

PROJECT TITLE: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDINGS CONSISTING OF (8) BLOCKS IE., A, B, C, D, E, F, G & H WITH 2-CELLARS, G + (5) UPPER FLOORS AND CLUB HOUSE WITH 2-CELLARS+GROUND + 4 FLOORS IN SY.NO'S.168(PART), 174 (PART) & PART OF GRAMA KANTAM SITUATED AT SURARAM VILLEGE, QUTHBULLAPUR MANDAL, MEDCHAL DISTRICT, TELANGANA STATE.

BELONGS TO: 1.JAGSONS PROJECTS PRIVATE LIMITED. REPRESENTED BY ITS DIRECTOR POLICE SATWIK REDDY S/O POLICE MURALIDHAR REDDY

The Building permission is sanctioned subject to following 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

will be revoked U/s 450 of HMC Act 1955. 2. If construction is not commenced within 18 months, 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 construction. 10. Tree Plantation shall be done along the periphery and also in front of the premises. 11. Tot-lot 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 at any time in future 17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per

18. Strip of greenery on periphery of the site shall be maintained as per rules. 19. Stocking 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 bar 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. No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed. 24. If greenery is not maintained 10% 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 26. The mortgaged built-up area shall be allowed for registration only after an 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 loans facilities only to the permitted built-up area as per sanctioned plan.

29. The Services like Sanitation, Plumbing, Fire Safety 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, 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 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 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. 33. Structural Safety and Means of Escape Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and St. Engineer to provide all necessary Fire Fighting Installation as stipulated in National Building Code of India, 2016.

1. To provide automatic sprinkler system in cellar floor and other fire safety systems as per Table 7 of part 4

34. Occupancy FIRE NOC Shall be Obtained from Director (EV&DM) before issue of Occupancy Certificate.

LOCATION PLAN

NOT TO SCALE



PLAN SHOWING THE PROPOSED Residential 168/PART,174/PART,GRAMA KANTAM Suraram Village-1 BELONGING TO: Mr./Ms./Mrs JAGSONS PROJECTS

Project Title

PRIVATE LIMITED

NP KUSUMA KUMARI

APPROVAL NO: 1/C26/03916/2020 LICENCE NO: CA/2000/26805 DATE: 27-04-2020 SHEET NO.: 1 / 12 **Building Plan Details** AREA STATEMENT PROJECT DETAIL: 1/C26/03424/2019 PROJECT TYPE: **Building Permission** NATURE OF DEVELOPMENT : NEW AREAS/APPROVED LAYOUT AREAS Residential PLOT SUB USE ResiComm Bldg PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE LAND USE ZONE : Residential zone LAND SUBUSE ZONE : ABUTTING ROAD WIDTH: 168/PART,174/PART,GRAMA KANTAM NORTH SIDE DETAIL : **ROAD WIDTH - 30** SOUTH SIDE DETAIL: Others - NEIGBHOURS LAND EAST SIDE DETAIL : Existing building -Others - NEIGBHOURS LAND WEST SIDE DETAIL : AREA OF PLOT (Minimum) DEDUCTION FOR NET PLOT AREA ROAD WIDENING AREA NET AREA OF PLOT VACANT PLOT AREA Proposed Coverage Area (47.19 %)

RESIDENTIALIAL NET BUA COMMERCIAL NET BUA MORTGAGE AREA EXTRA INSTALLMENT MORTGAGE AREA PROPOSED NUMBER OF PARKINGS

75406.86

COLOR INDEX ABUTTING ROAD PROPOSED CONSTRUCTION **ROAD WIDENING AREA** EXISTING (To be retained) EXISTING (To be demolished)

Building Name	Building Us	e Building SubUse	Building Type	Floor Details
A (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floor
B (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floo
C (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floor
D (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floor
I (AMENITY BLOCK)	Commercia	l Resicomm bldg	NA	2 cellars +1 ground + 4 upper floor
H (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floor
G (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floor
F (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floor
E (JAGSONS PROJECTS)	Residential	ResiComm Bldg	NA	2 Cellar + 1 Ground + 5 upper floo

Required Parking						
Building Name	Туре	SubUse Ar	rea (Sq.mt.)	Units		Required Parking Area (Sq.mt.)
				Required	Proposed	(Oq.mt.)
A (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	6379.56	1913.87 (30 %)
B (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	6271.97	1881.59 (30 %)
C (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	6072.58	1821.77 (30 %)
D (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	6072.58	1821.77 (30 %)
I (JAGSONS PROJECTS)	Commercial	ResiComm Bldg	> 0	1	1437.75	431.33 (30 %)
H (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	5272.27	1581.68 (30 %)
G (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	5271.62	1581.49 (30 %)
F (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	6272.91	1881.87 (30 %)
F (JAGSONS PROJECTS)	Residential	ResiComm Bldg	> 0	1	6017.68	1805.30 (30 %)

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

RAMALAYAM

MALLAREDDY GIRLS HOSTEL