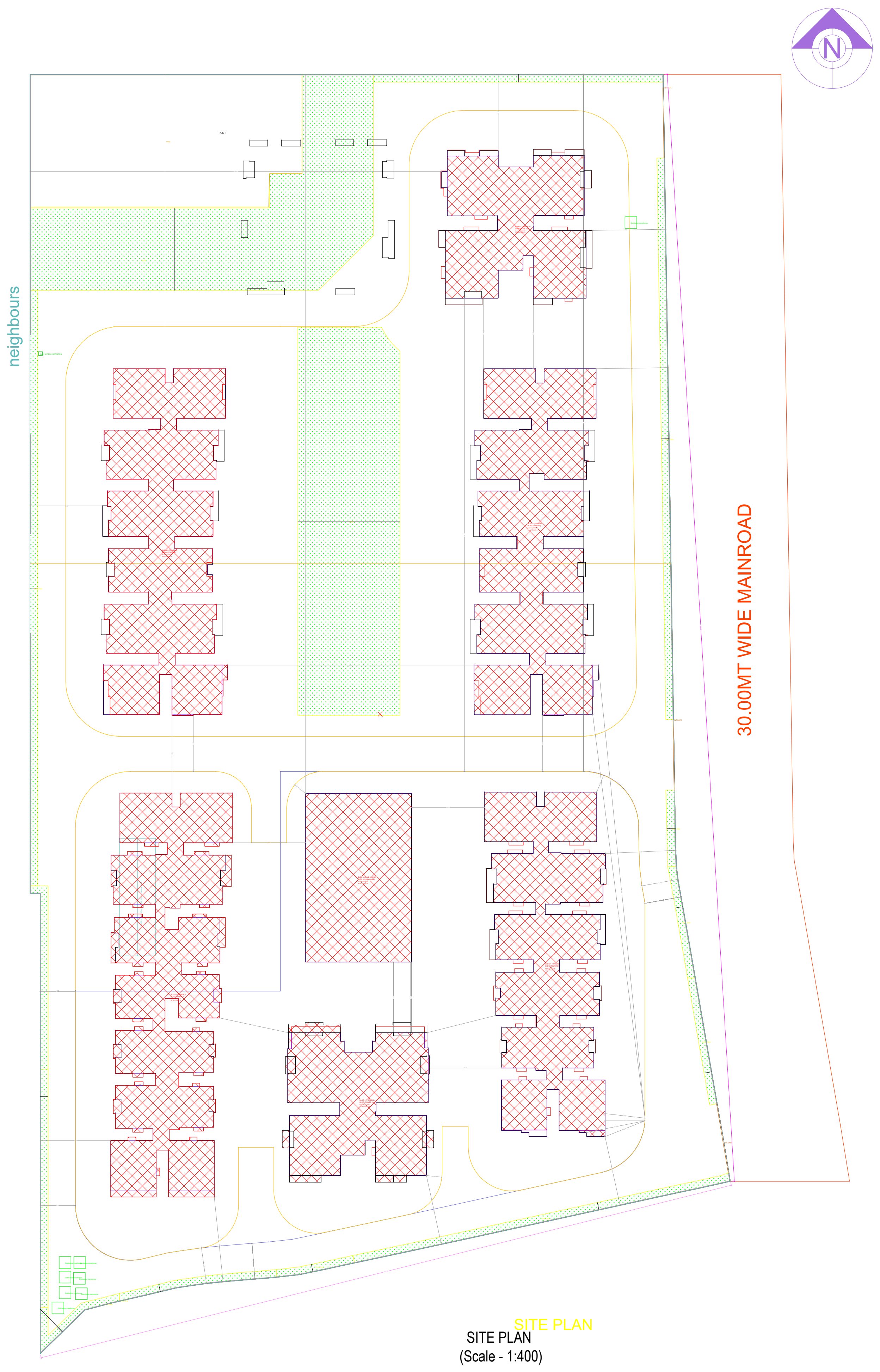
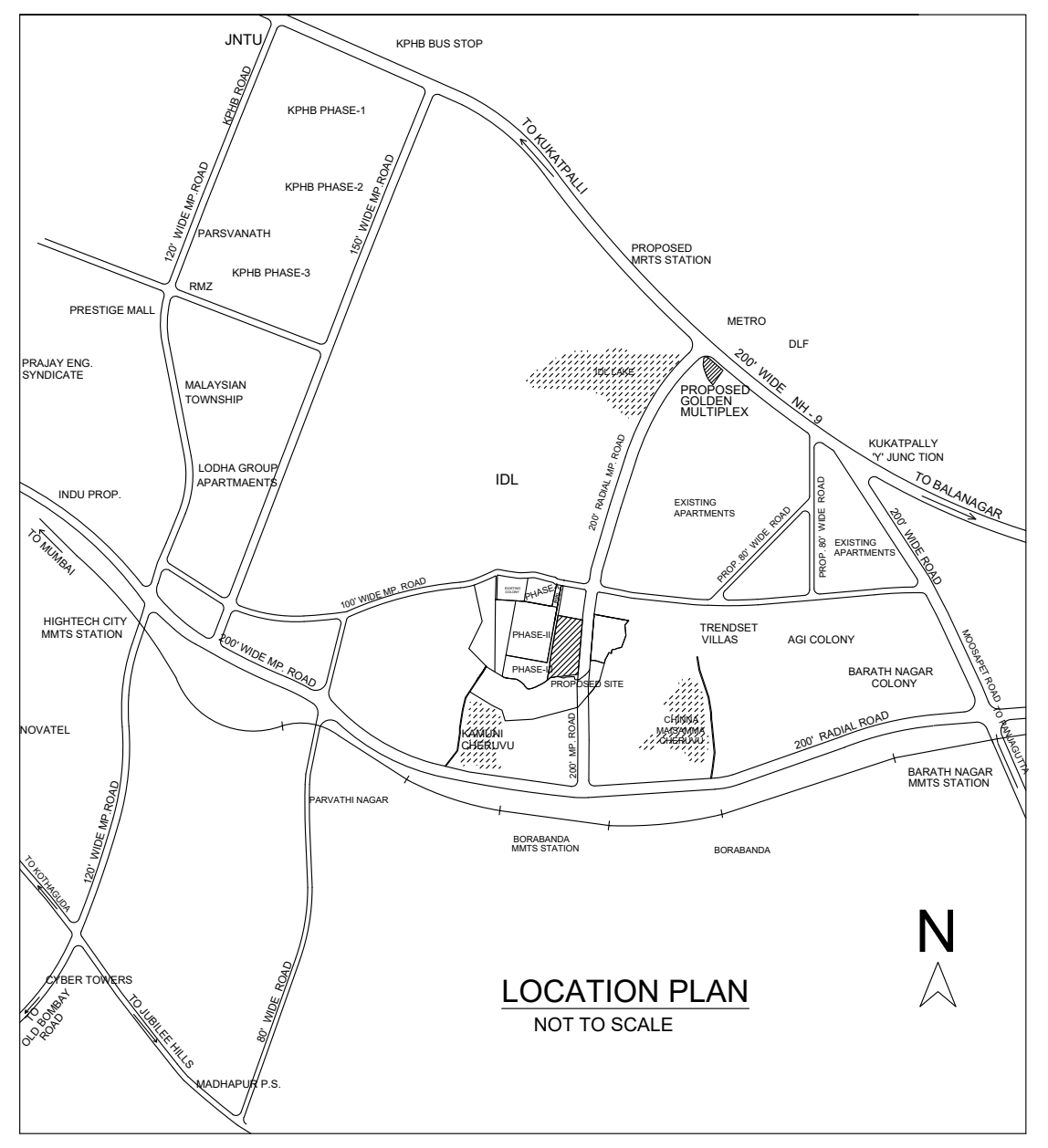
Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

