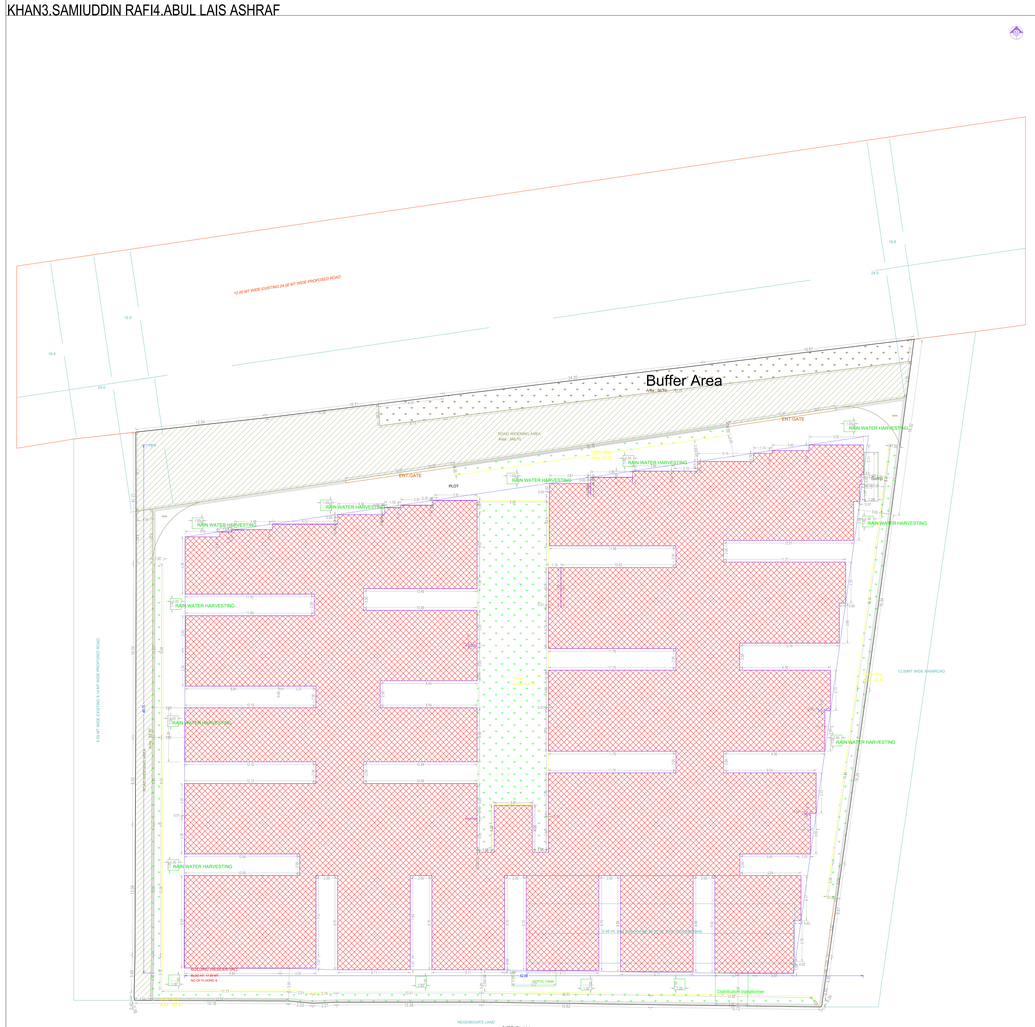
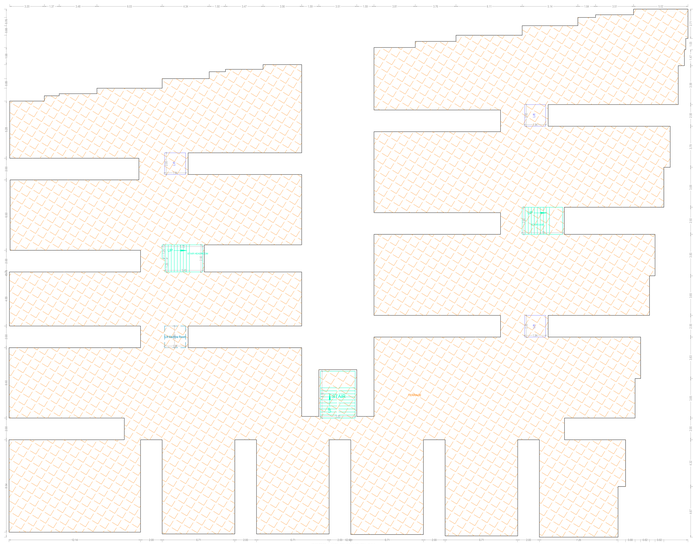
PROJECT TITLE :PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDINGCONSISTING OF CELLAR+ GROUND + FIVE UPPERFLOORS ON PLOT NO. , IN SY.NO.109/A1(OLD SY. NO.109) , SITUATEDAT MAMIDIPALLY VILLAGE , MANDAL & DIST.BELONGING TO :M/S.JALSA HOMES, REPRESENTED. BY IT PARTNERS :1.MOHAMMED HUSSAIN ALI KASIMI2.ASHFAQ AHMED KHAN3.SAMIUDDIN RAFI4.ABUL LAIS ASHRAF



