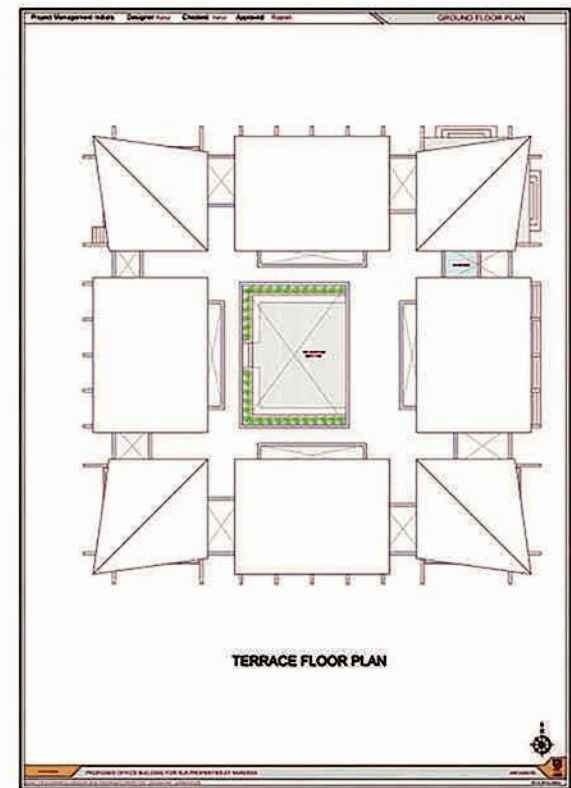
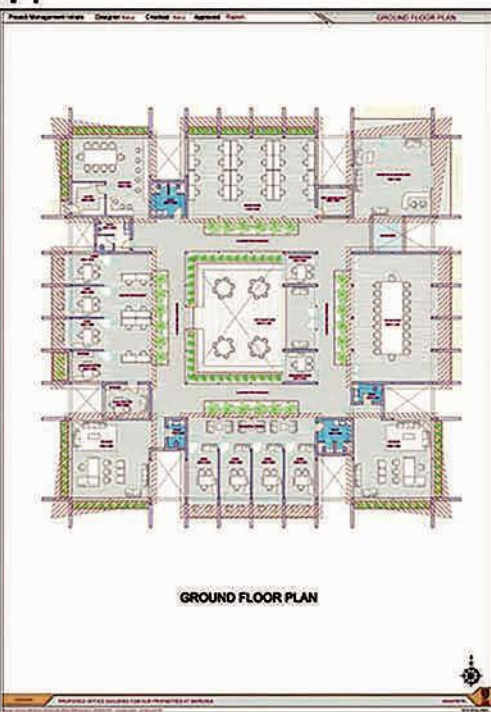
TOTAL CAR PARKING (STILT+ BASEMENT)	107 NOS.
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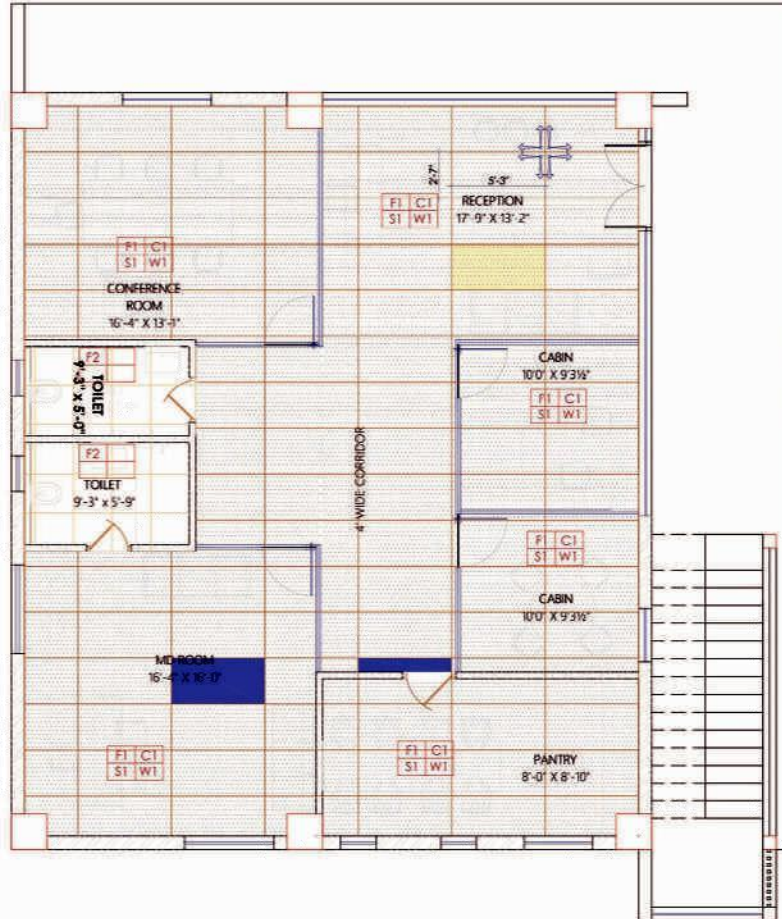
Project Management Initials: Designer: Rishika Checked: Rishika Approved: Rajesh

