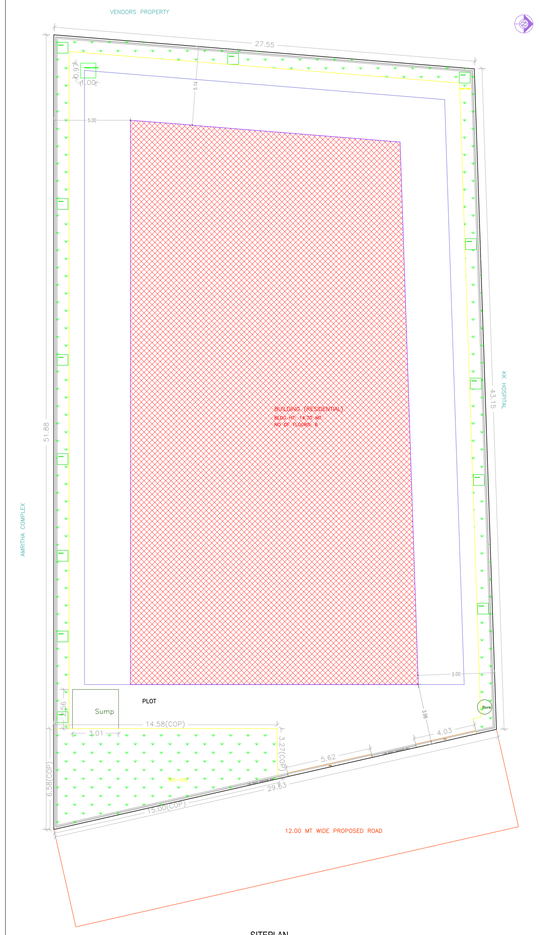
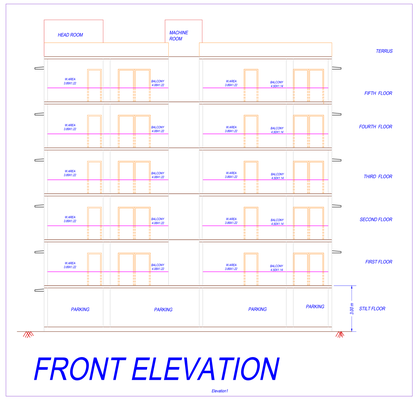
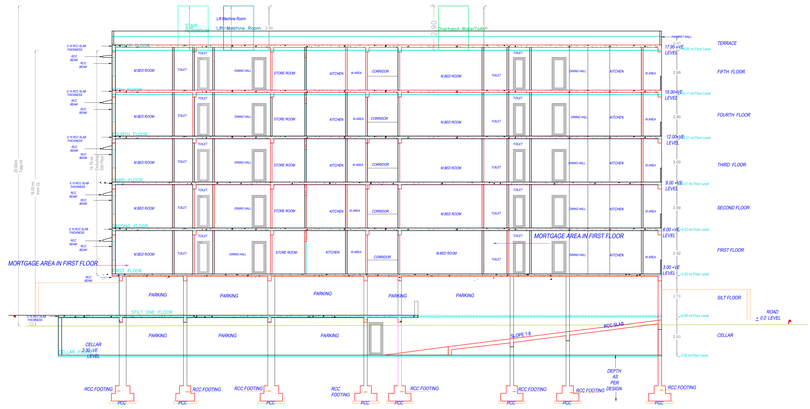
Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTION OF APARTMENT (CELLAR+STILT+FIVE FLOORS) IN HOUSE NOS:- 13-1-171/C PART AND 13-1-171/CPART IN SURVEY NO.25 ,SITUATED AT BABBUGUDA VILLAGE,BALANAGAR MANDAL ,UNDER GHMC ,MOOSAPETA CIRCLE MEDCHAL- MALKAJGIRI DIST , TS BELONGING TO : M/S ARJUN CINE ENTERPRISESREP. BY ITS MANAGING PARTNERS1. Smt. K. SREELATHA D/o LATE B. ARJUNREDDY W/o SRI K.VIJAY BASKAR REDDY2. Sri. N.SADANAND GOUD S/o LATE N. SHANKARAIAH GOUDTHER GPA HOLDER SRI. K. VIJAYA BHASKAR REDDY S/o SRI. SUBBA RAGHAVA REDDY



