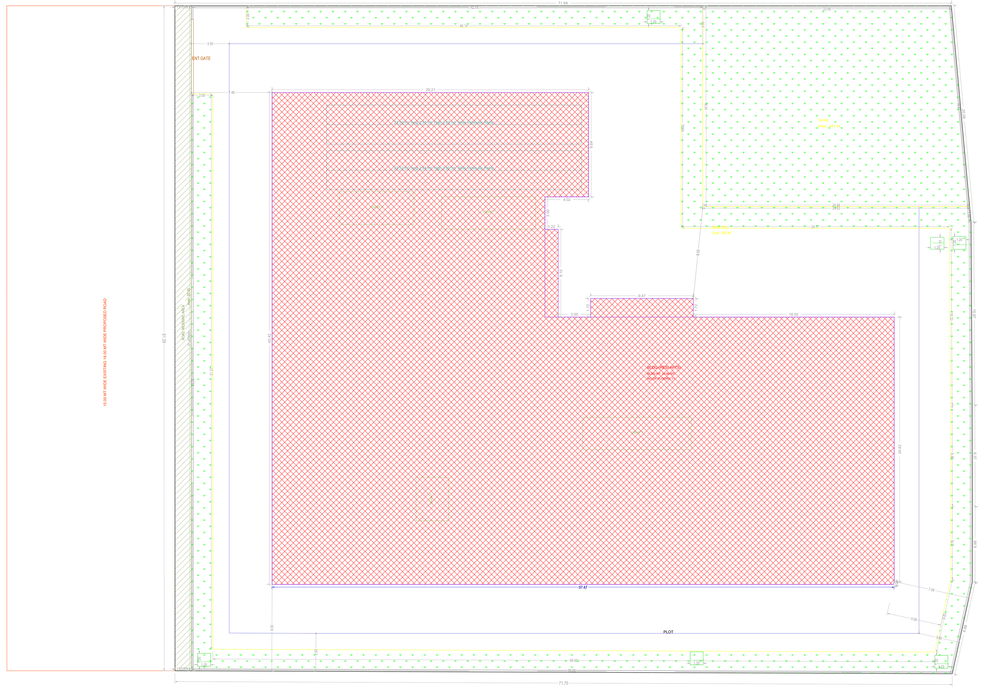
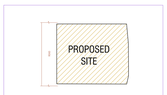
Project Title :PLAN SHOWING THE PROPOSED HIGH-RISE RESIDENTIALAPARTMENTS (2 BASEMENTS + STILT + 10 FLOORS) IN SURVEY NOS. 584 OFUPPAL KHALSA VILLAGE, UPPAL MANDAL & MUNICIPALITY, MEDCHAL-MALKAJGIRIDISTRICT, TELANGANA STATE.BELONGING TO:1)SMT .L. RUPA RANI, W/O SRI.L. PANDU RANGA REDDY2)SMT.N.ARTHIKA, W/O SRI.N.PRADEEP REDDY3)SRI. N.PRADEEP REDDY, S/o PAPI REDDY, 4)SRI. PANDU RANGA REDDY, S/o late BHOOM REDDYDAGPA HOLDER M/s. ARK INFRA DEVELOPERS PVT LTD, REPRESENTED BY IT'SMANAGING DIRECTOR, Sri. G.RAM REDDY, S/o BUCHI REDDY



SITE PLAN
(Scale - 1:100)



Location Plan

T.S. DETAILS	
L.P. NAME	KALYANAKAMREDDY G.U.G.A
L.P. LICENCE NO	LC/1999/2017 — DATE 18-08-2024
FILE NO	TSDKB/812/A — SHEET NO. : 1 / 1
AREA CALCULATION OF PROPOSED BUILDING	Layout Plan Details , Building Plan Details

PROJECT DETAIL	
Authority	Building Permission
Inward No	84/A
NATURE OF DEVELOPMENT	NEW
Plot No.	584/E
S.No.	584/E
LOCATION	GREATER HYDERABAD MUNICIPAL CORPORATION
SITE LOCATION	ZONE-LB NAGAR, APPROVED LAYOUT AREAS
Land Use	RS-RESIDENTIAL
Building USE	Residential
Building SUB USE	Residential
BUILDING TYPE	A
Special Regulation Area	Special Regulation Area
Road Type	
AREA OF PLOT (Minimum)	4490.00
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA (ROAD WIDENING AREA)	92.45
Road Width	18.00
NET AREA OF PLOT	4397.55
PROPOSED AREA DETAILS	
PROJECT FOOT AREA	2400.00
TOTAL BUILT UP AREA (EXCLUDING PARKING)	7768.00
TOTAL BUILT UP AREA (INCLUDING PARKING)	2400.00

