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/A/2, 25/1/AA/AA/5 OF PET BASHEERABAD VILLAGE, MEDCHAL MALKAJGIRI DISTRICT, TELANGANA LAND OWNERS: RASAGNA DEVELOPERS. DEVELOPERS: THE BUILDING CO.





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PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO .Y.NO.s 25/1/A, 25/1/A/AA, 25/1/A/AA/A/2, 25/1/AA/AA/5

SITUATED AT , MEDCHAL Pet Basheerabad BELONGING TO: Mr./Ms./Mrs M/s THE BUILDING CO. Rep.By Sri. Ajay Salike

MOUNIKA DEREDDY REP BY: Supervisor_C LICENCE NO: CA/2016/77974 APPROVAL NO: 1/C25/02247/2020

	LICENCE NO. CAIZOTOI	11314 AFT	1/023/02241/2020
	DATE: 25-02-2020		SHEET NO.: 1/5
	Layout Plan Details	Γ	
AREA STATEME			
PROJECT DETAIL :			
INWARD_NO:		1/C25/07804/2019	
PROJECT TYPE :		Building Permission	
NATURE OF DEVELOPMENT :		New	
SUB LOCATION :		Congested Areas	
VILLAGE NAME :		Pet Basheerabad	
PLOT USE :		Residential	
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/A/AA, 25/1/A/AA/A/2, 25/1/AA/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 450 of HMC Act 1955. 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 constructi

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 commen ement 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. 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 Tot-lot shall be fenced and shall be maintained as greenery at owners

cost before issue of occupancy certificate.

Rain Water Harvesting Structure (percolation nit

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 Cellar and stilts approved for parking in the plan should be used excl usively for parking of vehicles without partition walls & rolling shut ters and the same should not be converted or misused for any other pur pose 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 surrendering 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 Stocking of Building Materials on footpath and road margin causing obs truction to free movement of public & vehicles shall not be done, fail ing which permission is liable to be suspended. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976. The Developer / Builder / Owner to provide service road wherever requi red with specified standards at their own cost. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines 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 If greenery is not maintained 10% additional property tax shall be imp osed as penalty every year till the condition is fulfilled. All Public and Semi Public buildings above 300Sq.mts. shall be constru cted to provide facilities to physically handicapped persons as per provisions of NBC of 2005. 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. 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, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel. Architect / Structural Engineer if changed, the consent of the previous

Architect / Structural Engineer is required and to be intimated to the Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable). 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 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 Complet ion Certificate issued by the Architect duly certifying that the build ing 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 cont aining inspection reports of Site Engineer, Structural Engineer and Architect.(iv) Insurance Policy for the completed building for a minimum period of three years. 33. Structural Safety and Fire Safety Requirements shall be the respon

to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like; 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 coll apsible lifts in all floors.

sibility of the Owner, Builder/ Developer, Architect and St. Engineer

iii) Provide Generator, as alternate sou rce 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. spec ification No.2190vi) 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 25,000lits capacity for Residential buildings; ix) Hose Reel, Down 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 saf xii) Transformers shall be protected with 4 hours rating fire resist constructions.

plans submitted to GHMC

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

Additional/Other 1. 1). To follow conditions stipulated in G.O.Ms.No.168, MA dt:07.04.2012 as per rule 25(d) i.e. notarized affidavit handing over the required built-up area to GHMC before release of permission. 2). To comply the requirement prescribed under 5.f (xi) (iii) (iv), (v) & (vii) of GOMs.No.168 MA, dt:07.04.2012 3) To follow conditions stipulated in NOC from Fire Services Dept., and AAI. 4) The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the

> 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.

