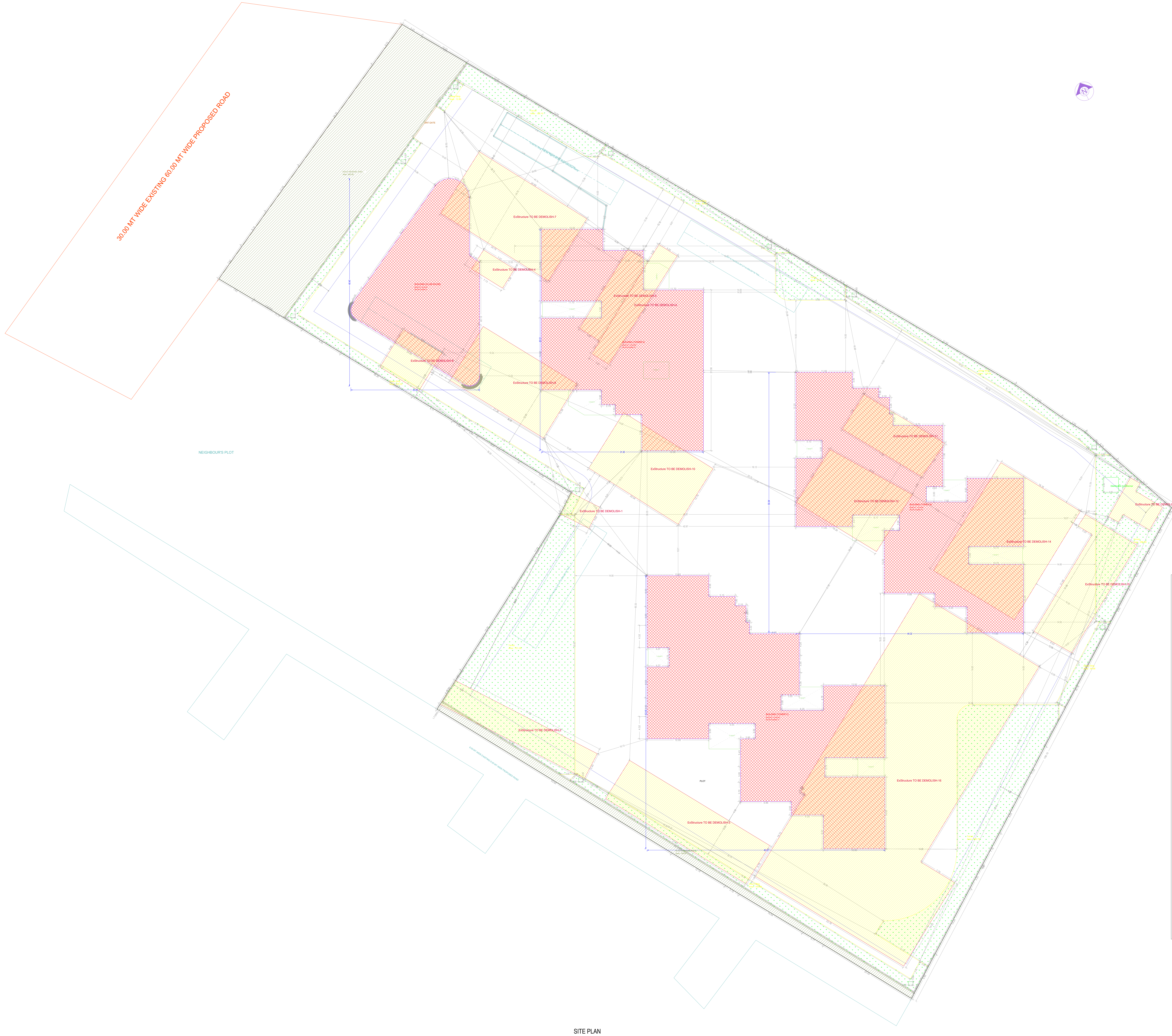
Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA


30.00 MT WIDE EXISTING 60.00 MT WIDE PROPOSED ROAD
NEIGHBOUR'S PLOT
ENT.GATE
ROAD WIDENING AREA
BUILDING (CLUB HOUSE)
BUILDING (TOWER A)
V SHAFT
ExStructure TO BE DEMOLISH-7
ExStructure TO BE DEMOLISH-4
ExStructure TO BE DEMOLISH-5
ExStructure TO BE DEMOLISH-6
ExStructure TO BE DEMOLISH-8
ExStructure TO BE DEMOLISH-9
ExStructure TO BE DEMOLISH-10
ExStructure TO BE DEMOLISH-1
ExStructure TO BE DEMOLISH-12
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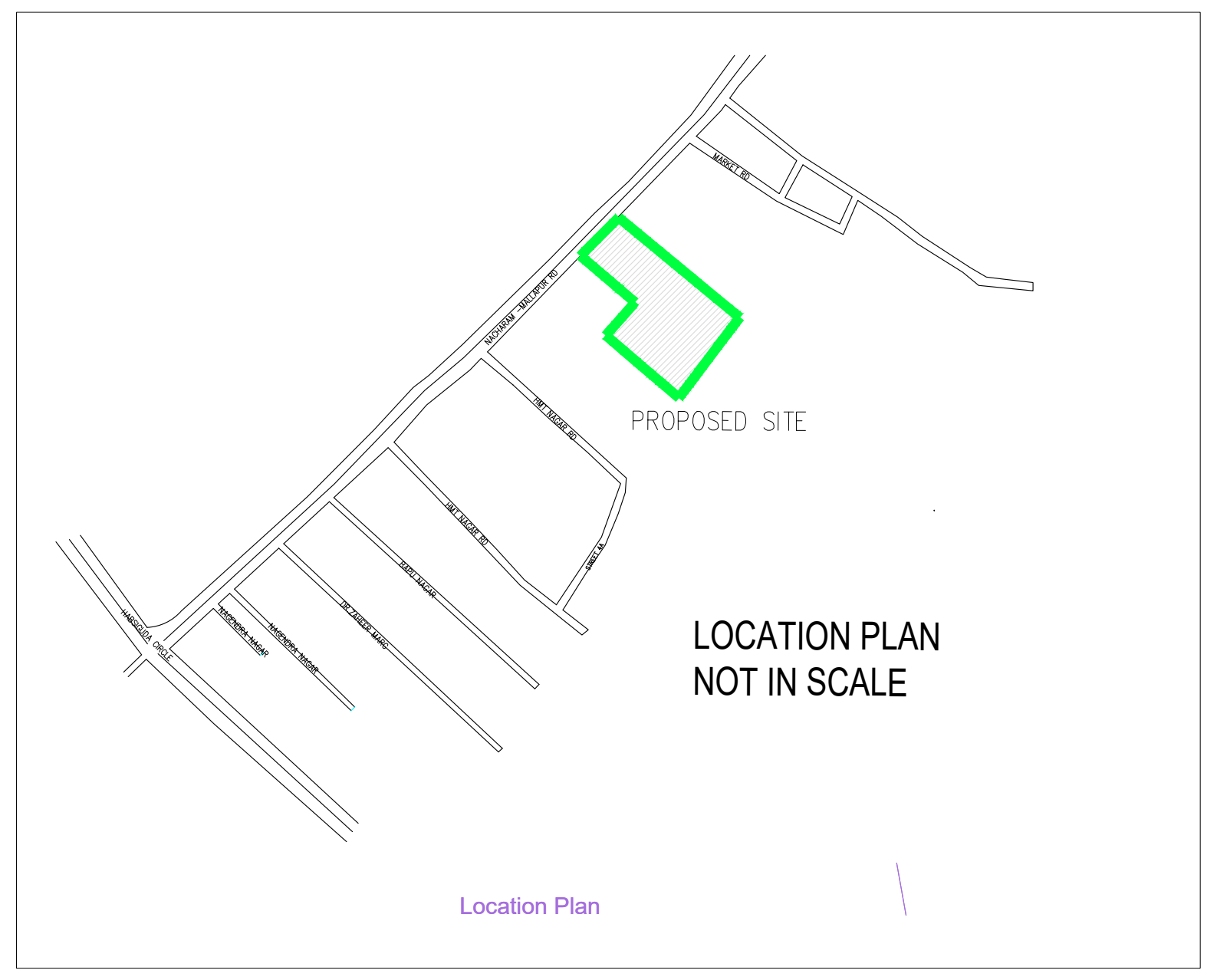
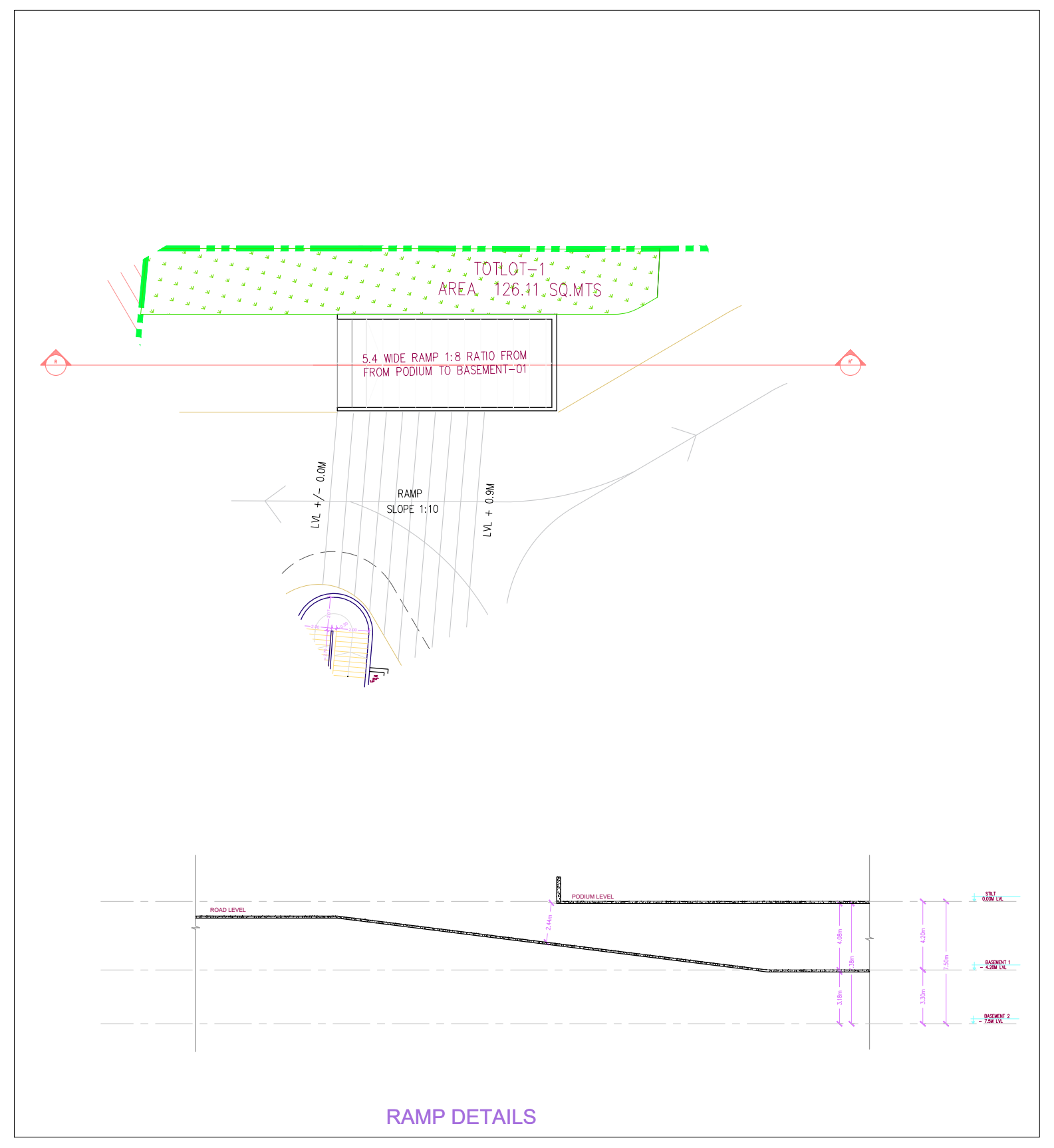
ExStructure TO BE DEMOLISH-14
ExStructure TO BE DEMOLISH-15
ExStructure TO BE DEMOLISH-16
ExStructure TO BE DEMOLISH-2
ExStructure TO BE DEMOLISH-3
PLOT

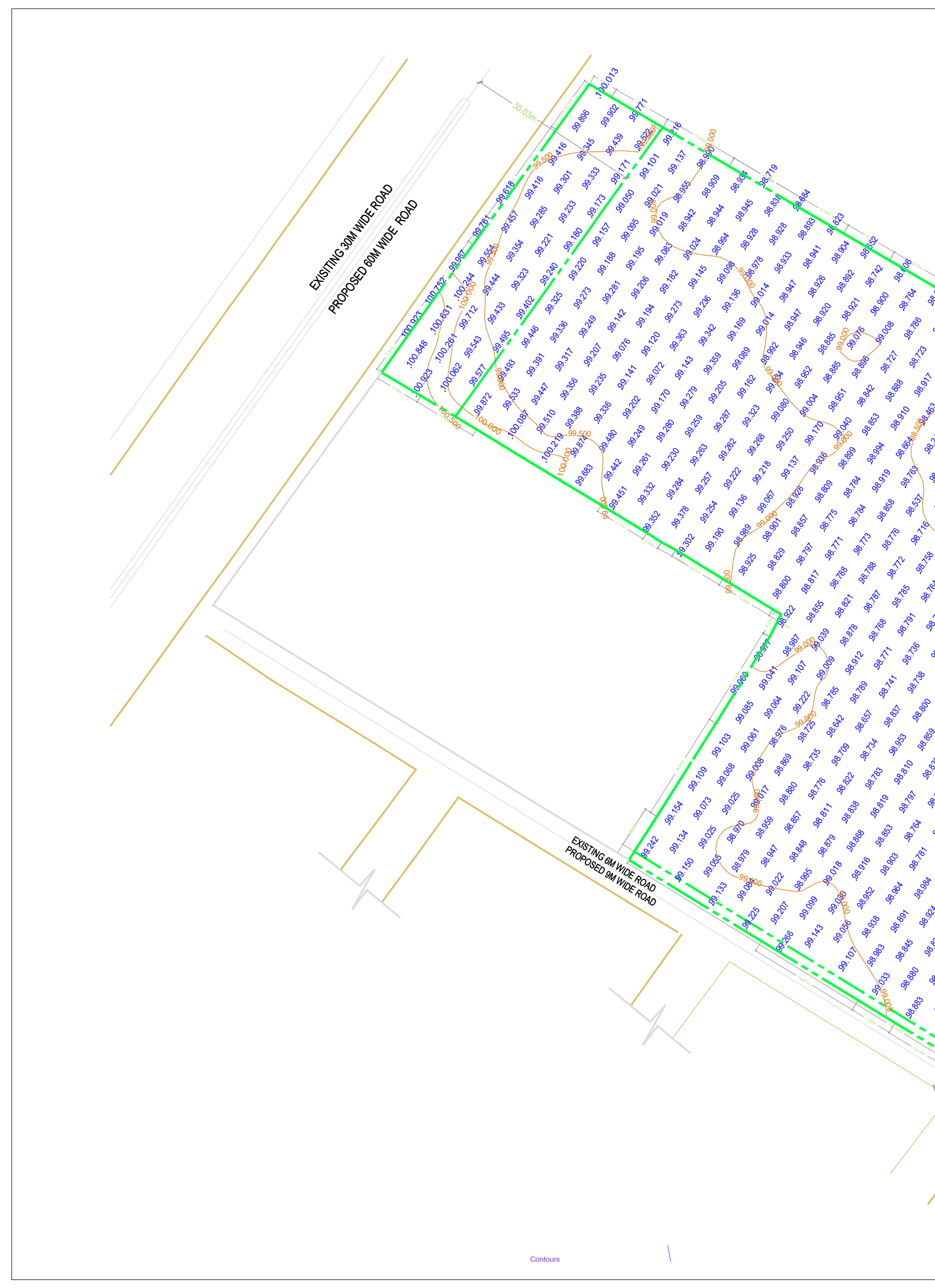
SITE PLAN
(Scale - 1:150)