Color Notes
COLOR INDEX
- PROPOSED
- ABUTTING ROAD
- EXISTING COLUMN
- COMPOUND WALL
- EXISTING (To Retained)
- EXISTING (To be demolished)

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (RES APTS)	Residential	Residential Apartment Bldg.	NA	Basement + Stilt + 10 Floors (Upper Floor)

NET BUILT UP AREA AND DWELLING UNITS DETAILS

Building Name	Block No.	Floor No.	Residential Apartments	Shop	Total Units	Total Built Up Area	Deductions (Stair Cover)	Deductions (Parking Area)	PARKING AREA	NET PARKING
BLDG (RES APTS)	1	1	2476.00	263.01	443.01	7768.14	326.77	166	7302.38	7302.38
GRAND TOTAL	1	1	2476.00	263.01	443.01	7768.14	326.77	166.00	7302.38	7302.38

Mortgage Area Details

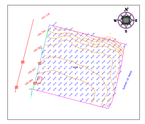
Type of Mortgage	Building Name	Floor Name	Proposed Level (Area Name)	Mortgage Area(Sq.mt.) Required	Proposed
Built Up Area to Mortgage	BLDG (RES APTS)	SECOND FLOOR PLAN, FIRST FLOOR PLAN	AT, AT B, AT C, AT D, AT E, AT F, AT G, AT I, A1 A2 B2 C1 D1 E1 F1 G1 H1	1759.90 (19%)	1921.61

REQUIRED PARKING

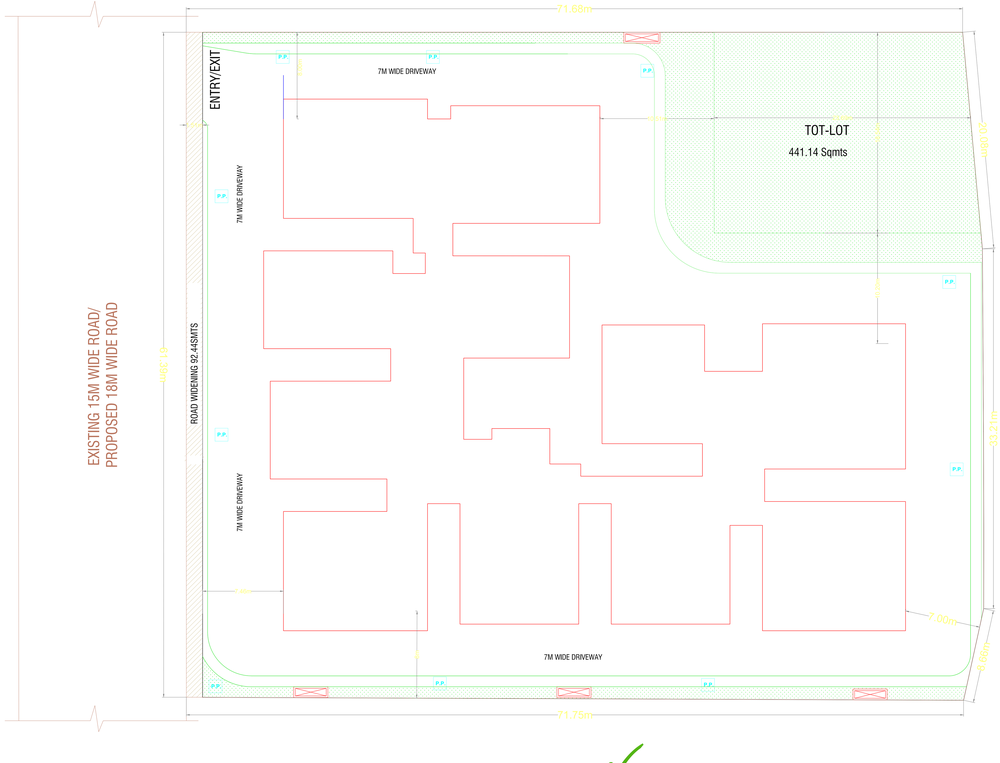
Building Name	Type	Subtype	Proposed Year Built-Up Area	Parking Percentage	Visitor Parking Percentage	Req. Parking Area(Sq.Mts.)
BLDG (RES APTS)	Residential	Residential Apartment Bldg.	1768(> 1k	0 (0.00 %) Nos	0 (0.00 %) Nos	5832.00

Parking Check

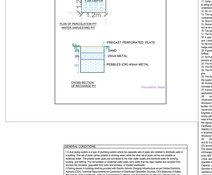
Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	2332.75	7302.38
Total Car Parking	233.28	166.00
ALTER		0.00
Total	3032.63	7302.38
No. of Cars Proposed	1	



