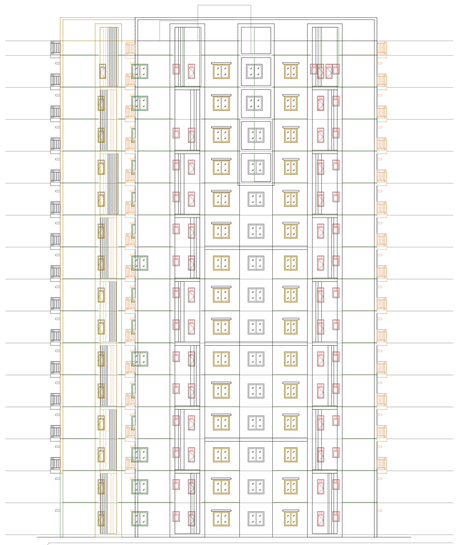
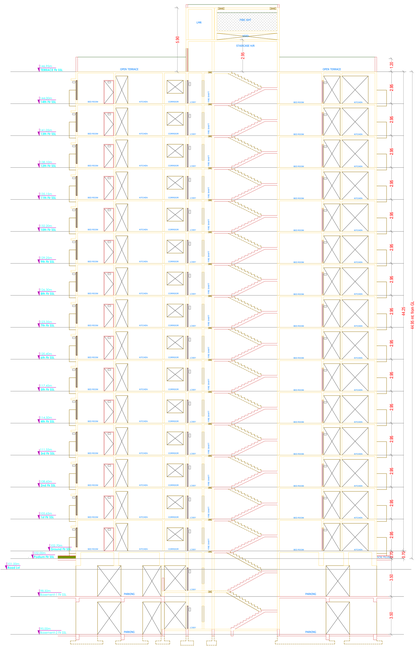
BLOCK-D



NORTH SIDE ELEVATION



SECTION @ AA'

Project Title : PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTISTORIED RESIDENTIAL BLOCKS I.E., A TO D CONSISTING OF 2-CELLAR + GROUND + 14 UPPER FLOORS AND BLOCKS – E TO I CONSISTING OF 1-CELLAR + GROUND + 14 UPPER FLOORS AND AMENITIES BLOCK CONSISTING OF GROUND + (3) UPPER FLOORS, IN SURVEY NO.843 (P), 844 (P) SITUATED AT PATANCHERU VILLAGE, PATANCHERU MANDAL, SANGAREDDY DISTRICT, T.S.

BELONGING TO

M/s. RAMKY ESTATES & FARMS LTD
Represented By its Managing Director
NANDA KISHORE M

Project Title

PLAN SHOWING THE PROPOSED Residential
PLOT NO: NA
SURVEY NO 843P & 844P
SITUATED AT , Sangareddy
Industrial Area,beside Of Police St
BELONGING TO : Mr./Ms./Mrs Ms RAMKY ESTATES
& FARMS LTD Represented By its Managing Director
NANDA KISHORE M

REP BY : Supervisor_C Panduranga Murthy

LICENCE NO: CA/2004/32747 APPROVAL NO: 1/C22/07250/2021

DATE : 07-06-2021	SHEET NO.: 10 / 13

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. Drinking water & Sanitary facilities shall be provided to the site.
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. Fire Safety Measures to be provided as per recommendations of Fire Department and 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 and any other use of 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. The Owner/Builder/Developer shall get the plan sanctioned as per rules.
15. Blocking 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.
16. The permission accorded does not bar 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. No Objection Certificate from the Owner for the proposed construction of Electric Substation between the Building & High Tension Electrical Lines and 1 Mtrs. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Live height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is rectified.
21. 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.
22. The mortgaged bullup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to 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.), 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 responsible to ensure that the building is constructed to withstand earthquake forces. The construction and should strictly adhere to all the conditions in the G.O.d. 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 constructed 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 Insurance Policy covering the lives of the Owner, 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 St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like, (1)a provide one entry and one exit to the premises with a minimum width of 6.5mts. and height clearance 5mts. b)Fire Control Room at entrance of the premises. c)Fire Alarm & Public Address system, d)Independent feeder for electric supply, e)Emergency Lighting in the Corridor / Common passages and stair case. c)Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and St DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190- 1992. d) Manually operated and alarm system in the entire building; e)i Separate Underground static water storage tank of capacity 50,000 Ltrs. for Fire Fighting purpose shall be provided at the site. ii)Two numbers Fire Pumps, iii)Hose Reel, Down Comer ,v)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. v)Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. vii)Transformers shall be protected with 4 hours rating fire resist constructions. viii) To create a joint open spaces with the neighbours building / premises for manoeuverability of fire vehicles. No parking or any constructions shall be made in this space.
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. As 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.