FIRST FLOOR









LEGEND FOR FINISHES:

S.NO		DESCRIPTION	SIZE	UPVC SPACER	MAKE
	F1	APPROVED VITRIFIED TILE FLOORING	2400mmX1200mm	3mm	
	F2	APPROVED ANTI-SKID CERAMIC TILE FLOORING	600mmX600mm		
	F3	APPROVED ANTI-SKID CERAMIC TILE FLOORING	600mmX600mm	3mm	
	F4			3mm	
	C1	SMOOTH PUTTY FINISH WITH APPROVED PREMIUM EMULSION PAINT(2 coats) WITH (1 coat) OF PRIMER			
	C2	APPROVED GYPSUM BOARD GRID FALSE CEILING (600mmX600mm)			
	C3	APPROVED GYPSUM BOARD FALSE CEILING			
	S1	SKIRTING AS PER FLOOR TILE (F1)			
	S2	SKIRTING AS PER FLOOR TILE (F2)			
	S3	SKIRTING AS PER FLOOR TILE (F3)			
	D1	APPROVED GLAZED CERAMIC TILE FOR DADO CLADDING AS PER SELECTION UP TO 2400mm HT.			
	D2	APPROVED GLAZED CERAMIC TILE FOR DADO CLADDING AS PER SELECTION MATCHING UP TO OPENING LVL			

CLIENT :

BJS DEVELOPERS

ARCHITECTS

B DESIGN STUDIOS

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email: rajeshrammoah@bds.in
Phone: +91-9885777181

STRUCTURAL CONSULTANT

KVR CONSULTANCY SERVICES
1/1 No 1st-2nd Floor, 1st floor,
Star Sri Sathyan Apts, Soliswood Colony,
Soliswood Hyderabad 500 039,
Aurangabad-515010/09
Email id : kvldevendar_wed@yaho.com

FOR INFORMATION

DATE: SIGN:

NOTES

1. This drawing should be read and not measured.
2. All dimensions are in millimeters and levels are in meters unless stated otherwise.
3. All drawings must be cross reference in case of any doubt / discrepancy.
4. TOC represents Top Of Concrete & FFt represents Finished Floor Levels. All dimensions shown in the drawings are structural / masonry dimensions.
5. All Architectural Drawings must be referred in coordination with Structural Drawings.

