PROJECT TITLE : PLAN SHOWING THE PROPOSED FOR CONSTRUCTION OF MULTISTORIED RSIDENTIAL BUILDING CONSISTING OF 6 BLOCKS I.E., B, C, D, E, F & G COMPRISING CELLAR,STILT + (10) UPPER FLOORS AND AMENITIES BLOCK COMPRISING GROUND + (5) UPPER FLOORS.
IN SY. NOS.
170/P,173,174/AA,176/P,177/A/P,238/P,238/A2/P,239/P,240/P
SITUATED AT OLD RAMCHANDRAPURAM VILLAGE, PATANCHERU.

BELONGING TO :
M/s. APR PROJECTS REP. BY SRI. A. KRISHNA REDDY

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO. NA	
SURVEY NO 170/P,173,174/AA,176/P,177/A/P,238/P,238/A2/P,239/P,240/P	
SITUATED AT Sangareddy Old Ramachandrapuram	
BELONGING TO : Mr./Ms./Mrs REP. BY SRI. A. KRISHNA REDDY	M/s. APR PROJECTS
REP BY : Civil Eng.	Srinivasa Rao Mikkilineni
LICENCE NO: 148/Stri.E/TP10	APPROVAL NO: 1/C22/08440/2021
DATE : 10-08-2021	SHEET NO.: 1 / 15
Layout Plan Details	

CONDITION:

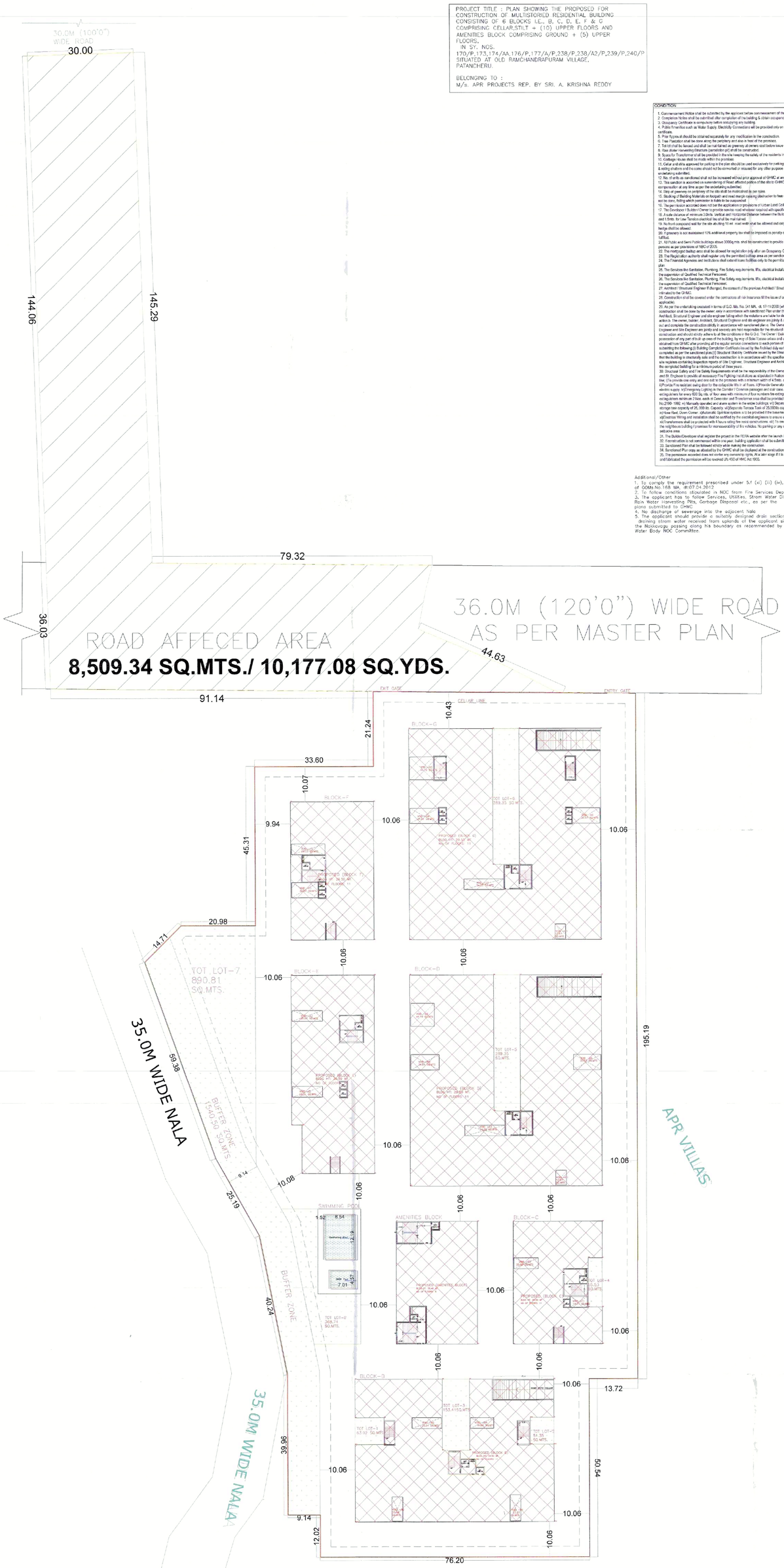
1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & ceiling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
13. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time as per the undertaking submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stacking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission in liable to be suspended.
16. The permission accorded does not bet the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe clearance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical lines shall be maintained.
19. 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.
20. If greenery is not maintained 10% additional property tax shall be imposed to penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged built area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted builtup area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only for the permitted built up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate (wherever applicable).
29. 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, 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 shall 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) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect,(iv) Insurance Policy for the completed building for a minimum period of three years.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and Fire Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like, i)To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts. ii)Provide Fire resistant swing door for the staircase lifts in all floors. iii)Provide Generator, an alternate source of electric supply. iv)Emergency Lighting in the Corridor / Common passages and stair cases. v)Two numbers extra type Fire extinguishers for every 500 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5lt DCP extinguishers minimum 2 Nos. each in Generator and Transformer area shall be provided as per I.S. specification No.2190- 1992. vi) Manually operated and alarm system in the entire buildings. vii) Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings. ix)Door Shell, Down Comer, x)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. xi)Electrical Wiring and installation shall be certified by the licensed engineers to ensure adequate Fire safety. xii) Transformers shall be protected with 4 hours rating fire resist constructions. xiii) To ensure a joint open spaces with the neighbours building if premises for maneuverability of fire individual. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018.
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