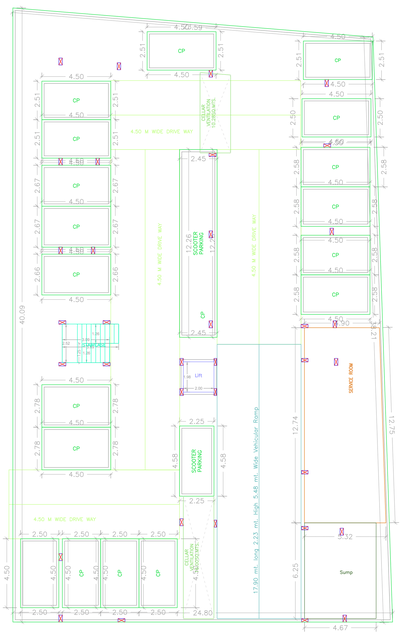
SITEPLAN
(Scale - 1:100)



FRONT ELEVATION

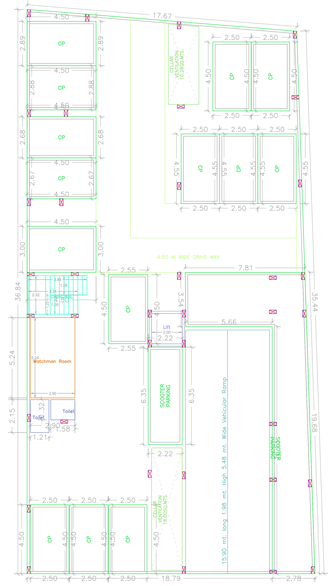


SECTION AT X-X

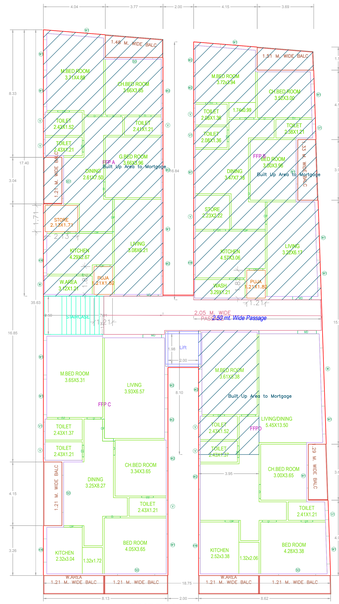


CELLAR FLOOR PLAN
(SCALE 1:100)

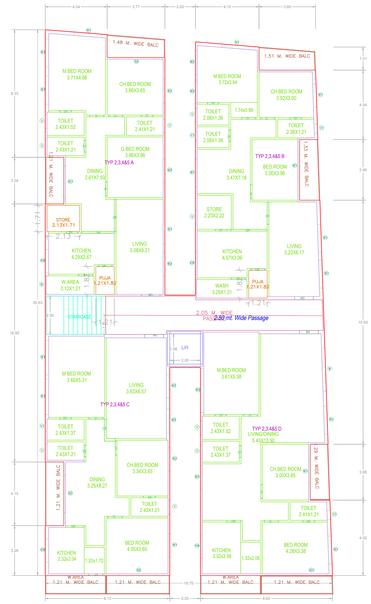
SECTION AT X-X



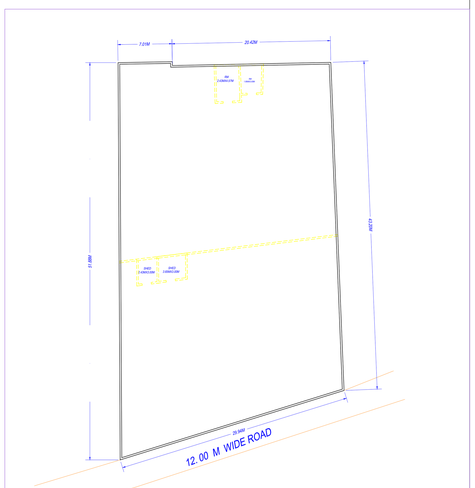
STILT ONE FLOOR PLAN
(SCALE 1:100)



