# BUILDING : TOWER - E

Project Title :PLAN SHOWING THE RESIDENTIAL APARTMENTS 2 CELLARS+ G + 9 UPPER FLOORS & FOR AMENITIES-2 CELLARS+G+5 UPPER FLOORS, IN SURVEY NO - 218/11 AND 218/12 OF KONDAPUR VILLAGE , SERILINGAMPALLI MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :- INCOR SMART HOMES PRIVATE LIMITED

| Project Title | | |
|---|---|---|
| PLAN SHOWING THE PROPOSED | | Residential |
| PLOT NO. | Sy. no. 218/11 and 218/12 | |
| SURVEY NO | 218/11 and 218/12 | |
| SITUATED AT | , Rangareddy | |
| Kondapur Village | | |
| BELONGING TO : Mr./Ms./Mrs | | INCOR SMART HOMES |
| PRIVATE LIMITED | | |
| REP BY : | 0 | G ANAND REDDY |
| LICENCE NO: | | APPROVAL NO: 1/C20/17047/2019 |
| DATE : 28-11-2019 | | SHEET NO.: 8 / 12 |
| Layout Plan Details | | |

1. The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
2. If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Commencement Notice shall be submitted by the applicant before commencement of the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Adequate Drinking water facilities shall be provided to the workers and other staff.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Adequate Drinking water facilities shall be provided to the workers and other staff.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Stilt floor/ Parking floor/ Basement floor/ Shelter floor shall be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
16. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
18. Trees on the road periphery of the site shall be maintained as per rules.
19. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20. The Developer shall comply with the act bor the application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
23. Only Open Fencing with the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year 5% the condition is fulfilled.
25. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
29. All the services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate (wherever applicable).
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable).
a. The Developer, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally responsible to carry out the construction under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction in accordance with the sanctioned plan.
c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
i. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
iii. Lift Safety Cum Fire Safety Certificate issued by the concerned inspection reports of Site Engineer, Structural Engineer and Architect.
iv. Insurance Policy for the completed building for a minimum period of three years.
33. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like,
a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
b. Provide Fire Hydrants and Sprinkler System in the building in all floors.
c. Provide Generator, as alternate source of electric supply.
d. Emergency Lighting in the Corridor / Common passages and stair case.
e. Provide Fire Alarm System, Public Address System in the building in all floor areas with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
f. Manually operated and alarm system in the entire buildings.
g. Separate Underground static water storage tank capacity of 25, 000 lts. Capacity.
h. Separate Terrace Tank of 25,000 lts. Capacity for Residential buildings.
i. Hose Reel, Down Comer.
j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
l. Provision of Fire Lift as stipulated in National Building Code of India shall be provided.
m. To create a joint open spaces with the neighbors building / premises for manoeuvrability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Additional Other
1. To comply the requirement prescribed under 5.7 (vi) (ii) (iv), (v) & (vii) of GOMs.No.168 MA, dt.07-04-2012
2. The applicant shall form the B.T.Road upto applicants site before reease of Occupancy Certificate.
3. To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
4. Undertaking to Save Yellow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.

## AREA STATEMENT

| PROJECT DETAIL : | |
|---|---|
| Inward_No : 1/C20/02719/2019 | Plot Use : Residential |
| Project Type : Building Permission | Plot SubUse : Residential |
| Nature of Development : New | PlotNearbyNotifiedReligiousStructure : NA |
| SubLocation : Existing Built-Up Areas | Land Use Zone : Residential |
| Village Name : Kondapur Village | Land SubUse Zone : NA |
| Mandal : SERILINGAMPALLY | Abutting Road Width : 18.00 |
| | Plot No : Sy. no. 218/11 and 218/12 |
| | Survey No. : 218/11 and 218/12 |
| | North side details : ROAD WIDTH - 18 |
| | South side details : Others - Neighbours land in Part of sy.no. 218/3 and 218/4 of kondaur village |
| | East side details : Others - Neighbours land in Part of sy.no. 218/11 of kondaur village |
| | West side details : Others - Neighbours land in Part of sy.no. 218/12of kondaur village |

| AREA DETAILS : | | SQ.MT. |
|---|---|---|
| AREA OF PLOT (Minimum) | (A) | 32985.26 |
| NET AREA OF PLOT | (A-Deductions) | 32985.26 |
| Vacant Plot Area | | 21352.12 |
| COVERAGE | | |
| Proposed Coverage Area ( 35.27 % ) | | 11633.14 |
| Net BUA | | |
| Residential Net BUA | | 105437.25 |
| Commercial Net BUA | | 4870.29 |
| BUILT UP AREA | | |
| | | 117318.84 |
| | | 172149.59 |
| MORTGAGE AREA | | 11031.23 |
| EXTRA INSTALLMENT MORTGAGE AREA | | 5461.63 |
| Proposed Number of Parkings | | 1285 |

