

Project Title: PLAN SHOWING THE PROPOSED RESIDENTIAL FLATS FOR STILT+5 UPPER FLOORS (WITH UTILIZATION OF TDR FOR 5 th FLOOR) IN PLOT No.s 275 & 276, IN SURVEY No. 61 & 62 SITUATED AT HANUMAN NAGAR, KARMANGHAT VILLAGE, SAROOR NAGAR MANDAL, R.R., DISTRI **BELONGING TO**

EEVATION

M/S. ULTIMA BUILDERS REP .BY

+17.99 mt.Floor Level

+15.00 mt.Floor Level

+12.00 mt.Floor Level

VENKATESHWAR REDDY S/O. A. NAGI REDDY AND 2 OTHERS

 Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
 Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act. Occupancy Certificate is compulsory before occupying any building. 4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy

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. 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.

7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate. 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

& rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per 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. Strip of greenery on periphery of the site shall be maintained as per rules. 15. 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.

17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost. 18. 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. 19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low 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

16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.

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 builtup 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 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 29. 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 . 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; i)To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts. ii)Provide Fire resistant swing door for the collapsible lifts in all floors. iii)Provide Generator, as alternate source of electric supply. iv)Emergency Lighting in the Corridor / Common passages and stair case. v)Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers 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 lits. Capacity. viii)Separate Terrace Tank of 25,000 lits capacity for Residential buildings;

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. 3. 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, 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.

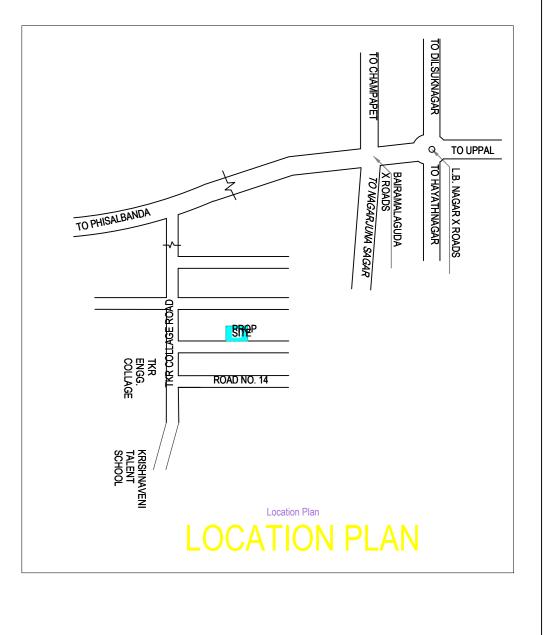
ix)Hose Reel, Down Corner. x)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.

the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in

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 constructions. xiii) To create a joint open spaces with

PLOT NO. 275 AND 276 SURVEY NO 61 AND 62 SITUATED AT , Rangareddy Hanuman Nagar (Circle 3B) BELONGING TO : Mr./Ms./Mrs M/S. ULTIMA BUILDERS REP. BY A. VENKATESHWAR REDDY AND 2 OTHERS REP BY: Supervisor_C arun kumar gentila APPROVAL NO: 2/C4/08015/2021 LICENCE NO: CA/2012/57139 DATE: 30-06-2021 SHEET NO.: 1/1 Layout Plan Details AREA STATEMENT PROJECT DETAIL INWARD_NO: 2/C4/07581/2021 PROJECT TYPE : **Building Permission** NATURE OF DEVELOPMENT : SUB LOCATION : New Areas / Approved Layout Areas STREET NAME: DISTRICT NAME : Rangareddy TELANGANA STATE NAME : PINCODE : MADAL : PLOT USE : Residential PLOT SUB USE : Residential PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE: NA LAND USE ZONE: Residential LAND SUBUSE ZONE: ABUTTING ROAD WIDTH PLOT NO: 275 AND 276 SURVEY NO : 61 AND 62 PLOT No. - 250 & 251 NORTH SIDE DETAIL SOUTH SIDE DETAIL ROAD WIDTH - 9 PLOT No. - 277 EAST SIDE DETAIL : WEST SIDE DETAIL: PLOT No. - 274 SQ.MT AREA DETAILS AREA OF PLOT (Minimum) 501.66 NET AREA OF PLOT 501.66 VACANT PLOT AREA 260.79 COVERAGE PROPOSED COVERAGE AREA (48.01 %) 240.87 RESIDENTIAL NET BUA 1204.35 BUILT UP AREA 1229.03 1457.43 MORTGAGE AREA 123.99 EXTRA INSTALLMENT MORTGAGE AREA PROPOSED NUMBER OF PARKINGS

PLAN SHOWING THE PROPOSED



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
OTRUCTURAL ENGINEERIGANAME AND GLOWETURE
STRUCTURAL ENGINEER'S NAME AND SIGNATURE
A
Note: All dimensions are in meters.

BUILDING USE | BUILDING SUBUSE | BUILDING TYPE | FLOOR DETAILS A (KARMANGHAT ULTIMA BUILDERS) Residential Residential Apartment Bldg NA 1 Stilt + 5 upper floors