SITE PLAN
(Scale - 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

TITLE DETAILS	
PROJECT NAME :	Nalini Hub
LP LICENCE NO:	DATE : 07-10-2024
FILE NO :	TS/R/BN/2024
SHEET NAME :	Layout Plan Details , Building Plan Details
SHEET NO. :	1

PROJECT DETAIL	
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	NEW
SUB USE :	HMDA
A.P. :	TELANGANA
LOCATION :	WITHIN MC AREA OF DISTRICT:R.R.DISTRICT
SUB LOCATION :	NEW AREAS -APPROVED LAYOUT AREAS
STATE :	TELANGANA
Building USE :	Residential
Building SUB USE :	Residential
BUILDING TYPE :	
AREA DETAILS	
SITE AREA (Sq.Mtrs.) (Minimum) :	3636.00
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA(ROAD WIDENING AREA) :	417.27
TOTAL :	417.27
NET AREA OF PLOT :	3218.73
DEDUCTION FOR BALANCE PLOT AREA	
ROAD AFFECTED AREA :	417.27
TOTAL :	417.27
BALANCE AREA OF PLOT :	3218.73
PROPOSED AREA DETAILS	
PLOT COVERAGE (%) :	35.11
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING :	11628.44
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING :	14471.35

ZONE COLOR
EXISTING ROADS
PLOT BOUNDARY
BUILDING LINE
PROPOSED CONSTRUCTION
COMMON PLOT
PROPOSED ROAD 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 (RESIDENTIAL)	Residential	Residential Apartment Bldg	NA	CellarF+GroundF+ 5 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	BLDG NO	BUILT UP AREA (Sq.Mtrs)	STRUCTURAL AREA	NET BUILT UP AREA	DWELLING UNITS	FloorAll Rate After Deducting Parking Area	PARKING AREA	NET PARKING
			A(10%)	B(90)				
BUILDING (RESIDENTIAL)	1	14471.35	3.72	1338.48	10	86.28	2842.71	2842.71
GRAND TOTAL	1	14471.35	3.72	1338.48	10	86.28	2842.71	2842.71

