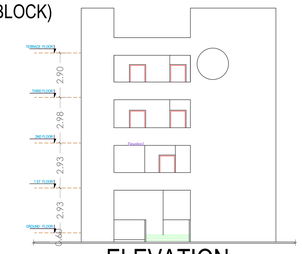
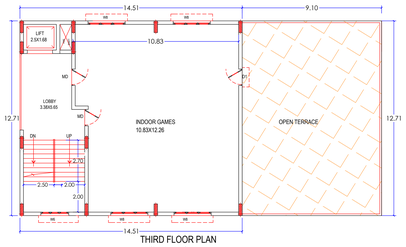
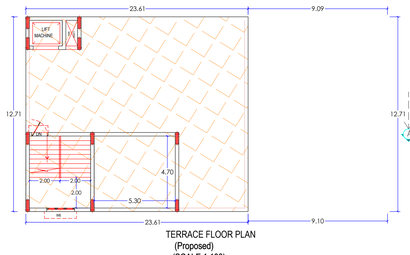
BUILDING :BLDG (AMENITY BLOCK)



ELEVATION



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



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

Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS CONSISTING OF 2CELLARS +GROUND +9UPPER FLOORS FOR BLOCK (A&B), 2CELLAR +GROUND +3UPPER FLOORS FOR AMENITIES BLOCK IN THE PORTION OF LAND SCHEDULE-B IN SY.NO. 57 &61. SITUTED AT W-NO.3,B-NO.9 ADJACENT TO SARASWATHI NAGAR COLONY, MANSOORABAD VILLAGE, SAROOR NAGAR MANDAL,RANGA REDDY DISTRICT UNDER GHMC,L.B.NAGAR CIRCLE, HYDERABAD, TELANGANA. BELONGING TO:
M/S. GREEN LEAVES INFRA REP.BY M.NARASIMHA REDDY AND OTHERS

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO. PORTION OF LAND SCHEDULE-B	
SURVEY NO . 57 AND 61	
SITUATED AT , Rangareddy	
Mansoorabad	
BELONGING TO : M/.Ma./Mrs	M/S. GREEN LEAVES
INFRA REP BY M.NARASIMHA REDDY AND OTHERS	
REP BY : Civil Eng.	RAVIKUMAR REDDY CHIRRA
LICENCE NO 200/sel/ang	APPROVAL NO: 1/C3/078/A/2021
DATE : 29.08.2021	SHEET NO : 2 / 6

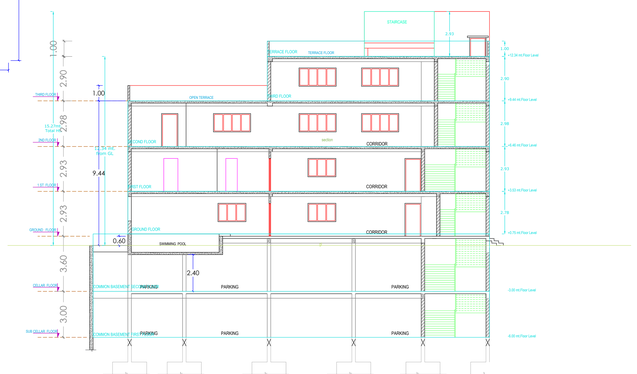
Layout Plan Details

AREA STATEMENT	
PROJECT DETAIL :	
INWARD NO :	1/C3/038/2019
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
STREET NAME :	
DISTRICT NAME :	Rangareddy
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Residential
PLOT SUB USE :	Group Housing
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	18
PLOT NO :	PORTION OF LAND SCHEDULE-B
SURVEY NO :	57 AND 61
NORTH SIDE DETAIL :	Vacant Land - LAND OWNER A BLOCK
SOUTH SIDE DETAIL :	Vacant Land - LAND OWNER C BLOCK
EAST SIDE DETAIL :	Existing building -
WEST SIDE DETAIL :	ROAD WIDTH - 18
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	8356.14
NET AREA OF PLOT	8356.14
VACANT PLOT AREA :	5089.99
COVERAGE	
PROPOSED COVERAGE AREA (39.58 %)	3306.15
NET BUA	
RESIDENTIAL NET BUA	29909.01
COMMERCIAL NET BUA	973.00
BUILT UP AREA	
	34073.57
	47356.07
MORTGAGE AREA :	4670
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKING$	237