BUILDING :BLDG (BLOCK A) 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/A/2, 25/1/AA/AA/5 OF PET BASHEERABAD VILLAGE, MEDCHAL MALKAJGIRI DISTRICT, TELANGANA LAND OWNERS: RASAGNA DEVELOPERS. DEVELOPERS: THE BUILDING CO. SUB LOCATION : VILLAGE NAME : PLOT USE : PLOT SUB USE : LAND USE ZONE SCHEDULE OF JOINERY BUILDING NAME NAME LXH NOS BLDG (BLOCK A) d2 0.75 X 2.10 416 PLOT NO: BLDG (BLOCK A) D1 0.89 X 2.10 0 SURVEY NO: BLDG (BLOCK A) D1 0.90 X 2.10 303 BLDG (BLOCK A) MD 0.99 X 2.10 02 BLDG (BLOCK A) MD 1.00 X 2.10 102 SCHEDULE OF JOINERY BLDG (BLOCK A) V2 0.60 X 0.90 16 BLDG (BLOCK A) V1 0.90 X 0.60 216 BLDG (BLOCK A) V1 0.90 X 1.00 16 BLDG (BLOCK A) KW 1.20 X 0.90 95 BLDG (BLOCK A) W2 1.20 X 1.20 166 BLDG (BLOCK A) W2 1.69 X 1.20 01 BLDG (BLOCK A) W1 1.80 X 1.20 465 COVERAGE BLDG (BLOCK A) kw 2.00 X 1.22 08 BLDG (BLOCK A) W 2.00 X 2.00 08 BLDG (BLOCK A) W1 2.56 X 1.20 06 BALCONY CALCULATIONS TABLE SECOND FLOOR PLAN 2.00 X 3.58 X 4 BUILT UP AREA 1.35 X 2.85 X 1 1.42 X 3.65 X 1 1.05 X 3.30 X 2 1.05 X 3.74 X 1 1.80 X 4.20 X 1 EXTRA INSTALLMENT MORTGAGE AREA 2.00 X 3.59 X 2 PROPOSED NUMBER OF PARKINGS 1.53 X 3.24 X 1 1.49 X 3.46 X 1 2.00 X 3.58 X 4 The permission accorded does not confer any ownership rights, At a later 1.35 X 2.85 X 1 1.42 X 3.65 X 1 1.05 X 3.30 X 2 1.05 X 3.74 X 1 1.80 X 4.20 X 1 construction site for public view. 2.00 X 3.59 X 2 1.53 X 3.24 X 1 1.49 X 3.46 X 1 TYPICAL - 3,4,5,6,7&8 FLOOR PLAN | 1.95 X 4.20 X 1 X 6 2.00 X 3.58 X 1 X 6 FIRST FLOOR PLAN 1.64 X 3.35 X 2 X 6 2.00 X 7.16 X 3 X 6 (Proposed) 2.00 X 7.19 X 1 X 6 (SCALE 1:100) 2.00 X 7.62 X 1 X 6 cost before issue of occupancy certificate. 2.00 X 8.76 X 1 X 6 Rain Water Harvesting Structure (percolation of (Proposed) (SCALE 1:100) 2.00 X 5.30 X 1 X 6 of the residents in view. 2.00 X 6.21 X 1 X 6 2.00 X 3.61 X 2 X 6 2.00 X 4.06 X 1 X 6 2.00 X 4.76 X 1 X 6 of GHMC at any time in future 2.00 X 6.18 X 1 X 6 any time as per the undertaking submitted. 2.00 X 3.79 X 1 X 6 Strip of greenery on periphery of the site shall be maintained as per 2.00 X 3.89 X 1 X 6 1.70 X 3.58 X 2 X 6 MAGPUR provisions of NBC of 2005. area as per sanctioned plan. electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel. 20 Architect / Structural Engineer if changed, the consent of the previous ROAD TO HYDERABAD NH 44 F Service Road Architect.(iv) Insurance Policy for the completed building for a minimum period of three years. To provide one entry clearance of 5mts. apsible lifts in all floors. rce of electric supply. passages and stair case. STILT FLOOR ification No.2190the entire buildings; (SCALE=1:100) viii) Separate Terrace Tank ix) Hose Reel, Down area exceed 200 Sq.mts. resist constructions. after the launch in July 2018 Additional/Other BUILDING :BLDG (BLOCK A)
 FLOOR NAME
 TOTAL BUA
 DEDUCTIONS
 ADDTIONS
 NET BUA
 TOTAL NET BUA
 TOTAL NET BUA
 PARKING AREA
 NO OF STACK
 NET PARKING PARKING

 CELLAR FLOOR
 8481.45
 266.35
 166.67
 259.93
 93.84
 41.38
 0.00
 135.22
 00
 7653.29
 1
 7653.29

 STILT FLOOR
 2795.05
 0.00
 13.26
 129.96
 54.00
 20.50
 0.00
 87.76
 00
 2577.33
 1
 2577.33
 BUILDING USE/SUBUSE DETAILS BUILDING NAME BUILDING USE BUILDING SUBUSE BUILDING TYPE FLOOR DETAILS FIRST FLOOR 1962.04 0.00 0.00 0.00 0.00 1962.04 1962.04 15 0.00 0 0.00 SECOND FLOOR 1962.04 0.00 0.00 0.00 0.00 1962.04 1962.04 15 0.00 0 0.00 BLDG (BLOCK A) Residential Residential Apartment Bldg NA 1 Cellar + 1 Stilt + 8 upper floors
BLDG (AMENITY) Commercial Shop NA 1 Ground + 4 upper floors
BLDG (BLOCK B) Residential Residential Apartment Bldg NA 1 Stilt + 8 upper floors
 THIRD FLOOR
 2177.96
 0.00
 0.00
 0.00
 0.00
 2177.96
 2177.96
 15
 0.00
 0

 FOURTH FLOOR
 2177.96
 0.00
 0.00
 0.00
 0.00
 2177.96
 2177.96
 15
 0.00
 0

 FIFTH FLOOR
 2177.96
 0.00
 0.00
 0.00
 0.00
 2177.96
 2177.96
 15
 0.00
 0
 0.00

 SIXTH FLOOR
 2177.96
 0.00
 0.00
 0.00
 0.00
 2177.96
 15
 0.00
 0
 0.00
 NET BUILT UP AREA AND DWELLING UNITS DETAILS

 BUILDING NAME
 NO OF BLDG
 TOTAL BUA BUA
 DEDUCTIONS
 ADDITIONS
 NET BUA LIFT
 TOTAL NET BUA REAL
 TOTAL NET BUA
 TOTAL NET BUA
 TOTAL NET BUA
 TOTAL NET BUA
 PARKING AREA
 NET PARKING