Location Plan



RAMP DETAILS



FILE DETAILS			
LTP NAME :	murali krishna		
LTP LICENCE NO :		DATE :	06-04-2024
FILE NO :	TS/018303/2024	SHEET NO.:	1 / 14
SHEET NAME :	Layout Plan Details - Building Plan Details		

AREA STATEMENT	
PROJECT DETAIL	
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT	NEW
Authority	GHMC
ULB	GHMC
LOCATION	GREATER HYDERABAD MUNICIPAL CORPORATION
SUB LOCATION	NEW AREAS / APPROVED LAYOUT AREAS
STATE	TELANGANA
Building USE	Residential
Building SUB USE	Residential
BUILDING TYPE	
Special Regulation Area	Special Regulation Area
AREA DETAILS	
AREA OF PLOT (Minimum)	16437.65
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	1058.70
Total	1058.70
NET AREA OF PLOT	15378.95
PROPOSED AREA DETAILS	
VACANT PLOT AREA	11285.63
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	128307.17
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	169246.77

Color Notes

COLOR INDEX	
PLOT BOUNDARY	■
ABUTTING ROAD	🟩
PROPOSED CONSTRUCTION	🟥
COMMON PLOT	🟨
ROAD WIDENING AREA	🟨
EXISTING (To be retained)	🟦
EXISTING (To be demolished)	🟨

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BUILDING (TOWER A)	Residential	Residential Apartment Bldg	NA	3 Cellars + 1 Stilt + 36 upper floors
BUILDING (TOWER B)	Residential	Residential Apartment Bldg	NA	3 Cellars + 1 Stilt + 36 upper floors
BUILDING (TOWER C)	Residential	Residential Apartment Bldg	NA	3 Cellars + 1 Stilt + 36 upper floors
BUILDING (CLUB HOUSE)	Commercial	Other Commercial Building	NA	3 Cellars + 1 Stilt + 7 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS			NET BUA		TNMTS.	PARKING AREA	NET PARKING
			VSHAFT	VOID	ACCES.	RESI.	COMM.			
BUILDING (TOWER A)	1	75319.26	1029.99	707.49	935.89	34138.02	0.00	142	38015.10	40176.11
BUILDING (TOWER B)	1	45164.31	0.00	741.05	58.38	43229.40	0.00	214	1166.20	1166.20
BUILDING (TOWER C)	1	48575.34	0.00	741.05	41.75	46560.26	0.00	214	1263.00	1263.00
BUILDING (CLUB HOUSE)	1	5023.66	0.00	61.84	136.72	0.00	4379.49	00	495.30	495.30
GRAND TOTAL	4	174082.57	1029.99	2251.43	1172.74	123927.68	4379.49	570.00	40939.60	43100.61

Mortgage Area Details

Type of Mortgage	Building Name	Floor Name	Proposed Carpet Area Name	Mortgage Area(Sq.mt.)	
				Required	Proposed
Built Up Area to Mortgage	BUILDING (TOWER A), BUILDING (TOWER B), BUILDING (TOWER C)	TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN, TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN, FIFTH FLOOR PLAN, TYPICAL - 1, 2, 3& 4 FLOOR PLAN	TYP 1ST TO 5TH-01, TYP 1ST TO 5TH-03, TYP 1ST TO 5TH-02, TYP 1ST TO 5TH-04, TYP -1ST TO 5TH-01, TYP -1ST TO 5TH-03, TYP -1ST TO 5TH-02, TYP -1ST TO 5TH-05, TYP -1ST TO 5TH-04, TYP -1ST TO 5TH-06, FIFTH FLOOR-02, FIFTH FLOOR-01, FIFTH FLOOR-03, FIFTH FLOOR-04, FIFTH FLOOR-05, FIFTH FLOOR-06, TYP 1ST TO 4TH-02, TYP 1ST TO 4TH-01, TYP -1ST TO 4TH-03, TYP -1ST TO 4TH-04, TYP 1ST TO 4TH-06, TYP 1ST TO 4TH-05	12830.71 (10%)	12874.18
Built-up area to Mortgage for City level	BUILDING (TOWER A), BUILDING (TOWER B), BUILDING (TOWER C)	TYPICAL - 6& 7 FLOOR PLAN, EIGHTH FLOOR PLAN, EIGHTH FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, EIGHTH FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN	TYP-6TH & 7TH FLOOR-01, TYP-6TH & 7TH FLOOR-03, TYP-6TH & 7TH FLOOR-02, TYP-6TH & 7TH FLOOR-04, EIGTH FLOOR-01, EIGTH FLOOR-04, TYP -8TH-01, TYP -8TH-02, TYP -8TH-05, TYP -8TH-03, TYP -6TH & 7TH FLOOR -01, TYP -6TH & 7TH FLOOR-03, TYP -6TH & 7TH FLOOR-02, TYP -6TH & 7TH FLOOR-05, TYP -6TH & 7TH FLOOR-04, TYP -6TH & 7TH FLOOR-06, 8TH FP-02, 8TH FP-03, 8YH FP-04, 6&7 FP-02, 6&7 FP-01, 6&7 FP-03, 6&7 FP-04, 6&7 FP-06, 6&7 FP-05	-	1795.60
Built-up area to Mortgage for City level	BUILDING (TOWER A), BUILDING (TOWER B), BUILDING (TOWER C)	TYPICAL - 6& 7 FLOOR PLAN, EIGHTH FLOOR PLAN, EIGHTH FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, EIGHTH FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN	TYP-6TH & 7TH FLOOR-01, TYP-6TH & 7TH FLOOR-03, TYP-6TH & 7TH FLOOR-02, TYP-6TH & 7TH FLOOR-04, EIGTH FLOOR-01, EIGTH FLOOR-04, TYP -8TH-01, TYP -8TH-02, TYP -8TH-05, TYP -8TH-03, TYP -6TH & 7TH FLOOR -01, TYP -6TH & 7TH FLOOR-03, TYP -6TH & 7TH FLOOR-02, TYP -6TH & 7TH FLOOR-05, TYP -6TH & 7TH FLOOR-04, TYP -6TH & 7TH FLOOR-06, 8TH FP-02, 8TH FP-03, 8YH FP-04, 6&7 FP-02, 6&7 FP-01, 6&7 FP-03, 6&7 FP-04, 6&7 FP-06, 6&7 FP-05	-	2220.63
Built-up area to Mortgage for City level	BUILDING (TOWER A), BUILDING (TOWER B), BUILDING (TOWER C)	TYPICAL - 6& 7 FLOOR PLAN, EIGHTH FLOOR PLAN, EIGHTH FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, EIGHTH FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN	TYP-6TH & 7TH FLOOR-01, TYP-6TH & 7TH FLOOR-03, TYP-6TH & 7TH FLOOR-02, TYP-6TH & 7TH FLOOR-04, EIGTH FLOOR-01, EIGTH FLOOR-04, TYP -8TH-01, TYP -8TH-02, TYP -8TH-05, TYP -8TH-03, TYP -6TH & 7TH FLOOR -01, TYP -6TH & 7TH FLOOR-03, TYP -6TH & 7TH FLOOR-02, TYP -6TH & 7TH FLOOR-05, TYP -6TH & 7TH FLOOR-04, TYP -6TH & 7TH FLOOR-06, 8TH FP-02, 8TH FP-03, 8YH FP-04, 6&7 FP-02, 6&7 FP-01, 6&7 FP-03, 6&7 FP-04, 6&7 FP-06, 6&7 FP-05	-	2419.05

REQUIRED PARKING

Building Name	Type	Subuse	Proposed Net Built-Up Area	Parking Percentage	Visitor Parking Percentage	Req. Parking Area(Sq.Mts.)
BUILDING (TOWER A)	Residential	Residential Apartment Bldg	34138.01	10241.40 (30 %)	1024.14 (10 %)	11265.54
BUILDING (TOWER B)	Residential	Residential Apartment Bldg	43229.38	12968.81 (30 %)	1296.88 (10 %)	14265.69
BUILDING (TOWER C)	Residential	Residential Apartment Bldg	46560.25	13968.08 (30 %)	1396.81 (10 %)	15364.89
BUILDING (CLUB HOUSE)	Commercial	Other Commercial Building	4379.49	1751.80 (40 %)	175.18 (10 %)	1926.98

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	38930.09	40939.60
Two/Three Stack Area	-	2161.01
Visitor's Car Parking	3893.01	5276.25
On Site	-	0.00
Total	42823.10	43100.61
No of Cars Proposed	888	

GENERAL CONDITIONS:

1.A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
2.Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".
3.For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
4.New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.
5.Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

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. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval 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. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
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. Cellar and stilts approved for parking in the plan should be used exclusively 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.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. 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.
19. 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.
20. If 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 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register 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. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
27. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
28. 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 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 specified designs.(iii) An extract 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 three years .
29. Structural Safety and Fire Safety Requirements shall be the responsibility 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; i)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 collapsible 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 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. 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 lits. Capacity. viii)Separate Terrace Tank of 25,000lits 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 maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
30. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
31. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
32. Sanctioned Plan shall be followed strictly while making the construction.
33. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
34. 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.
35. The owner/developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point for each circle of the proposed site, duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

