PROJECT TITLE :PLAN SHOWING TH PROPOSED CONSTRUCTION OF MULTISTORIED RESIDENTIAL BUILDING PERMISSION FOR CONSISTING OF 4-CELLARS, STILT + 44 UPPER FLOORS FOR TOWER- 1 & 2 AND GROUND + 6 UPPER FLOORS FOR AMENITIES BLOCK,SURVEY NO .145 PART, 91/2, SITUATED AT NANAKRAMGUDA VILLAGE, SERILINGAM PALLY MANDAL,RANGA REDDY DISTRICT HYDERABAD TELANGANA.

BELONGING TO :

M/S VASAVI INFRA STRUCTURES LLP AND
IND MAX INFRA STRUCTURES INDIA PVT LTD

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO. SY NO.145 P AND 91/2	
SURVEY NO 145 P AND 91/2	
SITUATED AT , Rangareddy	
Nanakramguda	
BELONGING TO : Mr./Ms./Mrs	M/s VASAVI INFRA STRUCTURES LLP AND IND MAX INFRA STRUCTURES INDIA PVT LTD
REP BY : Supervisor_C	HARSHA VARDHAN PANNALA
LICENCE NO: CA/2005/36969	APPROVAL NO: 1/C20/01241/2021
DATE : 02-02-2021	SHEET NO.: 1 / 22