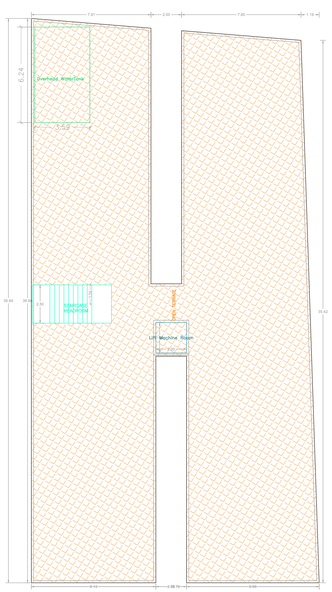
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



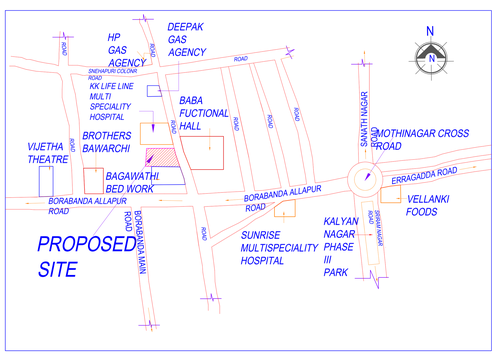
TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TO BE DISMANTLED PLAN
SCALE 1:200 Detail



TERRACE FLOOR PLAN
(SCALE 1:100)



LOCATION PLAN
(NOT TO SCALE)
Location Plan

PLAN SHOWING THE PROPOSED	Residential
PLOT NO :	
SURVEY NO :	
SITUATED AT	
BELONGING TO : Mr./Ms./Mrs	
REP BY :	GUBBALA VENKATAPRASAD
LICENSE NO : CA/2003/31929	APPROVAL NO :

DATE : 03-12-2022	SHEET NO.: 1 / 1
Layout Plan Details	INWARD_NO: TS/079986/2022
AREA STATEMENT	
PROJECT DETAIL	
INWARD NO	TS/079986/2022
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT :	NEW
SUB LOCATION :	NEW AREAS / APPROVED LAYOUT AREAS
STATE NAME :	TELANGANA
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	NA
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	0
NORTH SIDE DETAIL :	
SOUTH SIDE DETAIL :	
EAST SIDE DETAIL :	
WEST SIDE DETAIL :	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	1340.00
NET AREA OF PLOT	1340.00
VACANT PLOT AREA	682.84
COVERAGE	
PROPOSED COVERAGE AREA (49.04 %)	657.21
NET BUA	
RESIDENTIAL NET BUA	2971.98
BUILT UP AREA	
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	2971.98
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	4430.18
MORTGAGE AREA	298.68
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	32

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	891.59	1558.20
Visitor's Car Parking	89.16	189.23
On Site		0.00
Total	980.75	1558.20
No of Cars Proposed	32	

BUILDING USE/SUBUSE DETAILS

BUILDING NAME (RESIDENTIAL)	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
	Residential	Residential Apartment Bldg	NA	T+Stilt + 1 Stilt + 5 upper floors

REQUIRED PARKING

Building Name	Type	Subuse	Proposed Net Built-Up Area	Parking Percentage	Visitor Parking Percentage	Req. Parking Area(Sq.Mts.)
BUILDING (RESIDENTIAL)	Residential	Residential Apartment Bldg	2971.97	891.59 (30 %)	89.16 (10 %)	980.75