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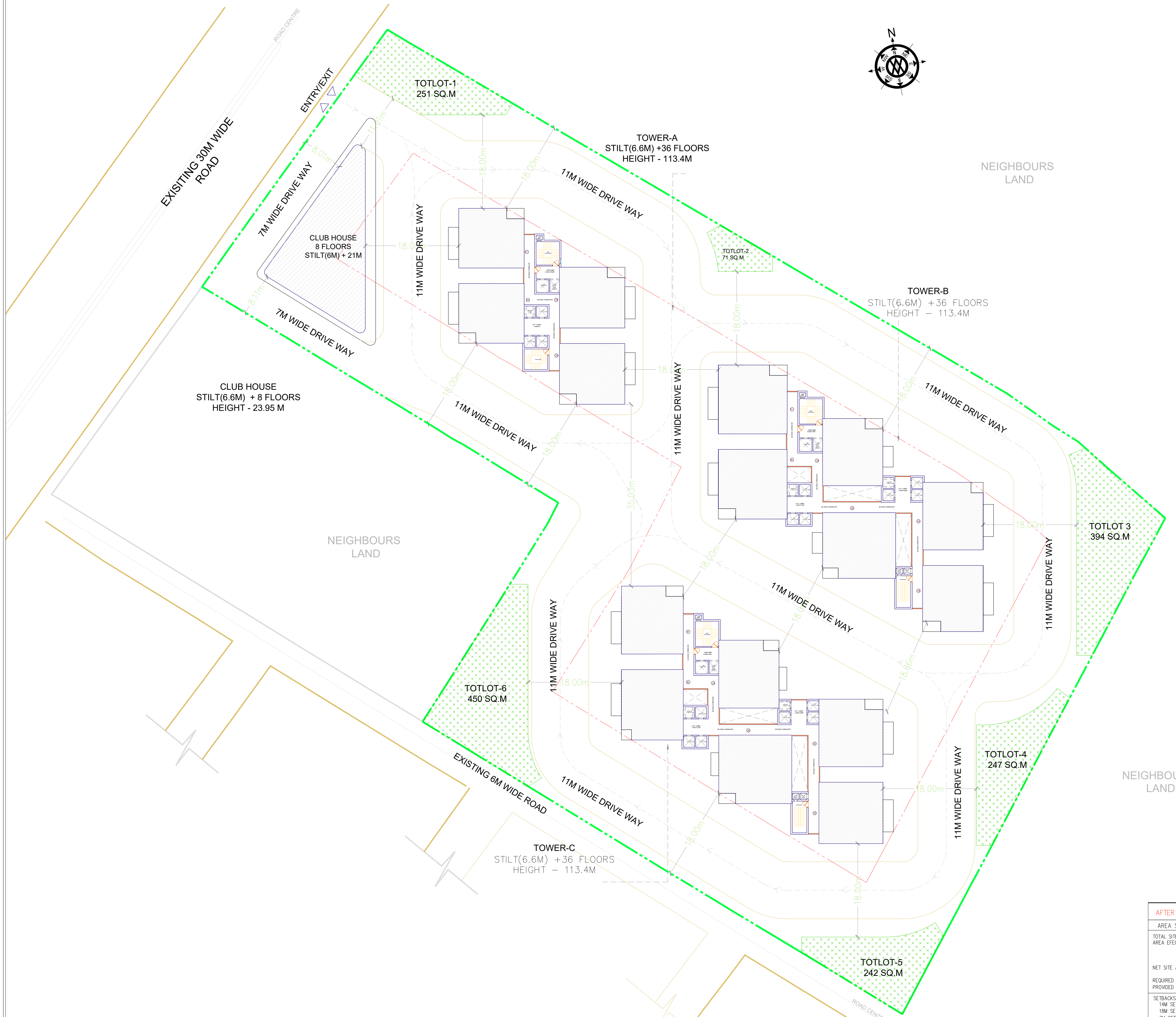
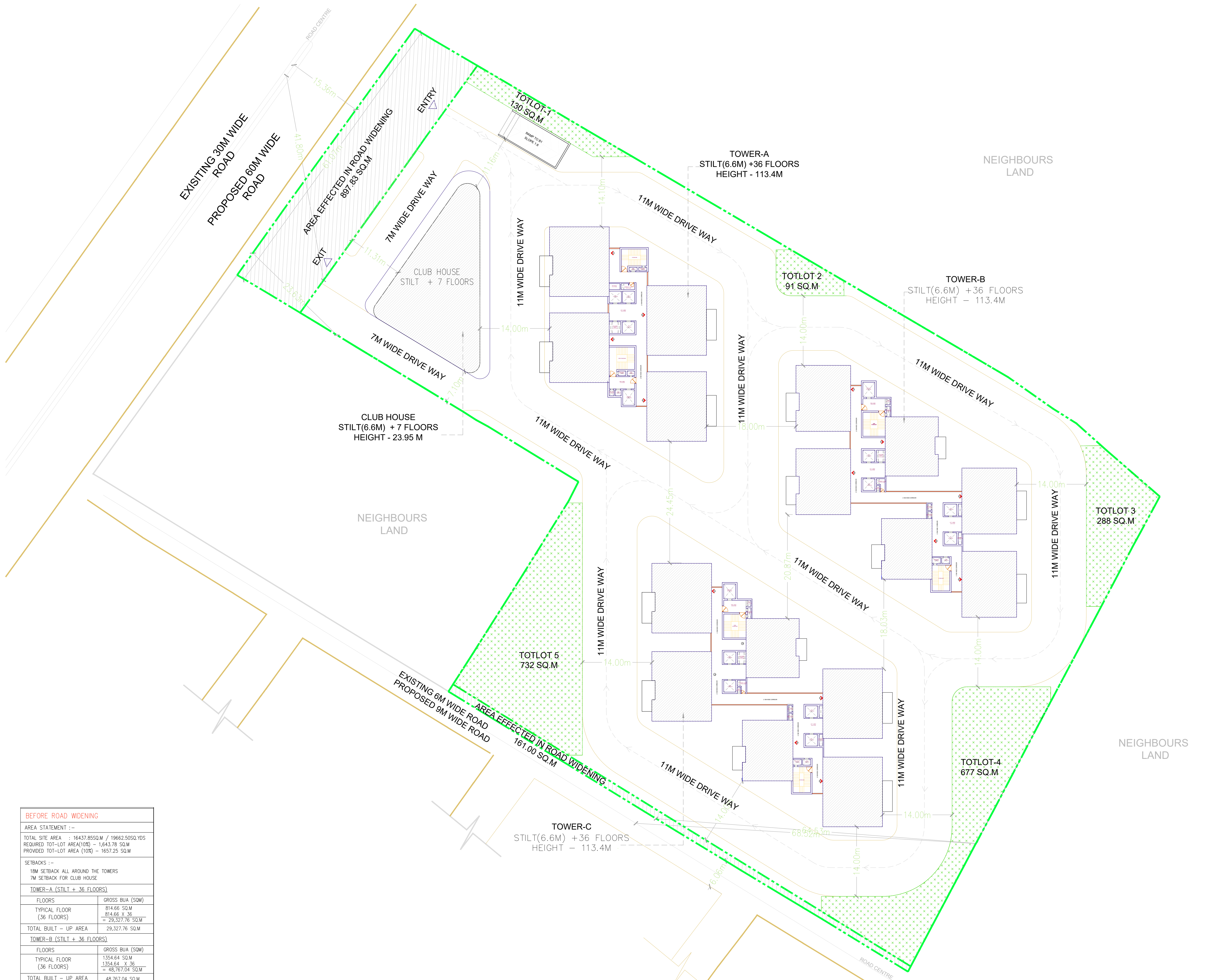
Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA

FILE DETAILS	
LTP NAME : murali krishna	
LTP LICENCE NO :	DATE : 06-04-2024
FILE NO : TS/018303/2024	SHEET NO.: 2 / 14
SHEET NAME : Building Plan Details	



BEFORE ROAD WIDENING

BEFORE AND AFTER ROAD WIDENING PLANS



AFTER ROAD WIDENING

AFTER ROAD WIDENING

AREA STATEMENT :-

TOTAL SITE AREA : 16437.85SQ.M / 19662.50SQ.YDS
AREA EFECTED IN ROAD WIDENING - 1058.83 SQ.M
FRONT SIDE - 897.83 SQ.M
BACK SIDE -- 161.00 SQ.M

NET SITE AREA - 15379.02 SQ.M / 18393.15 SQ.YDS

REQUIRED TOT-LOT AREA(10%) - 1537.90 SQ.M
PROVIDED TOT-LOT AREA (12%) - 1932.36 SQ.M

SETBACKS :-
14M SETBACK ALL AROUND THE SITE (4M RELAXATION)
18M SETBACK ALL BETWEEN THE TOWERS
7M SETBACK FOR CLUB HOUSE

TOWER-A (STILT + 36 FLOORS)

FLOORS	GROSS BUA (SQM)
TYPICAL FLOOR (36 FLOORS)	963.99 SQ.M 963.99 X 36 = 34,703.64 SQ.M
TOTAL BUILT - UP AREA	34,703.64 SQ.M

TOWER-B (STILT + 36 FLOORS)

FLOORS	GROSS BUA (SQM)
TYPICAL FLOOR	1217.87 SQ.M 1217.87 X 36 = 43843.32 SQ.M
TOTAL BUILT - UP AREA	43843.32 SQ.M

TOWER-C (STILT + 36 FLOORS)

FLOORS	GROSS BUA (SQM)
TYPICAL FLOOR (36 FLOORS)	1310.37 SQ.M 1310.37 X 36 = 47,173.32 SQ.M
TOTAL BUILT - UP AREA	47,173.32 SQ.M

AMENITIES

REQUIRED AREA OF THE AMENITIES
:1,25,720.28 X 3%
3,771.60 SQ.M

PROPOSED AREA OF THE AMENITIES :
4,505.55 SQ.M
FIRST FLOOR : 643.65SQ.M
SECOND FLOOR : 643.65SQ.M
THIRD FLOOR : 643.65SQ.M
FOURTH FLOOR : 643.65SQ.M
FIFTH FLOOR : 643.65SQ.M
SIXTH FLOOR : 643.65SQ.M
SEVENTH FLOOR : 643.65SQ.M
TOTAL BUILT UP. AREA : 4,505.55 SQ.M

BUILT-UP AREA OF THE TOWERS

BUILT-UP AREA OF THE TOWERS	1,25,720.28 SQ.M
PROPOSED AREA OF THE AMENITIES	4,505.55 SQ.M
TOTAL BUILT-UP AREA	1,30,225.55 SQ.M

BEFORE ROAD WIDENING

AREA STATEMENT :-

TOTAL SITE AREA : 16437.85SQ.M / 19662.50SQ.YDS
REQUIRED TOT-LOT AREA(10%) - 1,643.78 SQ.M
PROVIDED TOT-LOT AREA (10%) - 1657.25 SQ.M

SETBACKS :-
18M SETBACK ALL AROUND THE TOWERS
7M SETBACK FOR CLUB HOUSE

TOWER-A (STILT + 36 FLOORS)

FLOORS	GROSS BUA (SQM)
TYPICAL FLOOR (36 FLOORS)	814.66 SQ.M 814.66 X 36 = 29,327.76 SQ.M
TOTAL BUILT - UP AREA	29,327.76 SQ.M

TOWER-B (STILT + 36 FLOORS)

FLOORS	GROSS BUA (SQM)
TYPICAL FLOOR (36 FLOORS)	1354.64 SQ.M 1354.64 X 36 = 48,767.04 SQ.M
TOTAL BUILT - UP AREA	48,767.04 SQ.M

TOWER-C (STILT + 36 FLOORS)

FLOORS	GROSS BUA (SQM)
TYPICAL FLOOR	1331.85 SQ.M 1331.85 X 36 = 47,946.6 SQ.M
TOTAL BUILT - UP AREA	47,946.6 SQ.M

AMENITIES :-

REQUIRED AREA OF THE AMENITIES
:1,26,041.4 X 3%
3,781.242 SQ.M

PROPOSED AREA OF THE AMENITIES :
4,322.56 SQ.M
FIRST FLOOR : 540.32 SQ.M
SECOND FLOOR : 540.32 SQ.M
THIRD FLOOR : 540.32 SQ.M
FOURTH FLOOR : 540.32 SQ.M
FIFTH FLOOR : 540.32 SQ.M
SIXTH FLOOR : 540.32 SQ.M
SEVENTH FLOOR : 540.32 SQ.M
EIGHT FLOOR : 540.32 SQ.M
TOTAL BUILTUP. AREA : 4,322.56 SQ.M

BUILT-UP AREA OF THE TOWERS

BUILT-UP AREA OF THE TOWERS	1,26,041.4 SQ.M
PROPOSED AREA OF THE AMENITIES	4,322.56 SQ.M
TOTAL BUILT-UP AREA	1,30,363.96 SQ.M

PREMISSIABLE BUILT-UP AREA

BUILT-UP AREA
TOWER-A - 29,327.76 SQ.M
TOWER-B - 48,767.04 SQ.M
TOWER-C - 47,946.6 SQ.M
1,26,041.4 SQ.M
CLUB HOUSE - 4,322.56 SQ.M

TOTAL BUILT-UP AREA	1,30,363.96 SQ.M
AREA EFFECTED IN ROAD WIDENING	897.83 SQ.M
PREMISSIABLE BUILT-UP AREA	1,31,261.79 SQ.M

GENERAL CONDITIONS:

1.A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
2.Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".
3.For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
4.New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.
5.Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

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. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval 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. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
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. Cellar and stilts approved for parking in the plan should be used exclusively 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.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. 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.
19. 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.
20. If 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 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register 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. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
27. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
28. 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 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 specified designs.(iii) An extract 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 three years .
29. Structural Safety and Fire Safety Requirements shall be the responsibility 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; i)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 collapsible 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 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. 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 lits. Capacity. viii)Separate Terrace Tank of 25,000lits 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 maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
30. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
31. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
32. Sanctioned Plan shall be followed strictly while making the construction.
33. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
34. 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.
35. The owner/developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point for each circle of the proposed site, duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

OFFICER DETAILS
OFFICER NAME :
DESIGNATION :
DATE AND TIME :

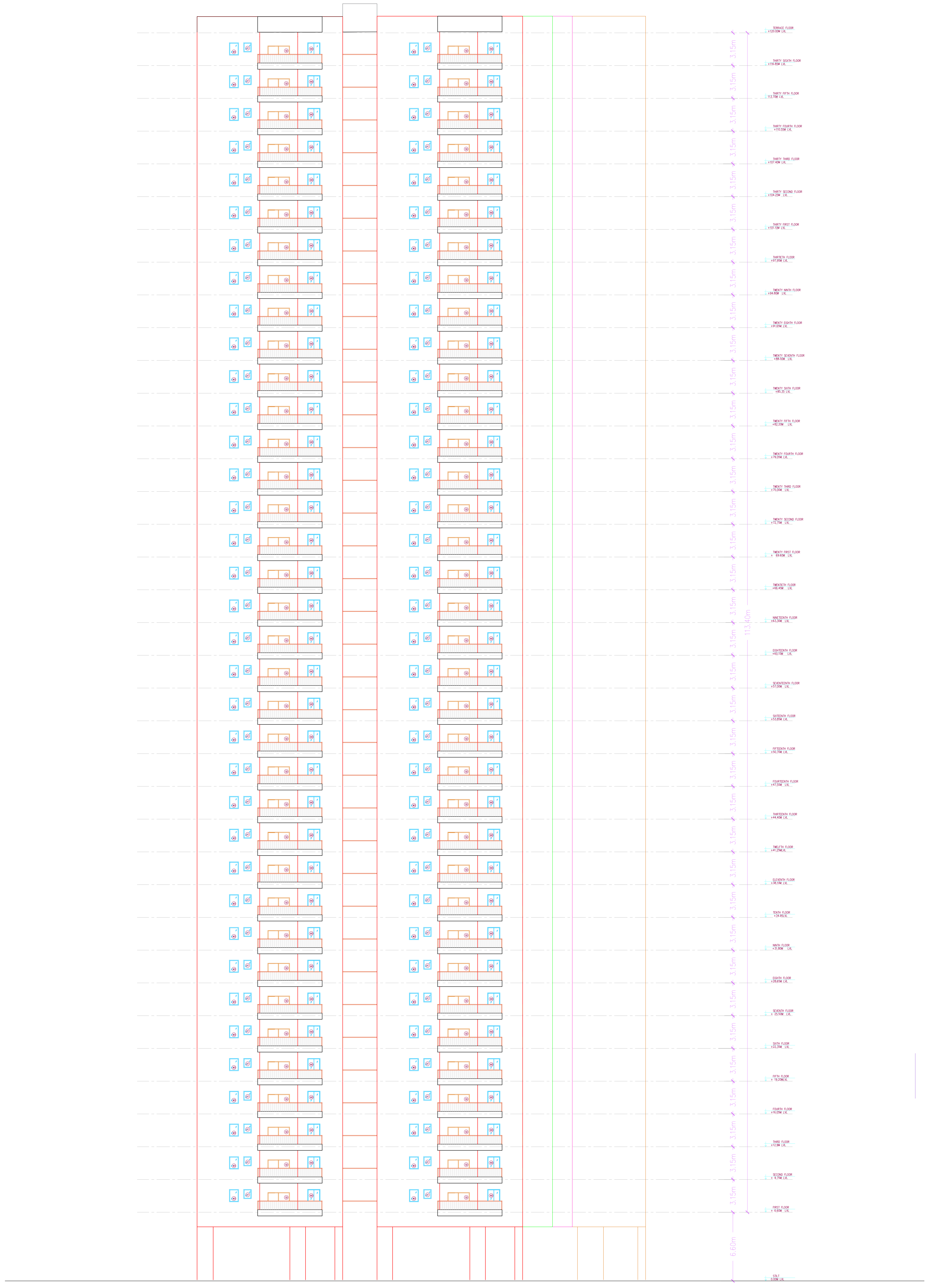
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