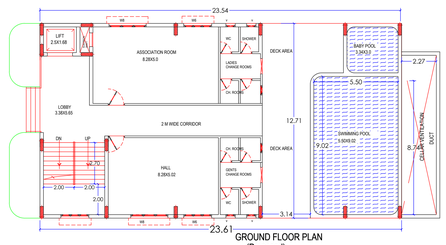
Approval No :

CONDITION:
1. Commencement Notice shall be submitted by the applicant before commencement of the building (Us 440 of HMC Act.)
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate (Us 455 of HMC Act.)
3. Occupancy Certificate is compulsory before occupying any building.
4. Water connection such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Drinking water should be made potable by suitable means.
6. Free Parking space shall be kept only for parking vehicles of the premises.
7. Toilet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Fire Safety measures should be provided in the building premises.
9. Space for Transformer should be provided in the premises, so as to avoid inconvenience of the residents in view.
10. Garbage House shall be made within the premises.
11. Drainage and Sewerage connections shall be made to the main sewer lines. No parking of vehicles without partition walls & sitting of plants and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
12. The Open Spaces mentioned shall not be misused without prior approval of GHMC at any time in future.
13. The operation is suspended as 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 Open Spaces mentioned in the plan shall be maintained as per rules.
15. Stacking of Building Materials on footpath and road margin causing hindrance to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The Owner/Builder shall comply with the provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer/ Builder / Owner to provide service road wherever required with specified dimensions at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines as per A.P. Act 25 of 1910 & Regulations framed there under shall be maintained.
19. No form compound will be the site abutting 18 mt. road width shall be allowed and only one plot is an height geometry height shall be allowed.
20. Water tankers is not mentioned 10% additional property tax shall be imposed as 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 G.O.Ms.No. 168 MA, Dt:-07.04.2012.
22. The enveloped building area shall be the registration units 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. If the 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 (whenever applicable).
29. As per the undertaking executed in terms of G.O.Ms. No. 247 Ms., 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 / Site Engineer and the Structural Engineer shall be responsible for the safety of the public & The owner, builder, Architect, Structural Engineer and site engineer are jointly & severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan. The Owner, Builder, Architect, Structural Engineer, Site Engineer, Structural Engineer are jointly & severally responsible for any deviations made in the construction and should strictly adhere to all the conditions in the G.O.Ms. The Owner / Builder should not allow 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 the GHMC. The Owner / Builder should not allow the occupancy of any portion of the building before 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 and stable. (iii) Fire Safety Certificate issued by the concerned Fire Services Unit. (iv) Lift Certificate. (v) Insurance policy for the registered contractor covering insurance aspects of site Engineer, Structural Engineer and Architect.(vi) Insurance Policy for the completed building for a minimum period of three years.
30. The Owner / Builder / Architect / Structural Engineer shall be the responsibility of the Owner, Builder Developer, Architect and SE Engineer to provide all necessary Fire-Fighting installations as stipulated in National Building Code of India, 2005 Rec. (To provide one entry and one exit to the premises with a minimum width of 6.0mts. and height clearance of 9mts. to enable the movement of fire tenders inside the premises. (i) Water Supply: Underground tanks, pumps and pipe electric supply. (ii)Emergency Lighting in the Corridor / Common passages and stair case. (iii)Two hydrants water type fire extinguishers for every 800 Sq.mts. of floor area with minimum of four numbers for extinguishers per floor and for 20 KT and above buildings, one Fire Man Lift in addition to the passenger lift. (iv) Fire alarm system as per NBC Part-IV Fire Protection. (v) Manually operated and alarm system in the entire buildings. vi) Separate Underground static water storage tank capacity of 20,000 ltr. Capacity. vii)Separate Terrace Tank of 25,000ltrs. capacity for Residential buildings. viii)Fire Pump of 2500 ltrs. Capacity. ix)Automatic sprinkler system to be provided in the basements. x)Fire Pump. xi)Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. xii)Transformers shall be protected with A-frame ruling fire resist constructions. xiii) To create a proof open spaces with fire resistant paving / pavilions for marooning residents of the vehicles. No parking or any constructions shall be made in defined areas.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. Sanctioned Plan shall be displayed at the site at a conspicuous place and a photo was submitted when 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. If any discrepancy in the area of land or any other details found at the later stage if it is found that the documents are false and fabricated the permission will be revoked (Us 450 of HMC Act 1955.