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS VOIDS	DEDUCTIONS ACCESS	NET BUA RES.	TNMTS	PARKING AREA	NET PARKING
BUILDING (RESIDENTIAL)	1	4882.91	52.64	19.90	2971.98	20	1558.20	1558.20
GRAND TOTAL:	1	4882.91	52.64	19.90	2971.98	20.00	1558.20	1558.20

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 2, 3, 4& 5 FLOOR PLAN	1.21 X 4.35 X 1.5 X 4	193.76
	1.20 X 3.65 X 1.5 X 4	
	1.33 X 3.36 X 1.5 X 4	
	1.33 X 3.69 X 1.5 X 4	
	1.48 X 3.78 X 1.5 X 4	
	1.21 X 4.15 X 1.5 X 4	
	1.21 X 3.97 X 1.5 X 4	
	1.21 X 4.72 X 1.5 X 4	
	1.21 X 3.36 X 1.5 X 4	
	1.21 X 3.34 X 1.5 X 4	
FIRST FLOOR PLAN	1.21 X 4.15 X 5	48.44
	1.29 X 3.65 X 1	
	1.21 X 3.34 X 1	
	1.33 X 3.36 X 1	
	1.33 X 3.69 X 1	
	1.48 X 3.78 X 1	
	1.21 X 4.16 X 1	
	1.21 X 3.97 X 1	
	1.21 X 4.72 X 1	
	1.21 X 3.36 X 1	
Total		242.20

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING(RESIDENTIAL)	D1	0.72 X 2.10	15
BUILDING(RESIDENTIAL)	D1	0.73 X 2.10	05
BUILDING(RESIDENTIAL)	D1	0.76 X 2.10	40
BUILDING(RESIDENTIAL)	OP	0.80 X 2.10	15
BUILDING(RESIDENTIAL)	D	0.91 X 2.10	65
BUILDING(RESIDENTIAL)	D	0.94 X 2.10	05
BUILDING(RESIDENTIAL)	MD	1.22 X 2.10	15
BUILDING(RESIDENTIAL)	MD	1.23 X 2.10	05
BUILDING(RESIDENTIAL)	OP	1.44 X 2.10	05
BUILDING(RESIDENTIAL)	OP	1.48 X 2.10	05
BUILDING(RESIDENTIAL)	OP	2.11 X 2.10	05
BUILDING(RESIDENTIAL)	OP	2.16 X 2.10	05
BUILDING(RESIDENTIAL)	OP	2.38 X 2.10	05

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING(RESIDENTIAL)	V1	0.60 X 1.20	15
BUILDING(RESIDENTIAL)	V1	0.61 X 1.20	05
BUILDING(RESIDENTIAL)	V	0.90 X 1.20	35
BUILDING(RESIDENTIAL)	V	0.91 X 1.20	10
BUILDING(RESIDENTIAL)	W	1.21 X 1.20	05
BUILDING(RESIDENTIAL)	KW	1.45 X 1.20	05
BUILDING(RESIDENTIAL)	W1	1.49 X 1.20	10
BUILDING(RESIDENTIAL)	W1	1.50 X 1.20	05
BUILDING(RESIDENTIAL)	W2	1.62 X 1.20	45
BUILDING(RESIDENTIAL)	W1	1.81 X 1.20	05
BUILDING(RESIDENTIAL)	W1	1.82 X 1.20	43
BUILDING(RESIDENTIAL)	W1	1.98 X 1.20	02
BUILDING(RESIDENTIAL)	SD1	2.13 X 1.20	09
BUILDING(RESIDENTIAL)	W1	2.26 X 1.20	05
BUILDING(RESIDENTIAL)	W1	2.32 X 1.20	05
BUILDING(RESIDENTIAL)	SD	2.43 X 1.20	11
BUILDING(RESIDENTIAL)	SD	2.47 X 1.20	05
BUILDING(RESIDENTIAL)	W2	2.74 X 1.20	01
BUILDING(RESIDENTIAL)	W	2.82 X 1.20	05
BUILDING(RESIDENTIAL)	W2	2.87 X 1.20	04