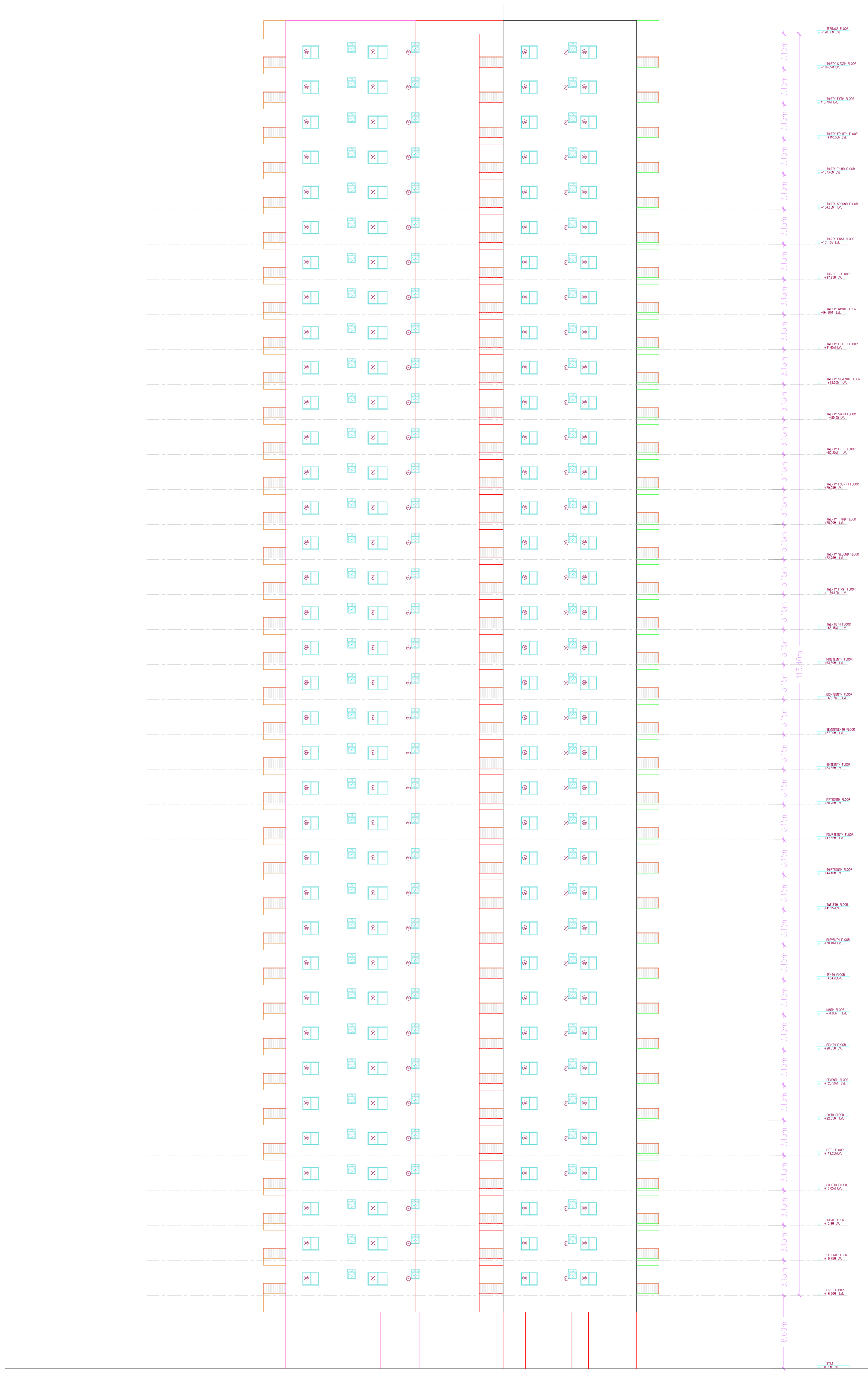
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA

FILE DETAILS	
LTP NAME : murali krishna	
LTP LICENCE NO :	DATE : 06-04-2024
FILE NO : TS/018303/2024	SHEET NO.: 3 / 14
SHEET NAME : Building Plan Details	


TERRACE FLOOR +120.00M LVL
THIRTY SISXTH FLOOR +116.85M LVL
THIRTY FIFTH FLOOR 113.70M LVL
THIRTY FOURTH FLOOR +110.55M LVL
THIRTY THIRD FLOOR +107.40M LVL
THIRTY SECOND FLOOR +104.25M LVL
THIRTY FIRST FLOOR +101.10M LVL
THIRTIETH FLOOR +97.95M LVL
TWENTY NINTH FLOOR +94.80M LVL
TWENTY EIGHTH FLOOR +91.65M LVL
TWENTY SEVENTH FLOOR +88.50M LVL
TWENTY SIXTH FLOOR +85.35 LVL
TWENTY FIFTH FLOOR +82.20M LVL
TWENTY FOURTH FLOOR +79.05M LVL
TWENTY THIRD FLOOR +75.00M LVL
TWENTY SECOND FLOOR +72.75M LVL
TWENTY FIRST FLOOR + 69.60M LVL
TWENTIETH FLOOR +66.45M LVL
NINETEENTH FLOOR +63.30M LVL
EIGHTEENTH FLOOR +60.15M LVL
SEVENTEENTH FLOOR +57.00M LVL
SIXTEENTH FLOOR +53.85M LVL
FIFTEENTH FLOOR +50.70M LVL
FOURTEENTH FLOOR +47.55M LVL
THIRTEENTH FLOOR +44.40M LVL
TWELFTH FLOOR +41.25MLVL
ELEVENTH FLOOR +38.10M LVL
TENTH FLOOR +34.95LVL
NINTH FLOOR +31.80M LVL
EIGHTH FLOOR +28.65M LVL
SEVENTH FLOOR + 25.50M LVL
SIXTH FLOOR +22.35M LVL
FIFTH FLOOR + 19.20MLVL
FOURTH FLOOR +16.05M LVL
THIRD FLOOR +12.9M LVL
SECOND FLOOR + 9.75M LVL
FIRST FLOOR + 6.60M LVL
STILT 0.00M LVL
3.15m
113.40m
6.60m

WEST ELEVATION WEST ELEVATION



NORTH ELEVATION NORTH ELEVATION

BUILDING :BUILDING (TOWER A)

FLOOR NAME	TOTAL BUA	DEDUCTIONS			NET BUA	TNMTS.	PARKING AREA	NO OF STACK	STACK AREA	NET PARKING
		VSHAFT	VOID	ACCES.	RESI.					
COMMON BASEMENT THIRD FLOOR	13232.29	342.90	57.14	760.82	0.00	00	12065.30	1	0	12065.30
COMMON BASEMENT SECOND FLOOR	13232.29	342.90	57.14	73.79	0.00	00	12505.90	1	0	12505.90
COMMON BASEMENT FIRST FLOOR	13232.29	327.66	46.35	64.32	0.00	00	12541.40	2	2161.01	14702.41
STILT ONE FLOOR	933.81	16.53	14.78	18.48	0.00	00	902.50	1	0	902.50
FIRST FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
SECOND FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
THIRD FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
FOURTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
FIFTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
SIXTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
SEVENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
EIGHTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
NINTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
ELEVENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWELFTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
THIRTEENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
FOURTEENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
FIFTEENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
SIXTEENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
SEVENTEENTH FLOOR	965.92	0.00	14.78	0.00	951.14	03	0.00	0	0	0.00
EIGHTEENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
NINETEENTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTIETH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTYFIRST FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTYSECOND FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTYTHIRD FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTYFOURTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTYFIFTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTYSIXTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TWENTYSEVENTH FLOOR	965.92	0.00	14.78	0.00	951.14	03	0.00	0	0	0.00
TWENTYEIGHTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
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THIRTYSECOND FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
THIRTYTHIRD FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
THIRTYFOURTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
THIRTYFIFTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
THIRTYSIXTH FLOOR	962.89	0.00	14.78	0.00	948.11	04	0.00	0	0	0.00
TERRACE FLOOR	18.48	0.00	0.00	18.48	0.00	00	0.00	0	0	0.00
TOTAL	75319.27	1029.99	707.49	935.89	34138.02	142	38015.10		2161.01	40176.11
TOTAL NO OF BLDG	1									
TOTAL	75319.27	1029.99	707.49	935.89	34138.02	142	38015.10		2161.01	40176.11

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OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING (TOWER A)	D2	0.85 X 2.10	568
BUILDING (TOWER A)	D1	0.92 X 2.10	426
BUILDING (TOWER A)	MD	1.10 X 2.10	72
BUILDING (TOWER A)	MD	1.12 X 2.10	70
BUILDING (TOWER A)	D	1.53 X 2.10	70

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING (TOWER A)	V	0.75 X 1.20	72
BUILDING (TOWER A)	W4	0.90 X 1.20	142
BUILDING (TOWER A)	W3	1.20 X 1.20	284
BUILDING (TOWER A)	KW2	1.50 X 1.20	72
BUILDING (TOWER A)	W1	1.80 X 1.20	72
BUILDING (TOWER A)	W	3.13 X 1.20	70
BUILDING (TOWER A)	W	3.35 X 1.20	72
BUILDING (TOWER A)	SD	3.39 X 1.20	70
BUILDING (TOWER A)	SD	4.02 X 1.20	72

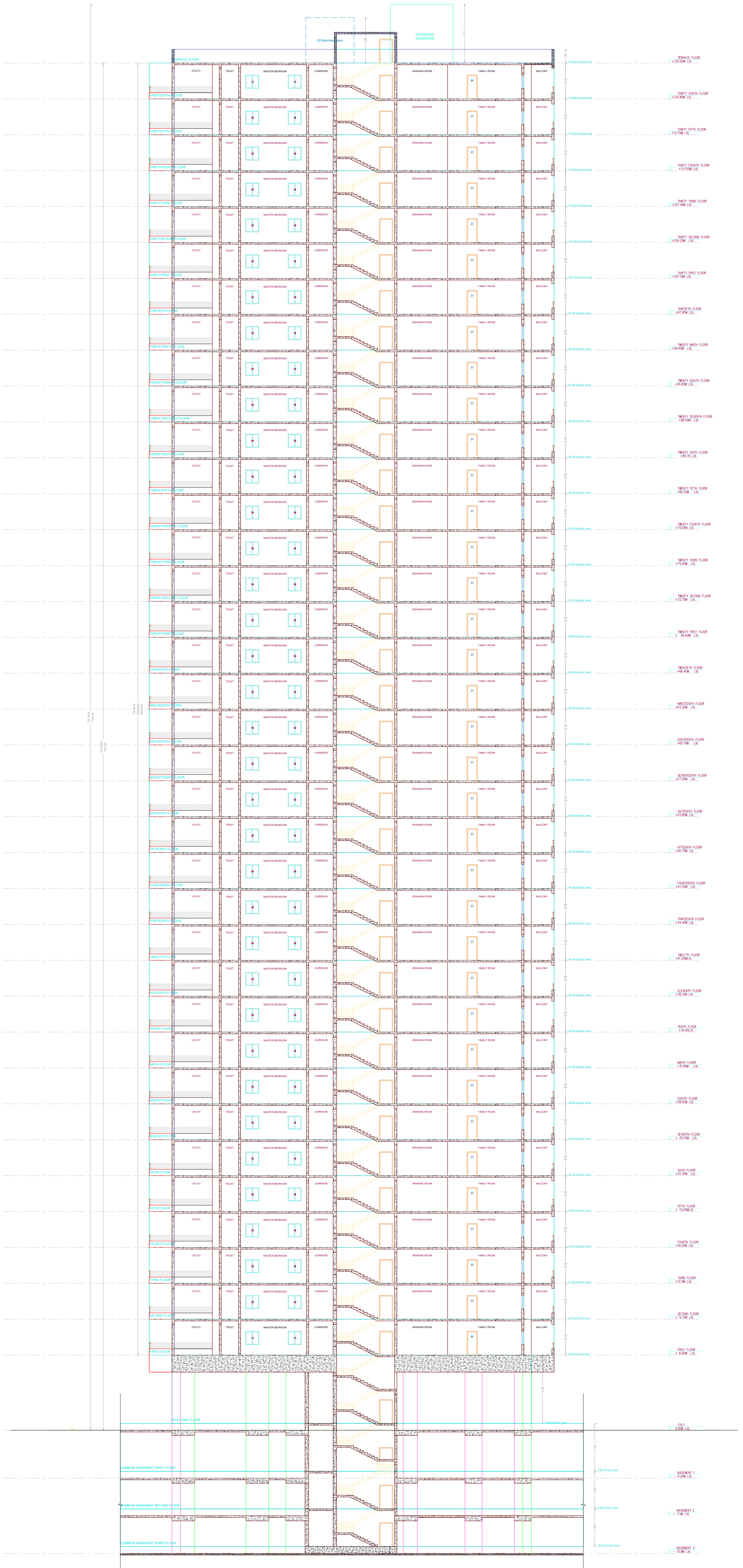
Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN	2.00 X 6.20 X 4 X 5	271.70
	0.65 X 3.65 X 2 X 5	
TYPICAL - 6& 7 FLOOR PLAN	2.00 X 6.20 X 4 X 2	108.68
	0.65 X 3.65 X 2 X 2	
EIGHTH FLOOR PLAN	2.00 X 6.20 X 4	54.34
	0.65 X 3.65 X 2	
TYPICAL - 9- 16, 18- 26, 28- 36 FLOOR PLAN	2.00 X 6.20 X 4 X 26	1412.84
	0.65 X 3.65 X 2 X 26	
TYPICAL - 17& 27 FLOOR PLAN	2.00 X 6.20 X 3 X 2	79.14
	0.65 X 3.65 X 1 X 2	
Total	-	1926.70