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/C22/16310/2020
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Gram Panchayat Area with Reverue Survey
STREET NAME:	
DISTRICT NAME :	Sangareddy
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	60
PLOT NO :	NA
SURVEY NO :	843P & 844P
NORTH SIDE DETAIL :	ROAD WIDTH - 60
SOUTH SIDE DETAIL :	Vacant Land -
EAST SIDE DETAIL :	Vacant Land -
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	56042.40
NET AREA OF PLOT	56042.40
VACANT PLOT AREA	42764.72
COVERAGE	
PROPOSED COVERAGE AREA (23.69 %)	13277.68
NET BUA	
RESIDENTIAL NET BUA	180306.52
COMMERCIAL NET BUA	4668.13
BUILT UP AREA	
	196450.92
	258643.92
MORTGAGE AREA	18563.64
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	1400

Additional/Other
1. 1.To comply the requirement prescribed under 5.f (xi) (iii) (iv), (v) & (vii) of GOMs.No.168 MA, dt.07.04.2012.
2. The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC
3. To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
4. The applicant shall not claim any compensation or tdr for the nala affected portion in future.

BUILDING :BLOCK D (RESIDENTIAL BUILDING)

FLOOR NAME	TOTAL BUA	ADDITIONS		NET BUA	TOTAL NET BUA	TNMTS.
		RAMP		RESI.		
GROUND FLOOR	1218.05	7.91		1218.05	1225.96	08
FIRST FLOOR	1234.15	0.00		1234.15	1234.15	10
SECOND FLOOR	1261.76	0.00		1261.76	1261.76	10
THIRD FLOOR	1261.76	0.00		1261.76	1261.76	10
FOURTH FLOOR	1261.76	0.00		1261.76	1261.76	10
FIFTH FLOOR	1261.76	0.00		1261.76	1261.76	10
SIXTH FLOOR	1261.76	0.00		1261.76	1261.76	10
SEVENTH FLOOR	1261.76	0.00		1261.76	1261.76	10
EIGHTH FLOOR	1261.76	0.00		1261.76	1261.76	10
NINTH FLOOR	1261.76	0.00		1261.76	1261.76	10
TENTH FLOOR	1261.76	0.00		1261.76	1261.76	10
ELEVENTH FLOOR	1261.76	0.00		1261.76	1261.76	10
TWELFTH FLOOR	1261.76	0.00		1261.76	1261.76	10
THIRTEENTH FLOOR	1261.76	0.00		1261.76	1261.76	10
FOURTEENTH FLOOR	1261.76	0.00		1261.76	1261.76	10
TERRACE FLOOR	0.00	0.00		0.00	0.00	00
TOTAL	18855.08	7.91		18855.08	18862.99	148
TOTAL NO OF BLDG	1					
TOTAL	18855.08	7.91		18855.08	18862.99	148

SCHEDULE OF JOINERY

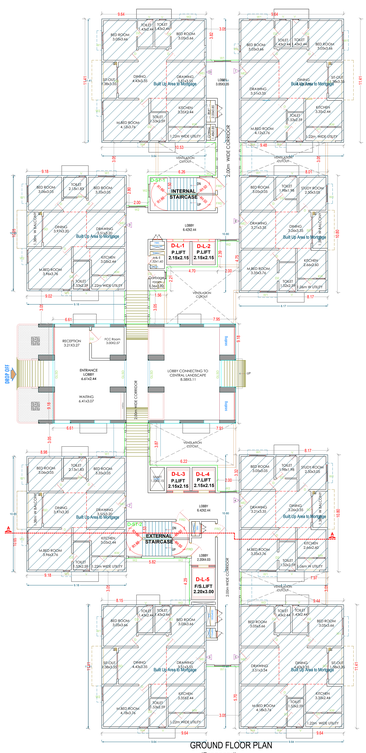
BUILDING NAME	NAME	L X H	NOS
BLOCK D (RESIDENTIAL BUILDING)	D2	0.76 X 2.10	356
BLOCK D (RESIDENTIAL BUILDING)	D1	0.86 X 2.10	148
BLOCK D (RESIDENTIAL BUILDING)	D	0.93 X 2.10	416
BLOCK D (RESIDENTIAL BUILDING)	OPEN	1.07 X 2.10	74
BLOCK D (RESIDENTIAL BUILDING)	MD	1.10 X 2.10	148
BLOCK D (RESIDENTIAL BUILDING)	OPEN	1.28 X 2.10	04
BLOCK D (RESIDENTIAL BUILDING)	OPEN	1.52 X 2.10	01
BLOCK D (RESIDENTIAL BUILDING)	OPEN	1.67 X 2.10	14
BLOCK D (RESIDENTIAL BUILDING)	OPEN	1.74 X 2.10	26
BLOCK D (RESIDENTIAL BUILDING)	OPEN	1.97 X 2.10	04
BLOCK D (RESIDENTIAL BUILDING)	OPEN	1.98 X 2.10	13
BLOCK D (RESIDENTIAL BUILDING)	OPEN	2.43 X 2.10	26

