

1	PINKEY JANAPALLY
LICENCE NO: CA/2013/60249	APPROVAL NO:
DATE: 25-03-2022 Layout Plan Details	SHEET NO.: 1 / 1 INWARD_NO.: TS/020383/2022
SEAL OF APPROVAL	
AREA STATEMENT	1
PROJECT DETAIL :	
INWARD_NO:	TS/020383/2022
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT : SUB LOCATION :	New New Areas / Approved La
STREET NAME:	Now Aleas / Apploved La
DISTRICT NAME :	
STATE NAME :	TELANGANA
PINCODE:	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential Apartment Blo
PLOT NEAR BY NOTIFIED RELEGIOUS ST LAND USE ZONE :	RUCTURE : NA NA
LAND SUBUSE ZONE :	NA NA
ABUTTING ROAD WIDTH:	0
PLOT NO :	
SURVEY NO :	
NORTH SIDE DETAIL :	-
SOUTH SIDE DETAIL :	-
EAST SIDE DETAIL :	-
WEST SIDE DETAIL:	SQ.MT.
AREA DETAILS : AREA OF PLOT (Minimum)	313.41
NET AREA OF PLOT	313.41
VACANT PLOT AREA	139.99
COVERAGE	
PROPOSED COVERAGE AREA (55.33 %)	173.42
NET BUA	25-15
RESIDENTIAL NET BUA BUILT UP AREA	867.10
DOILT OF AREA	880.10
	1053.50
MODTO A OF A DEA	89.59
MORTGAGE AREA	1
EXTRA INSTALLMENT MORTGAGE AREA	0.00

PLAN SHOWING THE PROPOSED

PLOT NO.





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; ix)Hose Reel, Down Corner. x)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.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 constructions. xiii) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in

32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.

35. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false

31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018

34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.

33. Sanctioned Plan shall be followed strictly while making the construction.

and fabricated the permission will be revoked U/s 450 of HMC Act 1955.

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.

4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy

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

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

13. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any

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. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines

19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery

21. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped

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.

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27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be

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

20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is

The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
 The Registration authority shall register only the permitted built-up area as per sanctioned plan.

15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall

12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future

3. Occupancy Certificate is compulsory before occupying any building.

8. Rain Water Harvesting Structure (percolation pit) shall be constructed.

14. Strip of greenery on periphery of the site shall be maintained as per rules.

10. Garbage House shall be made within the premises

compensation at any time as per the undertaking submitted.

not be done, failing which permission is liable to be suspended.

and 1.5mts. for Low Tension electrical line shall be maintained.

persons as per provisions of NBC of 2005.

intimated to the GHMC.

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.

9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.



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 SIGNATUR	E	
ARCHITECT'S NAME AND SIGNAT	URE	
7.1.101.11.201.01.11.11.11.11.12.01.01.11.11.		
STRUCTURAL ENGINEER'S NAME	AND SIGNATURE	
STRUCTURAL ENGINEERS NAME	AND SIGNATURE	

ISO_A0_(841.00_x_1189.00_MM)

FOURTH FLOOR

TOTAL NO OF BLDG

FIFTH FLOOR

173.42 | 173.42 | 02 | 0.00 | 0 | 0.00

173.42 | 173.42 | 02 | 0.00 | 0 | 0.00

1053.50 | 867.10 | 10 | 173.40 |

1053.50 | 867.10 | 10 | 173.40 |

PROPOSED (BLOCK1) | W | 1.30 X 1.20 | 05

PROPOSED (BLOCK1) | W | 1.80 X 1.20 | 25

PROPOSED (BLOCK1) | W | 2.05 X 1.20 | 05

PROPOSED (BLOCK1) | W | 2.46 X 1.20 | 05

PROPOSED (BLOCK1) W 2.70 X 1.20 05

PROPOSED (BLOCK1) | W | 2.71 X 1.20 | 05

SIZE TOTAL AREA

38.00

BUILDING USE/SUBUSE DETAILS

BUILDING NAME | BUILDING USE | BUILDING SUBUSE | BUILDING TYPE | FLOOR DETAILS

PROPOSED (BLOCK1) | Residential | Residential Apartment Bldg | NA | 1 Stilt + 5 upper floors |

TYPICAL - 1, 2, 4& 5 FLOOR PLAN | 1.20 X 3.00 X 1 X 4 | 30.40

THIRD FLOOR PLAN

1.20 X 3.34 X 1 X 4

1.20 X 3.00 X 1

1.20 X 3.34 X 1

Note: All dimensions are in meters.