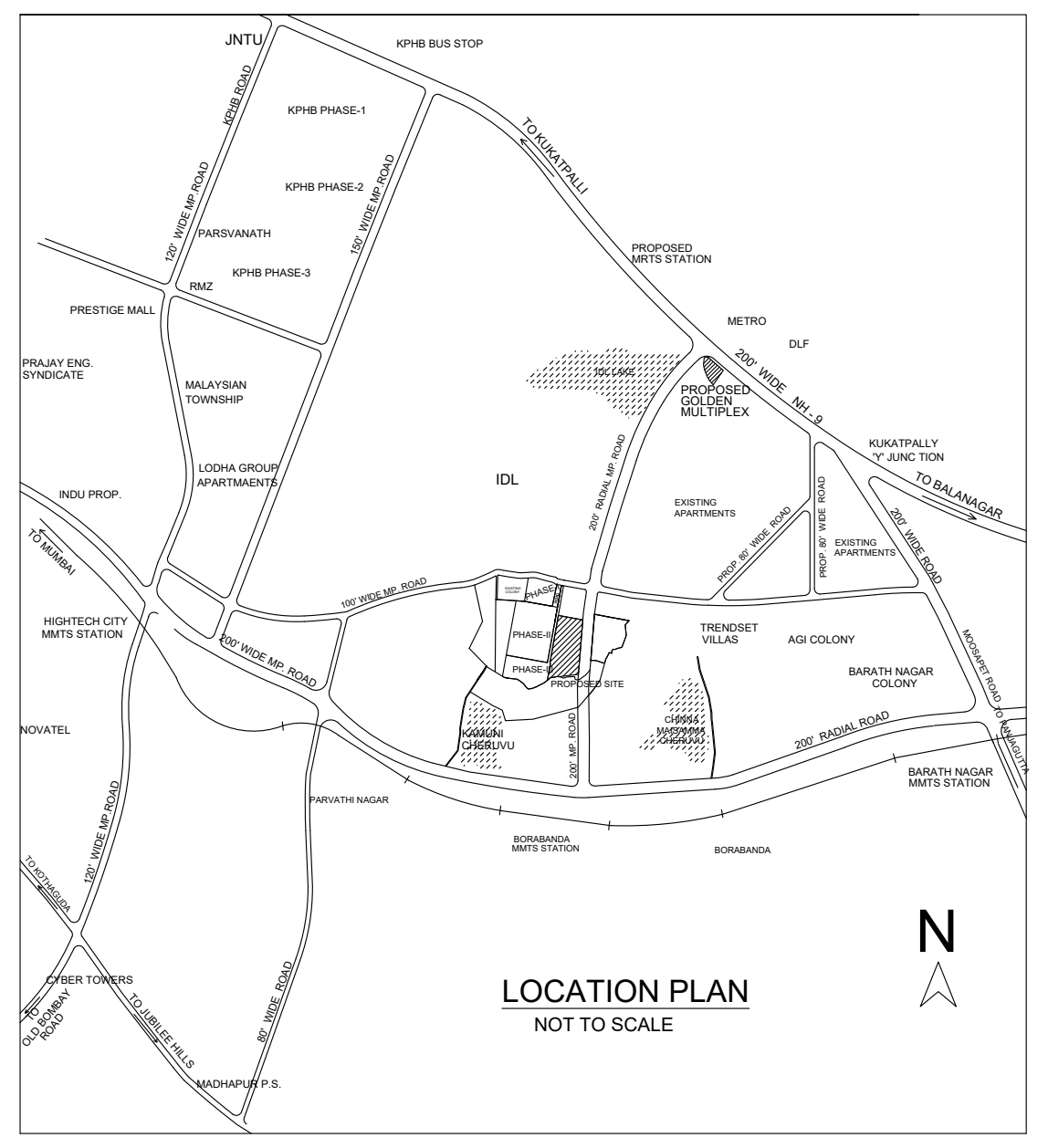
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	1 / 20
SHEET NAME :	Layout Plan Details - Building Plan Details		