Contours



SITE PLAN



GENERAL CONDITIONS

1. Commencement Notice shall be submitted by the applicant before commencement of the building to HMDA/MC/GHMC/ DTCP/ Gram Panchayat/ Municipality/ Municipal Corporation/ Cantonment Board/ Airport Authority of India/ Metro Rail Authority/ Telangana State Pollution Control Board/ Fire Department.
2. Water connection, sewer or septic tank, drainage connection shall be provided only on production of occupancy certificate.
3. The Approval should not be obtained separately for any modification in the construction.
4. Drinking water supply connection shall be provided only after the building is ready for occupation.
5. Notice shall be served on the Commissioner of greater or concern upon completion stage of occupancy certificate.
6. Occupancy certificate shall be obtained before occupying the building.
7. Space for Transformer shall be provided in the site bearing the safety of the residents in view.
8. Fire safety measures should be provided in the building.
9. Utility shall ensure the approved parking in the site and shall not be converted for any purpose other than parking. Parking space should be made available to the residents/ visitors/ customers and not be used for any other activity/ commercial purpose.
10. Rain water harvesting structure shall be constructed without prior approval of GHMC at your cost.
11. The customer is advised not to construct the building in the area of GHMC Road or Land which is not belonging to the owner of the land/ property under this application.
12. Other all geometry and specifications of the site shall be maintained as per rules.
13. Provision for Solar Water Heating system shall be made in the building plans to the Commission in order to achieve a minimum of 1000 kcal/day/sq.mt. of collector area.
14. The Owner/Builder/Developer shall be responsible for compliance of Water Conservation Measures for RWA.
15. Provision for Solar Lighting system shall be made in the building plans to the Commission in order to achieve a minimum of 1 watt per sq.mt. of built up area.
16. A grade Materials of minimum GI/AC Turning and Horizontal Shutters between the Building & High Tension Electrical Lines shall be provided in the building plans to the Commission.
17. No work is allowed to be carried out in the setback area of the building.
18. Provision for Rain Water Harvesting Structure should be made in the building plans to the Commission.
19. If premises is not maintained 15% additional property tax shall be imposed as penalty every year till the condition is rectified.
20. All the rain water harvesting pits as RWH etc. shall be constructed to provide facilities to physically handicapped persons as per the rules in force.
21. The mortgaged Sale/Lease deed shall be derived for registration only after the Occupancy Certificate is produced/ obtained from the Competent Authority for the mortgaged/ leased/ sale premises.
22. The Financial Agency and Institutions shall not release funding/ loans for the premises/ plot unless the plan demonstrates the Approval.
23. The Municipal Bye-Laws/Conditions and Rules/ Rules/ Notifications/ Orders/ Circulars/ Memorandums, etc., shall be binding on the applicant.
24. The Municipal Corporation/ Municipalities/ Gram Panchayat/ Municipal Corporation/ Cantonment Board/ Airport Authority of India/ Metro Rail Authority/ Telangana State Pollution Control Board/ Fire Department/ Water Board/ Telangana State Transmission Corporation/ Telangana State Development Authorities/ Telangana State Industrial Infrastructure Corporation/ Telangana State Industrial Development Corporation/ Telangana State Tourism Development Corporation/ Telangana State Road Transport Corporation/ Telangana State Road Development Corporation/ Telangana State Industrial Infrastructure Development

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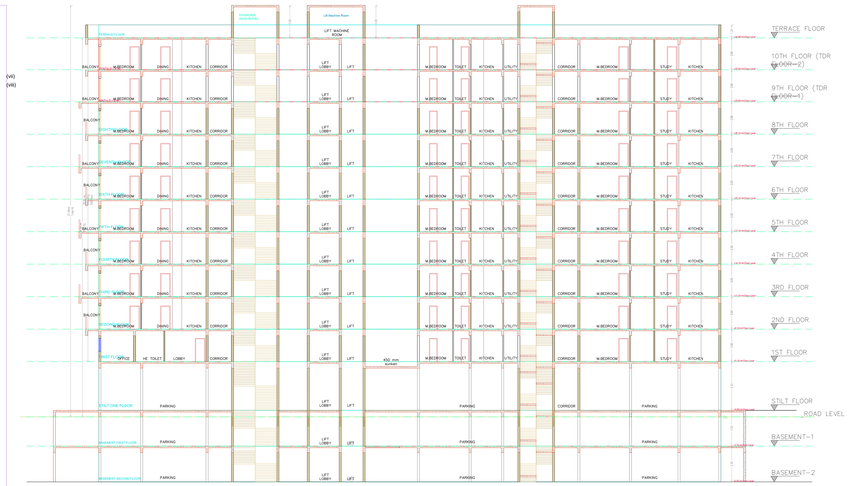
FILE DETAILS			
I.P NAME	KALYANKAMAREDDY G.V.K.A		
I.P. LICENCE NO.	CA/1999/20127	DATE	18-08-2024
FILE NO	TS/HSR/14024	SHEET NO.	2 / 3
SHEET NAME	Building Plan Details		

