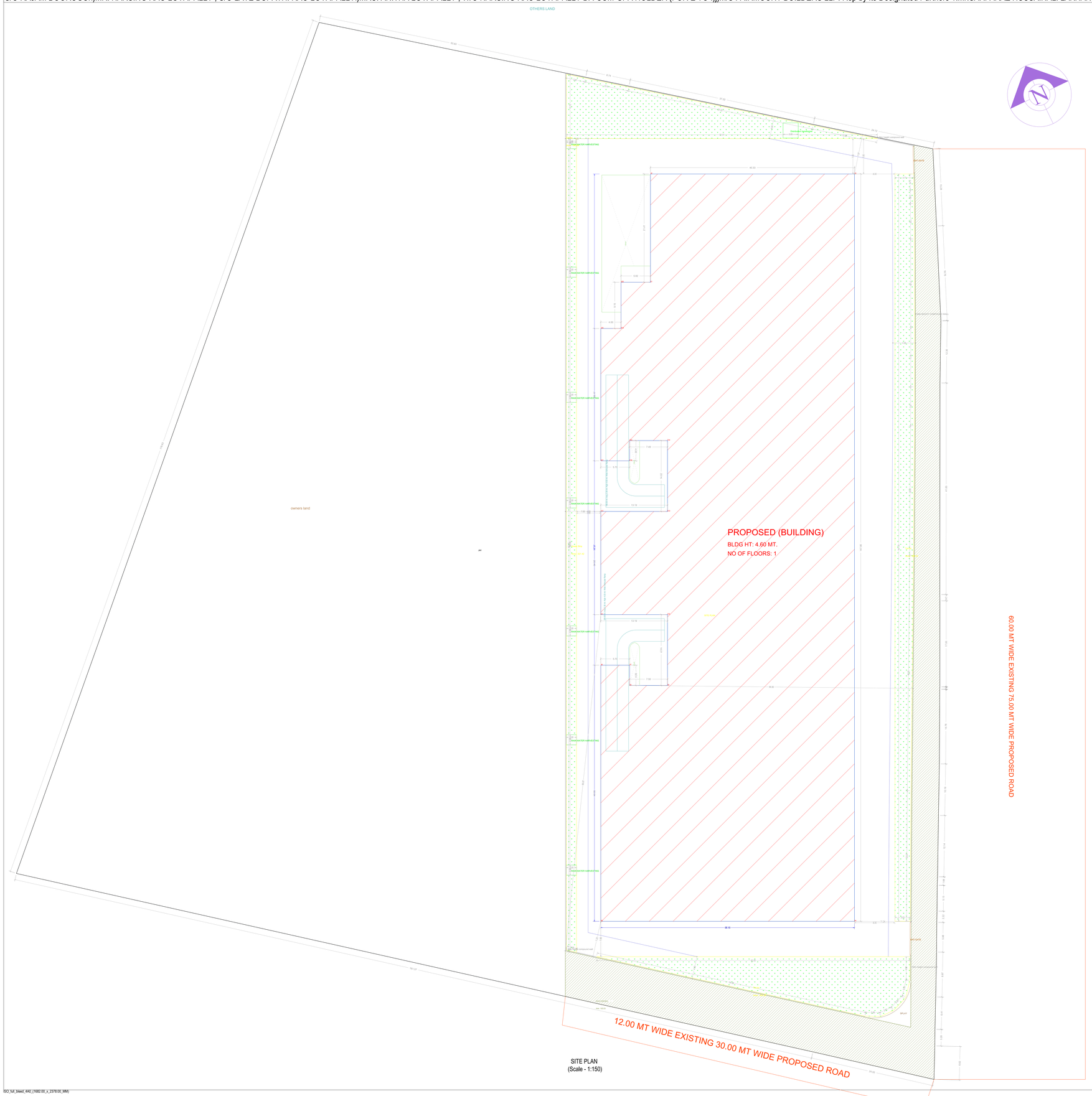
Project Title :PLAN SHOWING PROPOSED COMMERCIAL BUILDING CONSISTING OF (4BASEMENTS + GROUND FLOOR IN PREMISES BEARINGSURVEY NO:93 PART, SITUATED AT PET-BASHEERABAD VILLAGE, QUTHBULLAPURMANDAL, UNDER GHMC, MEDCHAL-MALKAJGIRI DISTRICT, BELONGS TO :a)M/S SRI DURGA INFRA & DEVELOPERS Rep by its Managing Partner1)Mr Y.HEMA CHANDRAb)M/s FAIRMOUNT PROPERTIES Rep by its Partners1)Mr.SARFARAZ HUSSAINALI LAKHANI2)Mr.SHAH AZIM HAMEEDc)SMT. DIVYA JAI KUMAR AHUJA , W/O: JAI KUMAR M.AHUJAd)SMT. AHUJA KIRTI SUNIL , W/O: SUNIL M.AHUJA ANDe)SMT.YACHAMANENI SWAPNA , W/O: Y CHANDRA MOHAN RAOf)MRS. PRATHIMA RAO BALMOORI , D/O: BHEEM RAO THAKKALLAPALLYg)MR. BOORUGU SATYANARAYANA GOUD , S/O RAJAM BOORUGUh)MR. NARSING RAO LOYAPALLY , S/O LATE BUPATHI RAO LOYAPALLYi)MRS. ANITHA LOYAPALLY , W/O NARSING RAO LOYAPALLY DA-CUM-GPA HOLDER (FOR E TO I)j)M/S FAIRMOUNT BUILDERS LLP. Rep by its Designated Partners 1.Mr.SARFARAZ HUSSAINALI LAKHANI 2.Mr. SHAH AZIM HAMEED




| | |
|---|---|
| FILE DETAILS | |
| U.R NAME | BHARGAVI DUDIKHA |
| LP LICENCE NO | LA/CE/1605/17 |
| DATE | 04-10-2023 |
| FILE NO | TSRERA/93/23 |
| SHEET NO | 1 / 4 |
| FILE NAME | Layout Plan Details , Building Plan Details |
| PROJECT DETAIL | |
| PROJECT DETAIL | |
| Authority | Building Permission |
| TYPE OF DEVELOPMENT | NON - LAYOUT |
| AREA | LAND |
| N.A. | LAND |
| LOCATION | UNDER HYDERABAD MUNICIPAL CORPORATION |
| SITE LOCATION | PART OF APPROVED LAYOUT AREAS |
| Ward No | 15 UNDER |
| Building USE | Commercial |
| BUILDING TYPE | Shop |
| BUILDING TYPE | |
| Special Regulation Area | Special Regulation Area |
| PLOT AREA | |
| AREA OF PLOT (Minimum) | 2362.11 |
| DEDUCTION FOR NET PLOT AREA | |
| ROAD AFFECTED AREA IN GHMC DEVEPMENT PLAN | 1621.00 |
| LEFT OVER OWNERS LAND | 1629.00 |
| Total | 1621.00 |
| NET AREA OF PLOT | 1100% |
| DEDUCTION FOR BALANCE PLOT AREA | |
| ROAD AFFECTED AREA | 1621.00 |
| Total | 1621.00 |
| BALANCE AREA OF PLOT | 2629.11 |
| PROPOSED AREA DETAILS | |
| PROPOSED PLOT AREA | 2629.00 |
| TOTAL BUILT UP AREA | |
| PROPOSED BUILT UP AREA EXCLUDING PARKING | 4801.07 |
| TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING | 4801.07 |