SITE PLAN
(Scale - 1:400)



Location Plan



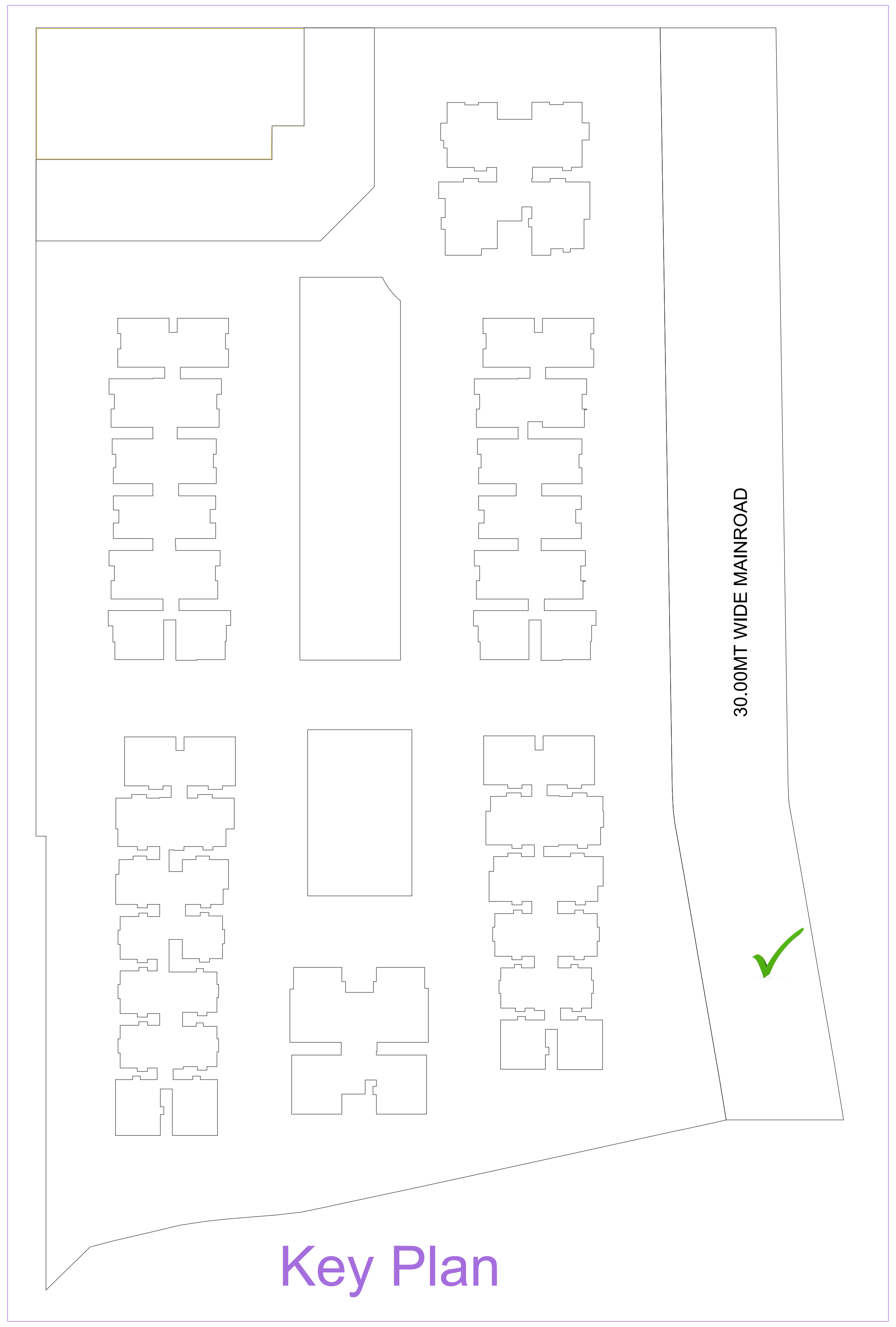
Contours

REQUIRED PARKING

Building Name	Type	Subuse	Proposed Net Built-Up Area	Parking Percentage	Visitor Parking Percentage	Req. Parking Area(Sq.Mts.)
BLDG (TOWER 6)	Residential	Residential Apartment Bldg	27585.83	8275.75 (30 %)	827.58 (10 %)	9103.33
BLDG (TOWER5)	Residential	Residential Apartment Bldg	57837.72	17351.31 (30 %)	1735.13 (10 %)	19086.44
BLDG (TOWER 4)	Residential	Residential Apartment Bldg	57742.24	17322.67 (30 %)	1732.27 (10 %)	19054.94
BLDG (TOWER 1)	Residential	Residential Apartment Bldg	61412.31	18423.69 (30 %)	1842.37 (10 %)	20266.06
BLDG (TOWER3)	Residential	Residential Apartment Bldg	53875.50	16162.65 (30 %)	1616.27 (10 %)	17778.92
BLDG (TOWER 2)	Residential	Residential Apartment Bldg	28322.05	8496.62 (30 %)	849.66 (10 %)	9346.28
BLDG (CLUB HOUSE)	Commercial	Shop	6080.38	2432.15 (40 %)	243.22 (10 %)	2675.37

Parking Check

Vehicle Type	Required	Proposed Area(Sq.mt.)
Parking Area	88464.84	133874.80
Visitor's Car Parking	8846.50	9407.89
On Site	-	0.00
Total	97311.34	133874.80
No of Cars Proposed	3651	



Key Plan

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)	49864.81
NET AREA OF PLOT	49864.81
PROPOSED AREA DETAILS	
VACANT PLOT AREA	37996.58
TOTAL PROPOSED BUILT UP AREA EXCLUDING PARKING	292856.00
TOTAL PROPOSED BUILT UP AREA INCLUDING PARKING	426730.80