Mortgage Area Details

Type of Mortgage	Building Name	Floor Name	Proposed Covered Area Name	Mortgage Area(Sq.mt.) Required	Proposed
Built Up Area in Mortgage	BUILDING (RESIDENTIAL)	FIFTH FLOOR PLAN	FIFTH(10) FIFTH FLOOR PLAN, FIFTH(1) FIFTH FLOOR PLAN, FIFTH(2) FIFTH FLOOR PLAN, FIFTH(3) FIFTH FLOOR PLAN, FIFTH(4) FIFTH FLOOR PLAN, FIFTH(5) FIFTH FLOOR PLAN, FIFTH(6) FIFTH FLOOR PLAN, FIFTH(7) FIFTH FLOOR PLAN, FIFTH(8) FIFTH FLOOR PLAN, FIFTH(9) FIFTH FLOOR PLAN	1160.87 (10%)	1220.11

Buffer Zone Details

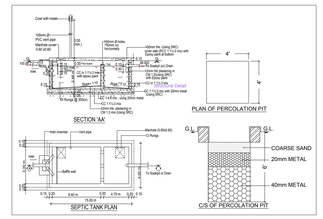
Sl No.	Type of Buffer Zone	Buffer Area (Sq.Mt)
1	Buffer Area	36.72
	Total :	36.72

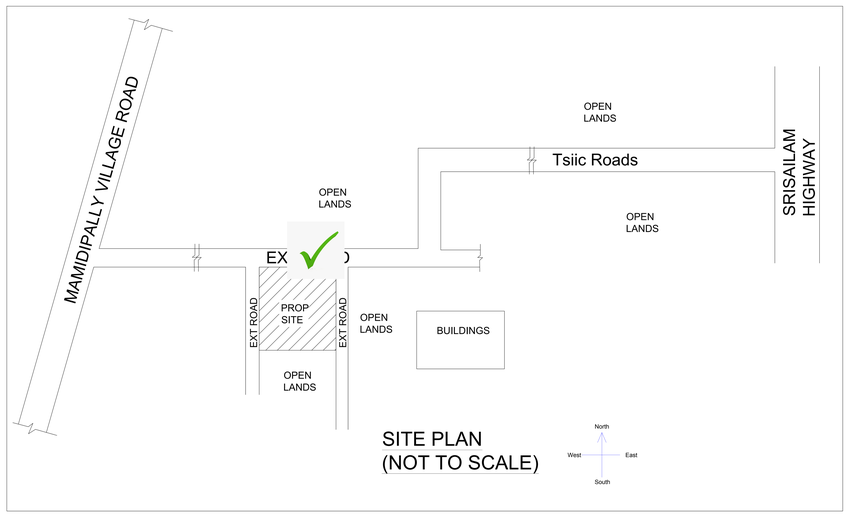
REQUIRED PARKING

Building Name	Type	Subuse	Proposed Net Area(Sq.mt.)	Parking Dimension	Visitor Parking Dimension	Total Parking Area(Sq.Mts)
BUILDING (RESIDENTIAL)	Residential	Residential Apartment Bldg	11628.87	2360.71 (81 %)	236.07 (10 %)	2842.35

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	2360.71	2842.71
Visitor's Car Parking	236.07	263.85
Total	2596.78	3106.56
Grand Total	2842.35	3370.41
No of Cars Proposed	112	





Location Plan

GENERAL CONDITIONS:

1. In case any system or type of construction which has not been specified shall be used, the owner/developer shall obtain the prior approval of the Commissioner, GHMC for the same. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
2. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
3. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
4. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
5. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
6. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
7. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
8. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
9. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
10. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
11. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
12. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
13. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
14. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
15. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
16. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
17. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
18. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
19. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.
20. The owner/developer shall be responsible for any structural stability hazards resulting from the use of such materials or systems.