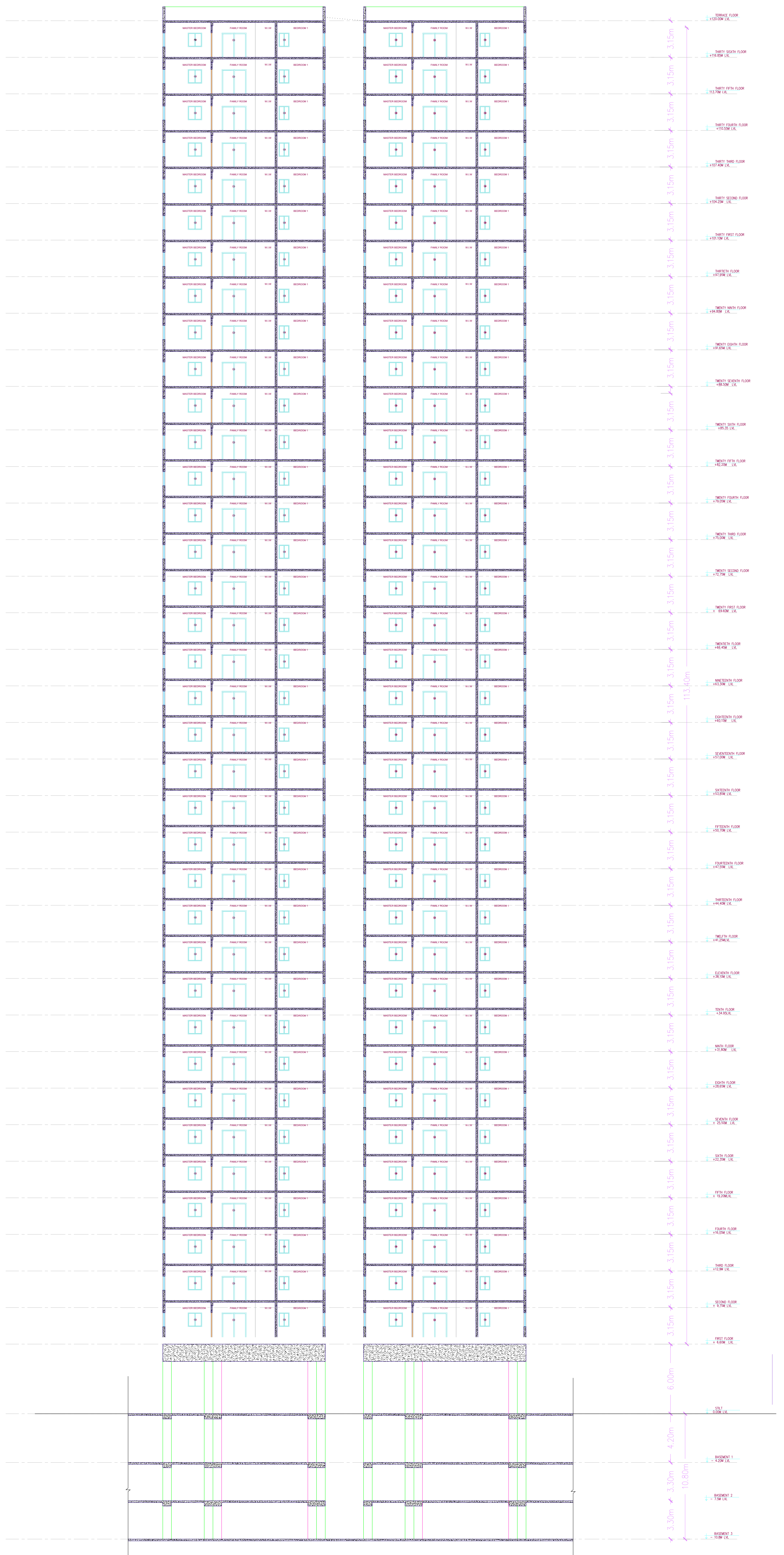
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA

FILE DETAILS
LTP NAME : murali krishna
LTP LICENCE NO :
DATE : 06-04-2024
FILE NO : TS/018303/2024
SHEET NO.: 4 / 14
SHEET NAME : Building Plan Details



SECTION B



SECTION A

SECTION A

SECTION B

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. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval 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. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
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. Cellar and stilts approved for parking in the plan should be used exclusively 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.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. 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.
19. 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.
20. If 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 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register 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. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
27. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
28. 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 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 specified designs.(iii) An extract 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 three years .
29. Structural Safety and Fire Safety Requirements shall be the responsibility 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; i)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 collapsible 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 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. 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 lits. Capacity. viii)Separate Terrace Tank of 25,000lits 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 maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
30. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
31. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
32. Sanctioned Plan shall be followed strictly while making the construction.
33. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
34. 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.
35. The owner/developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point for each circle of the proposed site, duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

GENERAL CONDITIONS:

1.A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
2.Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".
3.For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
4.New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.
5.Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

OFFICER DETAILS
OFFICER NAME :
DESIGNATION :
DATE AND TIME :

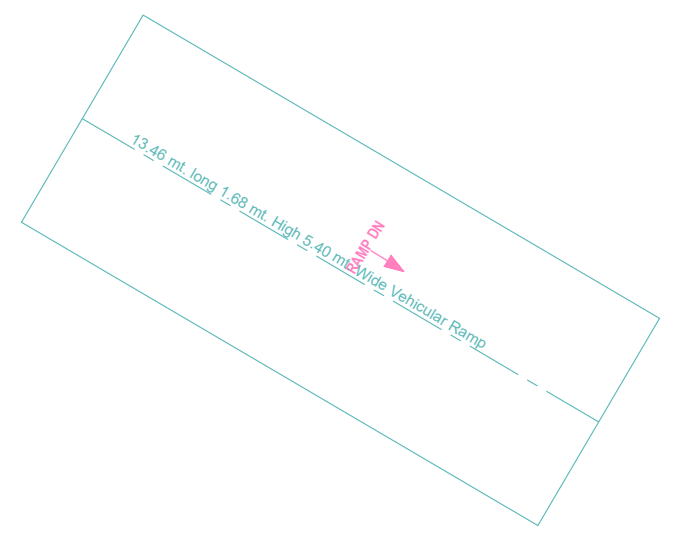
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

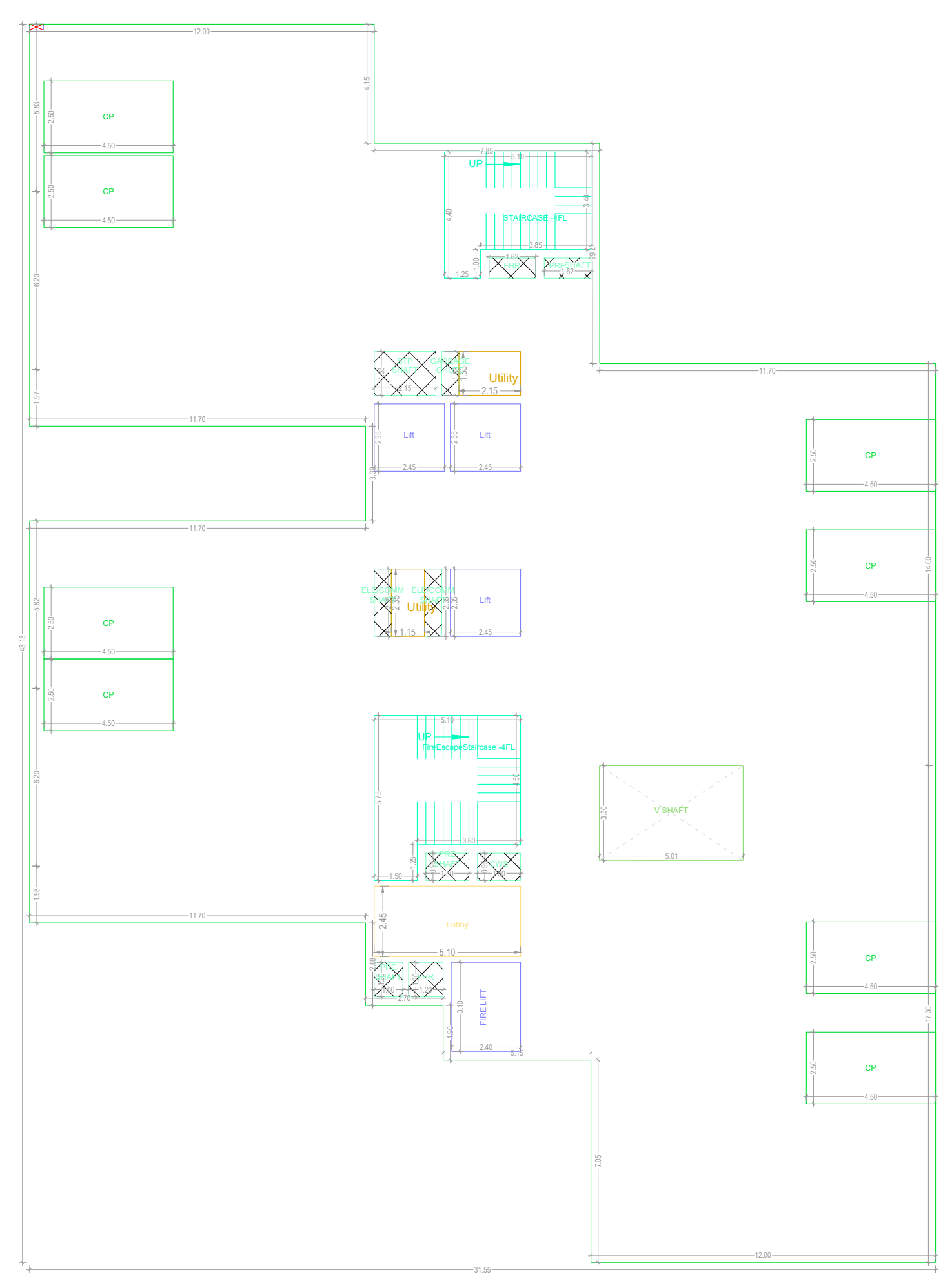
Note: All dimensions are in meters.

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA

FILE DETAILS	
LTP NAME : murali krishna	
LTP LICENCE NO :	DATE : 06-04-2024
FILE NO : TS/018303/2024	SHEET NO.: 5 / 14
SHEET NAME : Building Plan Details	