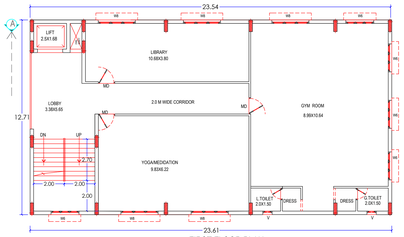
Additional Conditions
1. To comply the requirement prescribed under S.F.(xi) (xii) (xiv), (v) & (vii) of G.O.Ms. No. 168 MA, Dt:07.04.2012
2. To follow conditions stipulated in NOC from Fire Services Dept., and AAI
3. The applicant has to follow Services, Utilities, Storm Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per BPS
4. Permission is subject to GHMC.
5. The applicants should submit the Registered Gift Deed to GHMC for the 60ft wide road before releasing of occupancy certificate
5. The applicant should pay the balance fee installments amount before releasing of Occupancy Certificate.



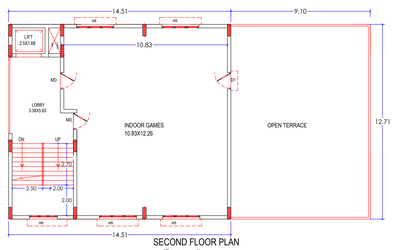
SECTION AT-BB



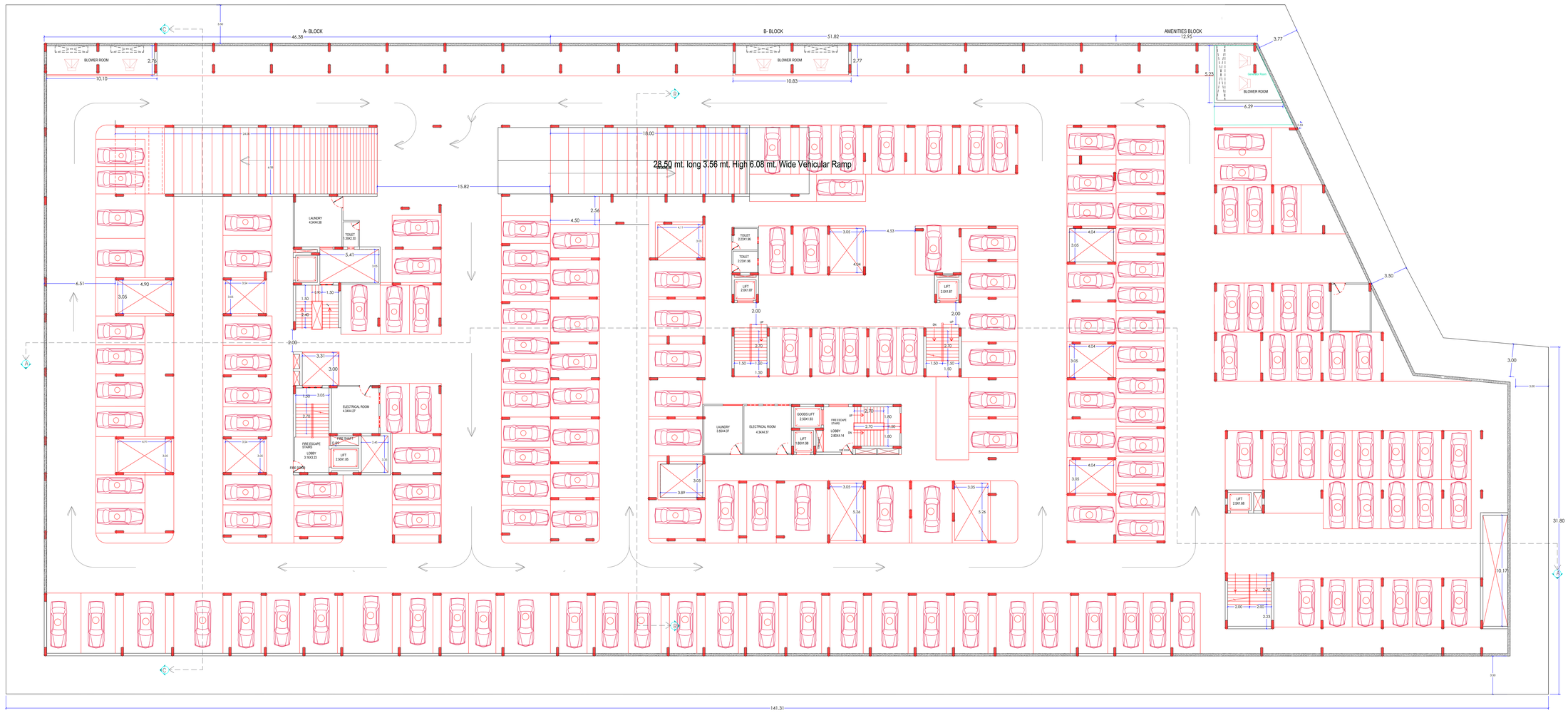
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