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (TOWER 6)	Residential	Residential Apartment Bldg	Tower and Podium Type Building	4 Podium Floors + 25 upper floors
BLDG (TOWER5)	Residential	Residential Apartment Bldg	Tower and Podium Type Building	4 Podium Floors + 27 upper floors
BLDG (TOWER 4)	Residential	Residential Apartment Bldg	Tower and Podium Type Building	4 Podium Floors + 27 upper floors
BLDG (TOWER 1)	Residential	Residential Apartment Bldg	Tower and Podium Type Building	1 Cellar + 4 Podium Floors + 27 upper floors
BLDG (TOWER3)	Residential	Residential Apartment Bldg	Tower and Podium Type Building	1 Cellar + 4 Podium Floors + 27 upper floors
BLDG (TOWER 2)	Residential	Residential Apartment Bldg	Tower and Podium Type Building	1 Cellar + 4 Podium Floors + 25 upper floors
BLDG (CLUB HOUSE)	Commercial	Shop	Tower and Podium Type Building	1 Cellar + 4 Podium Floors + 6 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
			VOID	ACCES.	RESI.	COMM.			
BLDG (TOWER 6)	1	29101.29	1504.97	10.45	27585.87	0.00	86	0.00	0.00
BLDG (TOWER5)	1	125993.99	1635.40	1162.36	57837.69	0.00	300	64206.10	64206.10
BLDG (TOWER 4)	1	59625.96	1882.78	0.90	57742.28	0.00	300	0.00	0.00
BLDG (TOWER 1)	1	139436.36	4559.55	1929.17	61412.28	0.00	352	69668.70	69668.70
BLDG (TOWER3)	1	55229.78	1347.33	7.01	53875.44	0.00	300	0.00	0.00
BLDG (TOWER 2)	1	29846.69	1524.63	0.00	28322.06	0.00	86	0.00	0.00
BLDG (CLUB HOUSE)	1	7487.70	885.60	521.70	0.00	6080.38	00	0.00	0.00
GRAND TOTAL	7	446721.77	13340.26	3631.59	286775.62	6080.38	1424.00	133874.80	133874.80

