



SITE AREA : 10.13 ACRES



GOOGLE MAP (NTS)

AREA STATEMENT:

KAPULUPPADA						
NAME OF THE LAYOUT	AREA	UNIT	AREA	UNIT		
A LAYOUT 01 - SITE AREA	42914.51	SQM	10.60	ACRES		
PROPOSED MUD ROAD	1853.07	SQM	0.46	ACRES		
PROPOSED ROAD WIDENING	84.99	SQM	0.02	ACRES		
NET SITE AREA FOR LAYOUT	40976.45	SQM	10.13	ACRES		
LAYOUT 01 - BUILDING TYPE/ DESCRIPTIONS						
	NO. OF UNITS / FLOOR	NO. OF FLOORS	NO. OF BLOCKS	TOTAL DWELLING UNITS	GROUND COVERAGE PER TOWER (SQM)	PLOT COVERAGE (SQM)
C RESIDENTIAL						
C.1 300	12	4	9	432	363	3265
C.2 365	12	4	11	528	457	5024
C.3 430	12	4	3	144	586	1759
SUB TOTAL (GROUND COVERAGE)			23	1104		10047
						24.52
B OTHERS AREAS						
	AREA	UNIT				
D.1 GREEN AREA - 1	371.930	SQM	0.91			
D.2 GREEN AREA - 2	137.710	SQM	0.34			
D.3 GREEN AREA - 3	528.970	SQM	1.29			
D.4 GREEN AREA - 4	760.510	SQM	1.86			
D.5 GREEN AREA - 5	406.860	SQM	0.99			
D.6 GREEN AREA - 6	125.870	SQM	0.31			
D.7 GREEN AREA - 7	249.750	SQM	0.61			
D.8 GREEN AREA - 8	300.060	SQM	0.73			
D.9 GREEN AREA - 9	551.710	SQM	1.35			
D.10 GREEN AREA - 10	126.520	SQM	0.31			
D.11 GREEN AREA - 11	342.000	SQM	0.83			
D.12 GREEN AREA - 12	428.090	SQM	1.04			
D.13 GREEN AREA - 13	2260.560	SQM	5.52			
D.14 GREEN AREA - 14	155.300	SQM	0.38			
D.15 OPEN AREA	11927.260	SQM	29.11			
D.16 AMENITIES	1080	SQM	2.64			
SUB TOTAL						19753
						5.52
C UTILITIES						
	AREA (SQM)	PERCENTAGE	AREA (SQM)	PERCENTAGE		
F.1 PARKING - 1	742.29	1.81				
F.2 PARKING - 2	1108.94	2.71				
F.3 PARKING - 3	1797.97	4.39				
F.4 PARKING - 4	657.65	1.60				
F.5 ROAD AREA	5434.90	13.26				
F.6 OHT	130.7	0.32				
F.7 LUG SUMP	35	0.08				
F.8 STP	677.37	1.65				
F.9 TRANSFORMER YARD & SUBSTATION	626.1	1.53				
SUB TOTAL						11176
						100.00
NAME OF THE LAYOUT						
	AREA	UNIT	AREA	UNIT		
NET SITE AREA	40976.45	SQM	10.13	ACRES		
TOTAL AREA UNDER UTILITIES	11176	SQM	2.76	ACRES		
NET PLANNED AREA	29800.53	SQM	7.36	ACRES		
POPULATION DENSITY (@400 PPA)	2946	NOS.				
AMENITIES						
TYPE	REQUIRED (3% OF BUA)	PERCENTAGE	ACHIEVED	PERCENTAGE		
	1071.13	3.00%	1080.00	3.02%		
NO. OF UNITS/ACRE	109.03					
PARKING AREA						
	REQUIRED (11% OF BUA)	PERCENTAGE	ACHIEVED	PERCENTAGE		
BUILTUP AREA (SQM)	AREA (SQM)	PERCENTAGE	AREA (SQM)	PERCENTAGE		
35704.32	3927.48	11.00%	4306.85	12.06%		
GREEN AREA						
	REQUIRED (10% OF SITE AREA)	PERCENTAGE	ACHIEVED	PERCENTAGE		
SITE AREA (SQM)	AREA (SQM)	PERCENTAGE	AREA (SQM)	PERCENTAGE		
40976.45	4097.65	10.00%	6745.84	16.46%		
UNITS & BLOCKS						
S.NO.	DESCRIPTION	NO. OF BLOCKS REQUIRED	NO. OF BLOCKS ACHIEVED	NO. OF UNITS REQUIRED	NO. OF UNITS ACHIEVED	PERCENTAGE OF UNITS ACHIEVED
1	300 SQFT	12.66	9	608	432	39.13%
2	365 SQFT	15.82	11	760	528	47.83%
3	430 SQFT	3.16	3	152	144	13.04%
TOTAL			23	1519	1104	100.00%