Color Notes

| COLOR INDEX | |
|---|---|
| EXISTING | |
| AW PASSAGE | |
| PROPOSED CONSTRUCTION | |
| OWNERS PORTION | |
| ROAD WIDENING AREA | |
| SETBACK AREA | |
| EXISTING (To be demolished) | |

BUILDING USE - BUILDING SUBUSE DETAIL

| BUILDING NAME | BUILDING USE | BUILDING SUBUSE | BUILDING TYPE | FLOOR DETAILS |
|---|---|---|---|---|
| PROPOSED (BUILDING) | Commercial | Shop | NA | Ground + 4 basement floors |
| | | | | 2 Lower floors |

NET BUILT UP AREA AND DWELLING UNITS DETAILS

| BUILDING NAME | BLDG NO | TOTAL BUA | DEDUCTION FOR VOIDS | DEDUCTION FOR STAIRS | DEDUCTION FOR LIFTS | DEDUCTION FOR ACCES | NET BUA | PARKING AREA | NET PARKING |
|---|---|---|---|---|---|---|---|---|---|
| PROPOSED BUILDING | 1 | 4011.00 | 86.04 | 114.82 | 246.05 | 663.07 | 3301.15 | 1500.00 | 3876.15 |
| GRAND TOTAL | 1 | 4011.00 | 86.04 | 114.82 | 246.05 | 663.07 | 3301.15 | 1500.00 | 3876.15 |

Mortgage Area Details

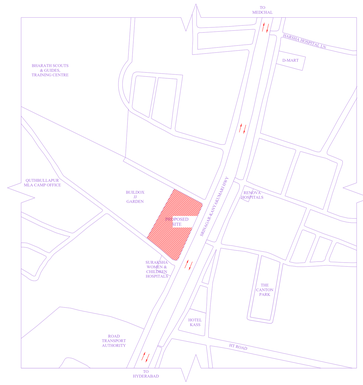
| Alot Plot Name | Type of Mortgage | Mortgage Area(Sq.mt) | |
|---|---|---|---|
| | | Ground | Total |
| all | Built Up Area to Mortgage | 786.18 (NA) | 786.18 |

REQUIRED PARKING

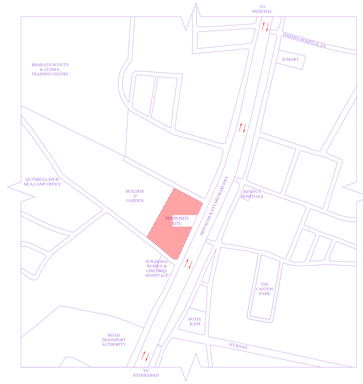
| Building Name | Type | Schedule | Proposed Area / Built-Up Area | Parking Percentage | Units Parking Percentage | Req. Parking Area(Sq.mts) |
|---|---|---|---|---|---|---|
| PROPOSED (BUILDING) | Commercial | Shop | 4801.07 | 27.00-32.00 % | 27.00-31.00 % | 1501.00 |

Parking Check

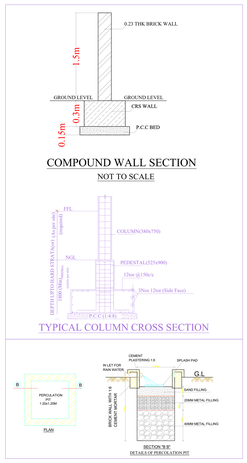
| Vehicle Type | Required | Proposed Area(Sq.mt) |
|---|---|---|
| Parking Area | 2700.02 | 3876.15 |
| Visitors Car Parking | 270.00 | 300.00 |
| Total Car Parking | 2970.02 | 3876.15 |
| Total | 3001.00 | 3876.15 |
| No of Cars Proposed | 1000 | |




Contours




Location Plan




Structural Detail

GENERAL CONDITIONS:

1) Land planning system is in use of promoting custom service has separate web of plots are created for individual sales in layout. Each plot has its own dimensions, boundaries, road access and is ready for immediate registration. Layout is a special terms. The website plots page are accessible from the main menu and visitors can search for plots.
2) Plot Area: The total area of a plot of land, including the building footprint, yards, and any other open spaces within the property, excluding any roads, easements, or other areas not designated for residential use.
3) Building Footprint: The ground floor area of the building, typically measured from the outer walls of the structure.
4) Setbacks: The minimum distance required between the building and the boundaries of the plot, as specified by local zoning regulations. 5) Accessible Parking: Ensuring that there is adequate accessible parking for individuals with disabilities, in compliance with accessibility regulations.
6) Construction Materials: Specifications for the materials to be used in the construction of the building, including walls, roofs, and other elements, ensuring they meet safety and quality standards.
7) Ventilation and Lighting: Ensuring that the building has adequate ventilation and lighting to provide a comfortable and safe environment for its occupants.
8) Fire Safety Measures: Implementing fire safety measures, such as fire alarms, extinguishers, and emergency exits, to ensure the safety of the building's occupants.
9) Utilities and Services: Ensuring that the building has access to essential utilities and services, such as water, electricity, and sewage disposal.
10) Environmental Impact: Assessing the environmental impact of the building and implementing measures to minimize any adverse effects on the surrounding environment.
11) Landscaping: Planning for landscaping elements to enhance the aesthetic appeal of the building and its surroundings.
12) Accessibility Features: Incorporating features to ensure that the building is accessible to all, including ramps, elevators, and other accessibility features.
13) Compliance with Zoning Regulations: Ensuring that the building complies with all zoning regulations, including restrictions on land use, building heights, and setbacks.
14) Building Permits: Obtaining all necessary permits from the relevant authorities before commencing construction.
15) Inspections and Certifications: Regular inspections and certifications to ensure that the building meets all safety and quality standards throughout the construction process.
16) Maintenance Plan: Developing a maintenance plan to ensure the long-term upkeep and functionality of the building.
17) Stakeholder Engagement: Engaging with stakeholders, including neighbors and local authorities, to address any concerns and ensure a smooth approval process.
18) Contractors and Subcontractors: Selecting reputable contractors and subcontractors with the necessary expertise and qualifications to execute the project.
19) Quality Control: Implementing quality control measures to monitor the construction process and ensure that all work meets the required standards.
20) Cost Management: Managing the project budget to ensure that the building is constructed within the allocated budget.
21) Timeline Management: Developing a timeline for the construction process and monitoring progress to ensure that the building is completed on time.
22) Risk Management: Identifying potential risks and implementing strategies to mitigate them to ensure the project's success.
23) Communication: Maintaining clear communication with all stakeholders, including contractors, suppliers, and local authorities, to facilitate the construction process.
24) Documentation: Keeping detailed records of all aspects of the project, including permits, inspections, and certifications, for future reference and compliance.
25) Post-Construction Evaluation: Conducting a post-construction evaluation to assess the building's performance and gather feedback for future improvements.
26) Sustainability Features: Incorporating sustainable features, such as energy-efficient systems and renewable energy sources, to reduce the building's environmental impact.
27) Accessibility Compliance: Ensuring that the building complies with all accessibility regulations and guidelines to provide equal access for all individuals.
28) Emergency Preparedness: Developing emergency preparedness plans, including evacuation procedures and emergency response protocols, to ensure the safety of the building's occupants in the event of an emergency.
29) Community Impact: Assessing the impact of the building on the surrounding community and implementing measures to mitigate any negative impacts.
30) Long-Term Maintenance: Planning for long-term maintenance and upkeep of the building to ensure its continued functionality and value.

