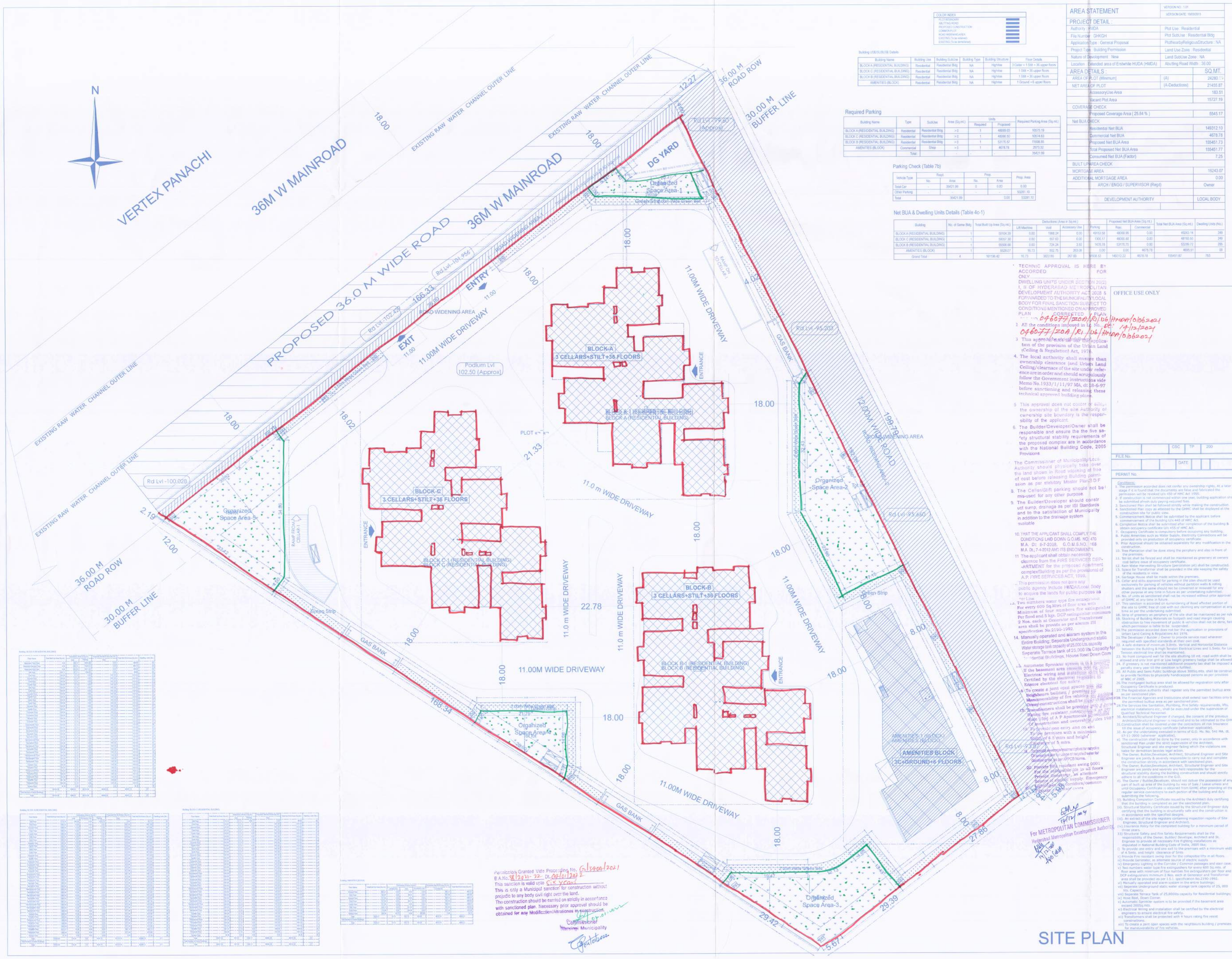

COLOR INDEX
PLOTS(SALEABLE)
ABUTTING ROAD
PROPOSED CONSTRUCTION
SANCTION LINE
ROAD WIDENING(SALEABLE)
EXISTING (To be retained)
EXISTING (To be demolished)

Building USE(R1,R2,R3,R4) Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
BLOCK-A (RESIDENTIAL BUILDING)	Residential	Residential Bldg	NA	Highrise	3 Cellar + 1 Stilt + 36 upper floors
BLOCK-C (RESIDENTIAL BUILDING)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 36 upper floors
BLOCK-B (RESIDENTIAL BUILDING)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 36 upper floors
AMENITIES (BLOCK)	Residential	Residential Bldg	NA	Highrise	1 Ground + 6 upper floors