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	BLDG (TOWER 6), BLDG (TOWER5), BLDG (TOWER 4), BLDG (TOWER 1), BLDG (TOWER3), BLDG (TOWER 2)	TYPICAL - 3, 4& 5 FLOOR PLAN, TYPICAL - 3, 4& 5 FLOOR PLAN, TYPICAL - 3, 4& 5 FLOOR PLAN, TYPICAL - 3& 4 FLOOR PLAN, TYPICAL - 3, 4& 6 FLOOR PLAN, TYPICAL - 3, 4, 5& 7 FLOOR PLAN	, , , , ,	29285.60 (10%)	30047.13
Built-up area to Mortgage for City level	BLDG (TOWER 6), BLDG (TOWER5), BLDG (TOWER 4), BLDG (TOWER 1), BLDG (TOWER3), BLDG (TOWER 2)	TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, FIFTH FLOOR PLAN, FIFTH FLOOR PLAN, SIXTH FLOOR PLAN	, ,	-	1891.80
Built-up area to Mortgage for City level	BLDG (TOWER 6), BLDG (TOWER5), BLDG (TOWER 4), BLDG (TOWER 1), BLDG (TOWER3), BLDG (TOWER 2)	TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, FIFTH FLOOR PLAN, FIFTH FLOOR PLAN, SIXTH FLOOR PLAN	, ,	-	3751.43
Built-up area to Mortgage for City level	BLDG (TOWER 6), BLDG (TOWER5), BLDG (TOWER 4), BLDG (TOWER 1), BLDG (TOWER3), BLDG (TOWER 2)	TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, FIFTH FLOOR PLAN, FIFTH FLOOR PLAN, SIXTH FLOOR PLAN	, ,	-	3755.92
Built-up area to Mortgage for City level	BLDG (TOWER 6), BLDG (TOWER5), BLDG (TOWER 4), BLDG (TOWER 1), BLDG (TOWER3), BLDG (TOWER 2)	TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, FIFTH FLOOR PLAN, FIFTH FLOOR PLAN, SIXTH FLOOR PLAN	, ,	-	1967.34
Built-up area to Mortgage for City level	BLDG (TOWER 6), BLDG (TOWER5), BLDG (TOWER 4), BLDG (TOWER 1), BLDG (TOWER3), BLDG (TOWER 2)	TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, FIFTH FLOOR PLAN, FIFTH FLOOR PLAN, SIXTH FLOOR PLAN	, ,	-	1732.25
Built-up area to Mortgage for City level	BLDG (TOWER 6), BLDG (TOWER5), BLDG (TOWER 4), BLDG (TOWER 1), BLDG (TOWER3), BLDG (TOWER 2)	TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, TYPICAL - 6& 7 FLOOR PLAN, FIFTH FLOOR PLAN, FIFTH FLOOR PLAN, SIXTH FLOOR PLAN	, ,	-	1078.62