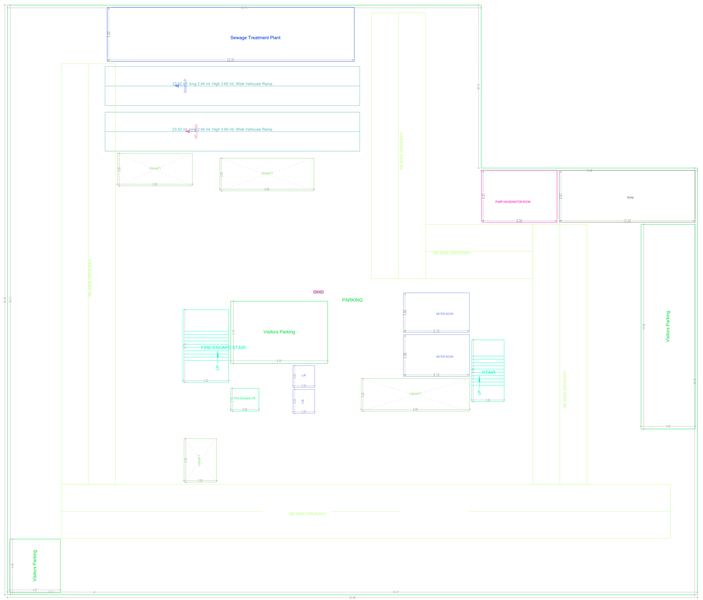
FRONT ELEVATION

Elevation1



SECTION

SECTION - AA



BASEMENT SECOND FLOOR PLAN
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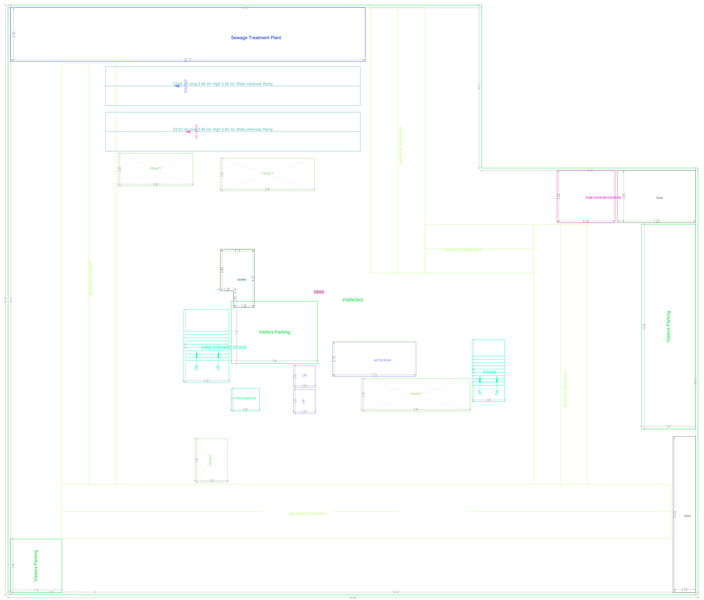
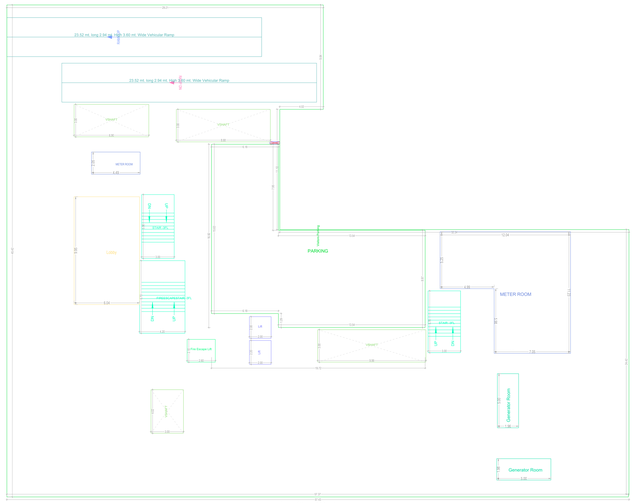


BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)