MATERIAL DESIGNATION

- 80MM THK. BRICK WORK
- 80MM THK. R.C.C. SLAB
- 80MM TOILET SUNKEN

ARCHITECTURAL SYMBOLS

- ELEVATION MAJOR
- SECTION MAJOR
- DRAWING IN DETAIL
- MULTIPLE ELEVATIONS
- DOOR / WINDOW TYPE
- ROOM NO

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APPROVED :DEVENDAR REDDY

CHECKED :DEVENDAR REDDY

DRAWN :CHANDU

DATE : 11-05-2021

SCALE : N.T.S

TITLE:

SECOND FLOOR BEAM LAYOUT

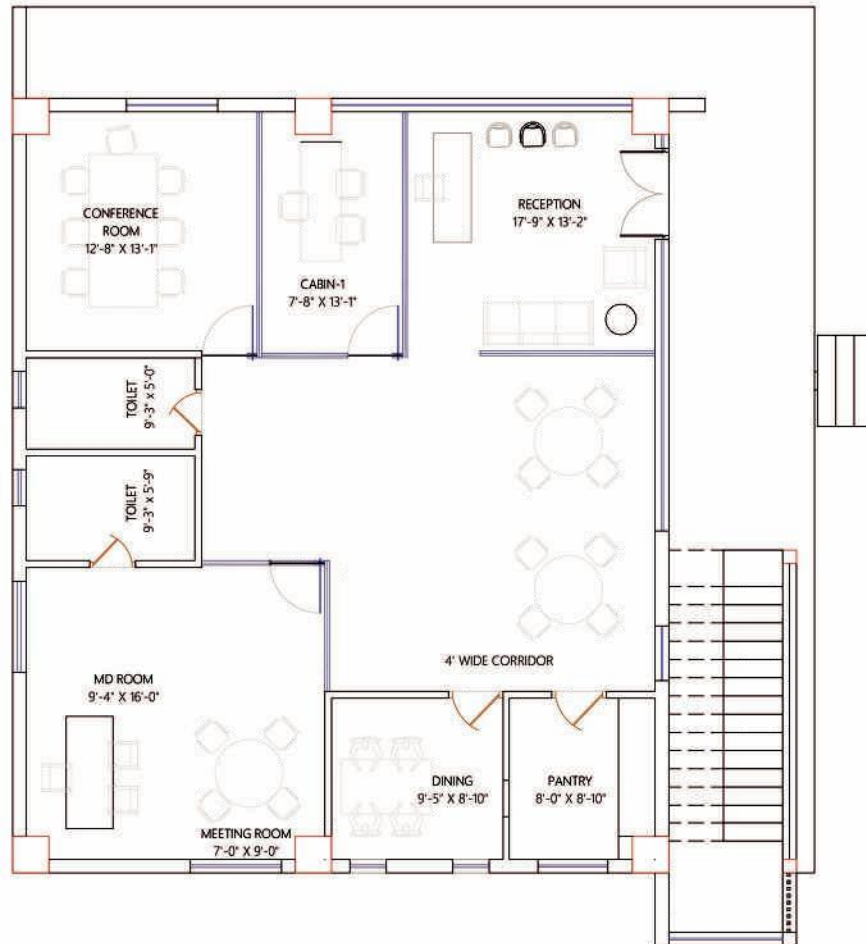
S-BDS335-IN-101

S DES AR CA
STRUCTURAL PROJECT COORDINATOR SHEET NO

RAJESH RAMMOHA NB

GOA No:CN2007/414 22

OPTION-3



FLOOR PLAN



OPTION-4

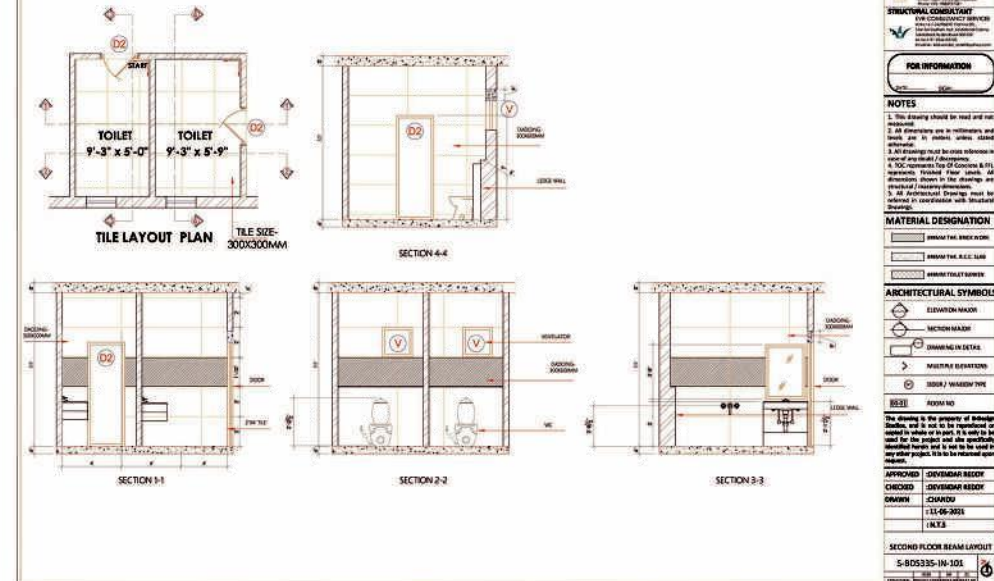
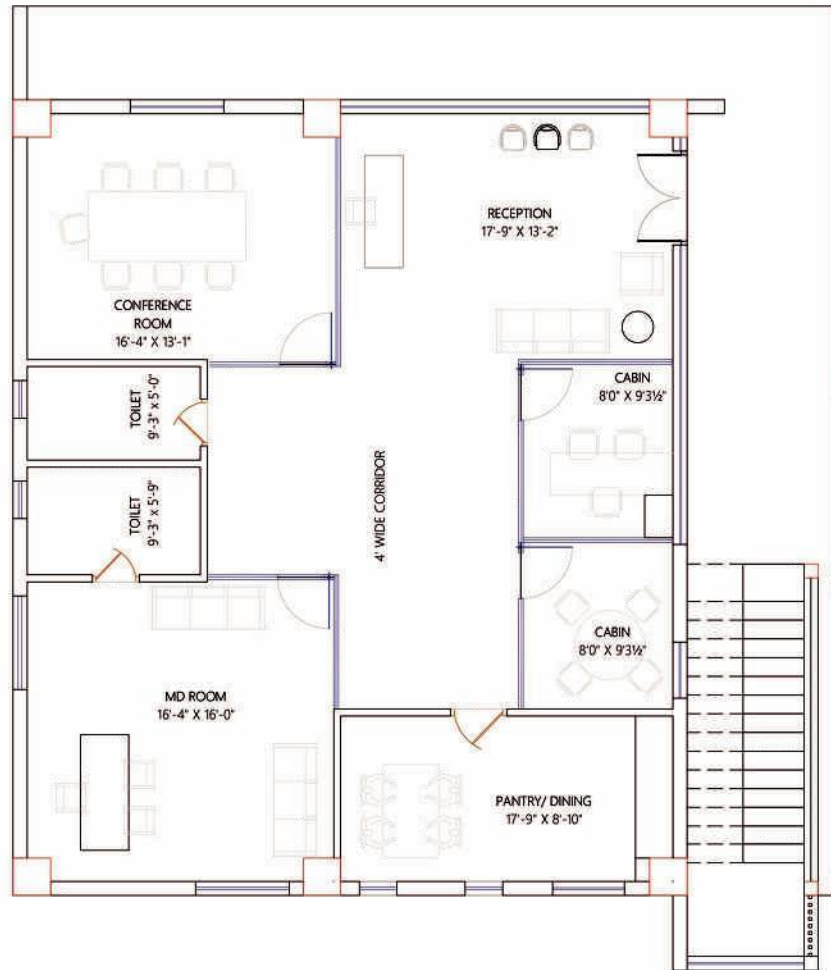