GENERAL CONDITIONS:

1) Construction/Development should be accomplished by the approved plans/ commencement of the building but will not EXIMP, but it is mandatory to obtain Occupancy certificate from the concerned authority before occupying the building or part thereof as per the provisions of the A.P. Municipal Corporations and Municipalities Act and the rules made there under.
2) Drinking water facility shall be provided to the workers employed in the construction site.
3) Toilet Facilities shall be provided to the workers employed in the construction site.
4) The Promoter shall not encroach any Government/ Private land while executing the project.
5) The Promoter shall not encroach any Drainage/ Nala/ Water bodies while executing the project.
6) Water Harvesting structure/ pits should be constructed as per norms.
7) Drainage/ Sewerage facility should be provided as per the norms of Municipal Corporation.
8) Drainage/ Sewerage shall be made within the premises.
9) Provision of Fire Safety measures should be made and maintained. No parking of vehicles without partition walls in parking premises and the same should not be converted or rented for any other purpose at any time or from time to time.
10) No, of Lifts as mentioned shall not be increased without prior approval of GHMC at any time in future.
11) Adequate measures should be taken for preventing pollution of air and water during the construction and cleaning any the debris and waste in and around the premises/ roads/ drains/ sewers as per norms.
12) Proper barricades should be provided to the construction site to avoid accidents.
13) Permission should be obtained from the Municipal Corporation for the use of water from borewell/ Govt/ Municipal water and from the Mining office/ permission is liable to be cancelled.
14) The Promoter/ Owner/ Builder/ Developer shall comply with the provisions of Water and Pollution Control Boards/Regulations as in force.
15) The Promoter/ Owner/ Builder/ Developer shall ensure that the plots/ flats/ units/ premises/ buildings are not used for any purpose other than for which permission is granted or permission for change of use is granted.
16) The Promoter/ Owner/ Builder/ Developer shall ensure that the provisions of Water and Sewerage Regulations are in force.
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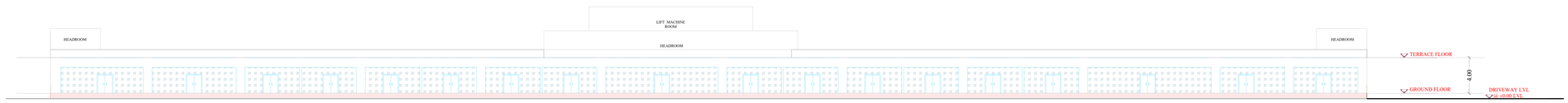
| OFFICER DETAILS | |
|---|---|
| OFFICER NAME : | |
| DESIGNATION : | |
| DATE AND TIME : | |
| APPROVAL NO | SEAL OF APPROVAL |
| DATE OF APPROVAL | |
| OWNER'S SIGNATURE | ARCHITECT'S SIGNATURE |
| BUILDER'S SIGNATURE | STRUCTURAL ENGINEER'S SIGNATURE |

Note: All dimensions are in meters.

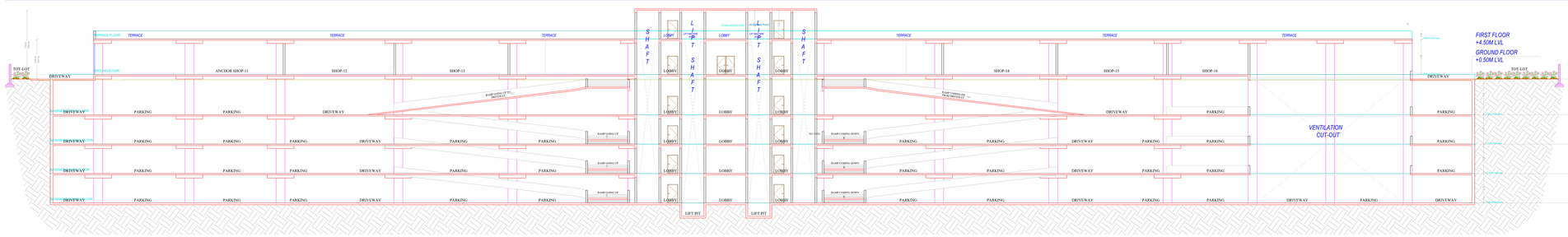
SQ_full_3bed_4A0_(1692.00_x_2378.00_MM)

Project Title :PLAN SHOWING PROPOSED COMMERCIAL BUILDING CONSISTING OF (4BASEMENTS + GROUND FLOOR IN PREMISES BEARINGSURVEY NO:93 PART, SITUATED AT PET-BASHEERABAD VILLAGE, QUTHBULLAPURMANDAL, UNDER GHMC, MEDCHAL-MALKAJGIRI DISTRICT, BELONGS TO :a)M/S SRI DURGA INFRA & DEVELOPERS Rep by its Managing Partner1)Mr Y.HEMA CHANDRAb)M/s FAIRMOUNT PROPERTIES Rep by its Partners1)Mr.SARFARAZ HUSSAINALI LAKHANI2)Mr.SHAH AZIM HAMEEDc)SMT. DIVYA JAI KUMAR AHUJA , W/O: JAI KUMAR M.AHUJAd)SMT. AHUJA KIRTI SUNIL , W/O: SUNIL M.AHUJA ANDe)SMT.YACHAMANENI SWAPNA , W/O: Y CHANDRA MOHAN RAOf)MRS. PRATHIMA RAO BALMOORI , D/O: BHEEM RAO THAKKALLAPALLYg)MR. BOORUGU SATYANARAYANA GOUD , S/O RAJAM BOORUGUh)MR. NARSING RAO LOYAPALLY , S/O LATE BUPATHI RAO LOYAPALLYi)MRS. ANITHA LOYAPALLY , W/O NARSING RAO LOYAPALLY DA-CUM-GPA HOLDER (FOR E TO I)j)M/S FAIRMOUNT BUILDERS LLP. Rep by its Designated Partners 1.Mr.SARFARAZ HUSSAINALI LAKHANI 2.Mr. SHAH AZIM HAMEED

| FILE DETAILS | | | |
|---|---|---|---|
| LTP NAME | SHARIFUDDIN/DA | | |
| LTP LICENCE NO | CA/97/89787 | DATE | 04-10-2023 |
| FILE NO | TS/R/2/BH/0/23 | SHEET NO. | 2 / 4 |
| SHEET NAME | Building Plan Details | | |




EAST SIDE ELEVATION




SECTION

| SCHEDULE OF JOINERY | | | |
|---|---|---|---|
| BUILDING NAME | NAME | L X H | NOS |
| PROPOSED (BUILDING) | D | 1.0 X 2.1 | 35 |
| PROPOSED (BUILDING) | SD | 1.0 X 2.1 | 01 |
| PROPOSED (BUILDING) | MD | 0.9 X 1.2 | 01 |

| SCHEDULE OF JOINERY | | | |
|---|---|---|---|
| BUILDING NAME | NAME | L X H | NOS |
| PROPOSED (BUILDING) | W | 1.2 X 1.2 | 12 |
| PROPOSED (BUILDING) | W1 | 1.5 X 1.2 | 01 |
| PROPOSED (BUILDING) | W2 | 1.0 X 1.0 | 01 |
| PROPOSED (BUILDING) | W3 | 0.6 X 1.2 | 01 |
| PROPOSED (BUILDING) | W4 | 4.25 X 1.25 | 06 |
| PROPOSED (BUILDING) | W5 | 4.8 X 1.25 | 01 |
| PROPOSED (BUILDING) | W6 | 3.6 X 1.25 | 01 |
| PROPOSED (BUILDING) | W7 | 1.7 X 1.25 | 01 |
| PROPOSED (BUILDING) | W8 | 2.6 X 1.25 | 01 |
| PROPOSED (BUILDING) | W9 | 2.8 X 1.25 | 01 |
| PROPOSED (BUILDING) | W10 | 1.8 X 1.25 | 01 |
| PROPOSED (BUILDING) | W11 | 7.9 X 1.25 | 01 |
| PROPOSED (BUILDING) | W12 | 8.05 X 1.25 | 01 |
| PROPOSED (BUILDING) | W13 | 4.05 X 1.25 | 01 |