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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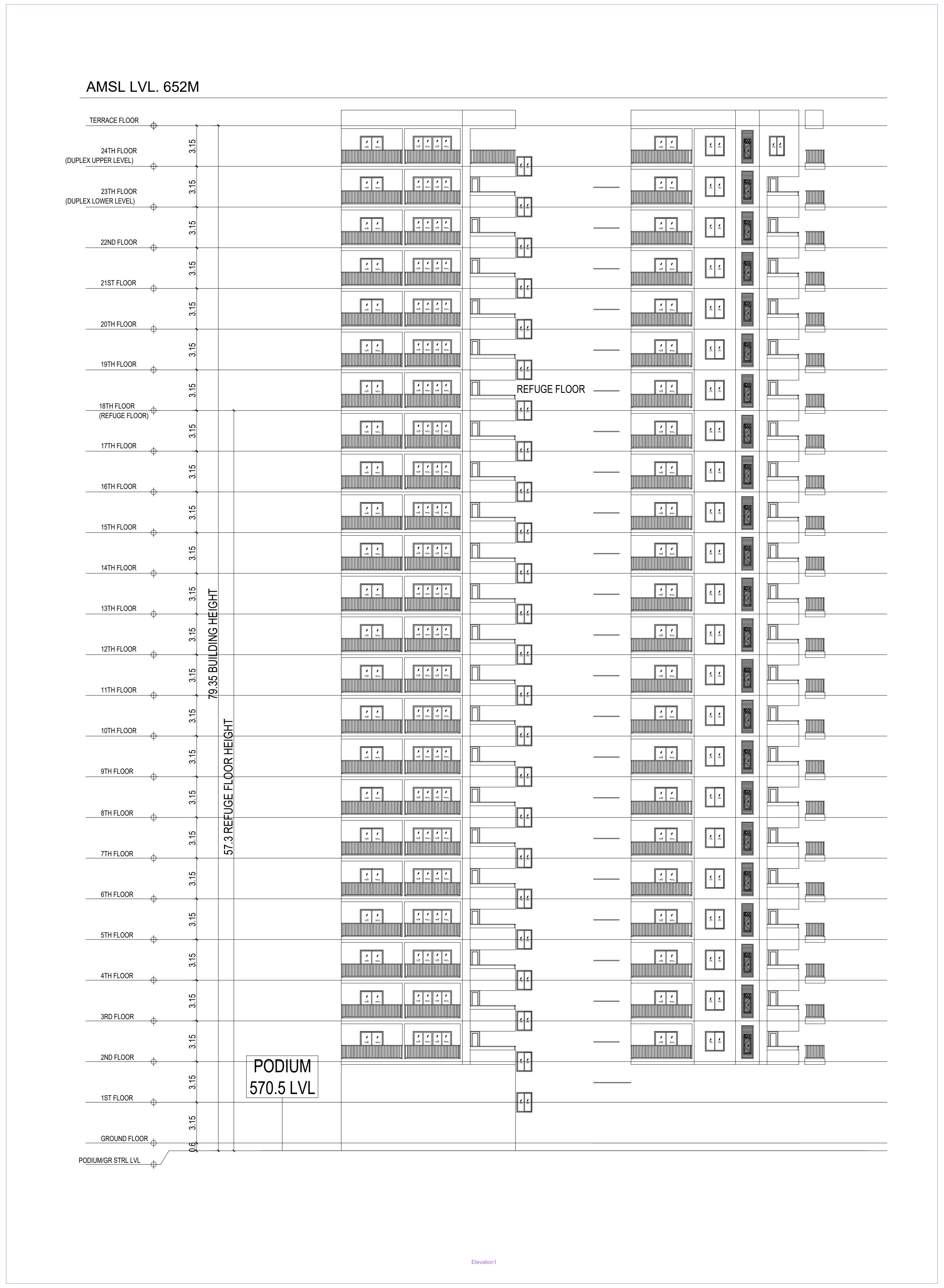
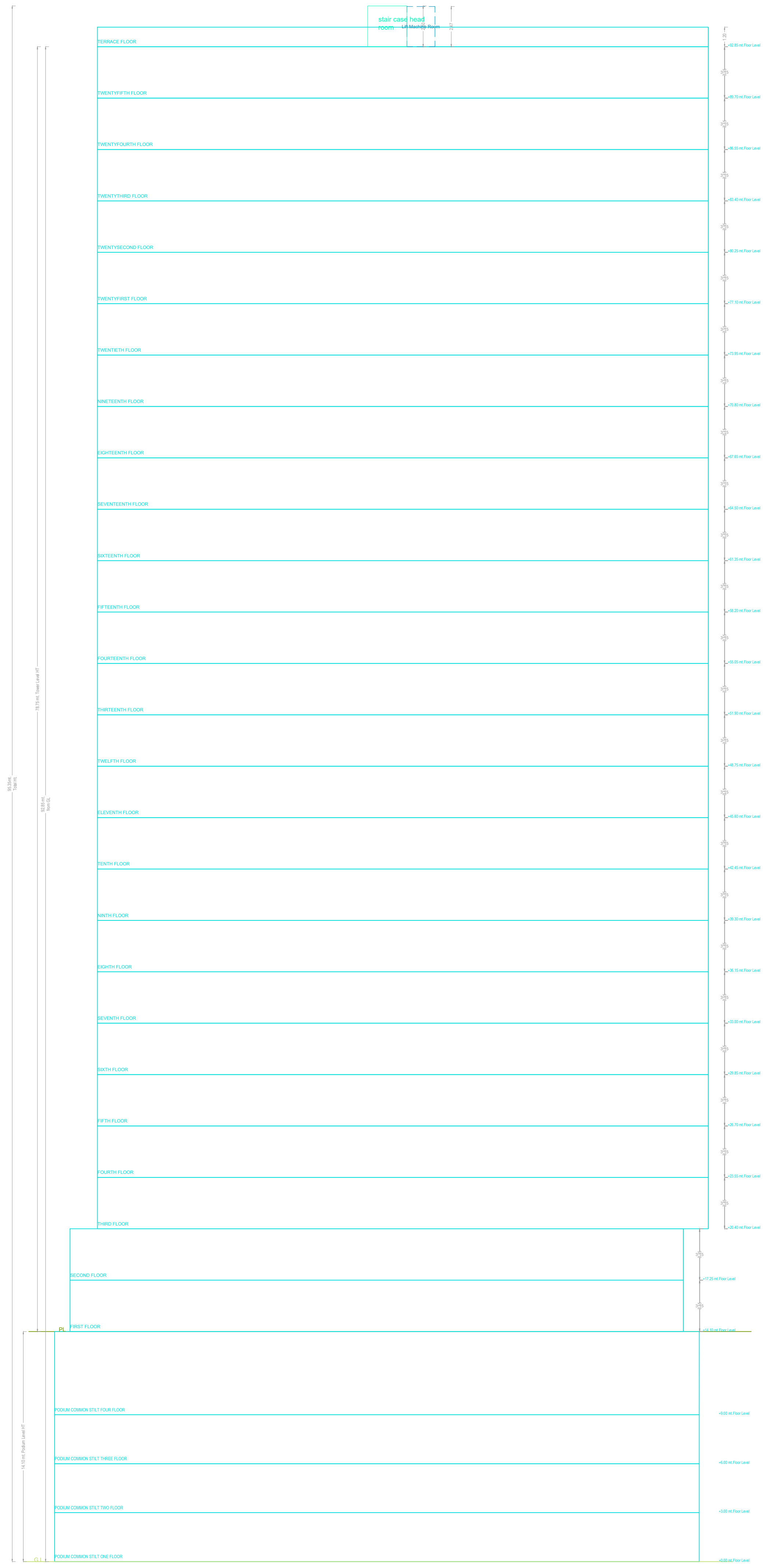
Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