Building: TOWER E (RESIDENTIAL APARTMENT)

| Floor Name | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) Void | Proposed Net Built up Area (Sq.mt.) Resi. | Total Net Built up Area (Sq.mt.) | Dwelling Units (No.) |
|---|---|---|---|---|---|
| Ground Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 11 |
| First Floor | 1937.82 | 94.53 | 1843.29 | 1843.29 | 11 |
| Second Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Third Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Fourth Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Fifth Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Sixth Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Seventh Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Eighth Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Ninth Floor | 1937.82 | 0.00 | 1937.82 | 1937.82 | 12 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 19376.20 | 94.53 | 19281.67 | 19281.67 | 118 |
| Total Number of Same Buildings : | | | | | |
| Total : | 19376.20 | 94.53 | 19281.67 | 19281.67 | 118 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| TOWER E (RESIDENTIAL APARTMENT) | D1 | 0.85 | 2.10 | 610 |
| TOWER E (RESIDENTIAL APARTMENT) | D1 | 0.88 | 2.10 | 15 |
| TOWER E (RESIDENTIAL APARTMENT) | D | 0.90 | 2.10 | 286 |
| TOWER E (RESIDENTIAL APARTMENT) | D1 | 0.98 | 2.10 | 70 |
| TOWER E (RESIDENTIAL APARTMENT) | D | 0.91 | 2.10 | 30 |
| TOWER E (RESIDENTIAL APARTMENT) | D1 | 1.00 | 2.10 | 40 |
| TOWER E (RESIDENTIAL APARTMENT) | MD | 1.20 | 2.10 | 118 |

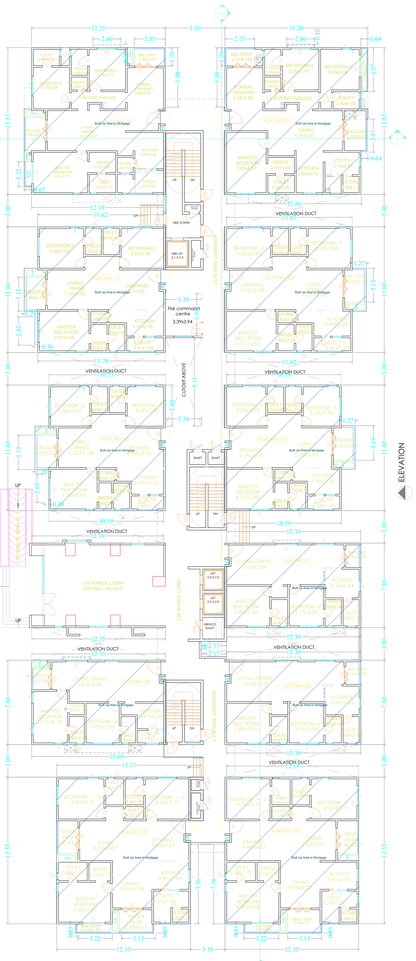
SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| TOWER E (RESIDENTIAL APARTMENT) | V | 0.60 | 0.90 | 186 |
| TOWER E (RESIDENTIAL APARTMENT) | v | 0.60 | 2.40 | 120 |
| TOWER E (RESIDENTIAL APARTMENT) | hw | 0.60 | 2.40 | 20 |
| TOWER E (RESIDENTIAL APARTMENT) | V | 0.60 | 900.00 | 30 |
| TOWER E (RESIDENTIAL APARTMENT) | w | 0.75 | 2.40 | 40 |
| TOWER E (RESIDENTIAL APARTMENT) | w | 0.75 | 2.00 | 38 |
| TOWER E (RESIDENTIAL APARTMENT) | w | 0.75 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 0.75 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | KW | 0.90 | 2.00 | 18 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 0.95 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | KW | 1.00 | 2.00 | 20 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 1.00 | 2.00 | 56 |
| TOWER E (RESIDENTIAL APARTMENT) | KW | 1.05 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 1.10 | 2.00 | 20 |
| TOWER E (RESIDENTIAL APARTMENT) | hw | 1.20 | 2.40 | 20 |
| TOWER E (RESIDENTIAL APARTMENT) | KW | 1.20 | 2.00 | 30 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 1.20 | 2.00 | 18 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 1.50 | 2.00 | 18 |
| TOWER E (RESIDENTIAL APARTMENT) | w | 1.80 | 2.40 | 90 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 1.80 | 2.00 | 140 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 1.94 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.00 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | w | 2.00 | 2.40 | 20 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.00 | 2.00 | 76 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.10 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.16 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.21 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | w | 2.23 | 2.40 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | hw | 2.28 | 2.40 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | hw | 2.92 | 2.40 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.92 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.98 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | w1 | 2.75 | 2.40 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | w1 | 2.90 | 2.40 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W1 | 2.90 | 2.00 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | w1 | 2.92 | 2.40 | 10 |
| TOWER E (RESIDENTIAL APARTMENT) | W | 2.92 | 2.00 | 10 |

