

BUILDING :D (CLUB HOUSE)

Project Title : PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTISTORIED RESIDENTIAL BLOCKS -A, B & C CONSISTING OF 2-CELLAR + STILT + (20) UPPER FLOORS AND CLUB HOUSE - GROUND + (3) UPPER FLOORS IN SURVEY NO - 691(P),692(P),693(P),694(P),695,696, 697,698,699,700(P), 701,702,703,704,705,706,707,708, 709,710,711,712,713,714(P),715(P), 730(P),731,732,733 AND SURVEY NO - 780,736,737,735(P),734 SITUATED AT VILLAGE AND MANDAL PATANCHERU, SANGA REDDY DISTRICT.

BELONGING TO :- INCOR LAKE CITY PROJECTS PRIVATE LIMITED

- The Building permission is sanctioned subject to following conditions:
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 405 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 405 of HMC Act.
 6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 405 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. Prior Approval should be obtained separately for any modification in the construction.
 10. Tree Plantation shall be done along the periphery and also in front of the premises.
 11. Tilt shall be fixed and shall be maintained as per survey of owner's 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. Celler and lifts approved for parking in the plan should 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. The 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. Stacking 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. 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. No front compound wall for the site abutting 18 mt. road width 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 2016.
 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. 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. 17-11-2008 (wherever applicable).
 33. 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.
 34. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 35. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the C.O.
 36. 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.
 37. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 38. Insurance Policy for the completed building for a minimum period of three years.
 39. Structural Safety and Means of Escape Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and St. Engineer to provide all necessary Fire Fighting installation as stipulated in National Building Code of India, 2016.
 40. Occupancy FIRE NOC shall be Obtained from Director (E&DM) before issue of Occupancy Certificate.

- Additional/Other
1. To comply the requirement prescribed under 5 f (vi) (iii) (iv), (v) & (vi) of GOMs No.168 MA, dt:07.04.2012.
 2. To follow conditions stipulated in NOC from Fire Services Deptt., and AAI.
 3. The applicant has to follow Services, Utilities, Storm Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.
 4. To maintain To-tot at formation level.
 5. To provide a suitably designed drain section provision for draining storm water received from uplands of the applicant site into the nearby downstream water drain, as suggested by Water Body NOC Committee.
 6. The applicant shall develop and hand over the 12 m wide peripheral road to an extent of 8656.44 Sq.m through registered GRT deed to GHMC at the time of occupancy certificate.

Project Title
PLAN SHOWING THE PROPOSED
Residential
PLOT NO. 144
SURVEY NO. 691 to 694, 696 to 699, 700, 701 to 713, 714, 715, 730, 731 to 733, 780, 736, 737, 735(P), 734
SITUATED AT : Sanganeddy
Shamsh Nager Colony
BELONGING TO : Mr.MA.Ms
PROJECTS PVT LTD
INCOR LAKECITY

REP BY : 0
INCOR LAKECITY PVT.LTD

LICENCE NO.
DATE : 12-11-2020
APPROVAL NO. : 1C220118512020
SHEET NO. : 12 / 12
Layout Plan Details

AREA STATEMENT	
PROJECT DETAIL :	
INWARD NO.	144/22/27/12/019
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Gram Panchayath Area with Revenue Survey
VILLAGE NAME :	Shamsh Nager Colony
STREET NAME :	
DISTRICT NAME :	Sanganeddy
STATE NAME :	TELANGANA
PHINCODE :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Multiple use zone
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	40
PLOT NO. :	691 to 694, 696 to 699, 700, 701 to 713, 714 to 715, 730, 731 to 733, 780, 736, 737, 735(P), 734
SURVEY NO. :	691 to 694, 696 to 699, 700, 701 to 713, 714 to 715, 730, 731 to 733, 780, 736, 737, 735(P), 734
NORTH SIDE DETAIL :	ROAD WIDTH: 40
SOUTH SIDE DETAIL :	Others - NEIGHBOUR LAND
EAST SIDE DETAIL :	Others - RING
WEST SIDE DETAIL :	Others - NEIGHBOUR LAND
AREA DETAILS :	
AREA OF PLOT (Minimum)	88089.59
NET AREA OF PLOT	88089.59
VACANT PLOT AREA	79165.60
COVERAGE	
PROPOSED COVERAGE AREA (10.13 %)	8923.99
NET BUA	
RESIDENTIAL NET BUA	149109.92
COMMERCIAL NET BUA	6225.88
BUILT UP AREA	
	161740.76
	218602.16
MORTGAGE AREA	16089.15
EXTRA INSTALLMENT MORTGAGE AREA	7788.07
PROPOSED NUMBER OF PARKINGS	910