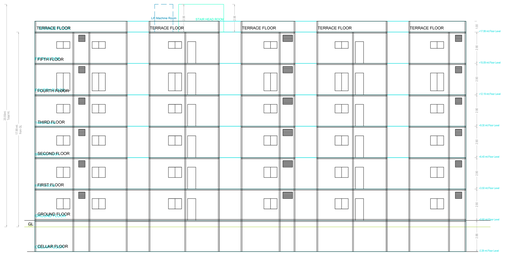
CONDITIONS:

1. The Building Permit APPROVAL IS HERE BY GRANTED FOR ____(HMDA/Commissioner Building ____ in Sheet/ in Block ____ No. ____ Residential ____ Shop/ ____ Office ____ Industrial ____ Warehouse ____ Hotel ____ Cinema ____ Hospital ____ Nursing Home ____ School ____ College ____ Hostel ____ Others ____ Sq.mts. ____ Floors ____ Units ____ Parking ____ Cars ____ Parking Area ____ Sq.mts. ____ Plot Area ____ Sq.mts. ____ Road Width ____ Mts. ____ Road Type ____ Zone ____ Ward ____ Colony ____ Village ____ Mandal ____ Dist. ____ Sy.No. ____ Plot No. ____ Block No. ____ Ward No.

PROJECT TITLE :PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDINGCONSISTING OF CELLAR+ GROUND + FIVE UPPERFLOORS ON PLOT NO. , IN SY.NO.109/A1(OLD SY. NO.109) , SITUATEDAT MAMIDIPALLY VILLAGE , MANDAL & DIST.BELONGING TO :M/S.JALSA HOMES, REPRESENTED. BY IT PARTNERS :1.MOHAMMED HUSSAIN ALI KASIMI2.ASHFAQ AHMED KHAN3.SAMIUDDIN RAFI4.ABUL LAIS ASHRAF

TITLE DETAILS	
PLOT NUMBER :	NaN-hrgt
DP LICENCE NO :	DATE : 07-10-2024
FILE NO :	TS/05/BN/2024 SHEET NO : 2 / 3
SHEET NAME :	Building Plan Details

ELEVATION



SECTION A-A'

CELLAR FLOOR PLAN
(SCALE 1:100)

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

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

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

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

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

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
GROUND FLOOR PLAN	1.5*1.5 (8 Nos.)	18.00
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
FIRST FLOOR PLAN	1.5*1.5 (8 Nos.)	18.00
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
FIFTH FLOOR PLAN	1.5*1.5 (8 Nos.)	18.00
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
TYPICAL - 2& 3 FLOOR PLAN	1.5*1.5 (8 Nos.)	36.00
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
FOURTH FLOOR PLAN	1.5*1.5 (8 Nos.)	18.00
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	
	1.5*1.5 (8 Nos.)	

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING (RESIDENTIAL)	D2	0.9 X 2.1	21
BUILDING (RESIDENTIAL)	D3	0.8 X 2.1	47
BUILDING (RESIDENTIAL)	D4	0.75 X 2.1	15
BUILDING (RESIDENTIAL)	D5	0.7 X 2.1	35
BUILDING (RESIDENTIAL)	D6	0.6 X 2.1	58
BUILDING (RESIDENTIAL)	D7	0.6 X 1.8	58
BUILDING (RESIDENTIAL)	D8	0.7 X 2.1	290
BUILDING (RESIDENTIAL)	D9	0.9 X 2.1	58
BUILDING (RESIDENTIAL)	D10	1.2 X 2.1	58
BUILDING (RESIDENTIAL)	D11	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D12	1.8 X 2.1	32
BUILDING (RESIDENTIAL)	D13	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D14	1.8 X 2.1	32
BUILDING (RESIDENTIAL)	D15	1.2 X 2.1	32
BUILDING (RESIDENTIAL)	D16	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D17	1.8 X 2.1	32
BUILDING (RESIDENTIAL)	D18	1.2 X 2.1	32
BUILDING (RESIDENTIAL)	D19	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D20	1.8 X 2.1	32
BUILDING (RESIDENTIAL)	D21	1.2 X 2.1	32
BUILDING (RESIDENTIAL)	D22	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D23	1.8 X 2.1	32
BUILDING (RESIDENTIAL)	D24	1.2 X 2.1	32
BUILDING (RESIDENTIAL)	D25	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D26	1.8 X 2.1	32
BUILDING (RESIDENTIAL)	D27	1.2 X 2.1	32
BUILDING (RESIDENTIAL)	D28	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D29	1.8 X 2.1	32
BUILDING (RESIDENTIAL)	D30	1.2 X 2.1	32
BUILDING (RESIDENTIAL)	D31	1.5 X 2.1	32
BUILDING (RESIDENTIAL)	D32	1.8 X 2.1	32