STILT ONE FLOOR PLAN
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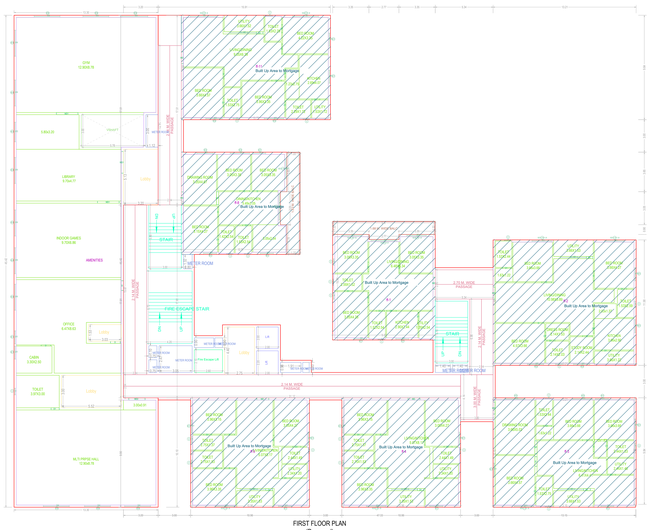
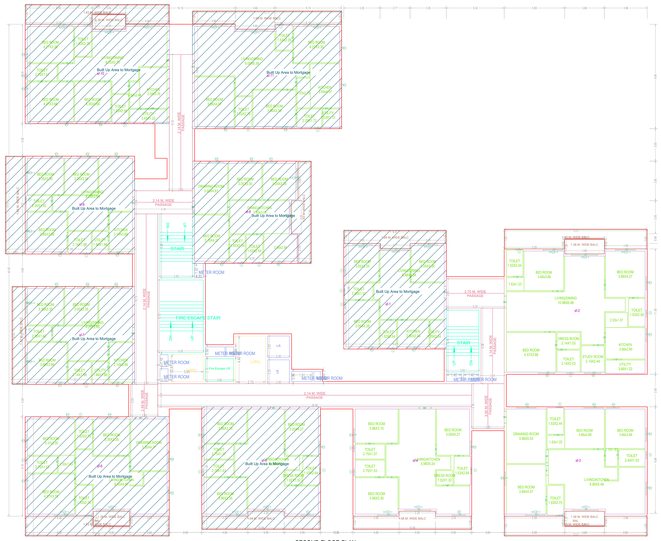


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

TYPICAL - 3, 5, 7& 9 FLOOR PLAN
(Proposed)
(SCALE 1:100)

BUILDING BLDG (RED &PTS)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID/ STAIR	VOID / NULL	DEDUCTIONS NULL / COMM.	Net BUA Residential	Net BUA Commercial	PARKING AREA	NO OF STILTS	NO OF PARKING
BASEMENT SECOND FLOOR	2185.43	85.76	110.38	0.00	0.00	00	2022.98	1	2022.98
BASEMENT FIRST FLOOR	2185.43	85.76	229.44	0.00	0.00	00	2293.00	1	2293.00
STILT ONE FLOOR	1799.19	85.76	156.00	0.00	0.00	00	1556.43	1	1556.43
GROUND FLOOR	1799.85	17.33	0.00	1747.75	1629.77	07	0.00	0	0.00
FIRST FLOOR	1773.63	0.00	0.00	1773.63	0.00	11	0.00	0	0.00
SECOND FLOOR	1782.96	0.00	0.00	1782.96	0.00	11	0.00	0	0.00
THIRD FLOOR	1773.63	0.00	0.00	1773.63	0.00	11	0.00	0	0.00
FOURTH FLOOR	1782.96	0.00	0.00	1782.96	0.00	11	0.00	0	0.00
FIFTH FLOOR	1773.63	0.00	0.00	1773.63	0.00	11	0.00	0	0.00
SIXTH FLOOR	1782.96	0.00	0.00	1782.96	0.00	11	0.00	0	0.00
SEVENTH FLOOR	1773.63	0.00	0.00	1773.63	0.00	11	0.00	0	0.00
EIGHTH FLOOR	1782.96	0.00	0.00	1782.96	0.00	11	0.00	0	0.00
NINTH FLOOR	1773.63	0.00	0.00	1773.63	0.00	11	0.00	0	0.00
TENTH FLOOR	1782.96	0.00	0.00	1782.96	0.00	11	0.00	0	0.00
TOTAL NO OF FLOOR	24.00	0.00	24.00	0.00	0.00	00	0.00	0	0.00
TOTAL	23790.00	293.21	440.27	17999.14	1629.77	169	7302.38		7302.38
TOTAL NO OF TENEMENTS	0								
TOTAL	23790.00	293.21	440.27	17999.14	1629.77	169	7302.38		7302.38