FLOOR PLAN



FLOOR PLAN

ARCHITECTS : **B DESIGN STUDIOS**

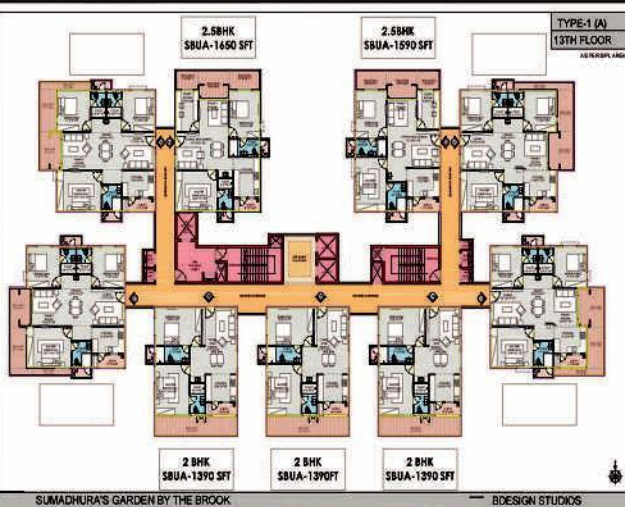
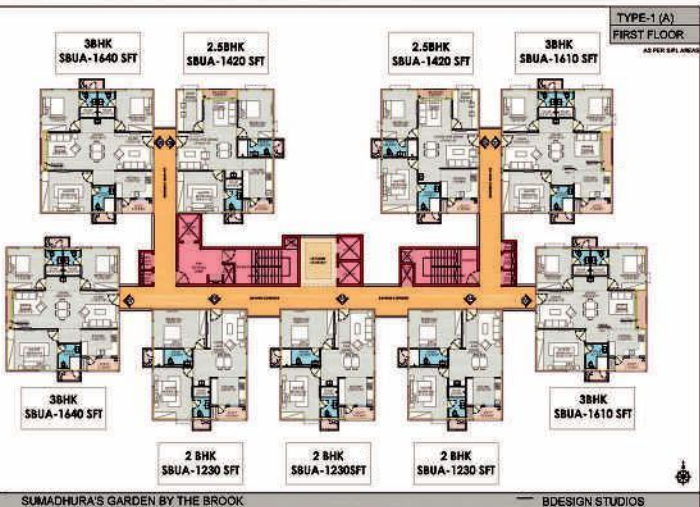
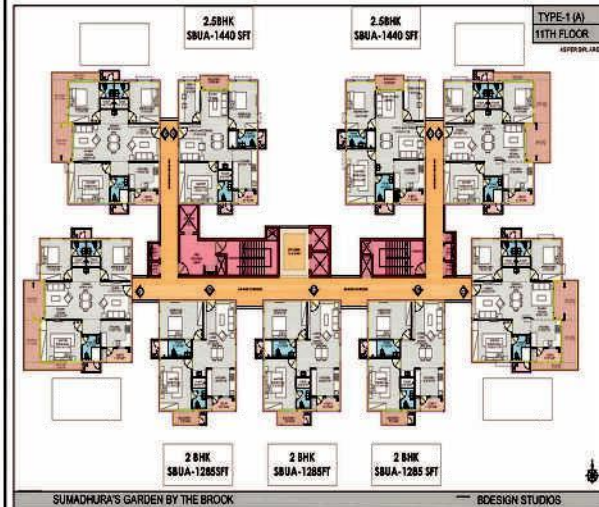
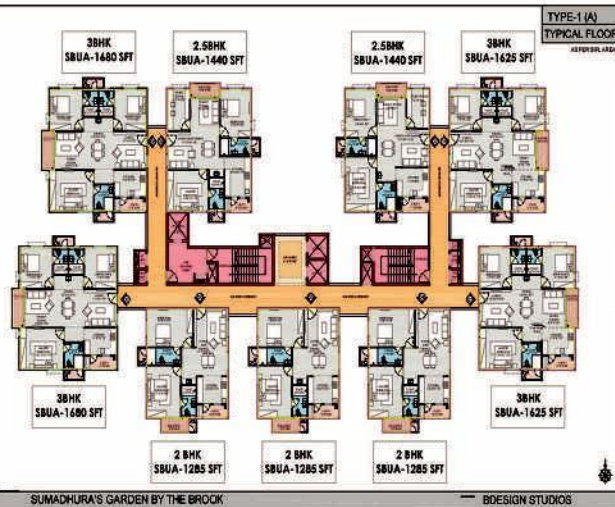
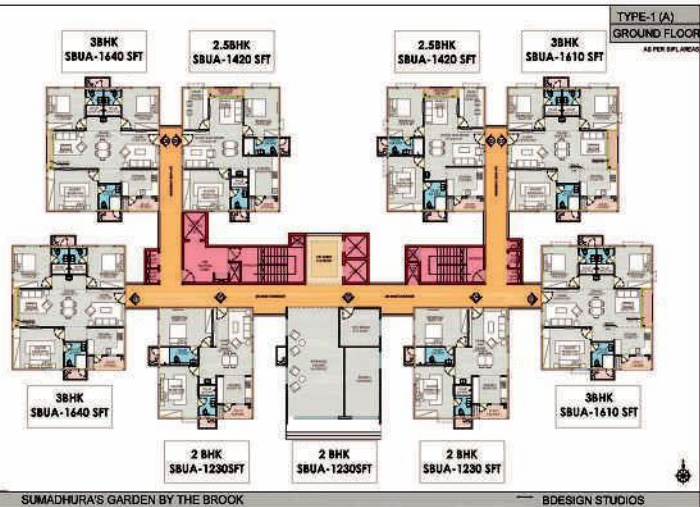