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BUILDING (RESIDENTIAL)	V	0.9 X 1.05	58
BUILDING (RESIDENTIAL)	V	0.85 X 1.05	116
BUILDING (RESIDENTIAL)	V	0.75 X 1.05	58
BUILDING (RESIDENTIAL)	W	0.75 X 1.05	58
BUILDING (RESIDENTIAL)	W	0.75 X 1.05	58
BUILDING (RESIDENTIAL)	W	0.9 X 1.05	58
BUILDING (RESIDENTIAL)	W	0.9 X 1.05	58
BUILDING (RESIDENTIAL)	W	0.9 X 1.05	58
BUILDING (RESIDENTIAL)	W	0.9 X 1.05	58
BUILDING (RESIDENTIAL)	W	0.9 X 1.05	58
BUILDING (RESIDENTIAL)	W	1.8 X 1.05	116
BUILDING (RESIDENTIAL)	W	1.8 X 1.05	116
BUILDING (RESIDENTIAL)	W	1.8 X 1.05	116
BUILDING (RESIDENTIAL)	W	1.2 X 1.05	58
BUILDING (RESIDENTIAL)	W	1.2 X 1.05	58
BUILDING (RESIDENTIAL)	W	1.2 X 1.05	58
BUILDING (RESIDENTIAL)	W	1.8 X 1.05	58
BUILDING (RESIDENTIAL)	W	1.8 X 1.05	58
Total :			1872 Nos

BUILDING (BUILDING (RESIDENTIAL))

BUILDING NAME	SALEABLE AREA	UNITS	UNDER RESERVED POCKET	UNDER TOTAL SALE	UNDER SALE	Unsold Sale (Area Wise Ratio)	PARKING AREA	NO OF STACK	NET PARKING
BUILDING (BUILDING (RESIDENTIAL))	2852.44	5/3	0.00	0.00	35	0.00	2842.71	1	2842.71
TOTAL :	1632.00	0.00	1632.00	18	18.00	0.00	0	0.00	0.00
BUILDING (BUILDING (RESIDENTIAL))	2017.00	0.00	2017.00	21	60.00	0.00	0	0.00	0.00
BUILDING (BUILDING (RESIDENTIAL))	2017.00	0.00	2017.00	21	60.00	0.00	0	0.00	0.00
BUILDING (BUILDING (RESIDENTIAL))	2017.00	0.00	2017.00	21	60.00	0.00	0	0.00	0.00
BUILDING (BUILDING (RESIDENTIAL))	2017.00	0.00	2017.00	21	60.00	0.00	0	0.00	0.00
TOTAL :	1625.73	0.00	1625.73	21	60.00	0.00	0	0.00	0.00
BUILDING (BUILDING (RESIDENTIAL))	0.00	0.00	0.00	00	0.00	0.00	0	0.00	0.00
TOTAL :	1640.28	5/3	1308.00	03	30.00	332.28	2842.71		2842.71
BUILDING (BUILDING (RESIDENTIAL))	0.00	0.00	0.00	00	0.00	0.00	2842.71	1	2842.71
TOTAL :	0.00	0.00	0.00	00	0.00	0.00	2842.71		2842.71