Required Parking

Building Name	Type	SubUse	Area (Sq.mt.)	Units Required	Units Proposed	Required Parking Area (Sq.mt.)
BLOCK-A (RESIDENTIAL BUILDING)	Residential	Residential Bldg	> 0	1	48699.60	10575.19
BLOCK-C (RESIDENTIAL BUILDING)	Residential	Residential Bldg	> 0	1	48696.50	10574.63
BLOCK-B (RESIDENTIAL BUILDING)	Residential	Residential Bldg	> 0	1	52175.67	11058.65
AMENITIES (BLOCK)	Commercial	Shop	> 0	1	4678.78	2573.32
Total :	-	-	-	-	-	35421.99

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area	Prop. Area
Total Car	-	35421.99	0	0.00	0.00
Other Parking					53281.10
Total		35421.99		0.00	53281.10

Net BUA & Dwelling Units Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift Machine	Void	Accessory Use	Parking	Proposed Net BUA Area (Sq.mt.) Resi.	Commercial	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
BLOCK-A (RESIDENTIAL BUILDING)	1	59104.39	0.00	1968.24	0.00	49153.58	48098.99	0.00	48098.99	388
BLOCK-C (RESIDENTIAL BUILDING)	1	59027.30	0.00	597.63	0.00	1300.17	48098.48	0.00	48098.48	248
BLOCK-B (RESIDENTIAL BUILDING)	1	55506.66	0.00	724.24	3.33	1478.78	53178.75	0.00	53178.75	388
AMENITIES (BLOCK)	1	5528.07	16.73	352.75	203.09	0.00	0.00	4678.78	4678.78	00
Grand Total	4	181166.42	16.73	3637.66	267.09	51932.53	149312.22	4678.78	155451.87	783

AREA STATEMENT

VERSION NO : 1.01
VERSION DATE : 19/09/2015

PROJECT DETAIL :

Authority : HUDA	Plot Use : Residential
File Number : GHKGH	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Building Permission	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 36.00

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	24280.13
NET AREA OF PLOT	(A-Deductions)	21455.87
AccessoryUse Area		183.51
Vacant Plot Area		15727.19
COVERAGE CHECK		
Proposed Coverage Area (25.84 %)		5545.17
Net BUA CHECK		
Residential Net BUA		149312.10
Commercial Net BUA		4678.78
Proposed Net BUA Area		155451.73
Total Proposed Net BUA Area		155451.77
Consumed Net BUA (Factor)		7.25
BUILT UP AREA CHECK		
MORTGAGE AREA		16243.07
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS IN SURVEY NO.176/Part, 179/Part SITUATED AT NARSINGI VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, T.S.

BELONGING TO

M/s. RAMKY ESTATES AND FARMS LTD

REPRESENTED BY:
Mr. TARAKA RAJESH DASARI
S/o Mr. D.V. RAMANA RAO

SPECIFICATIONS:

FOUNDATION	C.R.S. IN C.M.
COLUMNS	R.C.C. 1:2:4
SUPER STRUCTURE	R.C.C
SLAB, BEAMS, CHAJJAS	R.C.C. 1:2:4
DOORS,WINDOWS, VENTILATORS	UPVC
FLOORING	VERTIFIED TILES
PLASTERING	IN C.M.

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS

REFERENCE:

PROPOSED
EXISTING
TO BE DISMANTLED

NORTH:

SCALE 1 : 300

Owner's / Builder's Signature

Structural Engineer's Signature

Architect's Signature

Sheet Title : SANCTION DRAWING

SITE PLAN

Sheet No : 1 OF 51

SITE PLAN

OFFICE USE ONLY

		CSC	TP	200
FILE No.				
		DATE		
PERMIT No.				

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 shall be liable to be revoked.
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 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. Prior Approval should be obtained separately for any modification in the layout/plan.
10. Tree plantation shall be done along the periphery and also in front of the premises.
11. Site/s 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 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 in future at any time.
17. 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.
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 be 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. Open spaces of buildings on site abutting 18 mt. road width shall be allowed and only low grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained 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 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 loan facilities only to the permitted built up area as per sanctioned plan.
29. Electrical installations, Electrical wiring, Earthing 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/Developer, Architect, Structural Engineer and Site Engineer are jointly & severally responsible to carry out and complete the development work in accordance with the sanctioned plan.
c). The Owner, Builder/Developer, 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/Developer, 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 constructed 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.
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;
i) To provide one entry and one exit to the premises with a minimum width of 4 feets, and height clearance of 5mts
ii) Provide Fire resistant swing door for the inflammable rms in all floors.
iii) Provide Generator, as alternate source of electric supply.
iv) Emergency Lighting in the Corridors / Common passages and stair case.
v) Provide Fire Hydrant System as per NBC norms for buildings 500 Sq.mts. of floor area with minimum of four number fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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) Hose Reel, Down Comer.
x) Automatic Sprinkler system is to be provided if the basement area exceed 200Sq.mts.
xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
xii) Transformers shall be protected with 4 hours rating fire resist construction.
xiii) To create a joint open spaces with the neighbours building / premises for manoeuvrability of fire vehicles.

