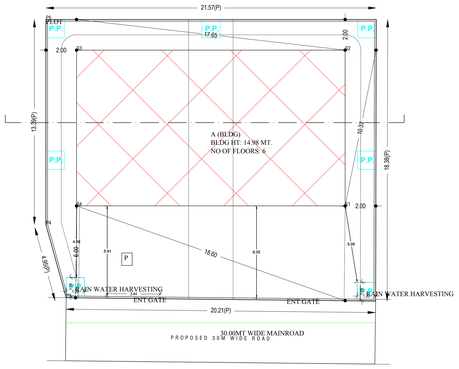
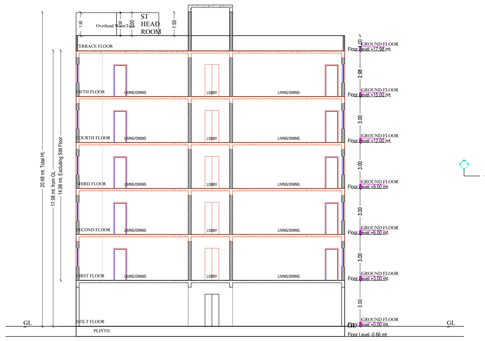
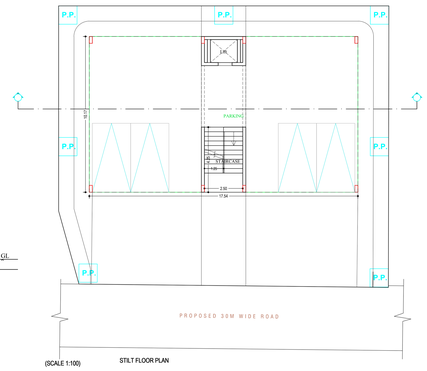
PROJECT TITLE :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS IN PLOT NO.S 374 & 375 IN SY.NO.S 85 & 86, SITUATED AT KHAJAGUDA VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT, T.S

BELONGING TO:1. HAJIRA KHATOON, D/O. MR. HIDAYATH RASOOL KHAN
2. KAMRAN KHAN, S/O. MR. HIDAYATH RASOOL KHAN



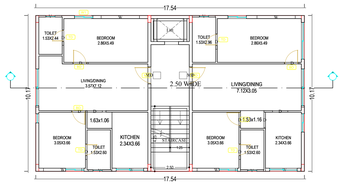


SECTION AA

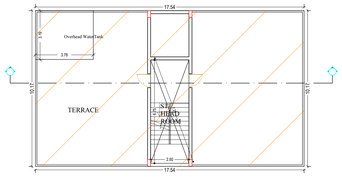


(SCALE 1:100)

STILT FLOOR PLAN



TYPICAL - 2, 3, 4, 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



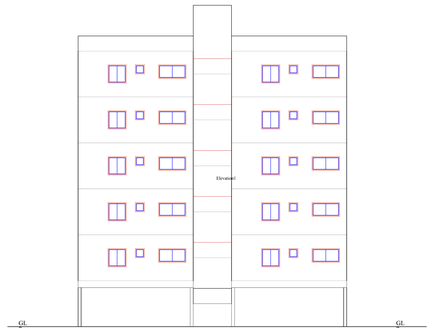
TERRACE FLOOR PLAN
(SCALE 1:100)

Building Use/Subuse Details

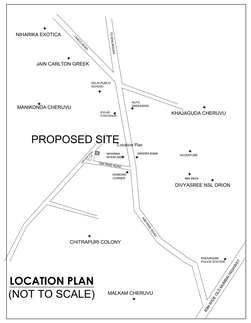
Building Name	Building Use	Building Subtype	Building Type	Floor Details
A (BLDG)	Residential	Residential Apartment Bldg	NA	1 Stilt + 5 upper floors