GENERAL CONDITIONS

1. A sanitary system or use of existing sanitary system should be operational when of usage and installed to distribute water in accordance with the requirements of the Plumbing Code and shall be connected to approved water supply system or a private water supply. The potable water system shall be connected to the main water supply and distribute water for drinking, bathing, and other domestic purposes in accordance with the requirements of the Plumbing Code. Plumbing fixtures and piping conveying potable water shall be free of harmful substances.
2. Electrical Installations shall be in accordance with the latest edition of the National Electrical Code and the Electrical Authority (GHC) Technical Requirements for Connection of Distributed Generation Facilities. GHC Measures & Meter Installation Standards. Electrical Installations shall be inspected and approved by a qualified electrical inspector or other authorized inspector.
3. Every building shall be provided with at least one approved means of egress meeting building code requirements. Egress doors, the parking arrangement shall be made in a way that the positive area that is used for driving, parking and maneuvering of cars, is not used for any other purpose that would obstruct the flow of traffic.
4. Fire safety provisions shall be in accordance with the building code and fire code.
5. Fire Department Access and Water Supply shall be in accordance with the Fire Code. Fire Department Access to Buildings. Fire Department Access Roadways (FDR) and Building Will Include the Uniform Fire Code Requirements for Fire Department Access and Water Supply.
6. Construction or alteration is limited to daylight hours between 7 a.m. and 7 p.m. unless permission is granted by the Director of Public Works to work during evening hours.
7. Noise from construction activities shall not exceed the maximum sound levels specified in the noise control ordinance of Greater Accra Metropolitan & Tema Metropolitan Assemblies.