Balcony Calculations Table

FLOOR NAME	DIS	TOTAL AREA
TYPICAL - 3, 5, 7& 9 FLOOR PLAN	1.00 X 0.23 X 2.0 X 4	19.48
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 2.00 X 2.0 X 4	
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 0.23 X 2.0 X 4	
	1.00 X 0.23 X 2.0 X 4	
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 2.00 X 2.0 X 4	
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 0.23 X 2.0 X 4	
SECOND FLOOR PLAN	1.00 X 0.23 X 2.0	28.17
	1.00 X 2.00 X 2.0	
	1.00 X 1.20 X 2.0	
	1.00 X 1.20 X 2.0	
	1.00 X 2.00 X 2.0	
	1.00 X 0.94 X 2.0	
	1.00 X 0.23 X 2.0	
	1.00 X 0.23 X 2.0	
	1.00 X 0.23 X 2.0	
	1.00 X 1.20 X 2.0	
FIRST FLOOR PLAN	1.00 X 0.94 X 2.0	26.31
	1.00 X 1.20 X 2.0	
TYPICAL - 4, 6, 8& 10 FLOOR PLAN	1.00 X 0.23 X 2.0 X 4	22.48
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 2.00 X 2.0 X 4	
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 0.23 X 2.0 X 4	
	1.00 X 0.23 X 2.0 X 4	
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 2.00 X 2.0 X 4	
	1.00 X 1.20 X 2.0 X 4	
	1.00 X 0.23 X 2.0 X 4	
Total		501.91

ADDITIONAL FLOOR TABLE

Floor Name	Proposed Floor Area
TENTH FLOOR	1772.63
NINTH FLOOR	1782.96

GENERAL CONDITIONS:

1. Construction/work should be undertaken by the registered/certified contractor/owner of the building but NO OFFICE OR ANY PART OF THE BUILDING SHALL BE OCCUPIED/ALLOWED TO BE OCCUPIED BEFORE OBTAINING THE OCCUPANCY CERTIFICATE.
2. Occupancy Certificate is compulsory before occupying any building.
3. Provision of lift(s) as per the NBC shall be made in the building(s) and provided only on production of occupancy certificate.
4. Adequate drinking water facilities shall be made available for the workmen on the construction site.
5. The Plantation shall be done along the periphery and also in front of the premises.
6. Rain Water Harvesting Structure shall be constructed and maintained in working condition throughout the year.
7. Solar Water Heating Structure shall be installed and maintained in working condition.
8. Fire safety measures should be taken care of as per the NBC norms in consultation with the concerned Fire Officer.
9. Drinking Water and Sanitary facilities shall be provided.
10. Proper barricading should be made to avoid accidents to the public and workers by putting up of vertical safety partition walls of adequate height to prevent dust from the surrounding and other adjacent areas. Vertical safety nets should be used in conjunction with the barricades.
11. Proper safety measures should be taken care of while using the electrical equipment and machinery at the site.
12. The sanction is accorded on undertaking of Self-Attested portion of the site is OFFRED free of cost and not claiming any compensation in future towards the road widening portion.
13. Water Connection is available on the site for construction & drinking purpose.
14. Water Connection for construction purpose should be obtained from Metro Water Board.
15. Drinking Water Board permission is liable to be suspended.
16. Provision of Sewerage Treatment Plant (STP) is made as per the requirement of Metro Water Board.
17. The Developer / Owner / Society or association should ensure that adequate Fire Safety Measures are in place.
18. The Developer / Owner / Society or association should ensure that adequate provisions are made for the Solid Waste Management and it shall be kept clean and free from any nuisance.
19. The sanction is accorded on undertaking of Self-Attested portion of the site is OFFRED free of cost and not claiming any compensation in future towards the road widening portion.
20. Water Connection is available on the site for construction & drinking purpose.
21. Water Connection for construction purpose should be obtained from Metro Water Board.
22. Drinking Water Board permission is liable to be suspended.
23. Provision of Sewerage Treatment Plant (STP) is made as per the requirement of Metro Water Board.
24. The Developer / Owner / Society or association should ensure that adequate Fire Safety Measures are in place.
25. The Developer / Owner / Society or association should ensure that adequate provisions are made for the Solid Waste Management and it shall be kept clean and free from any nuisance.
26. The Financial Agencies and bankers shall extend their facilities only to the permitted built up area as per sanctioned plans.
27. The Income tax Deductions, Plumbing, Fire Safety measurements, lifts, electrical installations, shall be executed under the supervision of Competent Authorities.
28. Architect / Structural Engineer / Consultant, the consent of the previous Architect / Structural Engineer is required and to be informed to the Authority.
29. Construction work is covered under the provisions of sec 14 and sub clause (iii) thereof of occupancy certificate (enforced under G.O.Ms.No.168).
30. As per the undertaking accepted in terms of G.O.Ms.No.168 dt.13.07.2011 (enforced vide G.O.Ms.No.86 dt.14.03.2012) the applicant has to construct the Rain Water Harvesting Structure and Solar Water Heating Structure and the same shall be inspected by the Authority before the occupancy certificate is issued.
31. Provision of lift(s) as per the NBC shall be made in the building(s) and provided only on production of occupancy certificate. Independent electrical connections and permissions from The Chief Electrical Inspector, Electrical Engineer and The Fire Service Department shall be obtained for the lifts, Electrical Installations and Fire Safety measures before occupying the building. Lift(s) should be installed by the lift manufacturers who are in possession of valid certificate issued by the Chief Electrical Inspector to undertake such work. Lift(s) should be operated only by the trained operators who are in possession of valid certificate issued by the Chief Electrical Inspector. Lift(s) should be maintained by the lift manufacturers who are in possession of valid certificate issued by the Chief Electrical Inspector. Lift(s) should be inspected by the Chief Electrical Inspector periodically as per the norms. Lift(s) should be provided with the safety measures as per the norms. Lift(s) should be provided with the safety measures as per the norms.
32. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner / Builder / Developer. Architect / Structural Engineer / Consultant shall be responsible for the safety and stability of the building. Structural Safety and Fire Safety Requirements are not to be the Authority's concern. Structural Safety and Fire Safety are not within the purview of the Authority. The Owner / Builder / Developer shall be solely and exclusively responsible for any consequences / shortcomings arising out of the Structural Safety and Fire Safety aspects. Structural Safety and Fire Safety are within the purview of the Structural Engineer and Fire Services Department respectively. The Structural Engineer shall be responsible for the structural safety of the building and the Fire Services Department shall be responsible for the safety from fire hazards. The Owner / Builder / Developer shall be responsible for the safety and stability of the building as a whole. Structural Engineer and Fire Services Department shall be responsible for the structural safety and safety from fire hazards of the building respectively. The Owner / Builder / Developer shall be responsible for the safety and stability of the building as a whole.
33. The Owner / Builder / Developer shall be responsible for the safety and stability of the building as a whole. The Structural Engineer shall be responsible for the structural safety of the building. The Fire Services Department shall be responsible for the safety from fire hazards. The Structural Engineer shall be responsible for the structural safety of the building. The Fire Services Department shall be responsible for the safety from fire hazards.
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SCHEDULE OF JOINERY