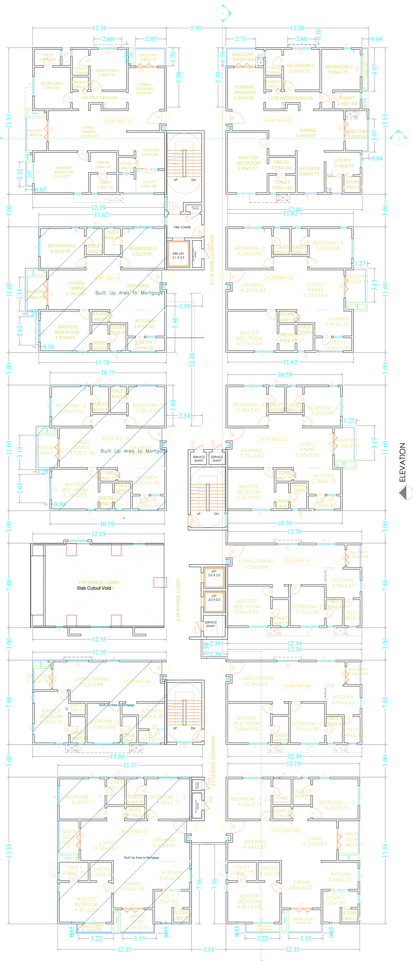
Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| GROUND FLOOR PLAN | 2.00 X 3.00 X 2.0 \| | 14.86 | 107.14 |
| | 1.90 X 3.00 X 2.0 \| | 14.28 | |
| | 1.40 X 2.25 X 2.0 \| | 6.30 | |
| | 1.12 X 2.79 X 2.0 \| | 4.71 | |
| | 2.00 X 4.00 X 2.0 \| | 15.52 | |
| | 2.00 X 3.90 X 2.0 \| | 7.80 | |
| | 1.80 X 3.00 X 1.0 \| | 5.73 | |
| | 1.80 X 3.00 X 1.0 \| | 5.73 | |
| | 1.71 X 3.50 X 1.0 \| | 5.98 | |
| | 1.71 X 3.50 X 1.0 \| | 3.98 | |
| | 0.85 X 3.38 X 2.0 \| | 5.72 | |
| | 1.87 X 3.87 X 1.0 \| | 7.58 | |
| | 1.87 X 3.87 X 1.0 \| | 7.58 | |
| | 0.85 X 3.25 X 1.0 \| | 2.76 | |
| FIRST FLOOR PLAN | 2.00 X 3.00 X 2.0 \| | 14.86 | 107.14 |
| | 1.90 X 3.00 X 2.0 \| | 14.28 | |
| | 1.40 X 2.25 X 2.0 \| | 6.30 | |
| | 1.12 X 2.79 X 1.0 \| | 4.71 | |
| | 2.00 X 4.00 X 2.0 \| | 15.52 | |
| | 2.00 X 3.90 X 1.0 \| | 7.80 | |
| | 1.80 X 3.00 X 1.0 \| | 5.73 | |
| | 1.80 X 3.00 X 1.0 \| | 5.73 | |
| | 1.71 X 3.50 X 1.0 \| | 5.98 | |
| | 1.71 X 3.50 X 1.0 \| | 3.98 | |
| | 0.85 X 3.38 X 2.0 \| | 5.72 | |
| | 1.87 X 3.87 X 1.0 \| | 7.58 | |
| | 1.87 X 3.87 X 1.0 \| | 7.58 | |
| | 0.85 X 3.38 X 1.0 \| | 2.87 | |
| | 0.85 X 3.25 X 1.0 \| | 2.76 | |
| TYPICAL - 2- 9 FLOOR PLAN | 1.90 X 2.76 X 1.0 \| | 4.130 | 898.94 |
| | 2.00 X 3.90 X 2.0 \| | 15.60 | 116.88 |
| | 1.90 X 3.00 X 2.0 \| | 11.04 | |
| | 1.40 X 2.25 X 3.0 \| | 10.40 | |
| | 1.72 X 3.24 X 1.0 \| | 37.68 | |
| | 2.00 X 4.00 X 2.0 \| | 124.16 | |
| | 2.00 X 3.90 X 1.0 \| | 61.32 | |
| | 1.80 X 3.00 X 1.0 \| | 45.54 | |
| | 1.80 X 3.00 X 1.0 \| | 45.54 | |
| | 1.71 X 3.50 X 1.0 \| | 47.92 | |
| | 1.71 X 3.50 X 1.0 \| | 47.92 | |
| | 0.85 X 3.38 X 2.0 \| | 45.76 | |
| | 1.87 X 3.87 X 1.0 \| | 60.64 | |
| | 1.87 X 3.87 X 1.0 \| | 60.64 | |
| | 0.85 X 3.25 X 1.0 \| | 22.08 | |
| Total | - | - | 1112.32 |