* TECHNIC APPROVAL IS HERE BY ACCORDED FOR ONLY DWELLING UNITS UNDER SECTION 2021 I, II OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT 2008 & FORWARDED TO THE MUNICIPALITY/LOCAL BODY FOR FINAL SANCTION SUBJECT TO CONDITIONS MENTIONED ON APPROVED PLAN / CORRECTED PLAN
File No. 046077/2021/R1/U6/HMDA/0062021
1. All the conditions imposed in L.C. No. dt: 14/12/2021
046077/2021/R1/U6/HMDA/0062021
3. This approval is subjected to the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.
4. The local authority shall ensure than ownership clearance (and Urban Land Ceiling/clearance of the site under reference are in order and should scrupulously follow the Government instructions vide Memo No.1933/1/11/97 MA, dt.18-6-97 before sanctioning and releasing these technical approved building plans.
5. This approval does not confer or alter the ownership of the site Authority or ownership site boundary is the responsibility of the applicant.
6. The Builder/Developer/Owner shall be responsible and ensure the the five safety structural stability requirements of the proposed complex are in accordance with the National Building Code, 2005 Provisions
7. The Commissioner of Municipality/Local Authority should physically take over the land shown in Road widening at free of cost before releasing Building permission as per statutory Master Plan/D.P.
8. The Cellar/Stilt parking should not be misused for any other purpose
9. The Builder/Developer should construct sump, drainage as per ISI Standards and to the satisfaction of Municipality in addition to the drainage system available
10. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.MS. NO. 470 M.A. Dt: 9-7-2008, G.O.M.S.NO. 168 M.A. Dt.7-4-2013 AND ITS ENDOWMENTS.
11. The applicant shall obtain necessary clearance from the FIRE SERVICES DEPARTMENT for the proposed Apartment complex/Building as per the provisions of A.P. FIRE SERVICES ACT, 1999.
12. This permission does not bare any public agency include HMDA/Local Body to acquire the lands for public purpose as per Law.
13. Two numbers water type fire extinguisher For every 600 Sq.Mtrs of floor area with Minimum of four numbers fire extinguisher Per flood and 5 kgs. DCP extinguisher minimum 2 Nos. each at Generator and Transformer area shall be provided as per ISI specification No.2190-1992.
14. Manually operated and alarm system in the Entire Building; Separate Underground static Water storage tank capacity of 25,000 Ltr. capacity Separate Terrace tank of 25,000 ltr. Capacity for Residential Buildings. House Reel Down Comer
15. Automatic Sprinkler system is to be provided if the basement area exceeds 200 sq.mts. Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
16. To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles.
17. Provision of Rain Water Harvesting structure as per rules.
18. Drainage/sewer connection shall be made to Municipal drainage/sewer or recycled water for flushing as per APPCB Norms.
19. Provide fire resistant swing door for the inflammable rms at all floors
20. Provide Fire Hydrant System as per NBC norms for buildings 500 sq.mts. of floor area with minimum of four number fire extinguisher per floor and 5k DCP extinguisher minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
21. Provide Emergency Lighting in the Corridors / Common passages and stair case.
22. Provide one entry and one exit to the premises with a minimum width of 4 feets, and height clearance of 5mts
23. Provide Generator, as alternate source of electric supply.
24. Provide one entry and one exit to the premises with a minimum width of 4 feets, and height clearance of 5mts
25. Provide Fire resistant swing door for the inflammable rms in all floors.
26. Provide Generator, as alternate source of electric supply.
27. Emergency Lighting in the Corridors / Common passages and stair case.
28. Provide Fire Hydrant System as per NBC norms for buildings 500 Sq.mts. of floor area with minimum of four number fire extinguisher per floor and 5k DCP extinguisher minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
29. Manually operated and alarm system in the entire buildings;
30. Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity.
31. Separate Terrace Tank of 25,000ltrs capacity for Residential buildings;
32. Hose Reel, Down Comer.
33. Automatic Sprinkler system is to be provided if the basement area exceed 200Sq.mts.
34. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
35. Transformers shall be protected with 4 hours rating fire resist construction.
36. To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles.

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

Permission Granted Vide Proceeding No. G1/5004/2021
B.A.No. 3(2021)-22 Dt. 06/01/2022
This sanction is valid upto C.K.V.C.O.C.
This is only a Municipal sanction for construction without prejudice to any body civil right over the land.
The construction should be carried on strictly in accordance with sanctioned plan. Necessary prior approval should be obtained for any Modification/Alterations in construction.

Commissioner
Narsingi Municipality