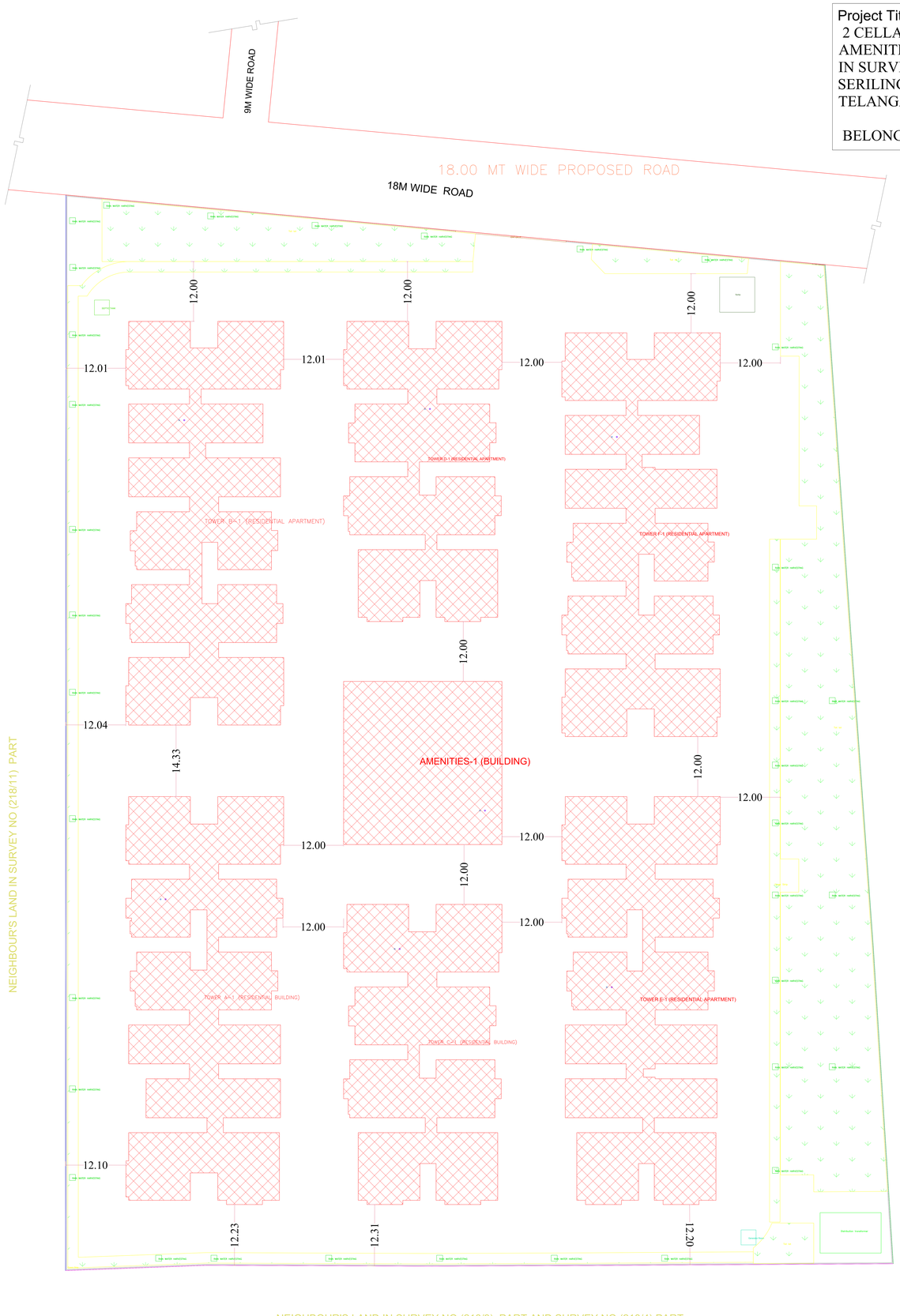
Project Title :PLAN SHOWING THE RESIDENTIAL APARTMENTS 2 CELLARS+ G + 9 UPPER FLOORS & FOR AMENITIES-2 CELLARS+G+5 UPPER FLOORS, IN SURVEY NO - 218/11 AND 218/12 OF KONDAPUR VILLAGE , SERILINGAMPALLI MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :- INCOR SMART HOMES PRIVATE LIMITED

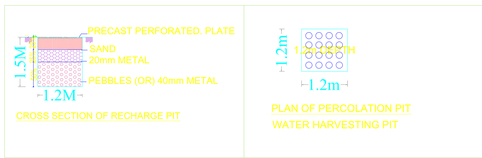
Project Title		
PLAN SHOWING THE PROPOSED	Residential	
PLOT NO. Sy. no. 218/11 and 218/12		
SURVEY NO 218/11 and 218/12		
SITUATED AT , Rangareddy Kondapur Village		
BELONGING TO : Mr./Ms./Mrs PRIVATE LIMITED	INCOR SMART HOMES	
REP BY : 0	G ANAND REDDY	
LICENCE NO:	APPROVAL NO: 1/C20/17047/2019	
DATE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