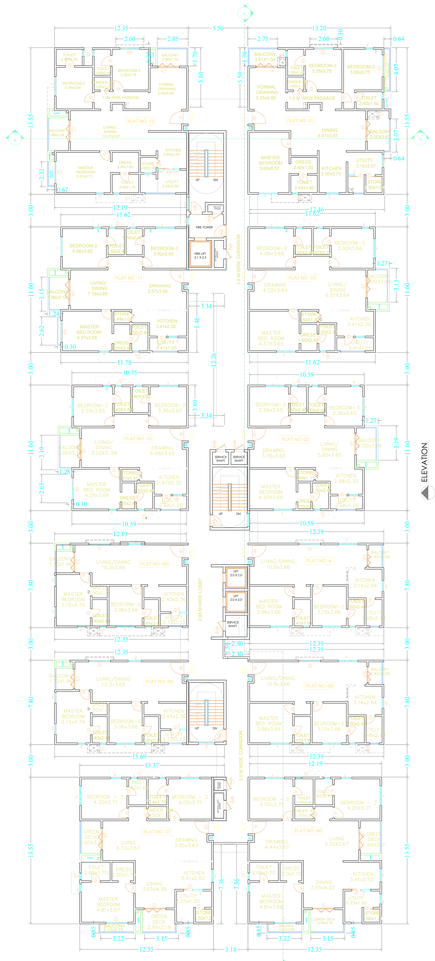
| COLOR INDEX |
|---|
| PLOT BOUNDARY |
| ABUTTING ROAD |
| PROPOSED CONSTRUCTION |
| COMMON PLOT |
| ROAD WIDENING AREA |
| EXISTING (To be retained) |
| EXISTING (To be demolished) |



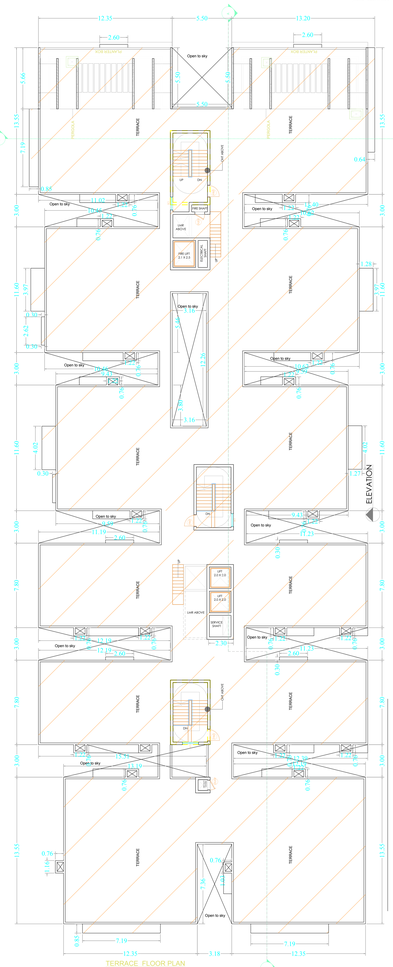
GROUND FLOOR PLAN
TOWER - E
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
TOWER - E
(Proposed)
(SCALE 1:100)



TYPICAL FLOOR PLAN
2nd,3rd,4th,5th,6th,7th,8th & 9th floors
TOWER - E
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
TOWER - E
(Proposed)
(SCALE 1:100)

Name : G SWAMY
Designation : AE
Designation : Additional Chief City Planner
Date : 28-Nov-2019 19:

| OWNER'S NAME AND SIGNATURE |
|---|
| |
| BUILDER'S NAME AND SIGNATURE |
| |
| ARCHITECT'S NAME AND SIGNATURE |
| |
| STRUCTURAL ENGINEER'S NAME AND SIGNATURE |
| |

Note: All dimensions are in meters.

SO_full_bleed_4A0_(1682.00_x_2378.00_MM)