SCHEDULE OF JOINERY

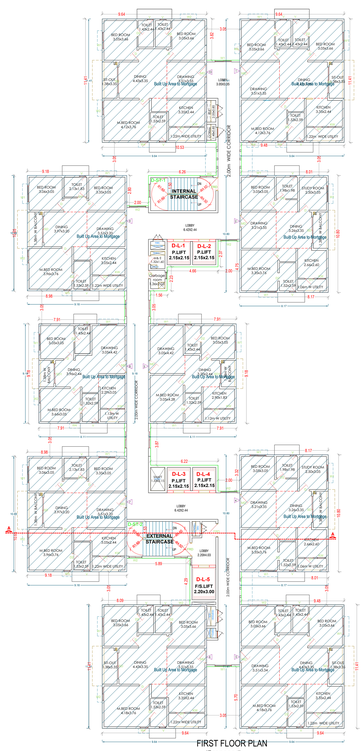
BUILDING NAME	NAME	L X H	NOS
BLOCK D (RESIDENTIAL BUILDING)	V	0.61 X 1.20	356
BLOCK D (RESIDENTIAL BUILDING)	W5	0.61 X 1.50	60
BLOCK D (RESIDENTIAL BUILDING)	W4	0.76 X 1.50	104
BLOCK D (RESIDENTIAL BUILDING)	W2	1.21 X 1.50	89
BLOCK D (RESIDENTIAL BUILDING)	W1	1.51 X 1.50	325
BLOCK D (RESIDENTIAL BUILDING)	SD-1	1.81 X 2.10	28
BLOCK D (RESIDENTIAL BUILDING)	SD	2.41 X 2.10	120

BALCONY CALCULATIONS TABLE

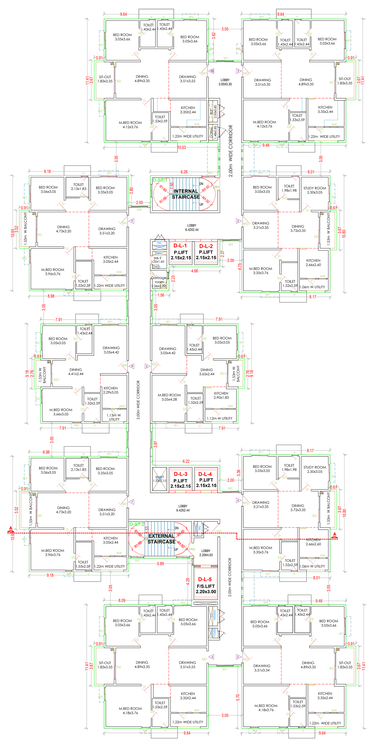
FLOOR NAME	SIZE	TOTAL AREA
SECOND FLOOR PLAN	1.83 X 3.67 X 4	54.56
	1.53 X 3.67 X 2	
	1.53 X 2.76 X 2	
	1.53 X 3.52 X 2	
TYPICAL - 3- 14 FLOOR PLAN	1.83 X 3.67 X 4 X 12	654.72
	1.53 X 3.67 X 2 X 12	
	1.53 X 2.76 X 2 X 12	
	1.53 X 3.52 X 2 X 12	
FIRST FLOOR PLAN	1.38 X 3.30 X 6	43.36
	1.38 X 2.44 X 2	
	1.38 X 3.20 X 2	
GROUND FLOOR PLAN	1.38 X 3.30 X 6	36.62
	1.38 X 3.20 X 2	
TOTAL	-	789.26



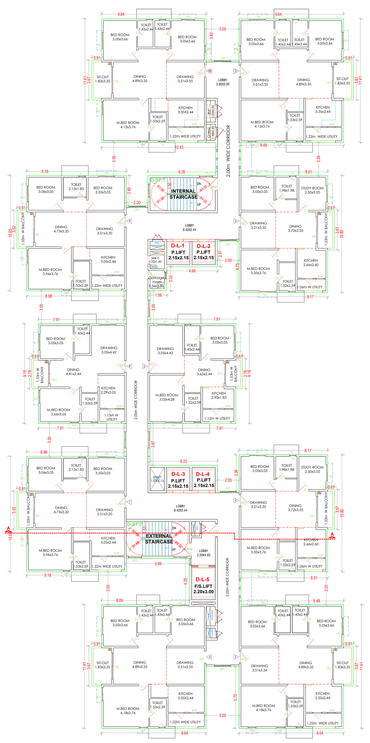
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



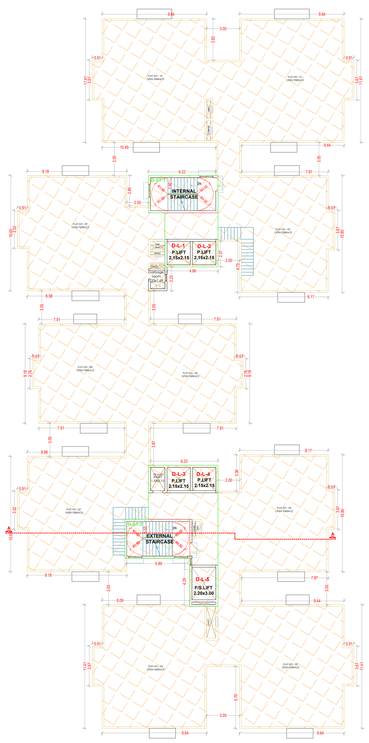
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 3- 14 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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

Note: All dimensions are in meters.

ISO_full_bleed_A4(0.0)0.00_x_2378.00_MM