BUILDING NAME	NAME	L in CM	NOS
BLDG (RED &PTS)	D	100 X 210	36
BLDG (RED &PTS)	D1	90 X 210	24
BLDG (RED &PTS)	D2	75 X 210	36
BLDG (RED &PTS)	D3	75 X 210	36
BLDG (RED &PTS)	D4	75 X 210	108
BLDG (RED &PTS)	D5	75 X 210	36
BLDG (RED &PTS)	D6	75 X 210	36
BLDG (RED &PTS)	D7	75 X 210	36

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L in CM	NOS
BLDG (RED &PTS)	W	180 X 120	288
BLDG (RED &PTS)	W1	90 X 120	216
BLDG (RED &PTS)	W2	120 X 120	36
BLDG (RED &PTS)	W3	60 X 120	36
BLDG (RED &PTS)	W4	60 X 120	36
BLDG (RED &PTS)	W5	60 X 120	36
BLDG (RED &PTS)	W6	60 X 120	36
BLDG (RED &PTS)	W7	60 X 120	36
BLDG (RED &PTS)	W8	60 X 120	108

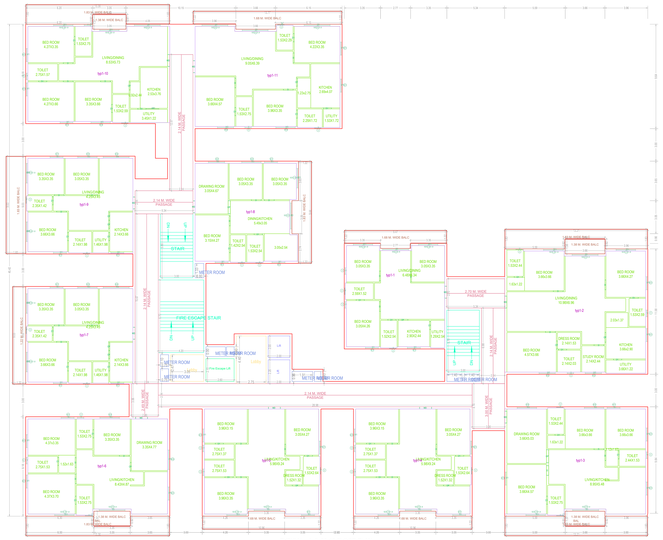
OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO :	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