BUILDING :D (CLUB HOUSE)

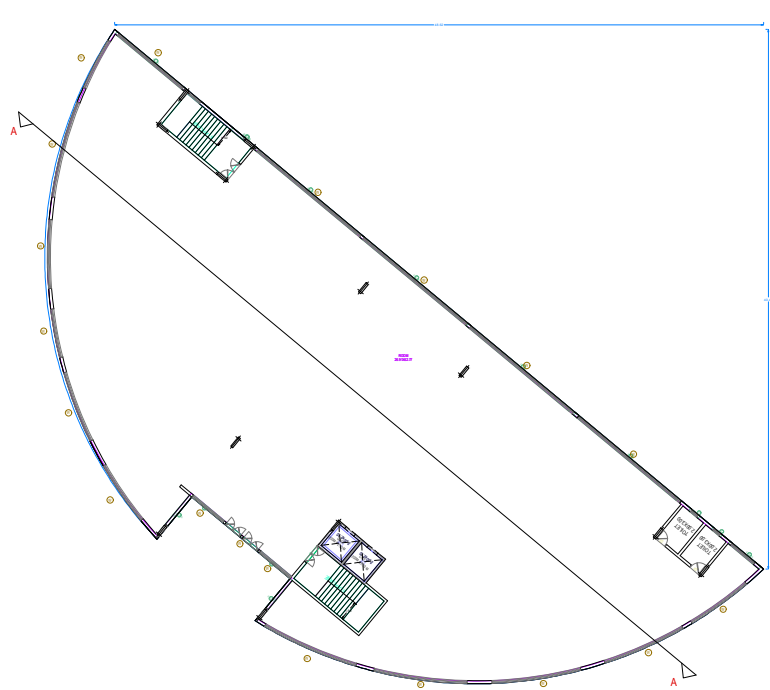
FLOOR NAME	TOTAL BUA	NET BUA COMM.	TOTAL NET BUA
GROUND FLOOR	1301.90	1301.90	1301.90
FIRST FLOOR	1301.90	1301.90	1301.90
SECOND FLOOR	1301.90	1301.90	1301.90
THIRD FLOOR	1301.90	1301.90	1301.90
TERRACE FLOOR	0.00	0.00	0.00
TOTAL	5207.60	5207.62	5207.60
TOTAL NO OF BLDG	1		
TOTAL	5207.60	5207.62	5207.60