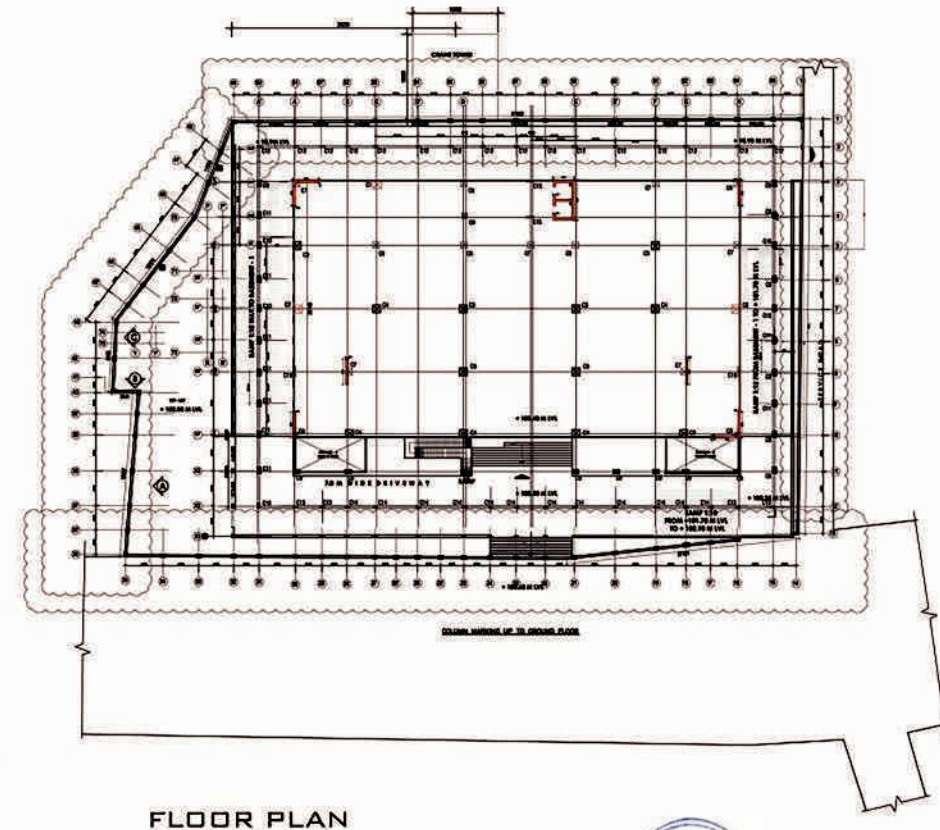
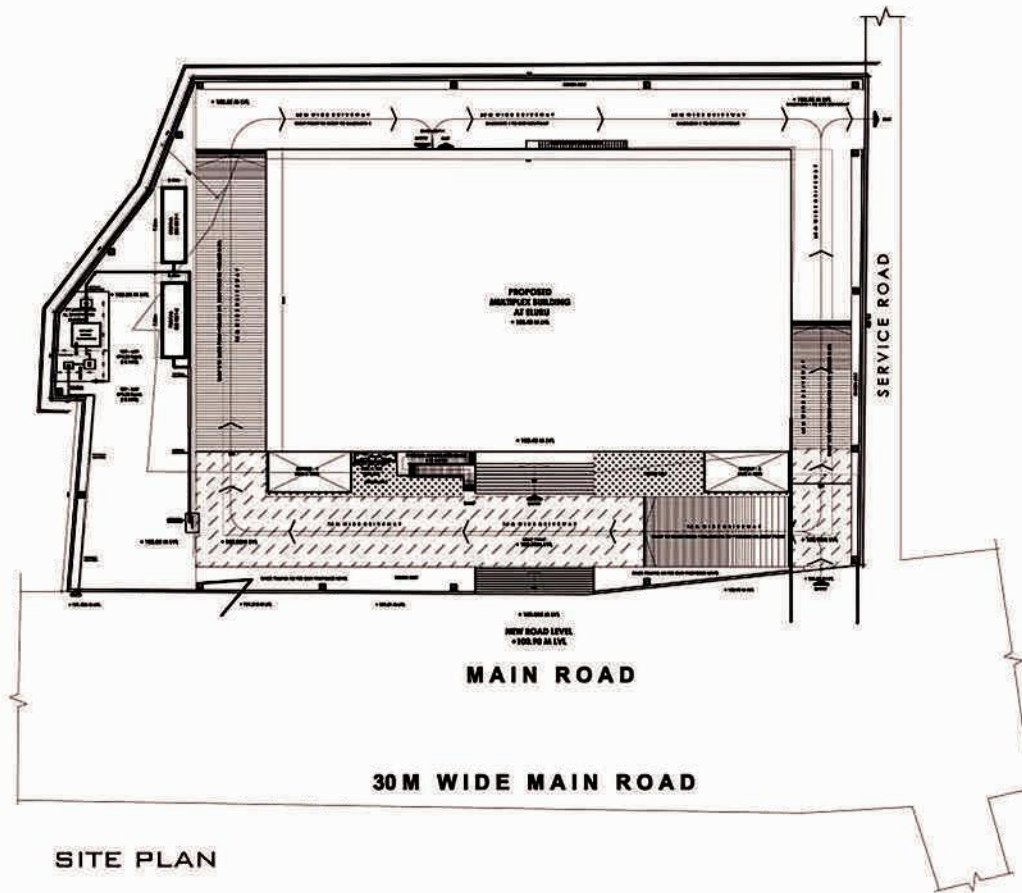
BASEMENT-1