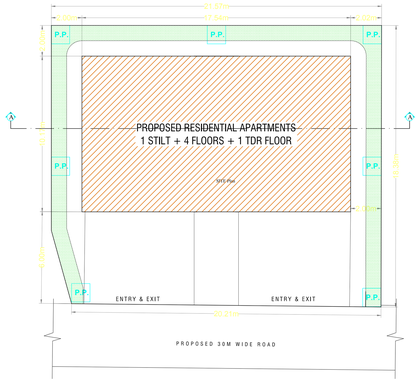
Net Built up Area & Dwelling Units Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Net Built up Area (Sq.mt.)	Add Area In Net Built up Area(Sq.mt.)		Total Net Built up Area (Sq.mt.)	Dwelling Units (No.)
			Parking		Resi.	Stair	Lift		
A (BLDG)	1	906.28	164.01		891.90	27.51	3.75	935.19	10
Grand Total :	1	906.28	164.01		891.90	27.51	3.75	935.19	10.00

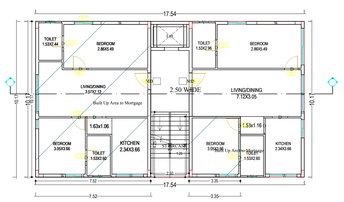


FRONT ELEVATION

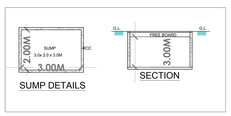




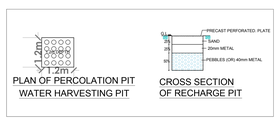
SITE PLAN



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



Structural Detail



Building :A (BLDG)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Net Built up Area (Sq.mt.)	Add Area In Net Built up Area (Sq.mt.)		Total Net Built up Area (Sq.mt.)	Dwelling Units (No.)
		Parking		Resi.	Stair	Lift		
Stilt Floor	14.38	164.01		0.00	10.63	3.75	14.38	00
First Floor	178.38	0.00		178.38	0.00	0.00	178.38	02
Second Floor	178.38	0.00		178.38	0.00	0.00	178.38	02
Third Floor	178.38	0.00		178.38	0.00	0.00	178.38	02
Fourth Floor	178.38	0.00		178.38	0.00	0.00	178.38	02
Fifth Floor	178.38	0.00		178.38	0.00	0.00	178.38	02
Terrace Floor	0.00	0.00		0.00	16.88	0.00	28.91	00
Total :	906.28	164.01		891.90	27.51	3.75	935.19	10
Total Number of Same Buildings :	1							
Total :	906.28	164.01		891.90	27.51	3.75	935.19	10

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLDG)	D	1.00	2.10	55
A (BLDG)	MD	1.10	2.10	10

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLDG)	V	1.50	1.20	20
A (BLDG)	W	2.30	1.20	10
A (BLDG)	W	2.50	1.20	30

Project Title

PLAN SHOWING THE PROPOSED BUILDINGUSE
PLOT NO. PLOTNO
SURVEY NO SYNO
SITUATED AT DISTRICT
VILLAGE
BELONGING TO : Mr./Ms./Mrs
OWNERNAME1
OWNERNAME2
OWNERNAME3
REP BY APPTYPE APPLINAME
APPLNAME1
LICENCE NO : LICENCE_NO APPROVAL NO: APPROVAL_NO
DATE : DATE SHEET NO : PAGE_NO
SHEETNAME

AREA STATEMENT		
PROJECT DETAIL :		
Inward_No : 2C/20101/04/2020	Plot Use : Residential	
Project Type : Building Permission	Plot SubUse : Residential	
Nature of Development : New	PlotNearbyNotifiedReligiousStructure : NA	
SubLocation : Existing Built-Up Areas	Land Use Zone : Residential	
Village Name : Khajaguda (Circle 11)	Land SubUse Zone : NA	
Mandal : SERILINGAMPALLY	Abutting Road Width : 30.00	
	Plot No : 374 & 375	
	Survey No. : 85 AND 86	
	North side details : Others - OPEN PLOT	
	South side details : ROAD WIDTH - 12	
	East side details : -	
	West side details : -	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	390.44
NET AREA OF PLOT	(A-Deductions)	390.44
Vacant Plot Area		212.06
COVERAGE		
Proposed Coverage Area (45.69 %)		178.38
Net BUA		
Residential Net BUA		891.90
BUILT UP AREA		
		906.28
		1070.29
MORTGAGE AREA		89.75
EXTRA INSTALLMENT MORTGAGE AREA		0.00
Proposed Number of Parkings		0