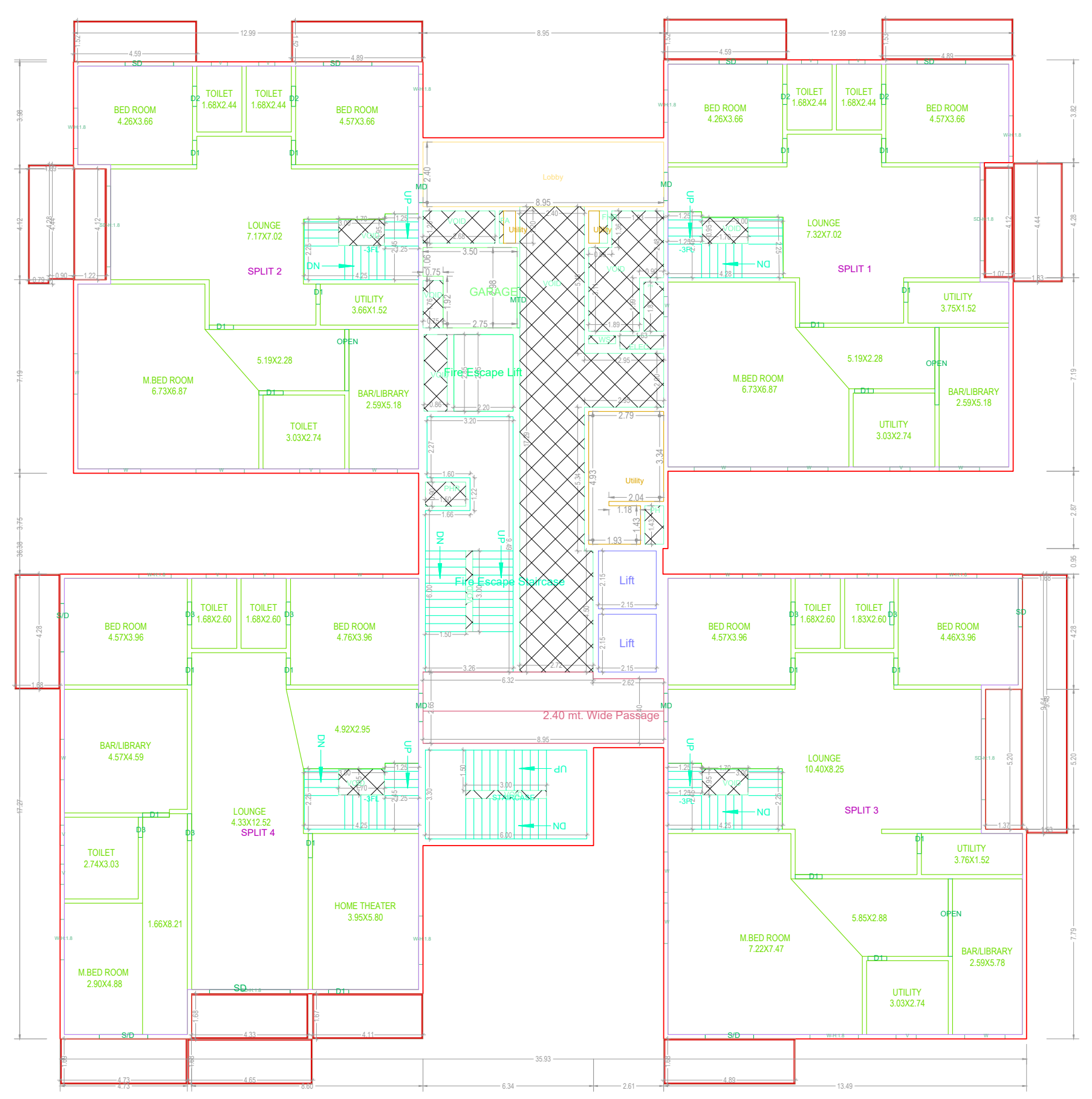
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	2 / 20
SHEET NAME :	Building Plan Details		