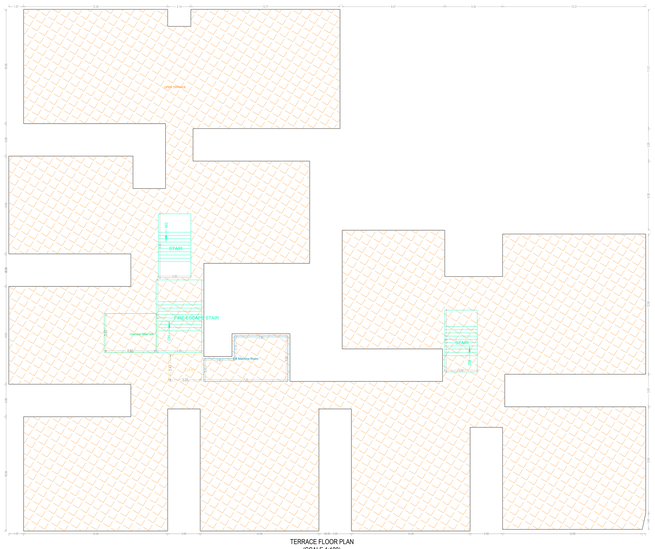
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :PLAN SHOWING THE PROPOSED HIGH-RISE RESIDENTIALAPARTMENTS (2 BASEMENTS + STILT + 10 FLOORS) IN SURVEY NOS. 584 OFUPPAL KHALSA VILLAGE, UPPAL MANDAL & MUNICIPALITY, MEDCHAL-MALKAJGIRIDISTRICT, TELANGANA STATE.BELONGING TO:1)SMT .L. RUPA RANI, W/O SRI.L. PANDU RANGA REDDY2)SMT.N.ARTHIKA, W/O SRI.N.PRADEEP REDDY3)SRI. N.PRADEEP REDDY, S/o PAPI REDDY, 4)SRI. PANDU RANGA REDDY, S/o late BHOOM REDDYDAGPA HOLDER M/s. ARK INFRA DEVELOPERS PVT LTD, REPRESENTED BY IT'SMANAGING DIRECTOR, Sri. G.RAM REDDY, S/o BUCHI REDDY

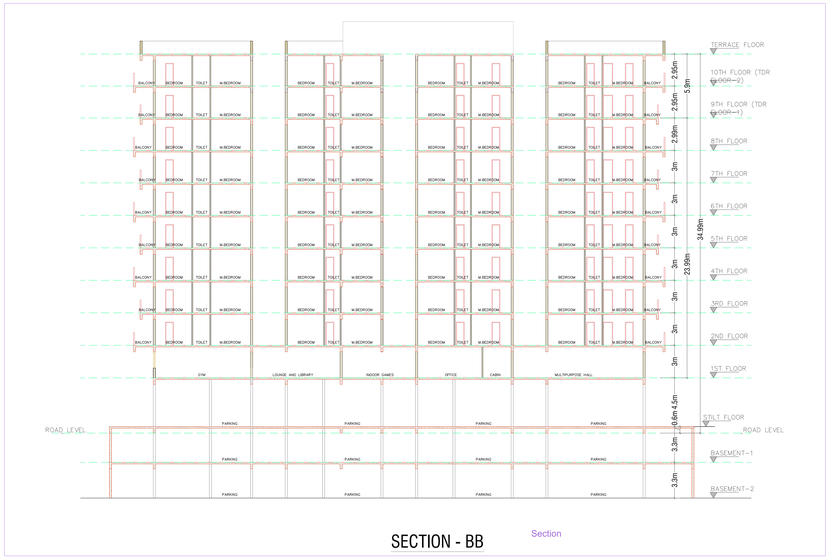
FILE DETAILS			
LTP NAME	KALYANAKAMREDDY-ELLAYA		
LTP LICENCE NO	CA/399/2017	DATE	18-08-2024
FILE NO	TS/039/21/2024	SHEET NO.	2 / 3
SHEET NAME	Building Plan Details		



TYPICAL - 4, 6, 8& 10 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION - BB

Section

GENERAL CONDITIONS

1) Construction/Activities shall not be undertaken by the applicant before commencement of the building but NOCAPPLIED for Building Permit/Layout Approval/Development permission/Environmental Clearance shall be treated as violation.
2) Occupancy Certificate to entrepreneur/ developer/ applicant/ building owner/ society/ association/ apartment association shall be issued only after the building is constructed as per approved plan/ permission/ EC/ CTO/ NOC/ NOC/ Fire NOC/ Airport NOC/ Mining NOC/ Forest NOC/ Water NOC/ Sewage NOC/ Pollution NOC/ Consent to Operate/ Consent to Establish/ Fire Safety/ Environmental Clearance/ Building Permit/ Layout Approval/ Development permission/ Occupancy Certificate/ Building Completion Certificate/ Building Occupancy Certificate/ Building Completion Certificate/ Building Occupancy Certificate/ Building Completion Certificate/ Building