CONDITION

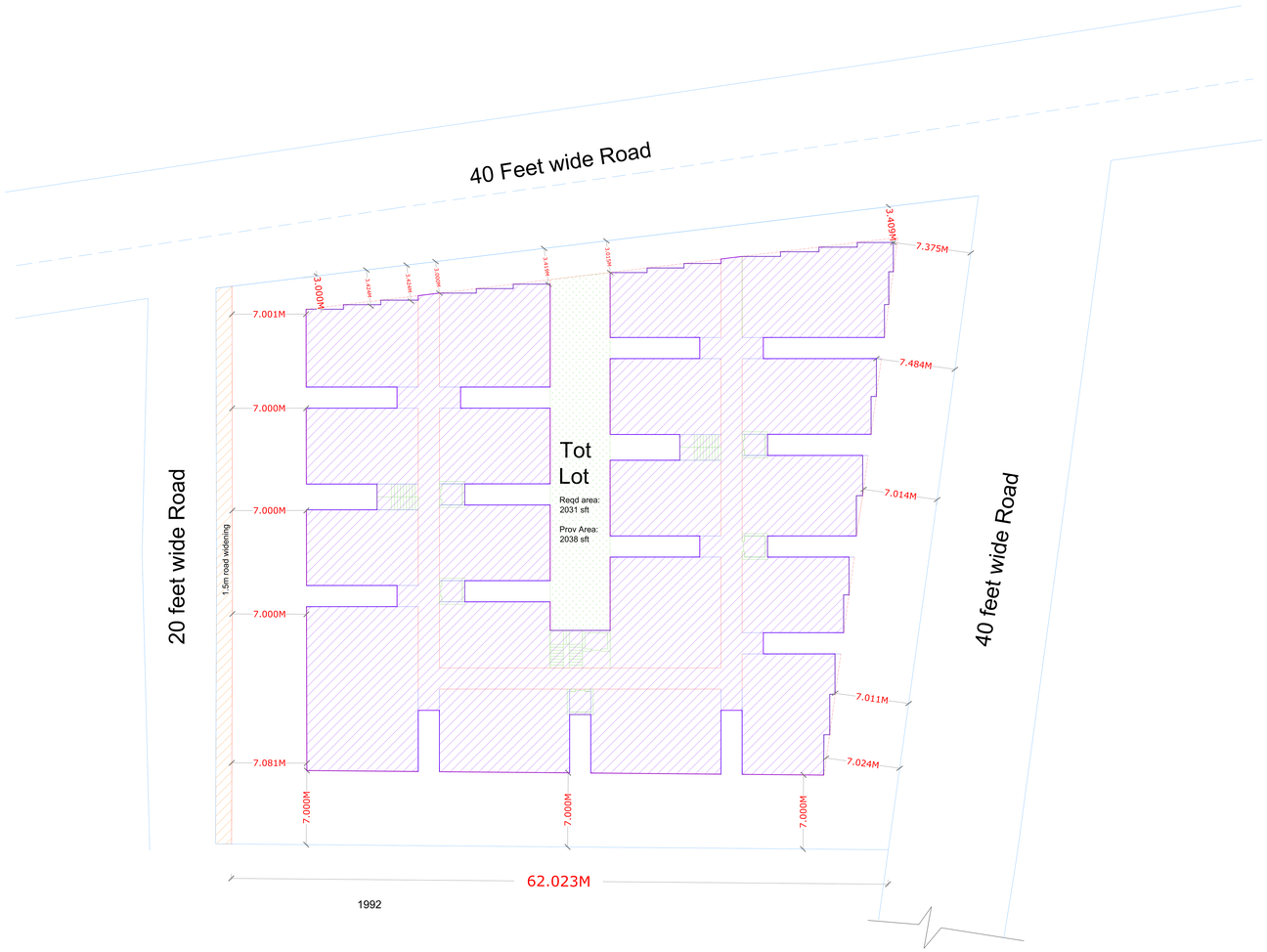
1. Occupancy certificate to be obtained from the concerned authority before occupying the building.
2. Provision for drinking water, bathing facilities, drainage and sanitary arrangements to be made as per municipal norms and to the satisfaction of the concerned authority.
3. Proper access and egress to the premises to be provided and should not be used for any other purpose as per the approved plan in any manner whatsoever.
4. The Owner/Developer should provide one square meter area of compulsory tree plantation for every 100 square meters of plot area.
5. Due to the approval of this plan the conditions laid down in the G.O.Ms.No. 168 Mk.(I) 31.08.2012 and to be treated as violation of the same.
6. Plan permission does not bar any public agency including HMDA and Municipal Body to exercise their rights for public purposes in the future.
7. The Notified Structural Engineer shall be responsible and accountable for the safety, structural stability requirements of the building as per the approved structural plans and as per the A.P. Building Rules.
8. Automatic sprinkler system is to be provided if the basement area exceeds 200 sq. mts (Residential and Institutional buildings) and 100 sq. mts (other than Residential and Institutional buildings).
9. Ventilation ducts shall be provided with a fire resistant construction as per Rule 75 (c) of A.P Apartments (Promotion of construction and ownership) Rules, 1987.
10. Fire Safety measures to ensure safety against fire hazards shall be provided in accordance with the provisions of the National Building Code of India and the Telangana State Fire Prevention and Fire Protection Act, 2013.
11. The NOC issued by Fire Department is only for the purpose of fire safety measures and not for the purpose of ownership or any other purpose.
12. Fire safety measures to be taken care of with regard to the lift and fire escape staircase, fire alarm system, power back up, etc. as per the A.P. Fire Services Act and the rules and regulations made thereunder.
13. The applicant developer is the whole responsible if any loss of life or any damage occurs while constructing the building or after construction of the building. The Municipal Authority is not responsible for any loss of life or any damage to the property as per the Law in force. Regards.
14. Provision for Rain Water Harvesting Structure as per the norms shall be made and the permission is obtained by these departments or municipalities or organizations of any nature before or use.

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.