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Drainage & Water connections shall be taken from HMWS&SB.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Water Board 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.
7. Grill shall be fitted and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Fire Safety measures should be implemented as per the Fire Department.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. Car Parking Area shown in the plan at the basement should be used exclusively for parking of vehicles without partition walls & selling whole/in part the same should not be converted or misused for any other purpose at any time in future as per conditioning submitted.
12. The Car Parking Basement shall not be increased without prior approval of GHMC at any time in future.
13. The sanction is accepted on surrendering of Road affected portion of the site U/SRC free of cost with out claiming any compensation at any time as per the undertaking submitted.
14. Fire Safety measures should be provided in the buildings as per rules.
15. Stacking of Building Materials on footpath and road margin causing obstruction is free movement of public & vehicles shall not be allowed at any time during the course of construction.
16. The permission granted shall not be construed to dilute application or provisions of Urban Land Ceiling & Regulation Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. Developer / Builder / Owner to maintain a minimum of 3 meters clearance between the Building & High Tension Electrical Lines and / Grids. No Low Tension electrical line shall be maintained.
19. No third compound wall for the site abutting 18 mt. road width shall be allowed and only iron grill or Low height greenery compound wall shall be allowed.
20. 10 % greenery is not maintained 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 provisions of MRC pt 2005.
22. The Building shall be used for the purpose stated for registration only after an Occupancy Certificate is produced.
23. The Registration authority will regulate 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. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Department.
28. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate whenever applicable.
29. The Owner / the undersigning executed in terms of G.O. Ms. No. 541 MA., dt. 17-11-2005 (whenever 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 and severally are liable for any act and complete the construction strictly in accordance with sanctioned plan. c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and even after completion of the building for a period of 5 years. d. The Owner shall not be allowed to take possession of any part of built up area of the building. by way of Sale / Lease-orders and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly hand over the same to the Owners Association (whenever applicable) failing which the Owner / Builder shall be deemed to completed as per the sanctioned plan.(e) 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.(x) An extract of the sanctioned plan shall be displayed at the site. (y) The Owner / Developer / Structural Engineer and Architect c/o insurance Policy for the completed building for a minimum period of five years.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and Structural Engineer. 31. Open Space, Parking Space, Ramp and Passage shall be maintained free from encroachments. 32. Every Flat / Flat Shop / Office shall be provided with a minimum width of 3.0mts. and height clearance of 3.0mts. 33Provide Fire resistant swing door for the lift/staircase lifts in all floors. 34Provide Generator, an alternate source of power for lifts, pumps, lighting in common areas, and sufficient power points in each dwelling unit. 35Provide one fire extinguisher for every 500 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 36 ELCB/ extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification. 37. Provide Rain Water Harvesting structure as per the specifications and maintain it in good condition. 38. Provide Water storage tank capacity of 21,000 lits. Capacity. 39Separate Toilets for Female Staff & 20,000lits capacity for Residential buildings. 40Water Flow/ Shower Corner/ Urinal/sanitary Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. 41Provide Fire Hydrant system as per the norms and maintain it in working condition at all times. 42Transformers shall be protected with 4 hours rating fire resist constructions. and To create a joint open spaces with the neighbours building / premises for maneuverability of the vehicles. No parking or any constructions shall be made in this space.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2016.
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Provision of Solar Water Heating system is to be made in the building.
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, rts.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

OWNER'S NAME AND SIGNATURE
BUILDER'S NAME AND SIGNATURE
ARCHITECT'S NAME AND SIGNATURE
STRUCTURAL ENGINEER'S NAME AND SIGNATURE
SEAL OF APPROVAL

Note: All dimensions are in meters.

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