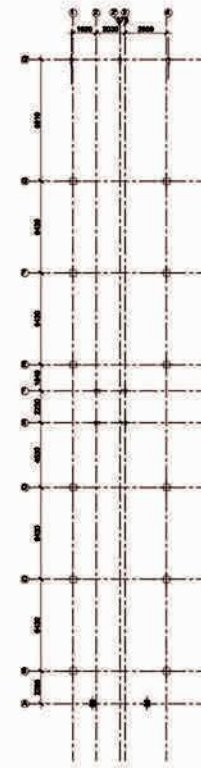
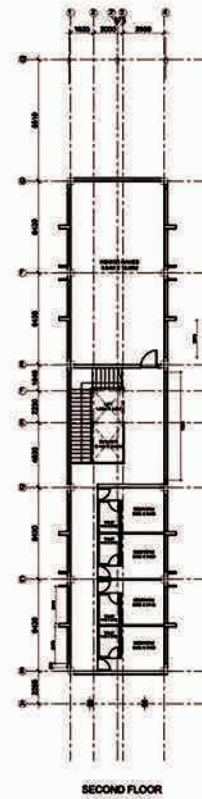
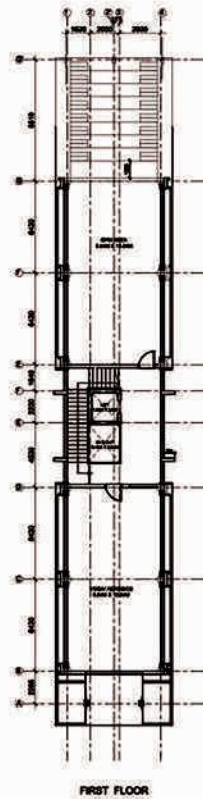
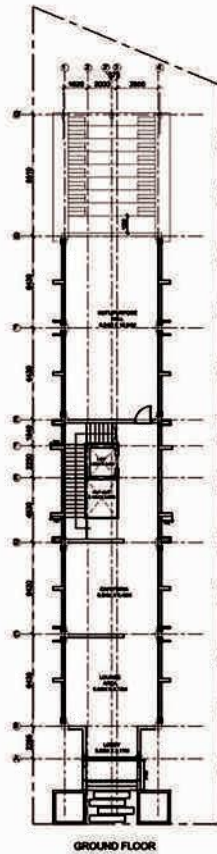