BUILDING PROPOSED (BUILDING)

| FLOOR NAME | TOTAL BUA | BUILT UP AREA (SQMT) | DEDUCTIONS (SQMT) VOID | ACCES. | NET BUA CONSD. | PARKING AREA | NO OF STACK | NET PARKING |
|---|---|---|---|---|---|---|---|---|
| BASEMENT 4 FLOOR PLAN | 990.37 | 240.01 | 23.52 | 10.36 | 0.00 | 976.49 | 1 | 0100.42 |
| BASEMENT 3 FLOOR PLAN | 990.37 | 240.01 | 23.52 | 36.29 | 0.00 | 994.00 | 1 | 0040.00 |
| BASEMENT 2 FLOOR PLAN | 990.37 | 240.01 | 23.52 | 36.29 | 0.00 | 994.00 | 1 | 0040.00 |
| BASEMENT 1 FLOOR PLAN | 990.37 | 240.01 | 23.52 | 36.29 | 0.00 | 969.75 | 1 | 0000.75 |
| GROUND FLOOR PLAN | 990.11 | 0.00 | 20.04 | 0.00 | 920.07 | 0.00 | 0 | 0.00 |
| FIRST FLOOR PLAN | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| TOTAL | 3971.37 | 960.04 | 114.62 | 240.23 | 920.07 | 3934.24 | | 0220.16 |
| TOTAL NO. OF BLDG | 1 | 1 | | | | | | |
| TOTAL | 3971.37 | 960.04 | 114.62 | 240.23 | 920.07 | 3934.24 | | 0220.16 |

GENERAL:

1. Commencement Notice shall be submitted by the applicant before commencement of the building Only 48 HOURS ( two days ) Notice shall be submitted to the Municipal Authority before commencement of the building. Failure to do so will invite a fine of Rs. 5,000/-
2. Occupancy Certificate is mandatory before occupying the building.
3. Drinking water supply shall be from a source other than a borewell/open well. Borewell/open well water is unfit for drinking purposes.
4. The applicant should be informed separately for any modification in the construction.
5. Two fire exits are to be provided for the premises as per norms of the authority.
6. Fire Fighting Arrangements as per the norms of the Fire Department should be made in the occupancy certificate.
7. Fire Fighter Recreation Structure permissions will Shall be constructed.
8. Adequate Ventilation shall be provided to the Kitchen, Toilets, Bathrooms, Water closets & Lobby.
9. Garbage Chute and Incinerator shall be provided.
10. Adequate Drainage facilities shall be provided. Drainage shall be constructed for carrying out storm water/rain water to drainage arrangements that the same should not be connected or misused for any other purpose as and when it is found as per Municipal norms.
11. Adequate Arrangements for Electrical Installations shall be made as per the norms of the Electrical Department.
12. The applicant is prohibited to constructed Public/Semi public/Pvt Offices and Shops in the Residential premises.
13. Adequate Arrangements for Lifts shall be made as per the norms of the Lift Department.
14. Other kind of projects or activities of the site Shall not be mentioned as per rules.
15. Adequate Arrangements for Water Supply, Sewerage and Sanitary facilities shall be made as per the requirement of public & as various Local Bodies. Water shall not be extracted.
16. Adequate Arrangements for Solid Waste Management shall be made as per Municipal Laws & Rules & Regulations by GHMC.
17. The Developer / Builder / Owner is to provide and use total electrical requirement with sufficient demand as their own use. Generator shall be provided with adequate capacity to run the complete lifts, water pumps, common lighting, fire fighting and Public Utilities etc. Power shall not be taken from the Municipal Street Lighting Poles.
18. Adequate Arrangements for Parking Spaces for Cars and two wheelers shall be made as per the norms of the Municipal Authorities.
19. Adequate Arrangements for Fire Safety Measures shall be made as per the norms of the Fire Department.
20. All the conditions imposed in the Municipal Permission Letter shall be strictly adhered to.
21. Any violation of the above conditions or any other conditions imposed in the permission shall be liable for cancellation of the permission.
22. Neither the Municipal Authorities nor any other Authority shall be responsible for any damages to the adjoining property.
23. Neither the Municipal Authorities nor any other Authority shall be responsible for any litigations pertaining to the ownership of the land.
24. The Owners/Developers are jointly and severally responsible and liable for the strength, stability and safety of the building and for any damage to the adjoining property and to the public at large and shall indemnify the Municipal Authorities against any such claim.
25. The Owners/Developers are jointly and severally responsible and liable for the violations if any committed by the owners/developers or any of their employees or agents or any other persons working for them or any persons claiming through or under them in respect of the said land or building or part thereof in violation of the provisions of the Act or the Rules or Regulations or Byelaws or Building Permission Rules or any other Municipal Laws or any other Law for the time being in force or any other Rules, Regulations, Byelaws, Notifications, Orders, Directions issued by the Government or any other Competent Authority from time to time.
26. The Owners/Developers are jointly and severally responsible and liable for the violations if any committed by the owners/developers or any of their employees or agents or any other persons working for them or any persons claiming through or under them in respect of the said land or building or part thereof in violation of the provisions of the Act or the Rules or Regulations or Byelaws or Building Permission Rules or any other Municipal Laws or any other Law for the time being in force or any other Rules, Regulations, Byelaws, Notifications, Orders, Directions issued by the Government or any other Competent Authority from time to time.
27. Number / Structural Engineer / Interiorgan, the consent of the previous Architect / Structural Engineer is required and to be submitted to the Municipal Authorities.
28. Construction shall be covered under the connections of the Structural Engineer and Structural Engineer certificate (wherever applicable).
29. All roads the underlying pipelines in terms of U.O. No. Ref. GO Ms. No. 168 , 11-12-2001 Minimum specifications. The Developers/Owners/Builders are responsible for the maintenance of the roads and underlying pipelines in the layout until the ownership is handed over to the Municipal Authorities. The Developers/Owners/Builders are responsible for providing adequate drainage for all roads. Minimum specifications of the roads are to be maintained as per the norms of the Municipal Authorities. The Developers/Owners/Builders are responsible for providing adequate drainage for the roads. Minimum specifications of Drainage and Road Improvement charges are to be paid to the Municipal Authorities.
30. The Developer / Owner / Builder is to provide and use total electrical requirement with sufficient demand as their own use. Generator shall be provided with adequate capacity to run the complete lifts, water pumps, common lighting, fire fighting and Public Utilities etc. Power shall not be taken from the Municipal Street Lighting Poles.
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GENERAL CONDITIONS:

1. Commencement Notice shall be submitted by the applicant before commencement of the building Only 48 HOURS ( two days ) Notice shall be submitted to the Municipal Authority before commencement of the building. Failure to do so will invite a fine of Rs. 5,000/-
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5. Two fire exits are to be provided for the premises as per norms of the authority.
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13. Adequate Arrangements for Lifts shall be made as per the norms of the Lift Department.
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16. Adequate Arrangements for Solid Waste Management shall be made as per Municipal Laws & Rules & Regulations by GHMC.
17. The Developer / Builder / Owner is to provide and use total electrical requirement with sufficient demand as their own use. Generator shall be provided with adequate capacity to run the complete lifts, water pumps, common lighting, fire fighting and Public Utilities etc. Power shall not be taken from the Municipal Street Lighting Poles.
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19. Adequate Arrangements for Fire Safety Measures shall be made as per the norms of the Fire Department.
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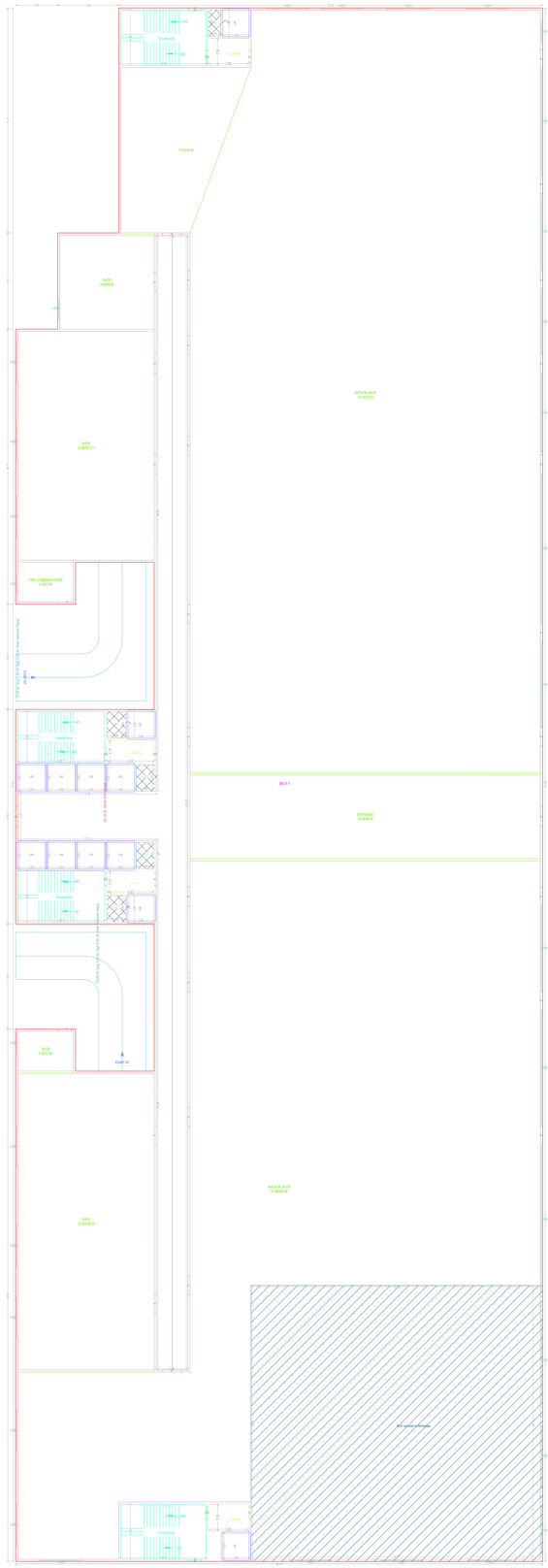
23. Neither the Municipal Authorities nor any other Authority shall be responsible for any litigations pertaining to the ownership of the land.
24. The Owners/Developers are jointly and severally responsible and liable for the violations if any committed by the owners/developers or any of their employees or agents or any other persons working for them or any persons claiming through or under them in respect of the said land or building or part thereof in violation of the provisions of the Act or the Rules or Regulations or Byelaws or Building Permission Rules or any other Municipal Laws or any other Law for the time being in force or any other Rules, Regulations, Byelaws, Notifications, Orders, Directions issued by the Government or any other Competent Authority from time to time.
25. The Owners/Developers are jointly and severally responsible and liable for the violations if any committed by the owners/developers or any of their employees or agents or any other persons working for them or any persons claiming through or under them in respect of the said land or building or part thereof in violation of the provisions of the Act or the Rules or Regulations or Byelaws or Building Permission Rules or any other Municipal Laws or any other Law for the time being in force or any other Rules, Regulations, Byelaws, Notifications, Orders, Directions issued by the Government or any other Competent Authority from time to time.

| 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 |

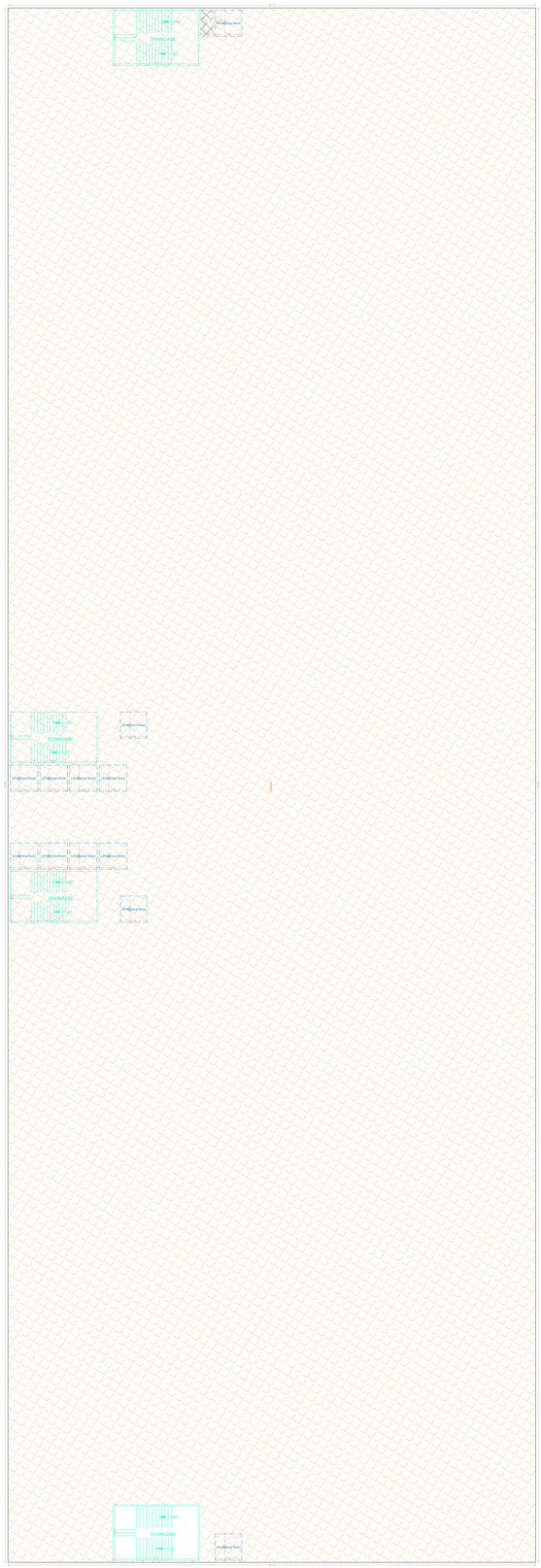
Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED COMMERCIAL BUILDING CONSISTING OF (4BASEMENTS + GROUND FLOOR IN PREMISES BEARINGSURVEY NO:93 PART, SITUATED AT PET-BASHEERABAD VILLAGE, QUTHBULLAPURMANDAL, UNDER GHMC, MEDCHAL-MALKAJGIRI DISTRICT, BELONGS TO :a)M/S SRI DURGA INFRA & DEVELOPERS Rep by its Managing Partner1)Mr Y.HEMA CHANDRAb)M/s FAIRMOUNT PROPERTIES Rep by its Partners1)Mr.SARFARAZ HUSSAINALI LAKHANI2)Mr.SHAH AZIM HAMEEDc)SMT. DIVYA JAI KUMAR AHUJA , W/O: JAI KUMAR M.AHUJAd)SMT. AHUJA KIRTI SUNIL , W/O: SUNIL M.AHUJA ANDe)SMT.YACHAMANENI SWAPNA , W/O: Y CHANDRA MOHAN RAOf)MRS. PRATHIMA RAO BALMOORI , D/O: BHEEM RAO THAKKALLAPALLYg)MR. BOORUGU SATYANARAYANA GOUD , S/O RAJAM BOORUGUh)MR. NARSING RAO LOYAPALLY , S/O LATE BUPATHI RAO LOYAPALLYi)MRS. ANITHA LOYAPALLY , W/O NARSING RAO LOYAPALLY DA-CUM-GPA HOLDER (FOR E TO I)j)M/S FAIRMOUNT BUILDERS LLP. Rep by its Designated Partners 1.Mr.SARFARAZ HUSSAINALI LAKHANI 2.Mr. SHAH AZIM HAMEED