Approval No. :

1). RWH(I) pit as per norms with piped connection from terrace and all sides
2). Avenue plantation inside perimeter of atleast 2mts height
3)
to provide each tenement with twin bins as per GHMC 2018 Rules
4) Ideal to install in each floor a fire extinguisher (near staircase)
5)
To ensure zero ramp onto road slope
6). To ensure that the usage shall
not change from the purpose issued .
7). Not to encroach the government
DC but IT Tax assessment.
8). To install CCTVS as per specifications of
GHMC and to provide the storage to conserve GHG
9).The Applicant shall
not Use the Building other than the Permitted Use.
10).Permission granted subject to the rights and ownership rights. At a later stage if it is found that the documents are false and fabricated the permission is liable to be cancelled. (U.R.Act 1975)
If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
11).Approved Plan shall be followed strictly while making the construction
Sanctioned Plan copy as attested by the GHMC shall be displayed at the site during the period of work.
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.
Permission does not bind any other Statutory authority in erecting buildings Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
Separate Sewer should be obtained separately for any modification in the construction.
Tree Plantation shall be done along the periphery and also in front of the premises.
Total shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
Rain Water Harvesting Structure (percolation pit) shall be constructed
Space for Transformer shall be provided in the site keeping the safety of the residents in view.
Garbage House shall be made within the premises
Open Space Reserved as per Master Plan/ Layout shall be used and cannot be 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.
No. of units as sanctioned shall not be increased without prior approval of the GHMC and the U.R.Act 1975.
This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at a later stage and the same is not affected.
Strip of greenery on periphery of the site shall be maintained as per rules.
Dumping of Building Materials on footpath and road margin causing site inaction to free movement of public & vehicles shall not be done. Action shall be taken against if violation is found.
The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
The Applicant shall ensure that the drainage and water service road wherever required with specified standards at their own cost.
A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & the Electric Supply Lines and open wires and 1.5mts. for Low Tension electrical line shall be maintained.
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.
If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
All Public and Semi Public buildings above 300Sq.mts. shall be constructed as per the norms for physically handicapped persons as per provisions of NBC of 2005.
The mortgaged/ bullup area shall be allowed for registration only after obtaining occupancy certificate to the building.
The Registration authority shall register only the permitted built-up area as per sanctioned plan.
The Financial Agencies and Institutions shall extend loans facilities only to the permitted bullup area as per sanctioned plan.
Electrical Wiring and Fitting, Lift, Escalator, Air conditioning, Sfs, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
Sanction Plan shall not be altered or changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
The execution shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (whoever application).
As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 11-11-2002 (wherever applicable,).. The construction shall be done by the owner, only in accordance with sanctioned Plan-under the strict supervision of the Architect. Violations if any, noticed at any stage failing which the violations are liable for demolition besides legal action.S. The owner, builder, Architect, Structural Engineer and site supervisor shall be jointly and severally responsible to ensure that 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 of G.O.Ms.No. 168 MA. Occupancy Certificate shall not be issued or 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 authorities. Owner shall be responsible for the safety and security of the building and duly submitting the following.i) Building Completion Certificate issued by the Architect duly certifying that the build-ing is constructed as per the sanctioned plan.ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is safe and stable and has been constructed in accordance with the specified designs.iii) An extract of the site registers (cor-ering inspection reports of Site Engineer, Structural Engineer and Architect) maintained by Policy for the completed building for a minimum period of three years.
10) Structural Safety and Fire Safety Requirements shall be the respon-sibility of the Owner, Site Engineer, 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 by the premises with a minimum width of 4.5mts. and height clearance of 5mts.

ii) Provide Fire resistant swing door for the ext
ingulsh 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 550 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 06 DCP extinguishers minimum for the entire building. Transformer area shall be provided as per I.S.1 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 ltr. Capacity.

viii) Separate Tanr
ank Tank of 20,000ltrs 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 manoeverability of the vehicles. No parking or any constructions shall be made in set backs area.
The Builder/Developer shall register the project in the RERA website after the launch in July 2018

Name : P VASANTH RAO
Designation : City Planner
Date : 03-Apr-2021 14: 19:07

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.

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