Layout Plan Details

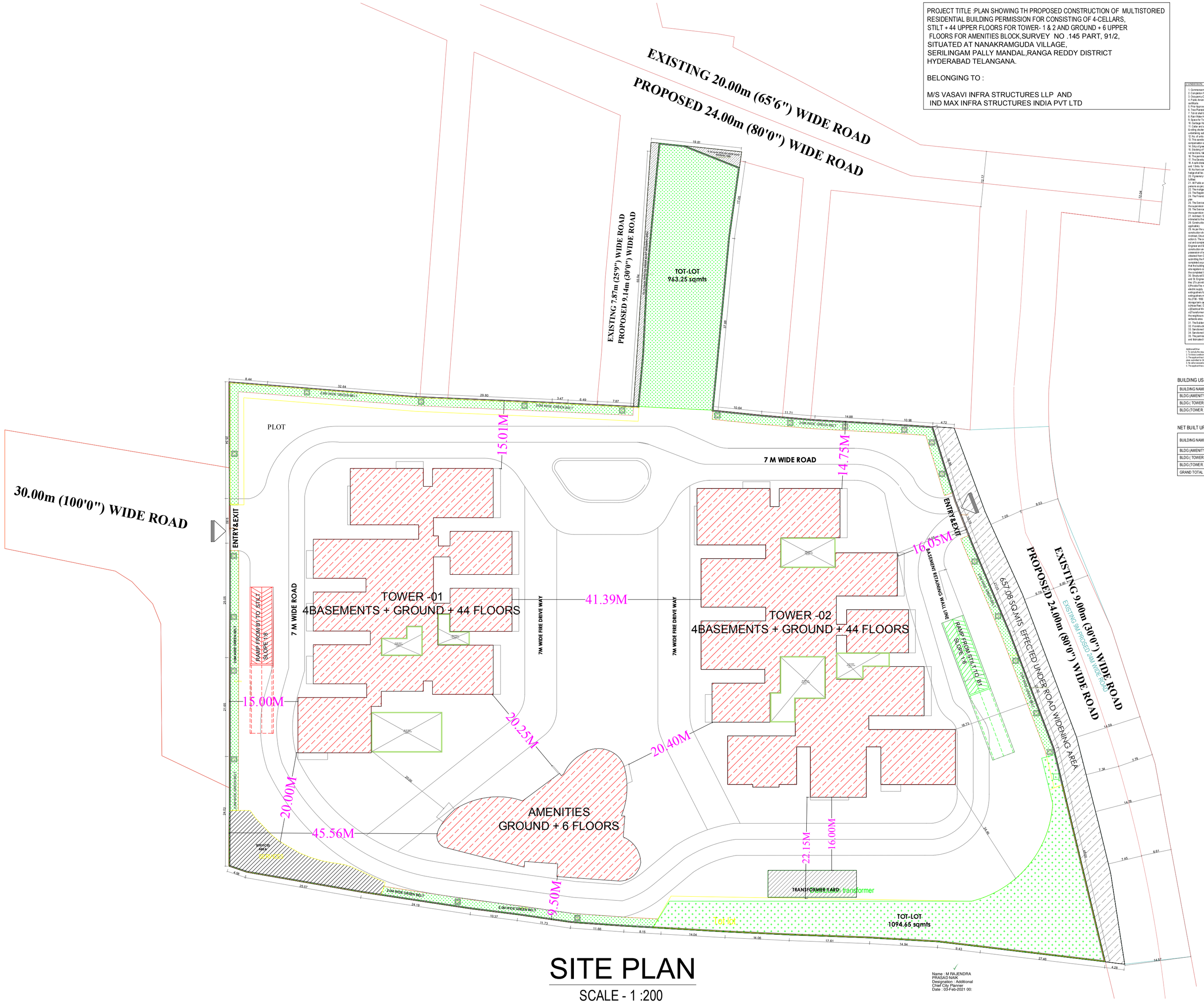
AREA STATEMENT	
PROJECT DETAIL :	
AWARD_NO :	1/C20/24382/2018
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Existing Built-Up Areas
VILLAGE NAME :	Nanakramguda
STREET NAME :	
DISTRICT NAME :	Rangareddy
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	
LAND SUBUSE ZONE :	Residential zone-1 (urban areas contiguous to growth corridor)
ABUTTING ROAD WIDTH :	30
PLOT NO :	SY NO.145 P AND 91/2
SURVEY NO :	145 P AND 91/2
NORTH SIDE DETAIL :	ROAD WIDTH - 20
SOUTH SIDE DETAIL :	Vacant Land -
EAST SIDE DETAIL :	ROAD WIDTH - 24
WEST SIDE DETAIL :	ROAD WIDTH - 30
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	21360.04
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	791.11
Total	791.11
NET AREA OF PLOT	20568.93
VACANT PLOT AREA	14614.98
COVERAGE	
PROPOSED COVERAGE AREA (28.74 %)	5893.96
NET BUA	
RESIDENTIAL NET BUA	180087.86
COMMERCIAL NET BUA	6771.45
BUILT UP AREA	
	198447.86
	263046.86
MORTGAGE AREA	18806.91
EXTRA INSTALLMENT MORTGAGE AREA	5418.23
PROPOSED NUMBER OF PARKINGS	1910