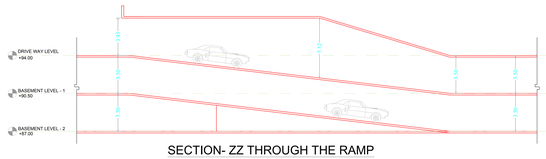


SITE PLAN

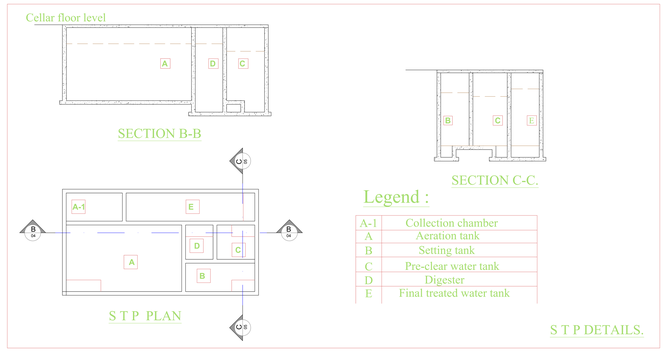
1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
2. If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at 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. Open Space shall be maintained as open space & not be encroached upon or misused in any manner.
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. Rain Water Harvesting Structure (percolation pit) shall be constructed.
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. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same shall 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 or 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. Strip of greenery on 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 permission accorded does not bar 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. Height of Building(s) Restricted to 45.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
23. No front compound wall for 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 till 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. Parking space should be used to regular use of 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. 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 construction shall be done by the owner, only in accordance with sanctioned Plan 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 strictly in accordance with sanctioned plan.
c. The Owner / Builder should ensure that 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. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
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. Site Engineer's Certificate issued by the building 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 resistant swing door for the collapsible lifts in all floors.
c. Provide Generator, as alternate source of electric supply.
d. Emergency Lighting in the Corridor / Common passages and stair case.
e. Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k litres capacity water storage for every 500 Sq.mts. of built up area. Separate 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 Corner.
j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
4. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
l. Transformers shall be protected with 4 hours rating fire resist constructions.
m. To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Additional/Other
1. To comply the requirement prescribed under S.f (xi) (iii) (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 release of Occupancy Certificate.
3. To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
4. The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.





SECTION- ZZ THROUGH THE RAMP



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 Use/Subuse Details

Building Name	Building Use	Building SubUse	Building Type	
TOWER A (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 9 upper floors
TOWER B (RESIDENTIAL APARTMENT)	Residential	Residential Apartment Bldg	NA	1 Ground + 9 upper floors
TOWER C (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	NA	1 Ground + 9 upper floors
TOWER D (RESIDENTIAL APARTMENT)	Residential	Residential Apartment Bldg	NA	1 Ground + 9 upper floors
TOWER E (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	NA	1 Ground + 9 upper floors
TOWER F (RESIDENTIAL APARTMENT)	Residential	Residential Apartment Bldg	NA	1 Ground + 9 upper floors
AMENITIES (BUILDING)	Commercial	Shop	NA	1 Ground + 5 upper floors

Required Parking

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)
				Required	Proposed	
TOWER A (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	> 0	1	1	57717.44 (35 %)
TOWER B (RESIDENTIAL APARTMENT)	Residential	Residential Apartment Bldg	> 0	1	1	14237.88
TOWER C (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	> 0	1	1	14237.88 (35 %)
TOWER D (RESIDENTIAL APARTMENT)	Residential	Residential Apartment Bldg	> 0	1	1	10236.57
TOWER E (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	> 0	1	1	14237.88 (35 %)
TOWER F (RESIDENTIAL APARTMENT)	Residential	Residential Apartment Bldg	> 0	1	1	10236.57
AMENITIES (BUILDING)	Commercial	Shop	> 0	1	1	4870.29
Total				-	-	2229.29

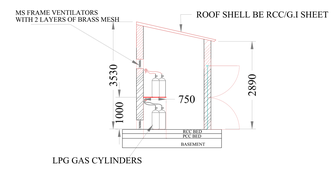
Parking Check

Vehicle Type	Required		Proposed		Proposed Area(Sq.mt.)
	No.	Area(Sq.mt.)	No.	Area(Sq.mt.)	
Total Car	-	2229.29	1284	34445.00	55312.20
Visitor's Car Parking	-	2227.23	261.21	4280.75	
Total		4456.52		38725.75	55312.20

Net Built up Area & Dwelling Units Details

Building	No. of Same Bldgs	Total Built Up Area (Sq.mt.)	Calculations (Area in Sq.mt.)							Total Net Built up Area (Sq.mt.)	Dwelling Units (No.)	Parking Floor Area	Proposed Net Parking Area (Sq.mt.)
			+Extra Left	+Excessive Core	Stairs	Lifts	Lift Lobby	Deductions	Net				
TOWER A (RESIDENTIAL BUILDING)	1	19408.94	0.00	0.00	0.00	0.00	0.00	0.00	19408.94	19408.94	1	0.00	14552.71
TOWER C (RESIDENTIAL APARTMENT)	1	13412.21	0.00	14.28	0.00	0.00	0.00	0.00	13426.49	13426.49	1	0.00	0.00
TOWER D (RESIDENTIAL APARTMENT)	1	9374.30	0.00	34.32	0.00	0.00	0.00	0.00	9408.62	9408.62	1	0.00	0.00
TOWER F (RESIDENTIAL APARTMENT)	1	10017.61	0.00	28.96	0.00	0.00	0.00	0.00	10046.57	10046.57	1	0.00	0.00
TOWER B (RESIDENTIAL APARTMENT)	1	13412.21	0.00	14.28	0.00	0.00	0.00	0.00	13426.49	13426.49	1	0.00	0.00
TOWER E (RESIDENTIAL APARTMENT)	1	9408.62	0.00	31.95	0.00	0.00	0.00	0.00	9440.57	9440.57	1	0.00	0.00
AMENITIES (BUILDING)	1	3304.24	0.00	84.02	23.37	0.00	0.00	0.00	3411.63	3411.63	1	0.00	0.00
Grand Total:	7	77316.92	0.00	207.81	23.37	0.00	0.00	0.00	77547.30	77547.30	7	0.00	14552.71

COLOR INDEX :
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
NOT A PART OF NOC AREA
EXISTING (To be retained)
EXISTING (To be demolished)



GAS BANK SECTION-11

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.

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