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LEGEND

TOTAL SITE AREA : 40976.45 SQ.M (10.13 ACRES)

300 SQFT (12 UNITS/FLOOR) - 9 BLOCKS = 432 UNITS (39.13%)
TOTAL BUILT UP AREA = 12039.84 SQ.M

365 SQFT (12 UNITS/FLOOR) - 11 BLOCKS = 528 UNITS (47.83%)
TOTAL BUILT UP AREA = 17904.48 SQ.M

430 SQFT (12 UNITS/FLOOR) - 3 BLOCKS = 144 UNITS (13.04%)
TOTAL BUILT UP AREA = 5760.00 SQ.M

TYPE	TOTAL NO. OF UNITS PROVIDED	TOTAL NO. OF AS PER REQUIREMENT	ORIENTATION:
300 SQM	432	608	
365 SQM	528	760	
430 SQM	144	152	
TOTAL	1104	1519	

TOTAL BUILT UP AREA = 35704.32 SQ.M (384321.30 SQFT)

AREA REQUIREMENTS As per G.O.119

IN TOTAL SITE AREA	OPEN GREEN SPACE (% of Total site area)	PARKING SPACE (% of Total Built up area)	AMENITIES SPACE (% of Total Built up area)
REQUIRED	4097.65 Sq.Ms (10.00%)	3927.48 Sq.Ms (11.00%)	1071.13 Sq.Ms (3.00%)
PROVIDED	6745.84 Sq.Ms (16.46%)	4097.65 Sq.Ms (12.06%)	1080 Sq.Ms (3.02%)

NOTES:

- ALL DIMENSIONS ARE IN METRES AND LEVELS ARE IN METRES UNLESS MENTIONED OTHERWISE.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS. ANY DISCREPANCY NOTICED SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANTS WITHIN 7 WORKING DAYS OF RECEIVING THE DRAWINGS, PRIOR TO PROCUREMENT/EXECUTION OF WORKS.

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Engineering Design and Research Center (EDRC),
L&T Construction - Buildings & Factories.

RCNO - 11025 (37) / 19/2018
LPNO - 87/2018

SIGNATURE OF ARCHITECT:

(Signature) 31/7/18
A.D.M.

(Signature) 31/7/18
CHIEF URBAN PLANNER:

(Signature) 31/7/18
PLANNING OFFICER:

(Signature) 31/7/18
VICE CHAIRMAN:

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING IN PARTNERSHIP UNDER PMAY(HFA) IN SURVEY NO: 67 OF KAPULUPPADA VILLAGE AT VISAKHAPATNAM

C.O.MS.No. 119

Dated: 28-03-2017

TABLE - 17 (Minimum Setbacks and Height Permissible)

Sl. No.	Plot Size (In Sq.m) Above - Up to	Parking provision	Height (In m) Permissible Up to	Building Line or Minimum Front Setback to be left (In m)					Minimum setbacks on remaining sides (In m)
				Up to 12m	Above 12m & up to 18m	Above 18m & up to 24 m	Above 24m & up to 30m	Above 30m	
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
		Still + 2 or more Cellar floors	7	3	4	5	6	7.5	5.0
			15	3	4	5	6	7.5	6.0
11	Above 2500		18**	3	4	5	6	7.5	7.0

LEGEND:

- : SITE BOUNDARY
 - : EXISTING ROADS
 - : PROPOSED CONSTRUCTION
 - : OPEN GREEN AREA
 - : PARKING
-
- FGL : FORMED GROUND LEVEL
 - TYP. : TYPICAL
 - LVL : LEVEL
 - : ELECTRICAL LINE

REV. NO.	DESCRIPTION	DESIGNED	DRAWN	CHECKED	APPROVED
A	Issued for Statutory Approval Drawing	N/P	N/P	N/P	N/P

L&T Construction
Buildings & Factories

CLIENT: APTIDCO
MASTER PLANNING: Engineering Design and Research Center (EDRC), L&T Construction - Buildings & Factories

PROJECT: Proposed Construction of EWS Houses in GVMC Area(Part) of Visakhapatnam District, Andhra Pradesh
CONCEPT ARCHITECT: Engineering Design and Research Center (EDRC), L&T Construction - Buildings & Factories

SUPPLIER/ CONTRACTOR: Larsen & Toubro Limited, Construction, Buildings & Factories

NAME	SIGN	DATE	SECTION ELEVATION MARKING
DSGN	N/P	18.08.2016	
DRWN	N/P	18.08.2016	
CHKD	N/P	28.08.2016	
APPD	N/P	28.08.2016	
REV	N/P	28.08.2016	

DRAWING No. O18084-A-RB-12-AP-0001

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