BASEMENT-2

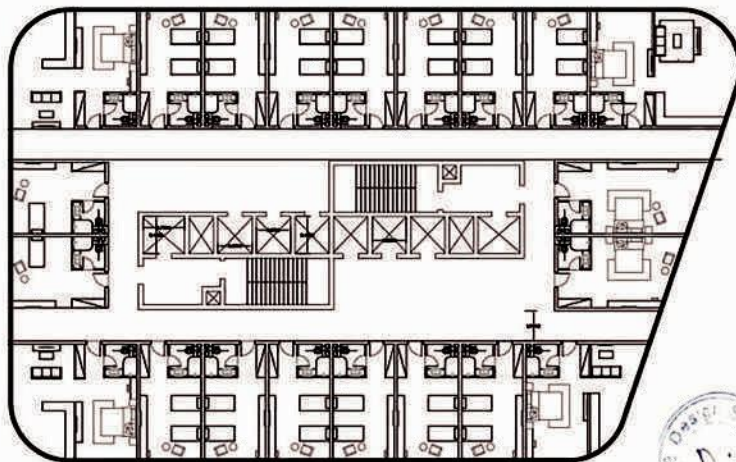
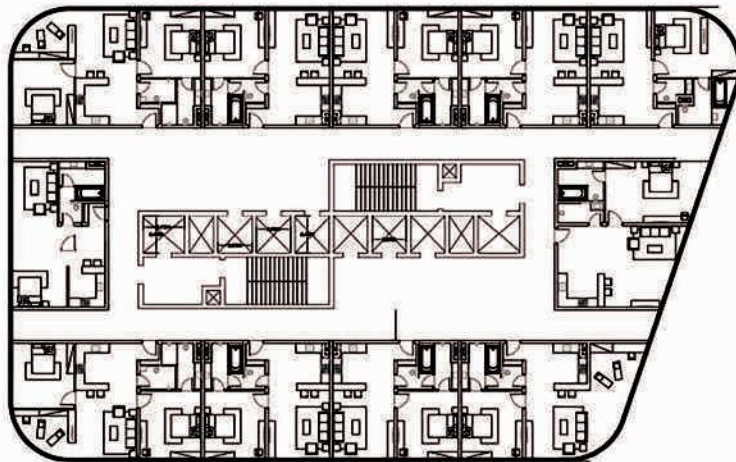








Handwritten signature: *Praveen*



FLOOR PLANS

RAJESH RAMMOHANB
GOA No CN2007-414 22

