5

PROJECT TITLE : PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTISTORIED RESIDENTIAL BUILDINGS BLOCKS A TO E CONSISTING OF 3-CELLARS, GROUND + 26 UPPER FLOORS IN EACH BLOCK AND GROUND + (3) UPPER FLOORS FOR AMENITIES BLOCK IN OPEN PLOT IN SY.NO. 62/P, 63/P, 64/P, 65/P, 72 & 73/P SITUATED AT GOWLIDODDI, GOPANPALLY (V), SERILINGAMPALLY.

BELONGING TO:
SRI. KIDHORE DUGGIRALA, DIRECTOR
M/S. JAYABHERI PROPERTIES PVT LTD
& OTHERS

Project Title	
PLAN SHOWING THE PROPOSED:	Residential
PLOT NO :	62/P,63/P,64/P,65/P,72 & 73/P
SURVEY NO :	62/P,63/P,64/P,65/P,72 & 73/P
SITUATED AT :	Rangareddy Gowlidoddi
BELONGING TO :	Mr./Ms./M/s SRI. KIDHORE DUGGI
M/s.JAYABHERI PROPERTIES PVT. LTD & OTHERS	
REF BY :	Supervisor_C Pandurangu Mathy
LICENCE NO :	CA/2004/67247 APPROVAL NO : 11C/2005/24/2021
DATE :	24-08-2021 SHEET NO : 1 /15

Layout Plan Details

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO	11C/2005/0/2020
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT	New
SUB LOCATION	Gram Panchayat Area with Revenue Survey
STREET NAME	
DISTRICT NAME	Rangareddy
STATE NAME	TELANGANA
PINCODE	
MACAL	
PLOT USE	Residential
PLOT SUB USE	Residential Apartment Bldg
PLOT NEAR BY NOTIFIED RELIGIOUS STRUCTURE	NA
LAND USE ZONE	Residential
LAND SUBUSE ZONE	NA
ABUTTING ROAD WIDTH	30
PLOT NO	62/P,63/P,64/P,65/P,72 & 73/P
SURVEY NO	62/P,63/P,64/P,65/P,72 & 73/P
NORTH SIDE DETAIL	Vacant Land
SOUTH SIDE DETAIL	ROAD WIDTH - 30
EAST SIDE DETAIL	Vacant Land
WEST SIDE DETAIL	Vacant Land
AREA DETAILS :	SQ.MT
AREA OF PLOT (Minimum)	28645.72
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	86.10
NALA WIDENING AREA	279.54
Total	365.63
NET AREA OF PLOT	28279.89
ROAD AFFECTED AREA	86.10
TOTAL	86.10
BALANCE AREA OF PLOT	28193.79
VACANT PLOT AREA	23324.89
COVERAGE	
PROPOSED COVERAGE AREA (21.02 %)	4254.86
NET BUA	
RESIDENTIAL NET BUA	136667.43
COMMERCIAL NET BUA	4358.59
BUILT-UP AREA	
	201642.59
	201642.59
MORTGAGE AREA	14156.48
EXTRA/INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKING	1001

Approved No :

CONDITION

1. Commencement Notice shall be submitted before applicant before commencement of the building (as per of HMC Act)
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate (as 452 of HMC Act)
3. Occupancy Certificate is compulsory before occupying any building.
4. Water connections such as Water Supply, Sewerage, Connections will be granted only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modifications in the construction.
6. Tree Plantation shall be done along the periphery and open space of land of the premises.
7. Toilet shall be furnished and shall be maintained as grassy as possible and before issue of occupancy certificate.
8. Rain Water Harvesting Pits shall be made as per the norms.
9. Septic or Soakpit shall be constructed in the site keeping safety, sanitary requirements.
10. Garbage Pits shall be made within the premises.
11. Safety and utility approved for parking in the plan shall be used exclusively for parking of vehicles without partition walls. Parking shall be free and shall not be converted or misused for any other purpose at any time in future as per Municipal Act.
12. No. of units as mentioned and not to increase without prior approval of GHMC and penalty to be taken.
13. This sanction is accorded on ownership of Road affected portion, if it is not G. GHMC has of joint with, not claiming any ownership of the road affected portion of the land.
14. Bldg. of greenery of open space of the site shall be maintained as per rules.
15. Drainage of Building Materials on footpath and road margin causing obstruction to free movement of public is not to be allowed and if any, being which permission is liable to be suspended.
16. The permission accorded does not cover the application in pursuance of Urban Land Ceiling & Regulations Act 1976.
17. Provision of Fire Safety measures as per Fire Safety Regulations and Fire Safety Act shall be made in the building.
18. In case Advance of Minimum Lines, Centre Line and Notified Building Lines are issued by Roads & High Tension Electrical Lines and / Grids, the Low Tension electrical lines shall be maintained.
19. No front compound wall for the site abutting 30mt. road width shall be allowed and only iron grill or low height ornamental hedge shall be allowed.
20. Necessary as built drawings 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 200 sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC & CPHC.
22. The multipurpose hall/ area shall be allowed for meetings only after an Occupancy Certificate is produced.
23. The Parking Spaces shall be used for parking of vehicles only and not for any other purpose.
24. The Financial Institution and Institution shall extend a provisional sanction only to the permitted built up area as per sanctioned plan.
25. The Sanitary/Water Supplies, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Sanitary/Water Supplies, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. In case of Structural Engineer is changed, the consent of the previous Architect / Structural Engineer is required and to be submitted to GHMC.
28. Construction shall be commenced within the stipulated period from the date of issuance of occupancy certificate (whichever applicable).
29. As per the orders of government in terms of G.O. Ms. No. 168 Dt. 01-11-2003 (whichever applicable) (a) The construction shall be done by the owner only in accordance with sanctioned Plan under the direct supervision of the Architect / Structural Engineer / Supervisor / Qualified Technical Personnel and not to transfer the work to any other agency. The owner, Builder, Architect, Structural Engineer and the engineer and public is severally responsible to ensure that not and complete the construction strictly in accordance with sanctioned plan. The Owner, Builder, Architect, Structural Engineer and the Engineer severally and severally are not responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O. The Owner / Builder should not deface the Environment by dumping the building materials on the roads and should not cause any inconvenience to the public. (b) Upon completion of construction, the owner should submit a completion certificate to GHMC after producing the requisite consent/permits issued by the concerned authorities of the Building and after 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 qualified designs (iii) an affidavit to the effect that the building is structurally safe and the Architect / 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 the Engineers (provided the Fire Fighting installations as required in Fire Safety Act, Rules and Regulations, G.O. Ms. 168 provide one entry and one exit to the premises with a minimum width of 6 mtrs. and provide a minimum of 4 mtrs. wide internal roads, adequate water supply for fire fighting purposes, and provide an alternate source of electric supply, sufficient parking spaces in the premises / common passages and dead ends. (Fire Safety authority has to issue permits for every 50 Sq.mts. of floor area with minimum of two numbers fire extinguishers per floor and 01 FOT for every 500 Sq.mts. of floor area and 01 FOT for every 500 Sq.mts. of open area as per the provisions of A.P. Fire Act, 1999, 1951, 40 Rules etc., and provide an open space in the entire building, viz. Separate Underground and Overhead storage tank capacity of 20,000 litres. Separate multipurpose Terrace Tank of 20,000ltrs capacity for Residential buildings, common floor, Corridor, compartment / Common passages and dead ends. (Fire Safety authority has to issue permits for every 50 Sq.mts. of floor area with minimum of two numbers fire extinguishers per floor