STILT ONE FLOOR PLAN
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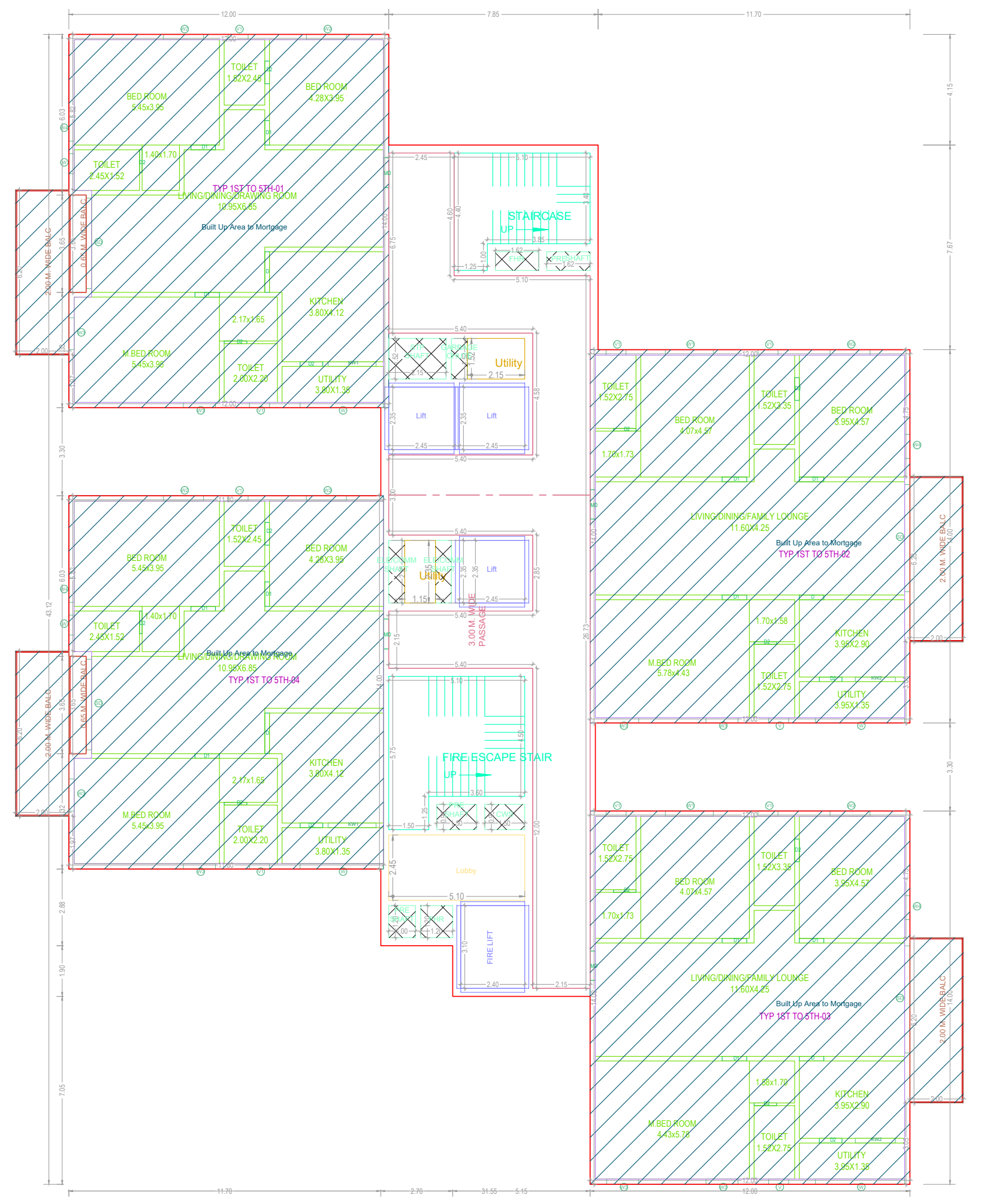
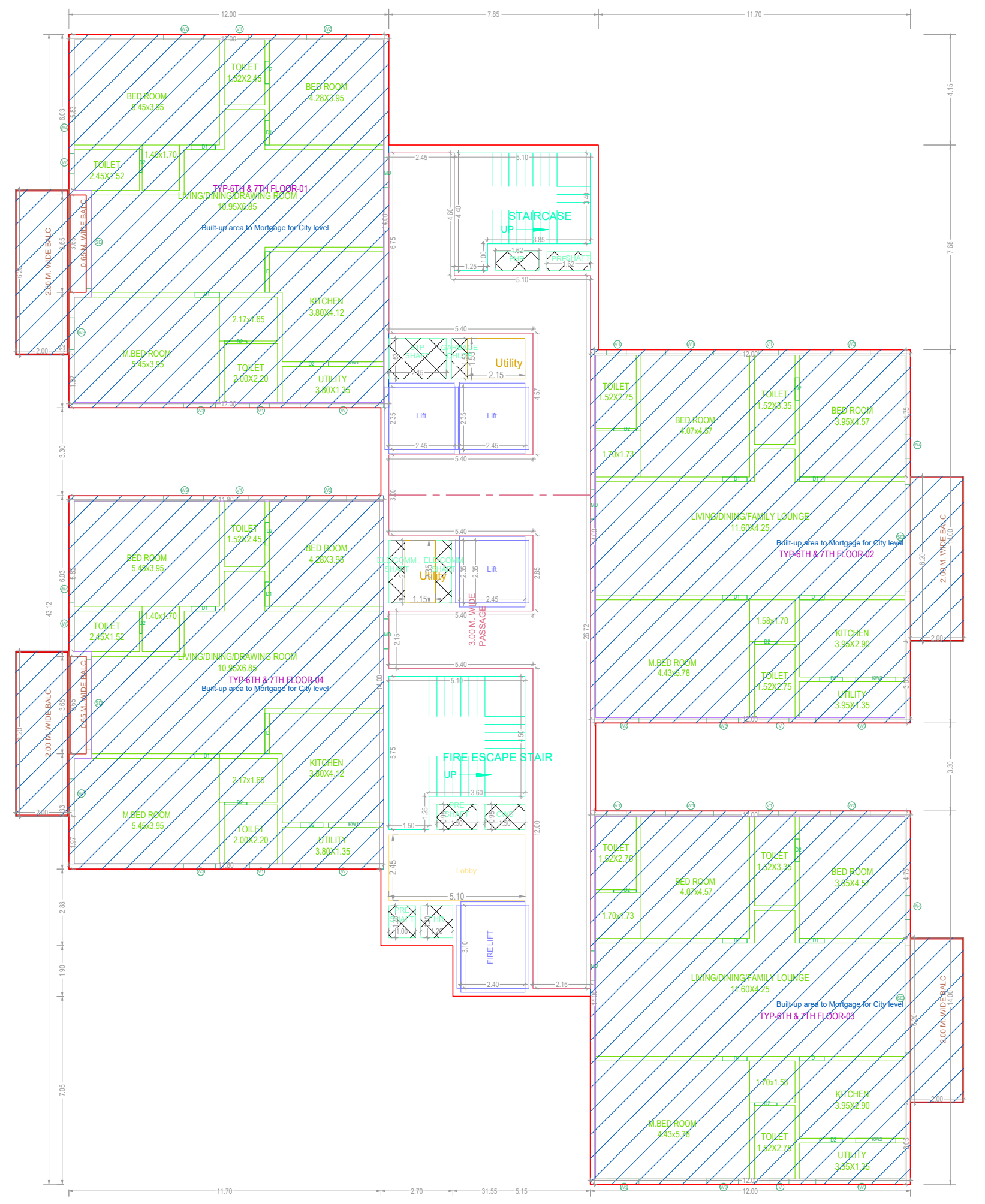
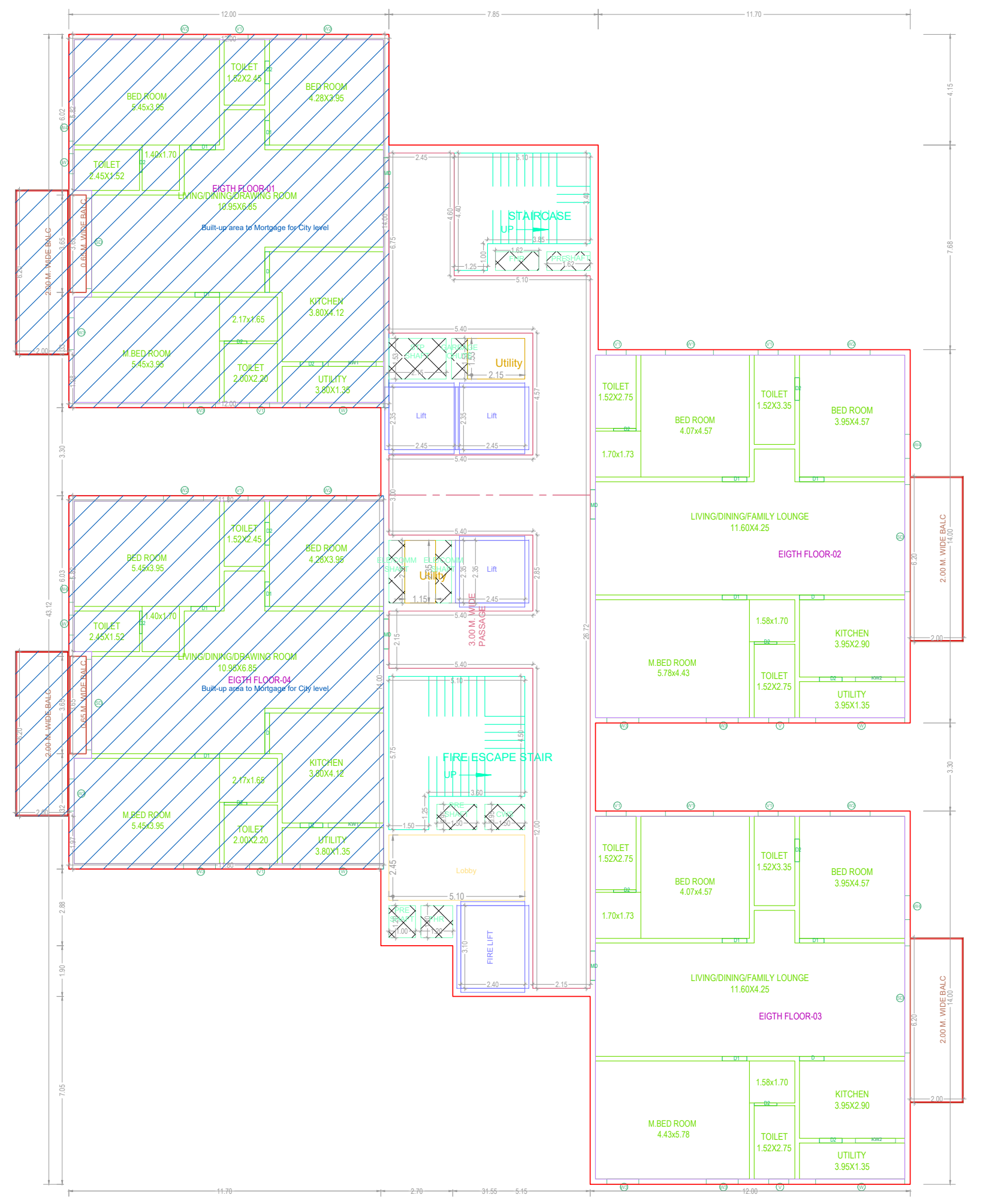
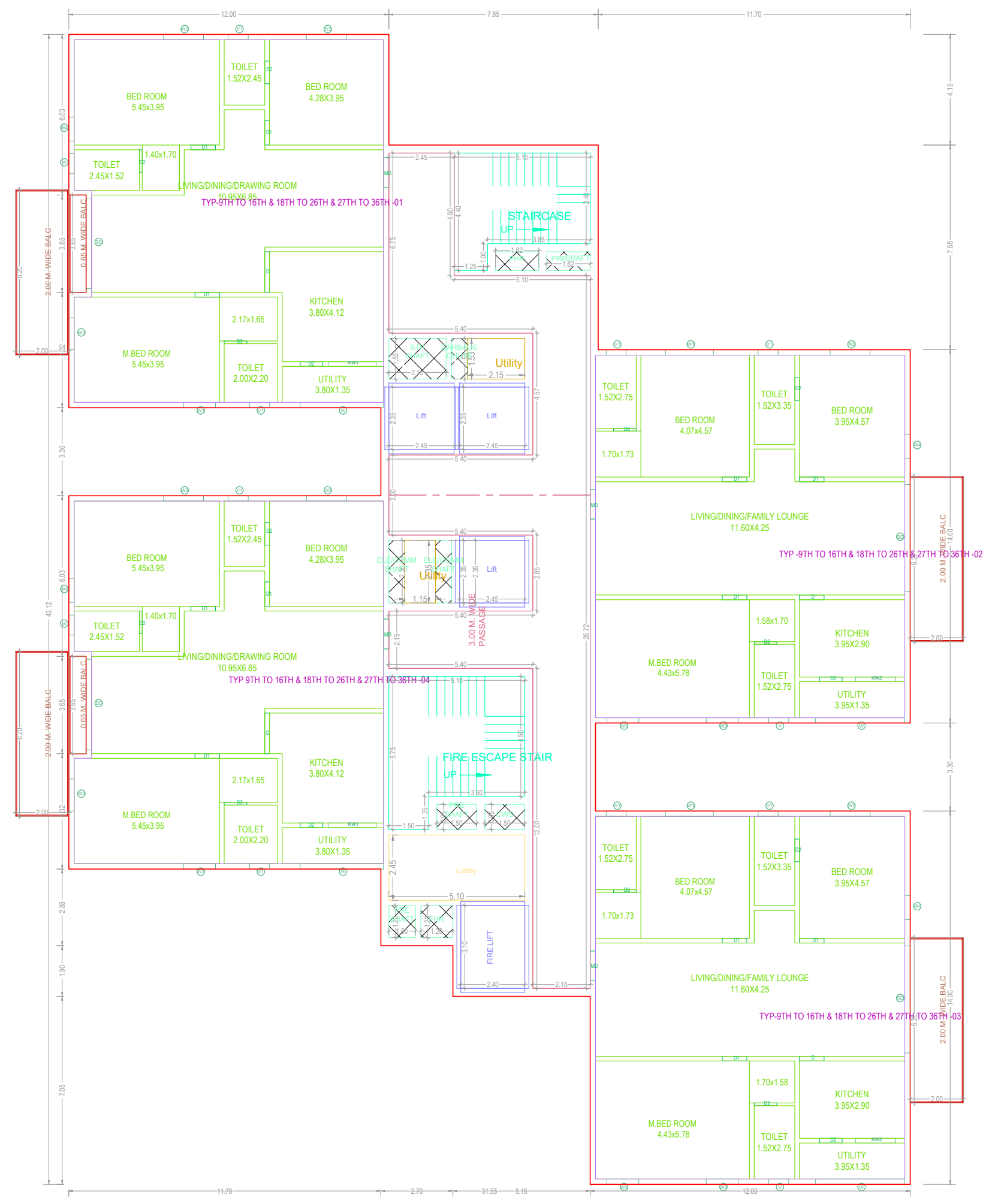
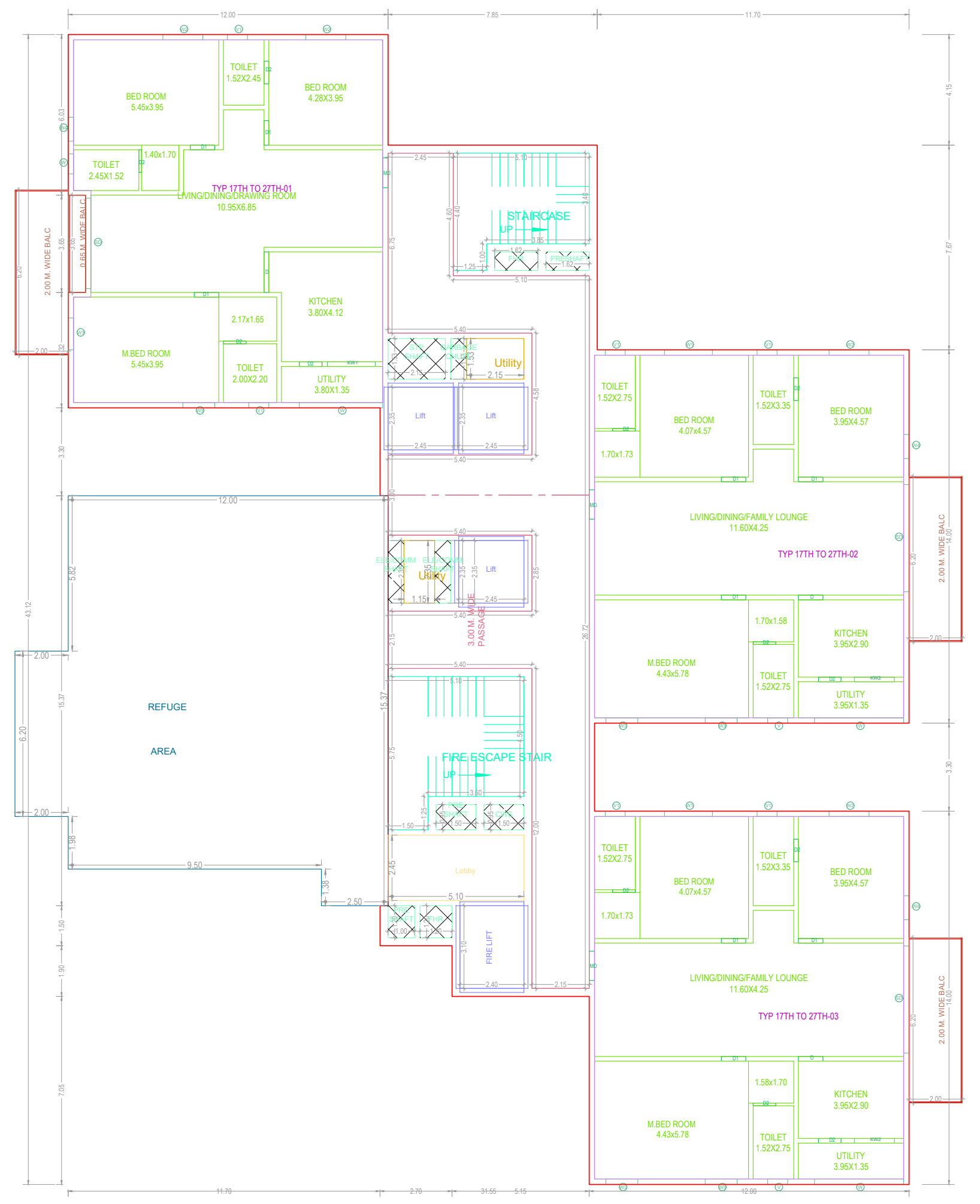
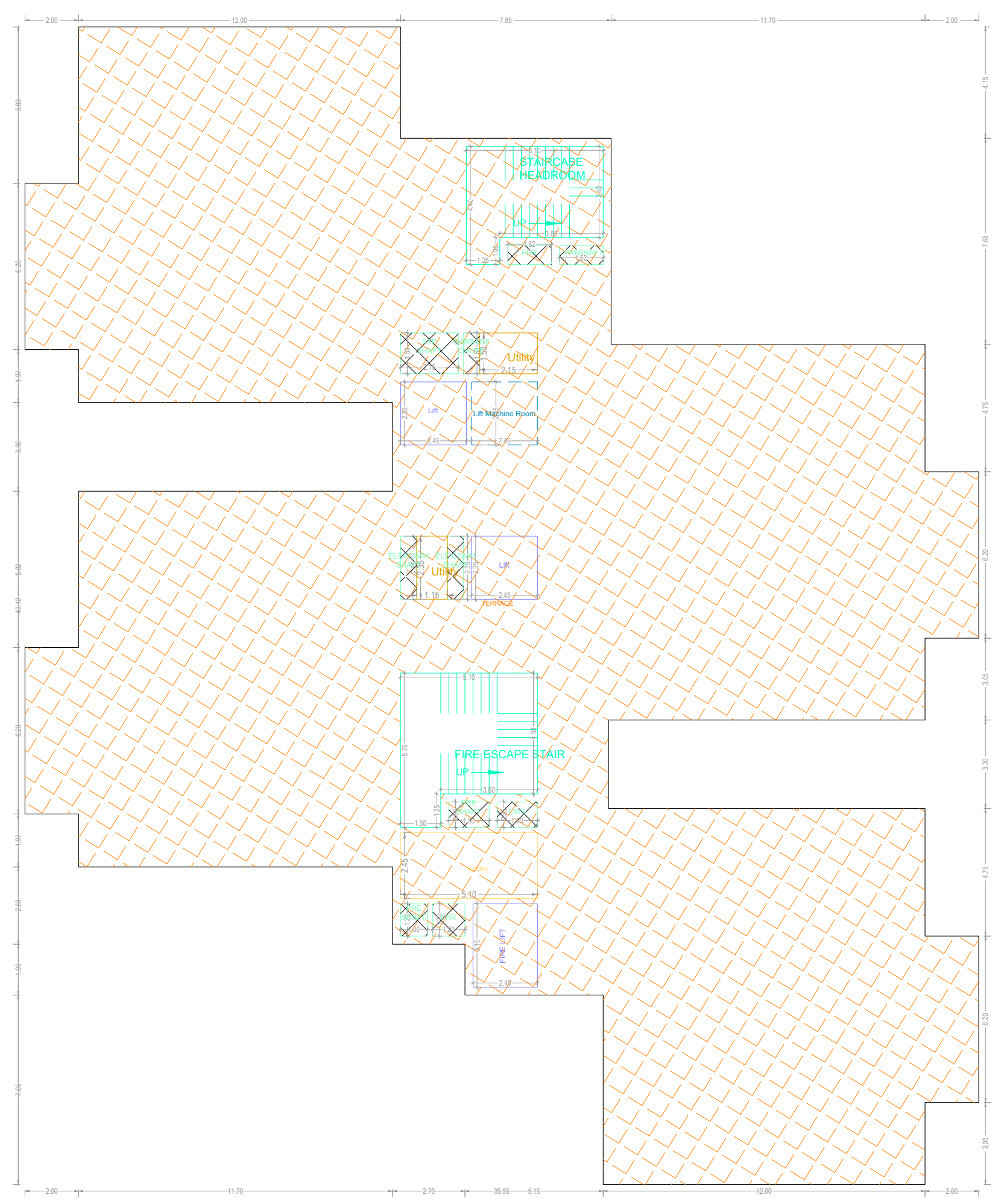

TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)


TYPICAL - 6& 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)


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


TYPICAL - 9- 16, 18- 26, 28- 36 FLOOR PLAN
(Proposed)
(SCALE 1:100)


TYPICAL - 17& 27 FLOOR PLAN
(Proposed)
(SCALE 1:100)


TERRACE FLOOR PLAN
(SCALE 1:100)

GENERAL CONDITIONS:

1.A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
2.Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".
3.For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
4.New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.
5.Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

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. Occupancy Certificate is compulsory before occupying any building.
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5. Prior Approval 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. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
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. Cellar and stilts approved for parking in the plan should be used exclusively 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.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
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19. 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.
20. If 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 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
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28. 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 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 specified designs.(iii) An extract 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 three years .
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31. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
32. Sanctioned Plan shall be followed strictly while making the construction.
33. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
34. 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.
35. The owner/developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point for each circle of the proposed site, duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

OFFICER DETAILS	
OFFICER NAME : DESIGNATION : DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA

FILE DETAILS	
LTP NAME : murali krishna	
LTP LICENCE NO :	DATE : 06-04-2024
FILE NO : TS/018303/2024	SHEET NO.: 6 / 14
SHEET NAME : Building Plan Details	

4.5 M WIDE DRIVEWAY
4.81

COMMON BASEMENT FIRST FLOOR PLAN

COMMON BASEMENT SECOND FLOOR PLAN

GENERAL CONDITIONS:

1.A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
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CONDITION:

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6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
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. Cellar and stilts approved for parking in the plan should be used exclusively 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.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
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19. 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.
20. If 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 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
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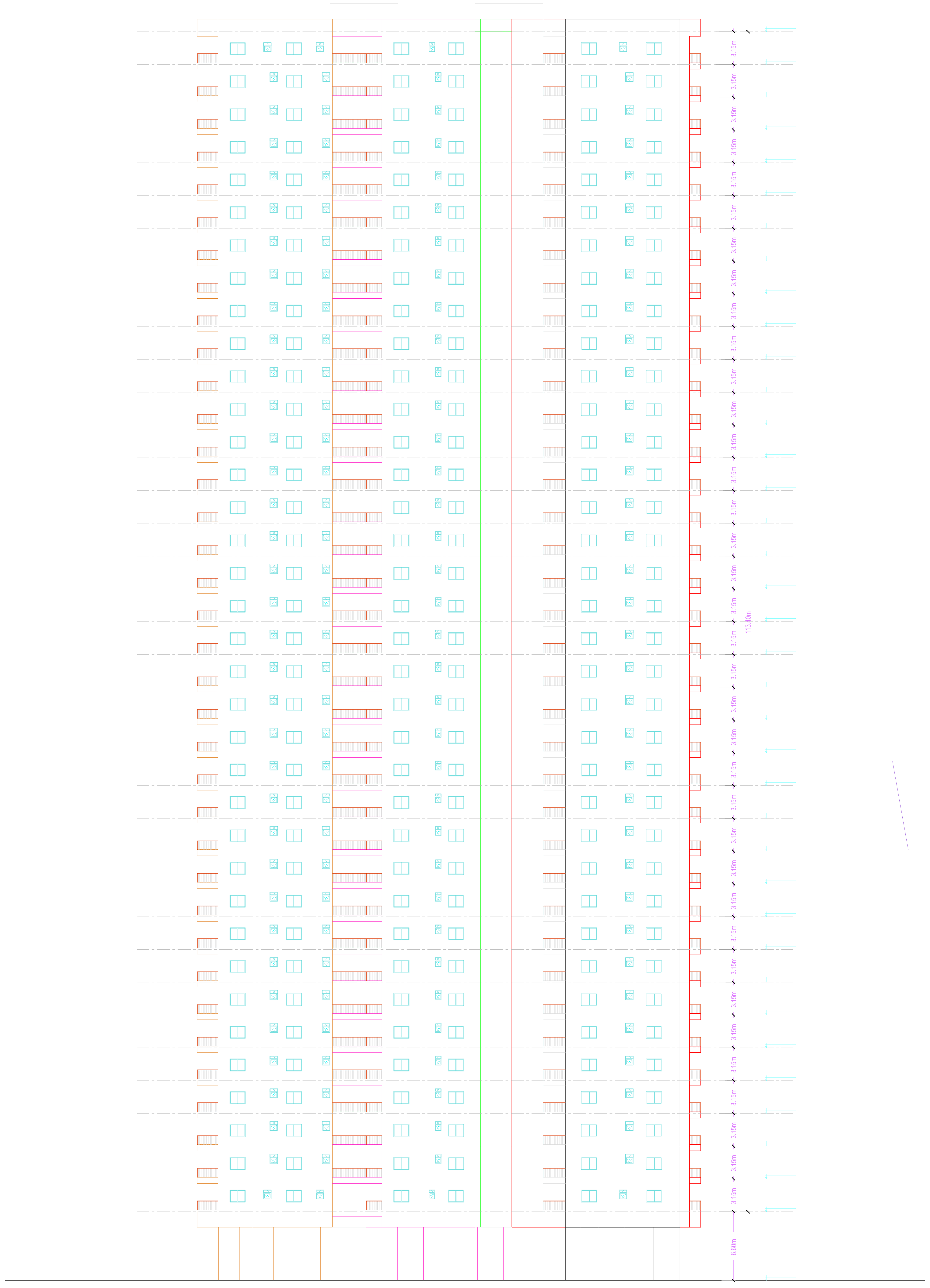
26. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
27. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
28. As per 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 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 specified designs.(iii) An extract 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 three years .
29. Structural Safety and Fire Safety Requirements shall be the responsibility 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; i)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 collapsible 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 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. 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 lits. Capacity. viii)Separate Terrace Tank of 25,000lits 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 maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
30. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
31. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
32. Sanctioned Plan shall be followed strictly while making the construction.
33. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
34. 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.
35. The owner/developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point for each circle of the proposed site, duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

OFFICER DETAILS	
OFFICER NAME : DESIGNATION : DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

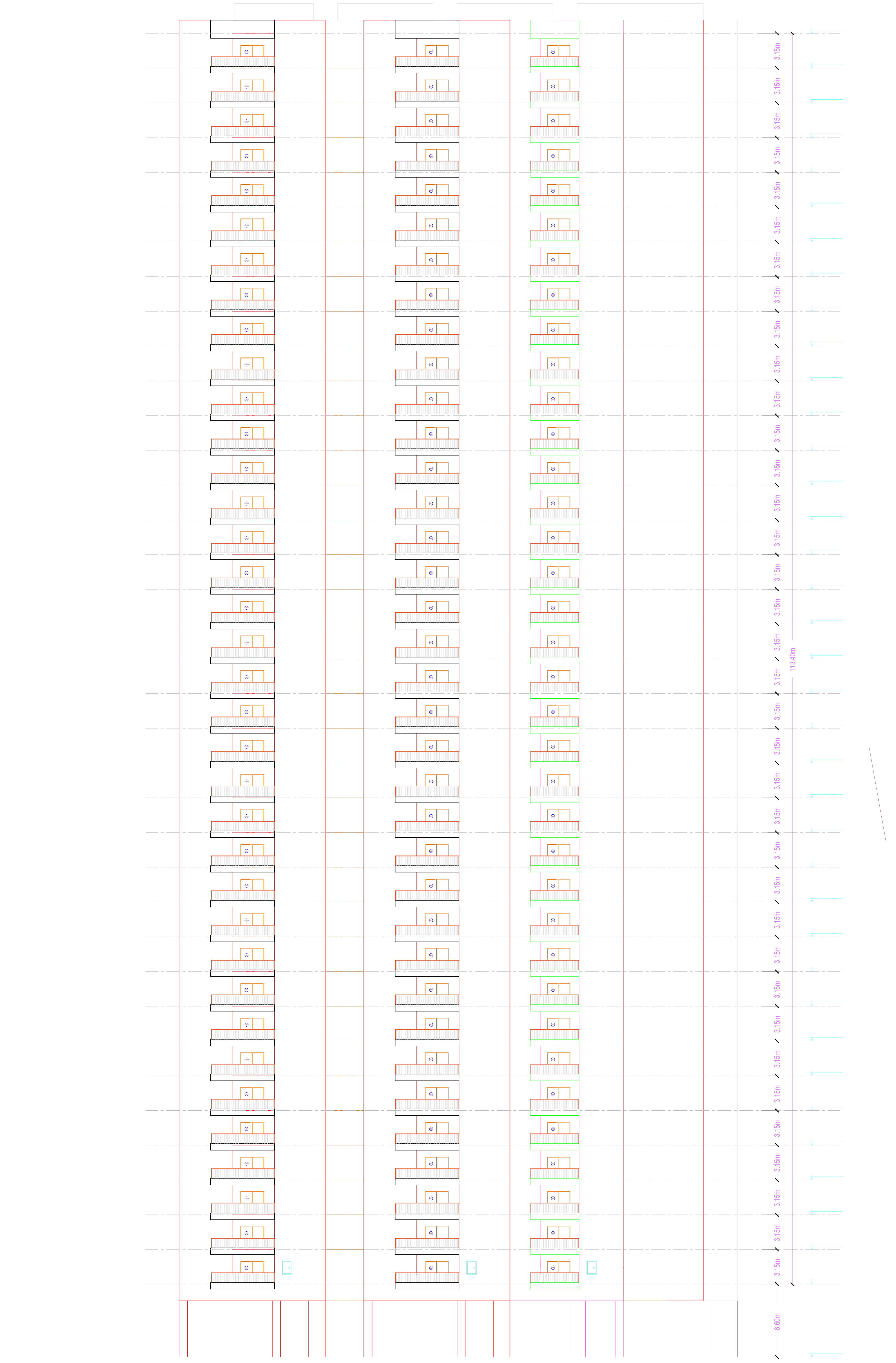
Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA

FILE DETAILS			
LTP NAME :	murali krishna		
LTP LICENCE NO :		DATE :	06-04-2024
FILE NO :	TS/018303/2024	SHEET NO.:	8 / 14
SHEET NAME :	Building Plan Details		