SCHEDULE OF JOINERY

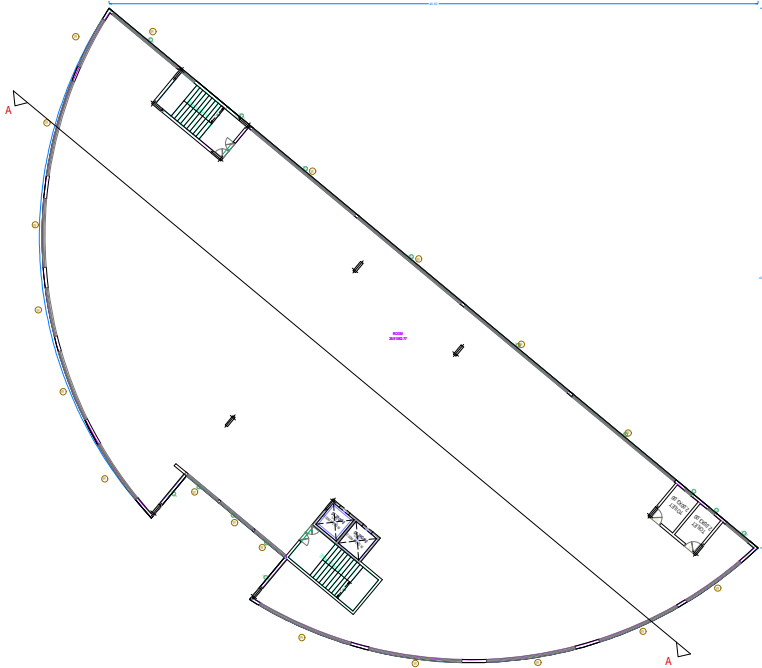
BUILDING NAME	NAME	L X H	NOS
D (CLUB HOUSE)	DD	1.50 X 2.10	05

SCHEDULE OF JOINERY

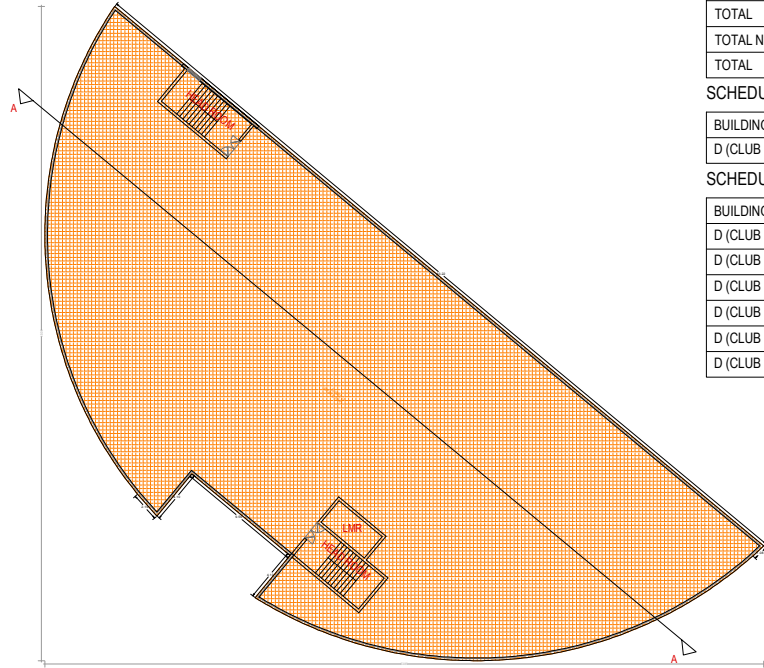
BUILDING NAME	NAME	L X H	NOS
D (CLUB HOUSE)	V	0.90 X 0.90	08
D (CLUB HOUSE)	W	10.00 X 2.00	16
D (CLUB HOUSE)	W2	2.00 X 2.00	04
D (CLUB HOUSE)	W1	3.00 X 2.00	04
D (CLUB HOUSE)	W1	3.82 X 2.00	08
D (CLUB HOUSE)	W	6.77 X 2.00	04



GROUND FLOOR PLAN
(SCALE=1:100)



TYPICAL - 1, 2 & 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Name: SRIJALAKSHMI
Project No: 144/22/27/12/019
Date: 12-11-2020



COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING TO BE MAINTAINED	
EXISTING TO BE DEMOLISHED	
OWNERS NAME AND SIGNATURE	
BUILDERS NAME AND SIGNATURE	
ARCHITECT'S NAME AND SIGNATURE	
STRUCTURAL ENGINEER'S NAME AND SIGNATURE	

Note: All dimensions are in meters.