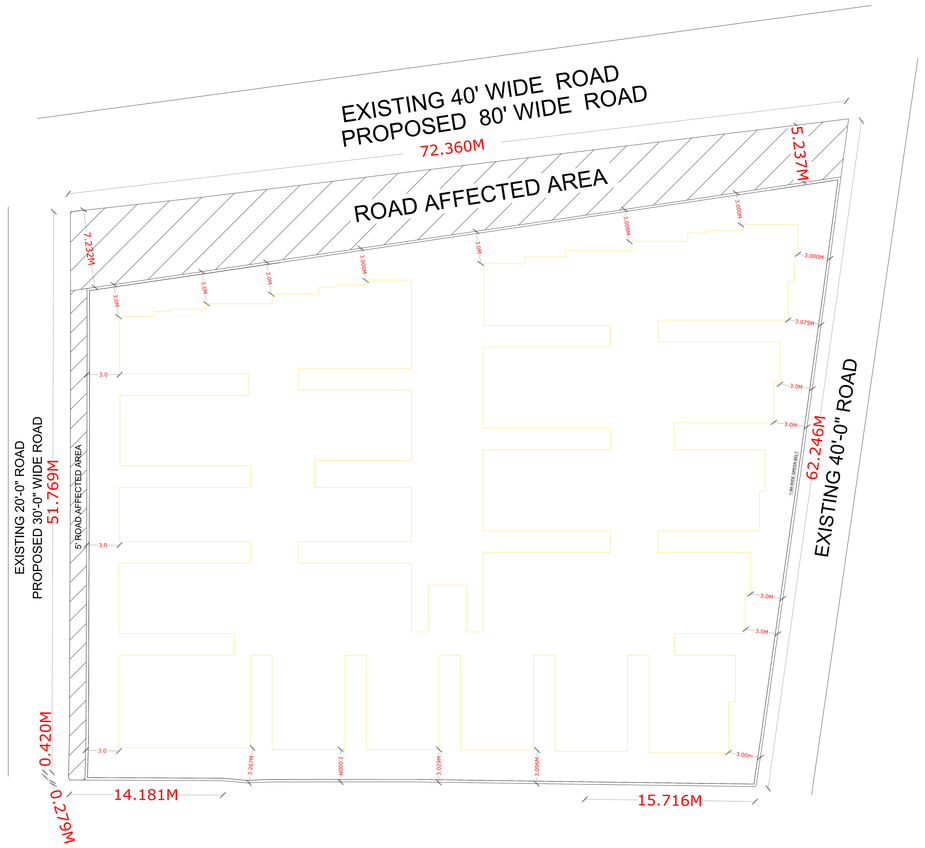
PROJECT TITLE :PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDINGCONSISTING OF CELLAR+ GROUND + FIVE UPPERFLOORS ON PLOT NO. , IN SY.NO.109/A1(OLD SY. NO.109) , SITUATEDAT MAMIDIPALLY VILLAGE , MANDAL & DIST.BELONGING TO :M/S.JALSA HOMES, REPRESENTED. BY IT PARTNERS :1.MOHAMMED HUSSAIN ALI KASIMI2.ASHFAQ AHMED KHAN3.SAMIUDDIN RAFI4.ABUL LAIS ASHRAF

TITLE DETAILS			
TITLE NAME :	Main Hall		
LP/LICENCE NO :		DATE	07-10-2024
FILE NO :	TS/05/BN/2024	SHEET NO :	1 / 3
SHEET NAME :	Building Plan Details		



Before Widening :

1992sqmts x6 =11,952 sqmts



after road Widening :

1990 sqmts x 6 floors = 11,940 sqmts

BEFORE AND AFTER ROADWIDENING PLANS

GENERAL CONDITIONS

1. Sanctioned plans are valid only if the necessary permit from competent authority is obtained for change of occupancy/ change of use of existing / from all or partes/ parts/ portions in existing/ under/ while/ after/ after/ and/ during/ before/ and/ or/ partes/ or/ parts/ portions/ of/ the/ building/ or/ land/ or/ premises/ or/ plot/ or/ land/ or/ premises/ or/ plot/ or/ land/ or/ premises/ or/ plot