| FILE DETAILS | | | |
|---|---|---|---|
| LTP NAME | SHARVAN DUDHADA | | |
| LTP LICENCE NO | CA/97/89097 | DATE | 04-10-2023 |
| FILE NO | TS/082/BH/23 | SHEET NO | 2 / 4 |
| SHEET NAME | Building Plan Details | | |




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




TERRACE FLOOR PLAN
(SCALE 1:100)

GENERAL CONDITIONS:

1) Construction/Completion Notice shall be submitted by the applicant/owner/professional (Plan building) and not of owner/ user.
2) Completion Notice shall be submitted after completion of the building & before occupancy certificate (in the prescribed form) is required to be obtained from the Municipal Corporation of Greater Hyderabad.
3) Water, Electricity such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
4) The Planning Authority is not liable or responsible for any modifications in the contractors.
5) Plan is valid for a period of three years from the date of issue of Building Permission.
6) Fire Cut shall be thrown and shall not be interfered, any greenery or owners stuff before move of occupancy certificate.
7) Fire Safety measures are to be provided as per the Fire Safety Act & Rules.
8) Signs for Handicapped and aged persons shall be provided.
9) Ramps for Handicapped persons shall be provided as per the rules.
10) Under ground sump and overhead tank shall be constructed as per the rules.
11) Water and drainage connections shall be made as per the rules of Municipal Corporation of Greater Hyderabad.
12) No Lift is to be installed.
13) Plan is valid for a period of two years or two years from date of issue of NOC or any other permission required for the proposed building from the concerned authority from the date of issue of NOC.
14) Development of the proposed site shall be undertaken in accordance with the approved plan.
15) Building of Building Materials and Debris on footpath and roads strictly prohibited.
16) Provision of Rain Water Harvesting Structure and its maintenance as per the rules.
17) The permission granted does not be the legalization of provision of Urban Land Ceiling & Regulation Act 1976.
18) Provision of Solar Water Heating Systems and its maintenance as per the Municipal Corporation of Greater Hyderabad.
19) Large Industries, Extensive Units, Institutional and Commercial Establishments Not Falling in High Tension Electrical Lines shall Provide Lightning Arrester as per the Rules.
20) No door/compound wall for the site abutting 18 m. road width shall be allowed and only they will grill or pre-height glazed door/compound wall.
21) Agreement to be obtained 10% additional property tax and be mentioned as penalty every year if the condition is violated.
22) All Public and Semi Public buildings spaces (Offices, etc. shall be constructed to provide facilities to physically handicapped persons and Senior Citizens as per the rules.
23) The Applicant is not to encroach the Road or Nala while constructing the compound wall.
24) The Applicant is not to encroach the Road or Nala while constructing the proposed building.
25) Provision for Sewage Treatment, Plumbing, Drainage, Sanitary Facilities, Ventilation and Lighting as per prescribed rules.
26) The Planning Authority, Municipal, Plumbing, Drainage, Sanitary Facilities, Ventilation and Lighting as per prescribed rules.
27) Provision for Sewage Treatment Plant as per the rules.
28) Provision of Fire Safety measures as per the Act & Rules, Building Rules, Electrical Installations, etc. shall be provided under the supervision of Qualified Technical Personnel.
29) Provision for Lift for Fire Fighting as per the rules.
30) The Applicant is not to encroach upon the Land belonging to Government or Municipal Corporation of Greater Hyderabad.
31) Provision of Parking Space as per the rules.
32) Provision for Lift for Physically Handicapped persons as per the rules.
33) The Planning Authority is not responsible for any Disputes arising out of the Ownership of the land.
34) The Building Permission granted shall be deemed to be cancelled if the work is not started within one year from the date of issue of the Building Permission.
35) The Building Permission granted shall be deemed to be cancelled if the work is not completed as per the approved plan within the period specified in the Building Permission.
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2) Completion Notice shall be submitted after completion of the building & before occupancy certificate (in the prescribed form) is required to be obtained from the Municipal Corporation of Greater Hyderabad.
3) Water, Electricity such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
4) The Planning Authority is not liable or responsible for any modifications in the contractors.
5) Plan is valid for a period of three years from the date of issue of Building Permission.
6) Fire Cut shall be thrown and shall not be interfered, any greenery or owners stuff before move of occupancy certificate.
7) Fire Safety measures are to be provided as per the Fire Safety Act & Rules.
8) Signs for Handicapped and aged persons shall be provided.
9) Ramps for Handicapped persons shall be provided as per the rules.
10) Under ground sump and overhead tank shall be constructed as per the rules of Municipal Corporation of Greater Hyderabad.
11) Water and drainage connections shall be made as per the rules.
12) No Lift is to be installed.
13) Plan is valid for a period of two years or two years from date of issue of NOC or any other permission required for the proposed building from the concerned authority from the date of issue of NOC.
14) Development of the proposed site shall be undertaken in accordance with the approved plan.
15) Building of Building Materials and Debris on footpath and roads strictly prohibited.
16) Provision of Rain Water Harvesting Structure and its maintenance as per the rules.
17) The permission granted does not be the legalization of provision of Urban Land Ceiling & Regulation Act 1976.
18) Provision of Solar Water Heating Systems and its maintenance as per the Municipal Corporation of Greater Hyderabad.
19) Large Industries, Extensive Units, Institutional and Commercial Establishments Not Falling in High Tension Electrical Lines shall Provide Lightning Arrester as per the Rules.
20) No door/compound wall for the site abutting 18 m. road width shall be allowed and only they will grill or pre-height glazed door/compound wall.
21) Agreement to be obtained 10% additional property tax and be mentioned as penalty every year if the condition is violated.
22) All Public and Semi Public buildings spaces (Offices, etc. shall be constructed to provide facilities to physically handicapped persons and Senior Citizens as per the rules.
23) The Applicant is not to encroach the Road or Nala while constructing the compound wall.
24) The Applicant is not to encroach the Road or Nala while constructing the proposed building.
25) Provision for Sewage Treatment, Plumbing, Drainage, Sanitary Facilities, Ventilation and Lighting as per prescribed rules.
26) The Planning Authority, Municipal, Plumbing, Drainage, Sanitary Facilities, Ventilation and Lighting as per prescribed rules.
27) Provision for Sewage Treatment Plant as per the rules.
28) Provision of Fire Safety measures as per the Act & Rules, Building Rules, Electrical Installations, etc. shall be provided under the supervision of Qualified Technical Personnel.
29) Provision for Lift for Fire Fighting as per the rules.
30) The Applicant is not to encroach upon the Land belonging to Government or Municipal Corporation of Greater Hyderabad.
31) Provision of Parking Space as per the rules.
32) Provision for Lift for Physically Handicapped persons as per the rules.
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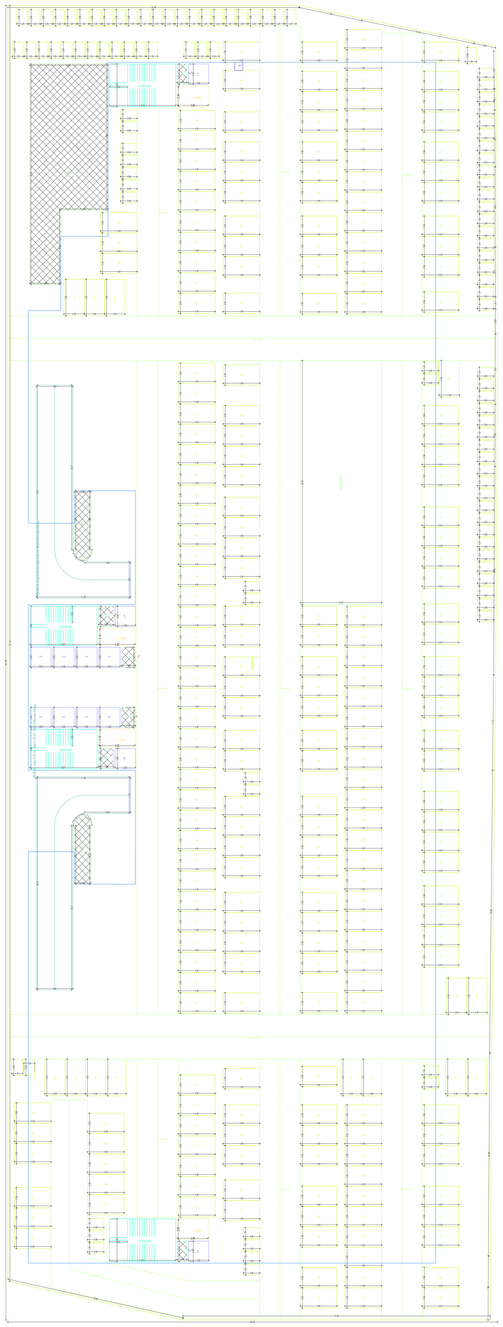
| DESIGNATION : | |
| DATE AND TIME | |
| APPROVAL NO | SEAL OF APPROVAL |
| DATE OF APPROVAL | |
| OWNER'S SIGNATURE | ARCHITECT'S SIGNATURE |
| BUILDER'S SIGNATURE | STRUCTURAL ENGINEER'S SIGNATURE |