COMMON BASEMENT FIRST FLOOR PLAN
(SCALE=1:100)

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK A)	d	0.89 X 2.10	09
BLDG (BLOCK A)	d	0.76 X 2.10	29
BLDG (BLOCK A)	d	0.84 X 2.10	140
BLDG (BLOCK A)	d	0.80 X 2.10	51
BLDG (BLOCK A)	D	0.91 X 2.10	69
BLDG (BLOCK A)	d	0.99 X 2.10	107
BLDG (BLOCK A)	D	1.00 X 2.10	51
BLDG (BLOCK A)	d	1.03 X 2.10	10
BLDG (BLOCK A)	D	1.07 X 2.10	11
BLDG (BLOCK A)	d	1.11 X 2.10	10
BLDG (BLOCK A)	d	1.13 X 2.10	08
BLDG (BLOCK A)	d	1.14 X 2.10	10
BLDG (BLOCK A)	D	1.24 X 2.10	08
BLDG (BLOCK A)	d	1.26 X 2.10	12
BLDG (BLOCK A)	D	1.37 X 2.10	09
BLDG (BLOCK A)	d	1.41 X 2.10	10
BLDG (BLOCK A)	d	1.71 X 2.10	10
BLDG (BLOCK A)	D1	1.98 X 2.10	01
BLDG (BLOCK A)	d	2.40 X 2.10	10
BLDG (BLOCK A)	d	2.44 X 2.10	10
BLDG (BLOCK A)	d	2.45 X 2.10	10

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK A)	W	0.61 X 1.20	30
BLDG (BLOCK A)	v	0.87 X 1.20	01
BLDG (BLOCK A)	w	0.88 X 1.20	09
BLDG (BLOCK A)	w	0.94 X 1.20	22
BLDG (BLOCK A)	w	1.16 X 1.20	51
BLDG (BLOCK A)	W	1.22 X 1.20	32
BLDG (BLOCK A)	W	1.30 X 1.20	10
BLDG (BLOCK A)	w	1.38 X 1.20	10
BLDG (BLOCK A)	w	1.63 X 1.20	10
BLDG (BLOCK A)	w	1.65 X 1.20	08
BLDG (BLOCK A)	w1	1.70 X 2.10	10
BLDG (BLOCK A)	w	1.74 X 1.20	09
BLDG (BLOCK A)	w	1.80 X 1.20	19
BLDG (BLOCK A)	w1	1.80 X 2.10	20
BLDG (BLOCK A)	w	1.83 X 1.20	112
BLDG (BLOCK A)	W	1.87 X 2.00	08
BLDG (BLOCK A)	w	1.98 X 1.20	10
BLDG (BLOCK A)	W	2.00 X 2.00	08
BLDG (BLOCK A)	w	2.06 X 1.20	10
BLDG (BLOCK A)	w2	2.10 X 2.10	20
BLDG (BLOCK A)	w	2.16 X 1.20	10
BLDG (BLOCK A)	W	2.21 X 1.20	22
BLDG (BLOCK A)	w	2.24 X 1.20	10
BLDG (BLOCK A)	W	2.40 X 2.00	09
BLDG (BLOCK A)	w	2.70 X 1.20	11
BLDG (BLOCK A)	W	4.20 X 2.00	09
BLDG (BLOCK A)	w	4.35 X 1.20	10