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440-D of MC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 452 of MC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. All the 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 peripheral zone also in front of the premises.
7. Toilet shall be fenced and shall be maintained as greenery at owners cost till before issue of occupancy certificate.
8. Drinking water facility shall be provided to the workers and other staff employed.
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. Car Parking Area shown in the plan shall be used only for parking of vehicles without partition walls & selling 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 expunded on wondering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time at the time of road widening.
14. Bifurcation of greenery on peripheral of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing distruction to free movement of public & vehicles shall not be allowed at any time during the construction of the building.
16. The permission is granted subject to the application in pursuance of Water Land Cutting & Regulations Act 1975.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A sante distance of minimum 3 (two, Vertical and Horizontal Distance between the building & High Tension Electric at ones and 1.5 mts. for Low Tension electric line shall be maintained.
19. Fire Safety measures shall be the also abiding 15 mt. road width shall be allowed and only two gift or Low height greenery hedge shall be allowed.
20. Greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 300 Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per Government Order 168.
22. The mortgage/lockup area shall be released for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up areas as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up areas 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. Occupation shall not be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in name of G.O. Ms. No. 541/MA, dt. 11-11-2008 (wherever applicable), The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and enlarged ear falling which the violations are liable for demolition besides legal action. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for carrying out and complete the construction strictly in accordance with sanctioned plan. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and after completion of the building. Occupation shall not be covered under the contractors all risk Insurance till the possession of any part of built-up area of the building. By way of Date Lease or lease and until 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 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 safe & stable. (iii) Fire Safety Certificate issued by the Competent Authority duly certifying that the building is as per fire safety regulations 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. The Owner, Builder, Architect, Structural Engineer are jointly and severally are held responsible (i) the Owner, Builder (Developer), Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 line. (2) to provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts. (3) Provide Fire resistant every door for the subjacent lifts of all floors. (4) Provide Generator, as alternate source of electric supply, in Emergency lighting in the Corridor / Common passages and stair case. (5) Provide number water type fire extinguishers as per NBC. (6) Provide Fire Alarm & Public Address system in the building as per NBC. (7) Provide UGF underground sump minimum 2.5mts. each & Generator and Transformer area shall be provided as per D.T. specification No.21/90 - 91/E. (8) Manually operated and alarm system in the entire buildings. (9) Separate Underground static water storage tank capacity of 0.50 lits. Capacity. (10) Separate Tank for 25,000 lits. capacity for Residential buildings. (11)Kitchen Fire Corner. (12)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. (13) Provide Fire Resistant Doors and Fire Resistant Doors with Self Closing Arrangement. (14) Provide Fire Alarm. (15)Transformers shall be protected with 4 hours rating fire resist construction. (16) To make a point open space with the neighbours building / premises for manoeuverability of the vehicles. No parking or any constructions shall be made in this space.
31. The Building Developer shall register the project in the RERA website after the launch or July 2016.
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 is attested by the GHMC shall be displayed at the construction site for public view.
35. If any discrepancies found in the submitted documents or if any false data/ design/ info is found that the documents/ame false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.

NOTE:

1. To comply the requirement prescribed under T.O.(A) 28,30,32,33 & 34 of GO Ms.No.168 MA, dt.07.04.2012
2. Drainage connections shall be made only after obtaining the Sewerage Connection.
3. The applicant has to Make Garbage, Waste Water Disposal, Sewerage Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.
4. The Plan is valid for two years from the date of issue.
5. The applicant has to erect a Board showing the permission granted and the Name and Nomenclature of the building, U/s 394 October 2001.
6. The applicant has to erect a Board showing the permission granted and the Name and Nomenclature of the building, U/s 394 October 2001.



SITE PLAN

SCALE - 1 :200

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (AMENITY)	Commercial	Shop	Group Development Scheme	4 Cellars + 1 Ground + 6 upper floors
BLDG (TOWER 1)	Residential	Residential Apartment Bldg	Group Development Scheme	4 Cellars + 1 Ground + 44 upper floors
BLDG (TOWER 2)	Residential	Residential Apartment Bldg	Group Development Scheme	4 Cellars + 1 Ground + 44 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS					ADDITIONS		NET BUA		TOTAL NET BUA	TNMTS	PARKING AREA	NET PARKING
			CUT OUT	VSHAFT	VOID	ACCES.		STAIR	RAMP	RESI.	COMM.				
BLDG (AMENITY)	1	5128.77	0.00	0.00	324.64	162.55		0.00	0.00	0.00	4641.57	4641.58	00	0.00	0.00
BLDG (TOWER 1)	1	150624.33	436.09	1737.59	3686.92	381.58		339.28	2642.18	79464.92	970.60	83417.01	384	75537.36	75537.36
BLDG (TOWER 2)	1	106293.76	0.00	0.00	1758.24	0.00		0.00	0.00	100622.93	1159.28	101782.22	469	2753.30	2983.30
GRAND TOTAL	3	262046.86	436.09	1737.59	5769.80	544.13		339.28	2642.18	180087.85	6771.45	189840.81	853.00	77466.53	77466.53

Name : M RAJENDRA PRASAD NAIK
Designation : Additional Chief City Planner
Date : 03-Feb-2021 00:

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

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_2A0_{1189.00_x_1682.00_MM}

Note: All dimensions are in meters.