

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTIN
S.Y.NO.s 103/A OF KOMPALLY VILLAGE & S.Y.NO.s 25/1/A, 25/1/A/AA, 25/1/A/AA/2,
25/1/AA/AA/5 OF PET BASHEERABAD VILLAGE,MEDCHAL MALKAJGIRI DISTRICT, TELANGANA
LAND OWNERS : RASAGNA DEVELOPERS .
DEVELOPERS : THE BUILDING CO.



Project Title	Residential
PLAN SHOWING THE PROPOSED	
PLOT NO.	Y.NO.s 25/1/A, 25/1/AA, 25/1/A/AA/2, 25/1/A/AA/5
SURVEY NO.	MEDCHAL
SITUATED AT	Pet Basheerabad
BELONGING TO	Mr./Ms./Mrs
CO. Rep. By	Sh. Ajay Salike
REP BY :	Supervisor_C
LICENCE NO.	CA/2016/77974
DATE :	25-02-2020
APPROVAL NO.	1/C25/07864/2019
SHEET NO. :	1/5
Layout Plan Details	
AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/C25/07864/2019
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Compsted Areas
VILLAGE NAME :	Pet Basheerabad
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	60
PLOT NO :	
SURVEY NO :	Y.NO.s 25/1/A, 25/1/AA, 25/1/A/AA/2, 25/1/A/AA/5
NORTH SIDE DETAIL :	Others -
SOUTH SIDE DETAIL :	SURVEY NO -
EAST SIDE DETAIL :	Others -
WEST SIDE DETAIL :	ROAD WIDTH - 60
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	10879.06
NET AREA OF PLOT	10879.06
VACANT PLOT AREA	5447.44
COVERAGE	
PROPOSED COVERAGE AREA (49.93 %)	5431.63
NET BUA	
RESIDENTIAL NET BUA	31065.70
COMMERCIAL NET BUA	987.08
BUILT UP AREA	
	33285.37
	45564.61
MORTGAGE AREA	3258.135
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	397

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 45D of HMC Act. TDS.

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

Sanctioned Plan shall be followed strictly while making the construct on.

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

Commencement Notice shall be submitted by the applicant before commencement of the building U/s 44D of HMC Act.

Correlation Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 45D of HMC Act.

Occupancy Certificate is compulsory before occupying any building.

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

Prior Approval 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.

Plot not shall be heredit 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.

Cells and cells approved for parking in the plan should be used and unweedy 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 undertaking submitted.

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

This sanction is accorded on understanding 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.

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

Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, fall any which permission is liable to be suspended.

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

The Developer / Builder / Owner to provide 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 & High Tension Overhead lines and 1.0mts. for Low Tension electrical line shall be maintained.

Not for compound wall for the site abutting 16 mt. road width shall be allowed and only 100 gill of Low height greenery hedge shall be allowed.

Ergonomics 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 1000sq. mt. shall be connected to provide facilities to physically handicapped persons as per provisions of NBC of 2005.

The mortgaged building area shall be allowed for registration only after the Occupancy Certificate is produced.

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 built-up area as per sanctioned plan.

The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, etc. shall be executed under the supervision of the Architect / Structural Engineer or Qualified Technical Personnel.

Architect / Structural Engineer or Qualified Technical Personnel.

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Construction shall be covered under the contractors all risk insurance (at the cost of occupancy certificate wherever applicable).

As per the understanding recorded in terms of G.O. No. 164 MA, dt. 17.11.2000 (wherever applicable), the construction shall be done by the owner, only in accordance with sanctioned plan and under the supervision of the Architect, Structural Engineer and site engineer (being jointly & severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan). The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally held 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 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 constructed 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) For extent 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 five years.

33. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and Site Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005. i.e.,

(i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 2mts.

(ii) Provide Fire resistant swing door for the coil.

(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 5% DCP extinguishers minimum 2 Nos. each of Generator and Transformer area shall be provided as per I.S. specification No.2199:1950.

(vi) Manually operated and alarm system in the entire building.

(vii) Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity.

(viii) Separate Tempco Tank of 200000 capacity for Residential buildings.

(ix) Hose Reel, Down Comer.

(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 safe.

(xii) Transformers shall be protected with 4 hours rating fire resist construction.

(xiii) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any construction shall be made in setback area. The Builder/Developer shall register the project in the RERA website after the launch in July 2018.

Additional/Other

1) To follow conditions stipulated in G.O.No.168, MA dt.07.04.2012 as per rule 256(i) i.e. not to allow effluent/effluent handling over the required built-up area to GHMC before release of permission.

2) To comply the requirement prescribed under S.I (vi) (ii), (vi) & (vi) of GCM No. 168 MA, dt.07.04.2012.

3) To follow conditions stipulated in NCC from Fire Services Dept., and AA.

4) The applicant has to follow Services, Utilities, Storm Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.

COLOR CODE	
NOT TO BE USED	
PROPOSED CONSTRUCTION	
EXISTING CONSTRUCTION	
EXISTING IN THE NEIGHBOUR	
EXISTING IN THE NEIGHBOUR	

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

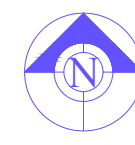
Note: All dimensions are in meters.



SITE PLAN

Name: K. VALLABH N. RAO
Date: 25-Feb-2020 17

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LAND SUBUSE ZONE :	NA
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VILLAGE NAME :

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LAND USE ZONE :

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SURVEY NO :

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SOUTH SIDE DETAIL :

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AREA DETAILS :

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VACANT PLOT AREA

COVERAGE

PROPOSED COVERAGE AREA (49.93 %)

NET BUA

RESIDENTIAL NET BUA

COMMERCIAL NET BUA

BUILT UP AREA

MORTGAGE AREA

EXTRA INSTALLMENT MORTGAGE AREA

PROPOSED NUMBER OF PARKINGS