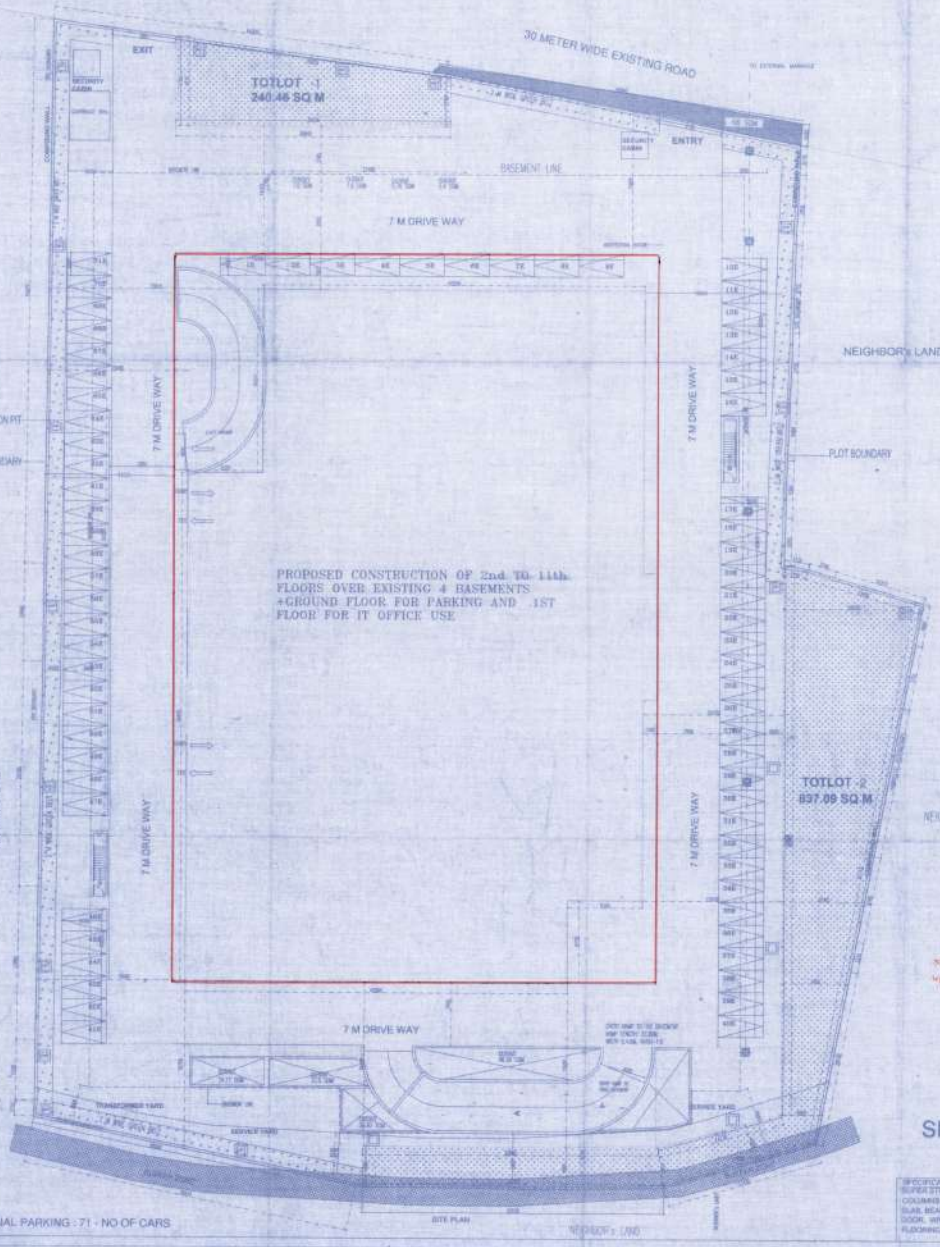
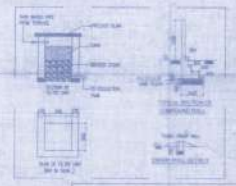


SITE PLAN

PERCOLATION PIT

LOCATION MAP



PROPOSED	
EXISTING	
TO BE DEMOLISHED	

BUILDERS SIGNATURE

OWNERS SIGNATURE

OFFICE USE

FOR PARTY

FILE NO | PERMIT NO | DATE

PROJECT TITLE

PROPOSED CONSTRUCTION OF 2nd TO 11th FLOORS OVER EXISTING 4 BASEMENTS +GROUND FLOOR FOR PARKING AND 1ST FLOOR FOR IT OFFICE USE