Additional/Other
1. To comply the requirement prescribed under S.f (xi) (iii) (iv), (v) & (vii) of GO(Ms.No.168, MA. dt:07.04.2012.
2. To follow conditions stipulated in NOC from Fire Services Dept., 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. No discharge of sewerage into the adjacent Nala.
5. The applicant should provide a suitably designed drain sections provision for draining storm water received from uplands of the applicant site in to the Nala/nalas passing along his boundary as recommended by Water Body NOC Committee.

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/C22/10024/2020
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Gram Panchayat Area with Revenue Survey
STREET NAME:	
DISTRICT NAME :	Sangareddy
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential Apartment Bldg
PLOT NEAR BY NOTIFIED RELIEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	36
PLOT NO :	NA
SURVEY NO :	170/P,173,174/AA,176/P,177/A/P,238/P,238/A2/P,239/P,240/P
NORTH SIDE DETAIL :	ROAD WIDTH - 36.00
SOUTH SIDE DETAIL :	Vacant Land - owners land
EAST SIDE DETAIL :	Existing building -
WEST SIDE DETAIL :	Others - NALA
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	34474.31
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	8509.33
Total	8509.33
NET AREA OF PLOT	25964.98
VACANT PLOT AREA	13039.89
COVERAGE	
PROPOSED COVERAGE AREA (46.31 %)	12025.10
NET BUA	
RESIDENTIAL NET BUA	88658.04
COMMERCIAL NET BUA	4781.40
BUILT UP AREA	
	97897.35
	126904.85
MORTGAGE AREA	5404
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	835

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
PROPOSED (BLOCK C)	Residential	Residential Apartment Bldg	NA	1 Stilt + 10 upper floors
PROPOSED (BLOCK B)	Residential	Residential Apartment Bldg	NA	1 Stilt + 10 upper floors
PROPOSED (BLOCK D)	Residential	Residential Apartment Bldg	NA	1 Stilt + 10 upper floors
PROPOSED (BLOCK G)	Residential	Residential Apartment Bldg	NA	1 Cellar + 1 Stilt + 10 upper floors
PROPOSED (BLOCK E)	Residential	Residential Apartment Bldg	NA	1 Stilt + 10 upper floors
PROPOSED (BLOCK F)	Residential	Residential Apartment Bldg	NA	1 Stilt + 10 upper floors
PROPOSED (AMENITIES BLOCK)			NA	1 Ground + 5 upper floors



SITE PLAN

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

OWNER'S NAME AND SIGNATURE

For APR PROJECTS

Managing Partner

BUILDER'S NAME AND SIGNATURE

A. Sanjeeva Reddy
BL / 3627 /2018

ARCHITECT'S NAME AND SIGNATURE

SRAVANI MIKKILINENI
CA/2018/99426

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

M. SRINIVASA RAO
Licensed Structural Engineer
Lic. No: 148/Stri.Eng/TP10/GHMC/2009