Note: All dimensions are in meters.

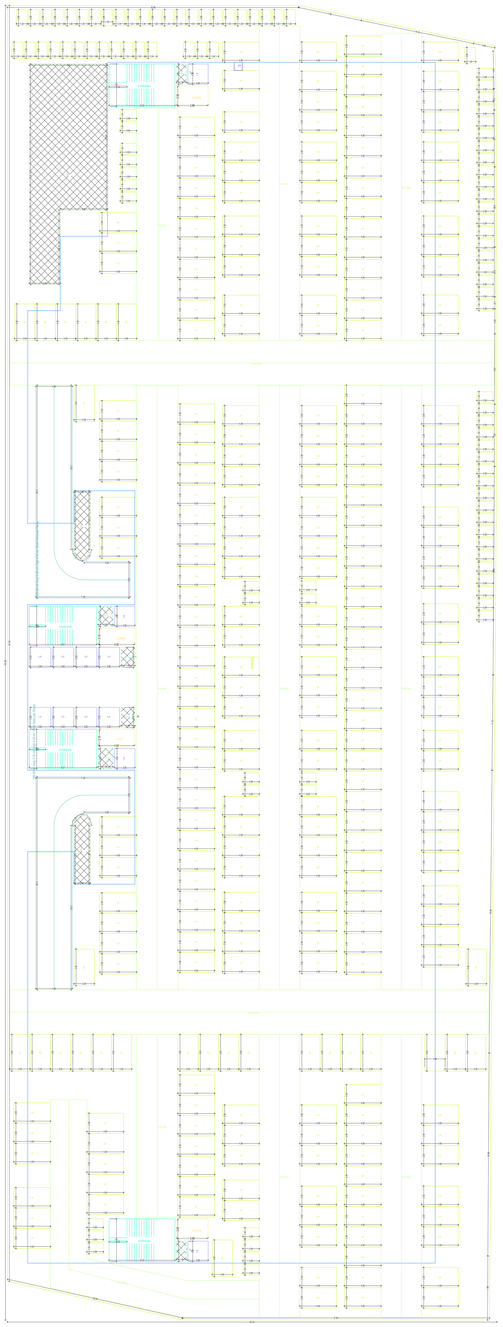
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :PLAN SHOWING PROPOSED COMMERCIAL BUILDING CONSISTING OF (4BASEMENTS + GROUND FLOOR IN PREMISES BEARINGSURVEY NO:93 PART, SITUATED AT PET-BASHEERABAD VILLAGE, QUTHBULLAPURMANDAL, UNDER GHMC, MEDCHAL-MALKAJGIRI DISTRICT, BELONGS TO :a)M/S SRI DURGA INFRA & DEVELOPERS Rep by its Managing Partner1)Mr Y.HEMA CHANDRAb)M/s FAIRMOUNT PROPERTIES Rep by its Partners1)Mr.SARFARAZ HUSSAINALI LAKHANI2)Mr.SHAH AZIM HAMEEDc)SMT. DIVYA JAI KUMAR AHUJA , W/O: JAI KUMAR M.AHUJAd)SMT. AHUJA KIRTI SUNIL , W/O: SUNIL M.AHUJA ANDe)SMT.YACHAMANENI SWAPNA , W/O: Y CHANDRA MOHAN RAOf)MRS. PRATHIMA RAO BALMOORI , D/O: BHEEM RAO THAKKALLAPALLYg)MR. BOORUGU SATYANARAYANA GOUD , S/O RAJAM BOORUGUh)MR. NARSING RAO LOYAPALLY , S/O LATE BUPATHI RAO LOYAPALLYi)MRS. ANITHA LOYAPALLY , W/O NARSING RAO LOYAPALLY DA-CUM-GPA HOLDER (FOR E TO I)j)M/S FAIRMOUNT BUILDERS LLP. Rep by its Designated Partners 1.Mr.SARFARAZ HUSSAINALI LAKHANI 2.Mr. SHAH AZIM HAMEED

| FILE DETAILS | | | |
|---|---|---|---|
| LTP NAME | SHARVAN DUDHADA | | |
| LTP LICENCE NO | CA/97/89/2007 | DATE | 04-10-2023 |
| FILE NO | TS/992/BR/2023 | SHEET NO | 4 / 4 |
| SHEET NAME | Building Plan Details | | |