NORTH ELEVATION

NORTH ELEVATION



EAST ELEVATION

EAST ELEVATION

BUILDING :BUILDING (TOWER B)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
		VOID	ACCES.	RESI.				
STILT ONE FLOOR	1186.89	20.69	30.72	0.00	00	1166.20	1	1166.20
FIRST FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
SECOND FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRD FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
FOURTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
FIFTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
SIXTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
SEVENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
EIGHTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
NINTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
ELEVENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWELFTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTEENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
FOURTEENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
FIFTEENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
SIXTEENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
SEVENTEENTH FLOOR	1232.84	20.01	0.00	1212.83	05	0.00	0	0.00
EIGHTEENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
NINETEENTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTIETH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYFIRST FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYSECOND FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYTHIRD FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYFOURTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYFIFTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYSIXTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYSEVENTH FLOOR	1232.84	20.01	0.00	1212.83	05	0.00	0	0.00
TWENTYEIGHTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TWENTYNINTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTIETH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTYFIRST FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTYSECOND FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTYTHIRD FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTYFOURTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTYFIFTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
THIRTYSIXTH FLOOR	1220.12	20.01	0.00	1200.11	06	0.00	0	0.00
TERRACE FLOOR	27.66	0.00	27.66	0.00	00	0.00	0	0.00
TOTAL	45164.31	741.05	58.38	43229.40	214	1166.20		1166.20
TOTAL NO OF BLDG	1							
TOTAL	45164.31	741.05	58.38	43229.40	214	1166.20		1166.20

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. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval 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. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
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. Cellar and stilts approved for parking in the plan should be used exclusively 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.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. 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.
19. 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.
20. If 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 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register 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. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
27. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
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29. Structural Safety and Fire Safety Requirements shall be the responsibility 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; i)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 collapsible 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 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. 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 lits. Capacity. viii)Separate Terrace Tank of 25,000lits 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 maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
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35. The owner/developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point for each circle of the proposed site, duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

GENERAL CONDITIONS:

1.A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
2.Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".
3.For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
4.New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.
5.Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 17& 27 FLOOR PLAN	2.00 X 5.73 X 2 X 2	123.98
	0.65 X 3.35 X 2 X 2	
	2.00 X 4.78 X 1 X 2	
	0.65 X 3.05 X 1 X 2	
	2.00 X 5.80 X 2 X 2	
TYPICAL - 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36 FLOOR PLAN	2.00 X 5.73 X 2 X 26	1843.92
	0.65 X 3.35 X 3 X 26	
	2.00 X 4.78 X 1 X 26	
	0.65 X 3.05 X 1 X 26	
	2.00 X 5.80 X 2 X 26	
	1.53 X 4.43 X 1 X 26	
EIGHTH FLOOR PLAN	2.00 X 5.73 X 2	70.92
	0.65 X 3.35 X 3	
	2.00 X 4.78 X 1	
	0.65 X 3.05 X 1	
	2.00 X 5.80 X 2	
	1.53 X 4.43 X 1	
TYPICAL - 6& 7 FLOOR PLAN	2.00 X 5.73 X 2 X 2	141.84
	0.65 X 3.35 X 3 X 2	
	2.00 X 4.78 X 1 X 2	
	0.65 X 3.05 X 1 X 2	
	2.00 X 5.80 X 2 X 2	
	1.53 X 4.43 X 1 X 2	
TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN	2.00 X 5.73 X 2 X 5	354.60
	0.65 X 3.35 X 3 X 5	
	2.00 X 4.78 X 1 X 5	
	0.65 X 3.05 X 1 X 5	
	2.00 X 5.80 X 2 X 5	
	1.53 X 4.43 X 1 X 5	
Total	-	2535.26

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING (TOWER B)	D2	0.85 X 2.10	856
BUILDING (TOWER B)	D1	0.92 X 2.10	642
BUILDING (TOWER B)	MD	1.12 X 2.10	214
BUILDING (TOWER B)	OP	1.23 X 2.10	108
BUILDING (TOWER B)	OP	2.10 X 2.10	34

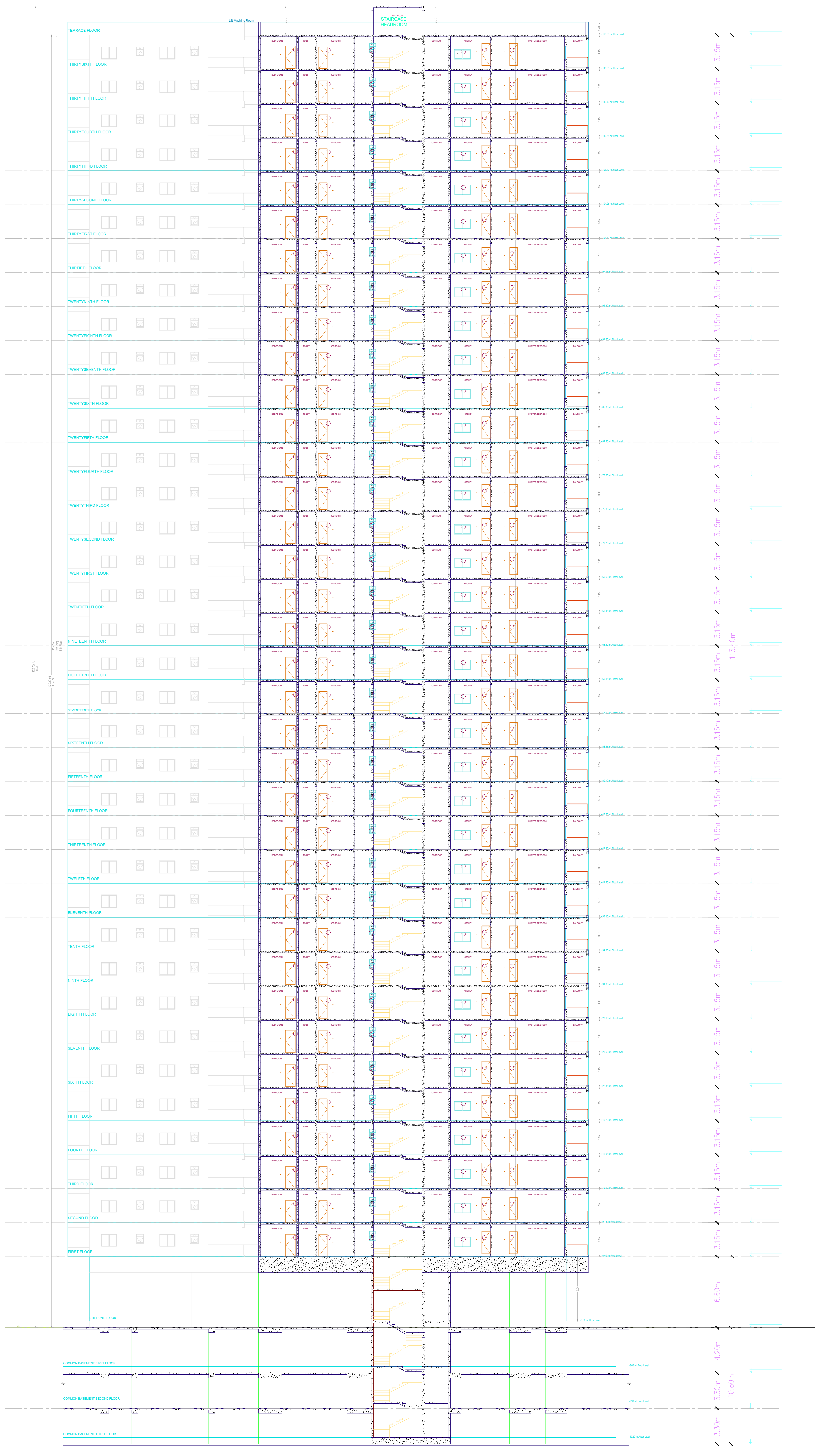
SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING (TOWER B)	V1	0.75 X 1.20	642
BUILDING (TOWER B)	W4	0.90 X 1.20	322
BUILDING (TOWER B)	W3	1.20 X 1.20	426
BUILDING (TOWER B)	W2	1.43 X 1.20	36
BUILDING (TOWER B)	W2	1.50 X 1.20	428
BUILDING (TOWER B)	SD	2.10 X 1.20	36
BUILDING (TOWER B)	W	2.35 X 1.20	36
BUILDING (TOWER B)	SD	2.40 X 1.20	72
BUILDING (TOWER B)	W	2.75 X 1.20	34
BUILDING (TOWER B)	W	2.77 X 1.20	72
BUILDING (TOWER B)	W	3.10 X 1.20	72
BUILDING (TOWER B)	SD	3.22 X 1.20	34
BUILDING (TOWER B)	SD	3.44 X 1.20	36
BUILDING (TOWER B)	SD	3.45 X 1.20	36

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

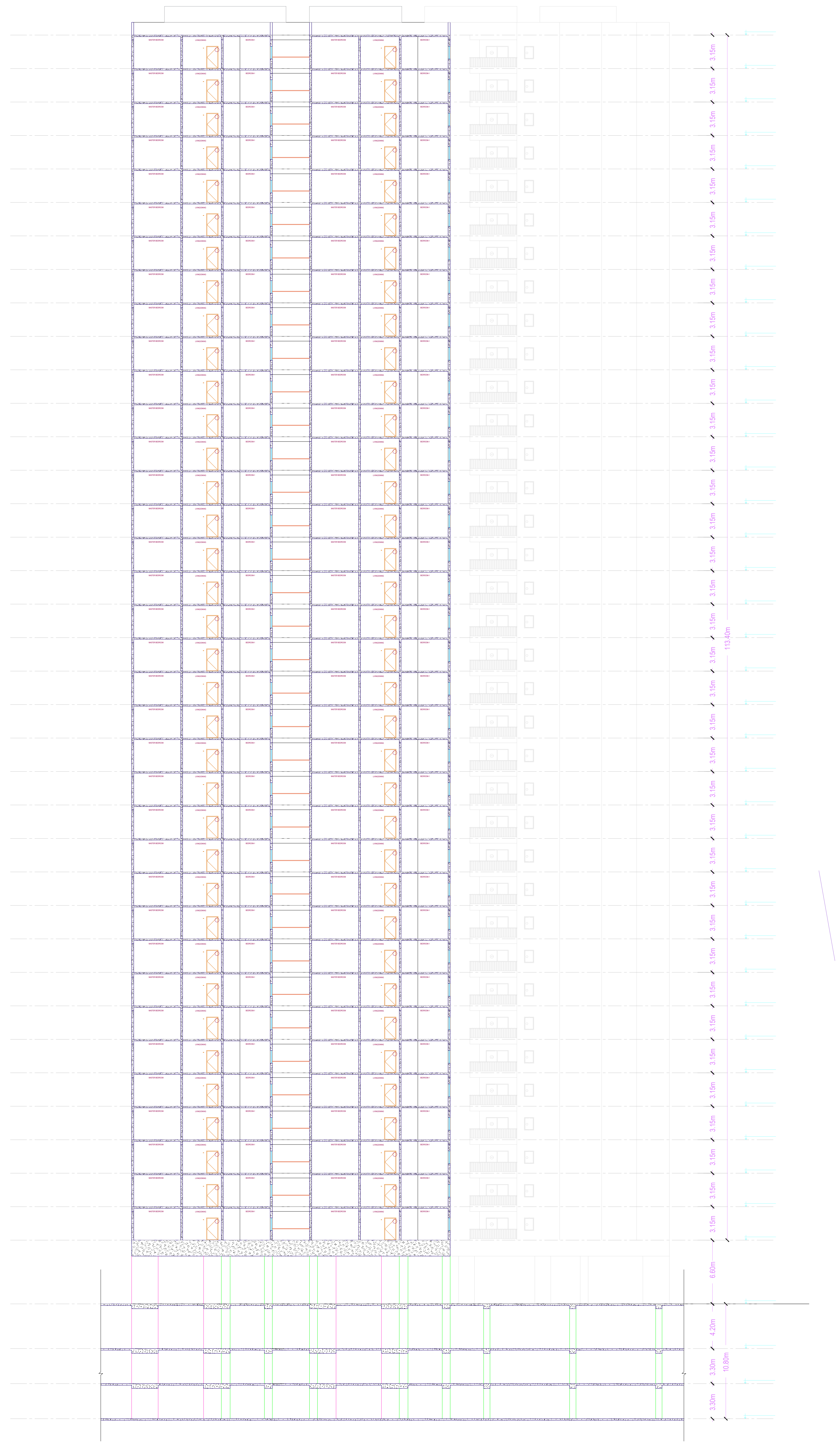
Project Title :PLAN SHOWING THE PROPOSED CONSTRUCTIONOF RESIDENTIAL APARTMENT, SY.NO.197/1/B, SY.NO.198/B, SY.NO.199/B AND SY.NO.206/1/B, SITUATED AT NACHARAMVILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANABELONGING TO:M/S NIRVANA HOMESPACES LLP(REGISTERED UNDERCOMPANIES ACT) REPRESENTED BY ITS PARTNERS1)SRI.KANDAY RAMESH, S/O. LATE KANDAY SHANKARAIAH2)SRI SANTOSH KUMAR SARAIYA, S/O.LATE L.KAKUBHAI SARAIYA3)SRI AKULA SREENIVAS, S/O. A.SUDHARSHAN4)SRI D.KIRAN KUMAR, S/O. LATE D.KRISHNA MURTHY5)SRI BACHA GOUTHAM, S/O. BACHA SRINIVAS6)SRI NIKHIL V PALEJA, S/O. LATE VIJAY M PALEJA

FILE DETAILS	
LTP NAME : murali krishna	
LTP LICENCE NO :	DATE : 06-04-2024
FILE NO : TS/018303/2024	SHEET NO.: 9 / 14
SHEET NAME : Building Plan Details	



SECTION C

SECTION C



SECTION D

SECTION D

GENERAL CONDITIONS:

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25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
27. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
28. 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 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 specified designs.(iii) An extract 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 three years .
29. Structural Safety and Fire Safety Requirements shall be the responsibility 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; i)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 collapsible 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 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. 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 lits. Capacity. viii)Separate Terrace Tank of 25,000lits 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 maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
30. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
31. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
32. Sanctioned Plan shall be followed strictly while making the construction.
33. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
34. 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.
35. The owner/developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point for each circle of the proposed site, duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

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