AREA STATEMENT

GROSS PLOT AREA	10,737.54 SQ.M (AC 0.26 35 GTS)
ROAD WIDENING LOSS	68.46 SQ.M
NET PLOT AREA	10669.54 SQ.M

EXISTING BUILT UP AREA

FLOOR	GROUND	DEDUCTIONS	NET
GROUND FLOOR	2758.500	2808.355	620.145
FIRST FLOOR	3,480.600	0	3,480.600
TOTAL	7,219.500	2808.355	4261.147

PROPOSED NUM AREA STATEMENT BUILT UP AREA

SECOND FLOOR	3576.14	0	3576.14
THIRD FLOOR	4400.861	0	4400.861
FOURTH FLOOR	4425.779	0	4425.779
FIFTH FLOOR	4425.779	0	4425.779
SIXTH FLOOR	4339.861	0	4339.861
SEVENTH FLOOR	4425.779	0	4425.779
EIGHTH FLOOR	4425.779	0	4425.779
NINTH FLOOR	4425.779	0	4425.779
TENTH FLOOR	4339.861	0	4339.861
ELEVENTH FLOOR	4425.779	0	4425.779
TERRACE	391.16	0	391.16
TOTAL	43846.111	0	43846.111

STILT PARKING

BASEMENT-4 TOTALS = 0 (STILT)
GROUND LEVEL SUBDIV = 20 (STILT)
TOTAL = 20 (STILT) P-2

SUMMARY

ITEM	EXISTING	PROPOSED	TOTAL
BUA	7,261.147	43846.111	47107.258
PARKING	20,000.000	13520.00	33521.000
OPEN SPACE	1,066.80		1066.80
PLANT ROOM	1,449.000		1449.000

PARKING

PARKING REQUIRED	50% OF 47106.10	23573.02
PARKING PROVIDED	P-1 + P-2	33521.000

APPROVED VIDE BUILD PERMIT

FLOOR	GROSS	DEDUCT	NETT
BASEMENT-4	7,549.100	0	7,549.100
BASEMENT-3	7,549.100	192.30	7549.808
BASEMENT-2	7,549.100	296.87	7252.230
BASEMENT-1	7,549.100	313.73	7235.450
GROUND FLR	2758.500	0	2758.500
TOTAL	35,955.504	802.90	35094.594

GROUND FLR	2758.500	2808.355	620.145
FIRST FLR	3,480.600	0	3,480.600
TERRACE	391.16	0	391.16
TOTAL			

PARKING AREA PROVIDED

BASEMENT-4	8,000.44
BASEMENT-3	8,436.94
BASEMENT-2	8,061.04
BASEMENT-1	8,451.34
GROUND FL	2,858.104
SURFACE PKG	697.00
TOTAL	36,504.866

OPEN SPACE REQUIRED	10% 2,066.80 SQ.M
OPEN SPACE PROVIDED	10% 2077.58 SQ.M
TOTLOT -1 = 240.46 SQ.M	
TOTLOT -2 = 837.09 SQ.M	
VENTILATION SHAFT REQUIRED	3.0% = 287.995 SQM
VENTILATION SHAFT PROVIDED	3.0% = 91.870 SQM
PLANT ROOM AREA PERMITTED	10% = 3,202.700 SQM
PLANT ROOM AREA UTILIZED	1449.000 SQM

ARCHITECT'S SIGNATURE

STRUCTURAL ENGINEER'S SIGNATURE

SCALE : 1:200

SITE PLAN

SHEET NO 1 OF 17 GHMC

Conditions:

1 The permission accorded does not confer any ownership rights. As a bona stage it is issued subject to 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 one year, building application shall be submitted afresh duly paying required fees.
3 Sanctioned Plan shall be followed strictly while making the constructions.
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 to 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 Final Approval should be obtained separately for any modification in the constructions.
10 Tree Plantation shall be done along the periphery and also in front of the premises.
11 Turf not shall be fenced and shall be maintained as greener as possible until before issue of occupancy certificate.
12 Rain Water Harvesting Structure (provision pit) shall be constructed.
13 Notice for Transformer shall be provided to the site keeping the safety of the residents in view.
14 Garbage House shall be made within the premises.
15 Clear and safe approach for parking in the plan should be made exclusively for parking of vehicles
without partition walls & locking shutters and the same should not be converted or misused for any other purpose at any time to block or obstruct the parking automatically.
16 No Building or additional shall not be occupied without prior approval of GHMC.
17 This sanction is accorded for conversion of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the prevailing guidelines.
18 Strip of greenery on periphery of the site shall be maintained as per rules.
19 Blocking of Building Materials on footpath and road margin causing restriction to the movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20 The permission accorded does not bar the applicants to provisions of Urban Land Ceiling & Regulations Act 1976.
21 The Developer / Builder / Owner to provide service road wherever required with standard specifications.
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 food compound wall for the site abutting 18 mt. road width shall be allowed and only low grill or side height greenery hedge shall be allowed.
24 If greenery is not maintained / conditioned properly so shall be proceed as penalty every year till the condition is fulfilled.
25 (a) Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities for physically handicapped persons as per provisions of NBC 2005.
26 The mortgagee/building loan shall be allowed for registration only after Occupancy Certificate is produced.
27 The Municipal authority shall register only the provided building area as per sanctioned plan.
28 The Fire Fighting Equipment and Installations shall extend over facilities only to the sanctioned building area as per sanctioned plan.
29 The Sanitary, Water Supply, Plumbing, Fire Safety requirements, Mechanical Installations etc., shall be executed under the supervision of Qualified Technical Functionary.
30 Architect / Structural Engineer if changed, the successor the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31 Construction shall be carried under the contractors all risk insurance to the issue of completion certificate whenever applicable.
32 As per the undertaking executed in terms of G.O. Ms. No. 168 MA, dt. 17.11.2003 whenever applicable.
As the Construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and the engineer failing which the violations are liable for penalties besides legal action.
b) The Owner, Builder-Developer, Architect, Structural Engineer and the Engineer are jointly & severally 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-Developer, should not deface the dimensions of any part of built up area of the building.
e) In any of these cases where any Occupancy Certificate is obtained from GHMC after providing of the regular service connections to each portion of the building and duly submitting the following:
i) Building Completion Certificate issued by the Architect only certifying that the building is constructed as per the sanctioned plan.
ii) Structural Stability Certificate issued by the Structural Engineer only certifying that the building is structurally safe and the construction was undertaken with the specified norms.
iii) An extract of the site inspection consisting inspection reports of the Engineer, Structural Engineer and Architect.
iv) Insurance Policy for the completed building for a minimum period of three years.
v) Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and Structural Engineer to provide all necessary Fire Fighting Installations as stipulated in National Building Code of India, 2005 Rev.
f) To provide pre-entry and exit way in the premises with a minimum width of 4.5mts and height clearance of 5mts.
g) Provide Fire service if parking area for the proposed office in all floors.
h) Provide Generator, as alternate source of electric supply.
i) Emergency Lighting in the Corridor / Common passages and exit ways.
j) Fire resistant water type dry extinguishers in every 500 Sq.mts of floor area with minimum of four numbers fire extinguishers per floor and 10 DCP extinguishers minimum 2.5kg each at Generator and Transformer area shall be provided as per I.S.I specifications No.2190-1992.
k) Manually operated wet alarm system in the entire buildings.
l) Separate Underground static water storage tank capacity of 20,000 lits. Capacity
m) Separate Terrace Tank of 20,000lits capacity for Residential buildings.
n) Hose Reel, Down Comer.
o) Automatic Sprinkler system is to be provided if the basement area exceed 200Sq.mts.
p) Electrical Wiring and Installation shall be certified by the electrical engineers to ensure electrical fire safety.
q) Transformers shall be protected with 4 hours rating fire resistant compartments.
r) To create a fire/ open space around with the neighbours building / premises for maneuverability of the vehicles, the curtilage of any construction shall be made in setbacks area.

a) The conditions imposed in provisional NOC issued by the Director General, Fire Services Department vide Rc.no. 3441/FSD/CFO/R1/2013 dated 31.01.2013 shall be followed
d) The conditions imposed in NOC issued by the Airport Authority of India vide no. AAI/SR/ER/SOUTH/R/2011/1/2918 dated 05.12.2011 shall be followed.
e) The conditions imposed in NOC issued by the Indian Institute of Technology Madras (Department of Civil Engineering) vide letter no. DR/CE/R&T/R1/R1-1/2012 CE dated on peer checking structural design shall be followed.
f) The applicants shall provide under ground parking facilities as per building rules.

Proposed Staff should be appointed for Evacuation / Guarding Fire Equipment
g). Provision of operable windows in staircase landing

Contractor at risk insurance policy 3 yrs. vide policy No. ...
Dt. ...
for Construction period

SPECIFICATIONS
SUPER STRUCTURE : CONCRETE FRAME STRUCTURE
COLUMNS : R.C.C 1:2:4
SLAB, BEAMS, CHAJJAS : R.C.C 1:2:4
DOOR, WINDOWS, VENTILATOR : C.T.WOOD
FLOORING : MOSAIC

Planning Company Certificate

Dy. COMMISSIONER
Greater Hyderabad Municipal Corporation
Hyderabad