BASEMENT FIRST FLOOR PLAN
SCALE 1:150



BASEMENT SECOND FLOOR PLAN
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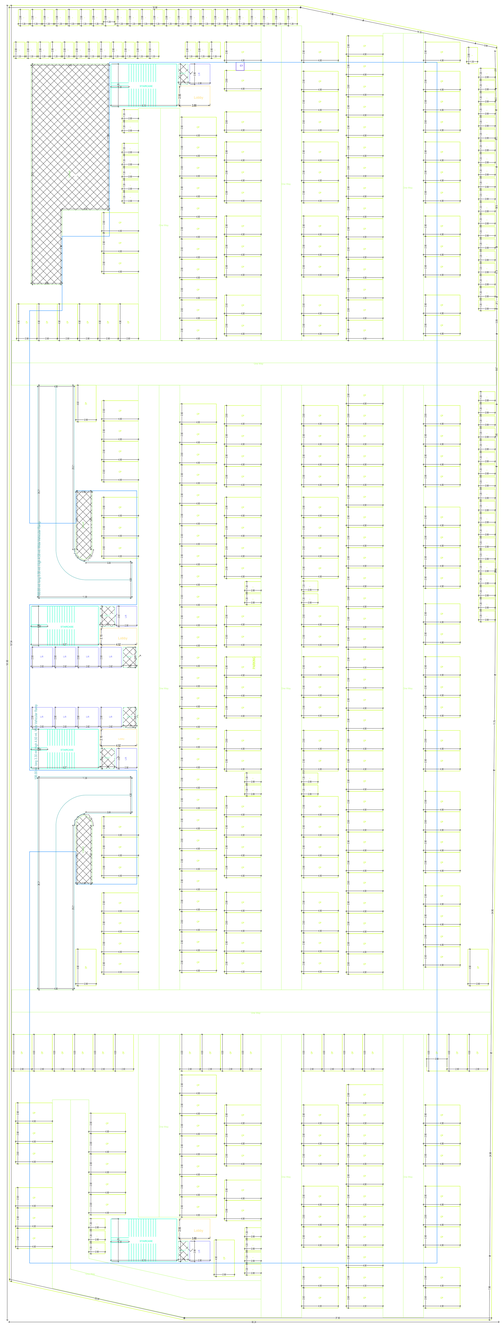
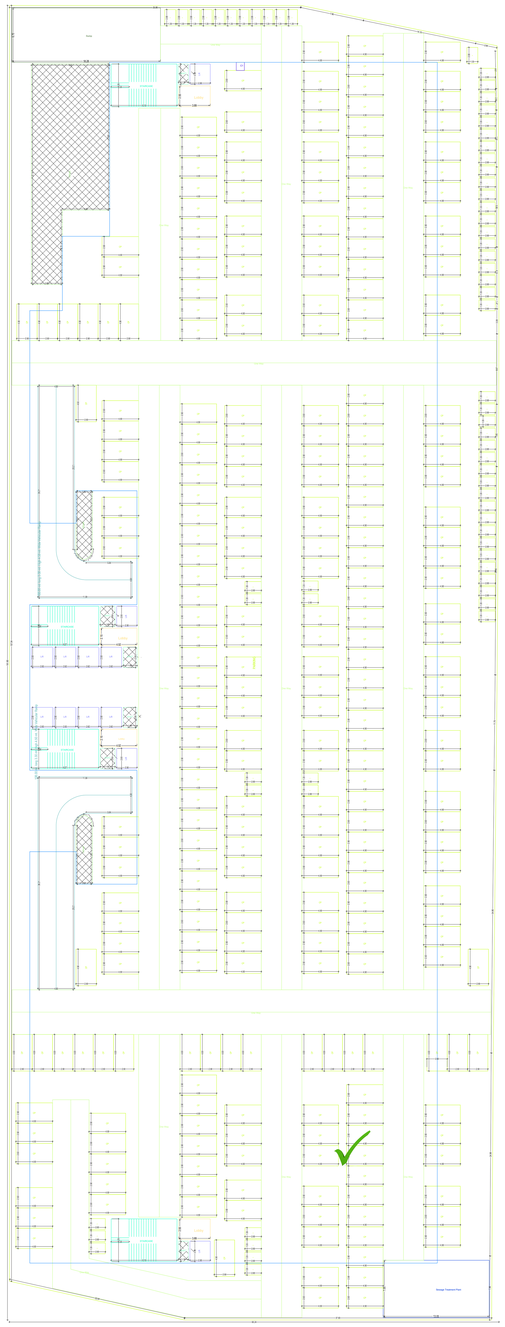


BASEMENT THIRD FLOOR PLAN
SCALE 1:150




BASEMENT FOURTH FLOOR PLAN
SCALE 1:150

GENERAL:

1. Commencement Notice shall be submitted by the applicant before commencement of the building to HMDA/ GHMC as per G.O.Ms.No.168 MA dt:07-04-2012 failing which the building shall be treated as unauthorised building as per G.O.Ms.No.168 MA dt:07-04-2012.
2. Occupancy Certificate to a building or part thereof shall not be issued unless a sewage treatment plant (STP) is provided to the satisfaction of the Municipal Authority.
3. Water Supply Approval should be obtained separately for any modification in the construction.
4. Fire NOC should be obtained from the concerned authority if applicable as per the rules.
5. Plantation shall be carried out and maintained at greenery and open spaces and before issue of occupancy certificate.
6. Solar Water Heating and Solar Photovoltaic systems for at least 5 Watts per sqmt of built up area shall be installed in lieu of the open space required to be left out as per the rules in force.
7. Rain Water Harvesting Structure is mandatory and shall be kept in good condition.
8. Collection and disposal of garbage to be made only through the authorized agencies.
9. Labour cess shall be paid to the Labour Welfare Board as per the rate fixed by the Board from time to time before commencement of the construction and a copy of the receipt shall be furnished to the Municipal Authority before commencing construction.
10. Drinking water from borewell shall not be mixed with the water supplied by Municipal Authority.
11. The structure so erected or to be erected by the Principal Employer of the Labour Welfare Board, Cess shall be paid by the Principal Employer to the Labour Welfare Board as per the rate fixed by the Board from time to time.
12. Hire or if premises or portions of the site shall be rented/sold, the owner/developer shall ensure that the premises/portions of the site are provided with adequate parking space.
13. Ground floor plinth area of the building should not exceed the plot area demarcated in the Master Plan/ Zonal Development Plan/ Layout Plan.
14. All dangerous trees should be cut down and all branches, shrubs and hedges should be removed from the site before the commencement of the work.
15. Proper barricading should be provided to the site to safeguard the public from the hazards of the construction.
16. Adequate arrangements should be made for the storage of building materials and disposal of the surplus excavated earth.
17. Adequate arrangements should be made for the temporary toilets for the workers employed at the site.
18. The owner/developer should ensure that the adjoining roads are not damaged or obstructed by the vehicles carrying the building materials.
19. The owner/developer should ensure that the building materials are not stored on the roads or pavements or any other public land.
20. The owner/developer should ensure that the vehicles carrying the building materials are properly covered to avoid the spillage of the materials on the roads.
21. The owner/developer should ensure that the building materials are not left on the roads or pavements or any other public land after completion of the work.
22. The owner/developer should ensure that the building materials are not left on the roads or pavements or any other public land after the expiry of the building permission period.
23. The owner/developer should ensure that the building materials are not left on the roads or pavements or any other public land after the cancellation of the building permission by the Municipal Authority.
24. The owner/developer should ensure that the building materials are not left on the roads or pavements or any other public land after the completion of the building construction.
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Note: All dimensions are in meters.