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
GROUND FLOOR PLAN	1.62 X 3.39 X 1	28.70
	1.98 X 4.50 X 2	
	1.92 X 3.35 X 1	
	1.20 X 5.47 X 1	
FIRST FLOOR PLAN	1.62 X 3.39 X 1	24.55
	1.98 X 4.50 X 2	
	1.92 X 3.35 X 1	
TYPICAL - 2- 9 FLOOR PLAN	1.52 X 5.72 X 1 X 8	1047.60
	1.52 X 7.16 X 1 X 8	
	1.50 X 4.88 X 1 X 8	
	1.50 X 3.86 X 1 X 8	
	1.50 X 3.35 X 1 X 8	
	1.50 X 3.86 X 1 X 8	
	1.65 X 4.86 X 1 X 8	
	1.52 X 4.74 X 1 X 8	
	1.52 X 5.25 X 1 X 8	
	1.52 X 4.99 X 1 X 8	
	1.52 X 5.53 X 1 X 8	
	1.50 X 4.01 X 1 X 8	
	1.50 X 3.39 X 1 X 8	
	1.50 X 3.76 X 1 X 8	
	1.63 X 4.99 X 1 X 8	
	1.83 X 5.72 X 1 X 8	
	1.77 X 4.85 X 1 X 8	
TOTAL		1100.85

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (AMENITY BLOCK)	D	0.76 X 2.10	08
BLDG (AMENITY BLOCK)	d	0.91 X 2.10	08
BLDG (AMENITY BLOCK)	D	1.07 X 2.10	09
BLDG (AMENITY BLOCK)	D	1.15 X 2.10	01

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (AMENITY BLOCK)	W	0.55 X 1.20	01
BLDG (AMENITY BLOCK)	W	0.61 X 1.20	06
BLDG (AMENITY BLOCK)	W	0.65 X 1.20	01
BLDG (AMENITY BLOCK)	W	0.88 X 1.20	01
BLDG (AMENITY BLOCK)	W	0.76 X 1.20	04
BLDG (AMENITY BLOCK)	W	1.00 X 1.20	02
BLDG (AMENITY BLOCK)	W	1.83 X 1.20	02
BLDG (AMENITY BLOCK)	W	2.43 X 1.20	19

BUILDING :BLDG (BLOCK A)

FLOOR NAME	TOTAL BUA	DEDUCTIONS			ADDITIONS		NET BUA RESI.	TOTAL NET BUA	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		CUTOUT	VOID	ACCES.	STAIR	RAMP						
COMMON BASEMENT FIRST FLOOR	7110.80	19.78	0.00	55.17	87.77	173.29	0.00	261.06	00	8774.80	1	8774.80
COMMON BASEMENT SECOND FLOOR	7110.80	19.78	180.24	116.74	87.77	184.10	0.00	271.87	00	6522.19	1	6522.19
GROUND FLOOR	1032.08	0.00	12.82	0.00	0.00	86.03	1019.26	1105.29	06	0.00	0	0.00
FIRST FLOOR	1118.13	0.00	12.82	0.00	0.00	0.00	1105.31	1105.31	06	0.00	0	0.00
SECOND FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
THIRD FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
FOURTH FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
FIFTH FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
SIXTH FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
SEVENTH FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
EIGHTH FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
NINTH FLOOR	1249.60	0.00	12.82	0.00	0.00	0.00	1236.78	1236.78	06	0.00	0	0.00
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	0	0.00
TOTAL	26368.62	39.55	308.44	171.91	175.54	443.42	12018.81	12637.76	60			
TOTAL NO OF BLDG	1											
TOTAL	26368.62	39.55	308.44	171.91	175.54	443.42	12018.81	12637.76	60	13296.99		13296.99

BUILDING :BLDG (AMENITY BLOCK)

FLOOR NAME	TOTAL BUA	DEDUCTIONS ACCES.	NET BUA COMM.	TOTAL NET BUA
GROUND FLOOR	245.40	60.89	184.51	184.51
FIRST FLOOR	300.19	0.00	300.19	300.19
SECOND FLOOR	303.79	0.00	303.79	303.79
THIRD FLOOR	184.51	0.00	184.51	184.51
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL	1033.89	60.89	973.00	973.00
TOTAL NO OF BLDG	1			
TOTAL	1033.89	60.89	973.00	973.00

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (BLOCK A)	Residential	Group Housing	Group Development Scheme	2 Cellar + 1 Ground + 9 upper floors
BLDG (BLOCK B)	Residential	Group Housing	Group Development Scheme	1 Ground + 9 upper floors
BLDG (AMENITY BLOCK)	Commercial	Shop	Group Development Scheme	1 Ground + 3 upper floors

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_FULL BLEED 2A0_(1189.00_x_1682.00_MM)

Note: All dimensions are in meters.