 BLDG (BLOCK A)
 1
 28268.34
 266.35
 179.93
 389.89
 147.84
 61.88
 16991.84
 0.00
 17214.82
 120
 10230.62
 10230.62

BLDG (AMENITY) 1 987.10 0.00 0.00 0.00 0.00 0.00 0.00 987.08 987.10 00 0.00 0.00 BLDG (BLOCK B) 1 16309.17 0.00 0.00 129.96 39.84 16.88 14073.86 0.00 14130.58 104 2048.63 2048.63

GRAND TOTAL 3 45564.61 266.35 179.93 519.85 187.68 78.75 31065.70 987.08 32332.50 224.00 12279.24 12279.25

 SEVENTH FLOOR
 2177.96
 0.00
 0.00
 0.00
 0.00
 2177.96
 2177.96
 15
 0.00
 0
 0.00

 EIGHTH FLOOR
 2177.96
 0.00
 0.00
 0.00
 0.00
 2177.96
 2177.96
 15
 0.00
 0
 0.00

 TOTAL
 28268.34
 266.35
 179.93
 389.89
 147.84
 61.88
 16991.84
 17214.82
 120
 10230.62
 10230.62

 TOTAL NO OF BLDG
 1
 TOTAL
 28268.34
 266.35
 179.93
 389.89
 147.84
 61.88
 16991.84
 17214.82
 120
 10230.62
 10230.62

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PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO .Y.NO.s 25/1/A, 25/1/A/AA, 25/1/A/AA/A/2, 25/1/AA/AA/5 SITUATED AT , MEDCHAL

Pet Basheerabad

LICENCE NO: CA/2016/77974

BELONGING TO: Mr./Ms./Mrs M/s THE BUILDING CO. Rep.By Sri. Ajay Salike

APPROVAL NO: 1/C25/02247/2020

REP BY: Supervisor C

Layout Plan Details AREA STATEMENT PROJECT DETAIL : 1/C25/07804/2019 **Building Permission** NATURE OF DEVELOPMENT Congested Areas Pet Basheerabad Residential Residential PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE: NA LAND SUBUSE ZONE ABUTTING ROAD WIDTH: .Y.NO.s 25/1/A, 25/1/A/AA, 25/1/A/AA/A/2, 25/1/AA/AA/5 NORTH SIDE DETAIL SOUTH SIDE DETAIL SURVEY NO -EAST SIDE DETAIL Others -ROAD WIDTH - 60 WEST SIDE DETAIL: SQ.MT. AREA DETAILS AREA OF PLOT (Minimum) 10879.06 NET AREA OF PLOT 10879.06 VACANT PLOT AREA 5447.44 PROPOSED COVERAGE AREA (49.93 %) 5431.63 RESIDENTIAL NET BUA 31065.70 987.08 COMMERCIAL NET BUA 33285.37 45564.61 3258.135 MORTGAGE AREA 0.00

stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955. 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 constructi

Commencement Notice shall be submitted by the applicant before comme ement of the building U/s 440 of HMC Act. & obtain occupancy certificate U/s 455 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 Tree Plantation shall be done along the periphery and also in from Tot-lot shall be fenced and shall be maintained as greenery at owners

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Stocking of Building Materials on footpath and road margin causing obs truction to free movement of public & vehicles shall not be done, fail ing which permission is liable to be suspended. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976. The Developer / Builder / Owner to provide service road wherever requi red with specified standards at their own cost. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines 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 If greenery is not maintained 10% additional property tax shall be imp osed as penalty every year till the condition is fulfilled. All Public and Semi Public buildings above 300Sq.mts. shall be constru cted to provide facilities to physically handicapped persons as per 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 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,

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33. Structural Safety and Fire Safety Requirements shall be the respon sibility 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;

and one exit to the premises with a minimum width of 4.5mts. and height ii) Provide Fire resistant swing door for the coll

iii) Provide Generator, as alternate sou iv) Emergency Lighting in the Corridor / Common

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. spec

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x) Automatic Sprinkler system is to be provided if the basement xi) Electrical Wiring and installation shall

be certified by the electrical engineers to ensure electrical fire saf xii) Transformers shall be protected with 4 hours rating fire

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 setbacks area. The Builder/Developer shall register the project in the RERA website

1. 1). To follow conditions stipulated in G.O.Ms.No.168, MA dt:07.04.2012 as per rule 25(d) i.e. notarized affidavit handing over the required built-up area to GHMC before release of permission.

2). To comply the requirement prescribed under 5.f (xi) (iii) (iv), (v) & (vii) of GOMs.No.168 MA, dt:07.04.2012 3). To follow conditions stipulated in NOC from Fire Services Dept., and AAI. 4) The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the

> 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.