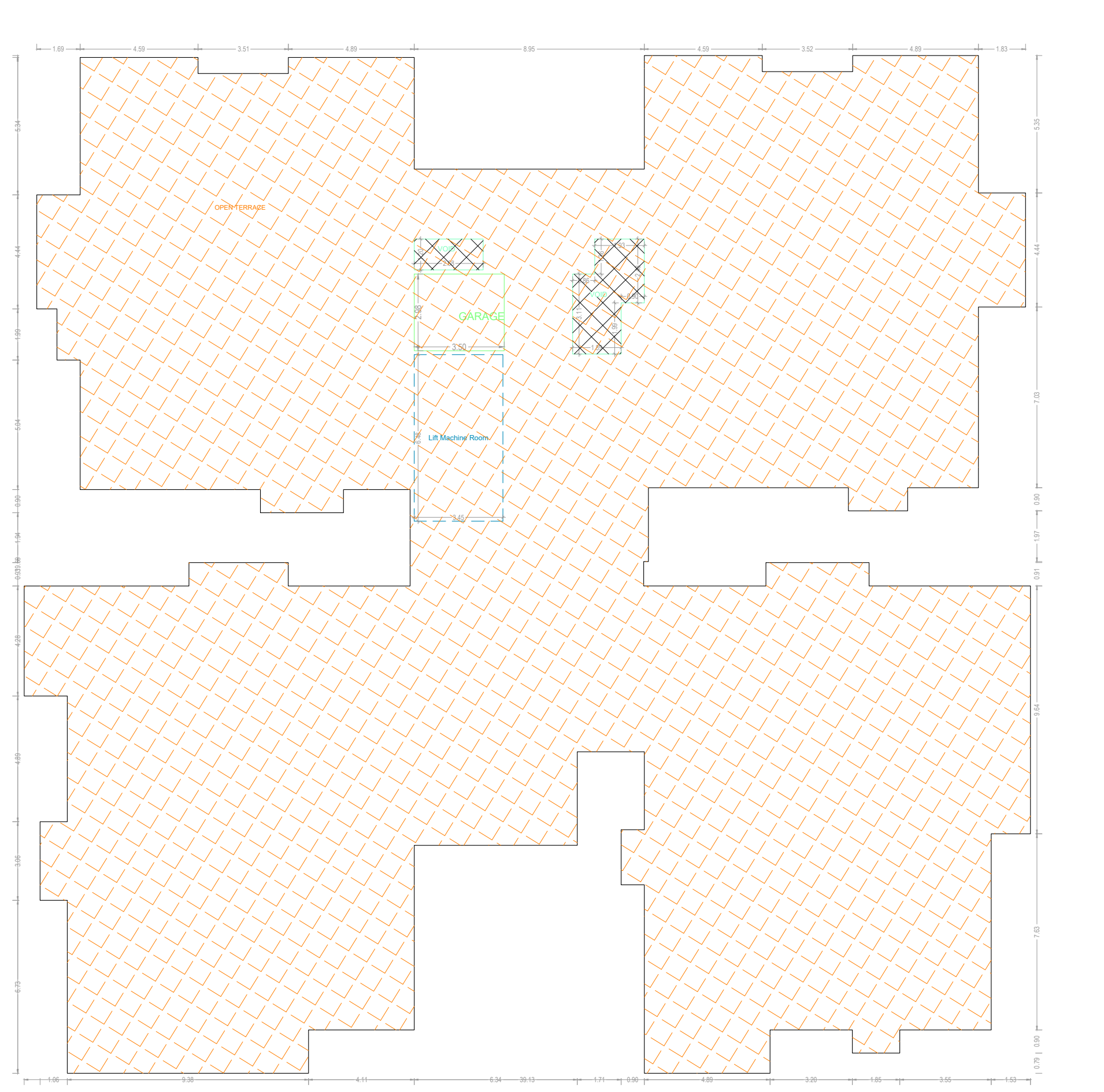
Elevation1



SECTION AA



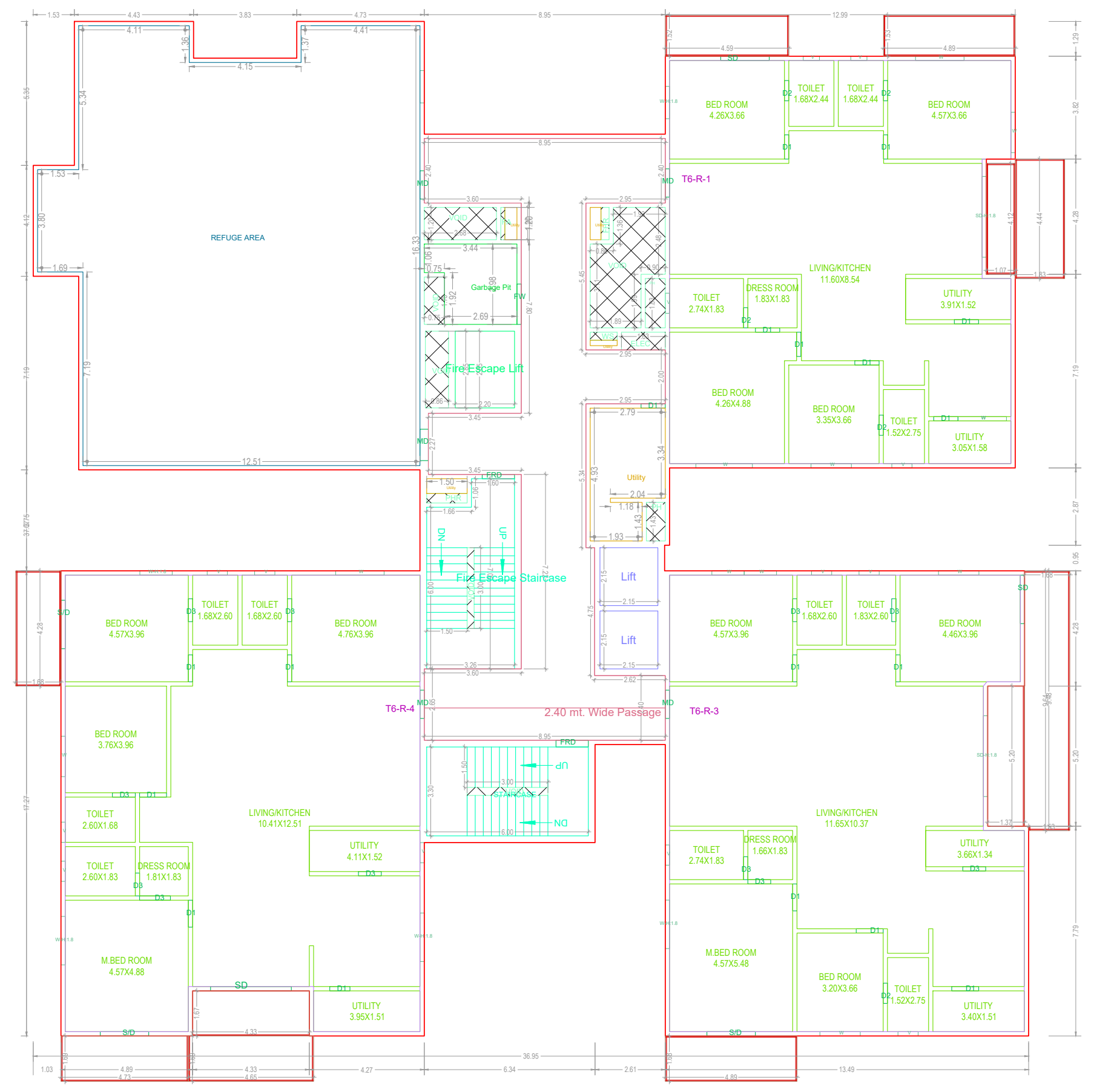
TWENTYFIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



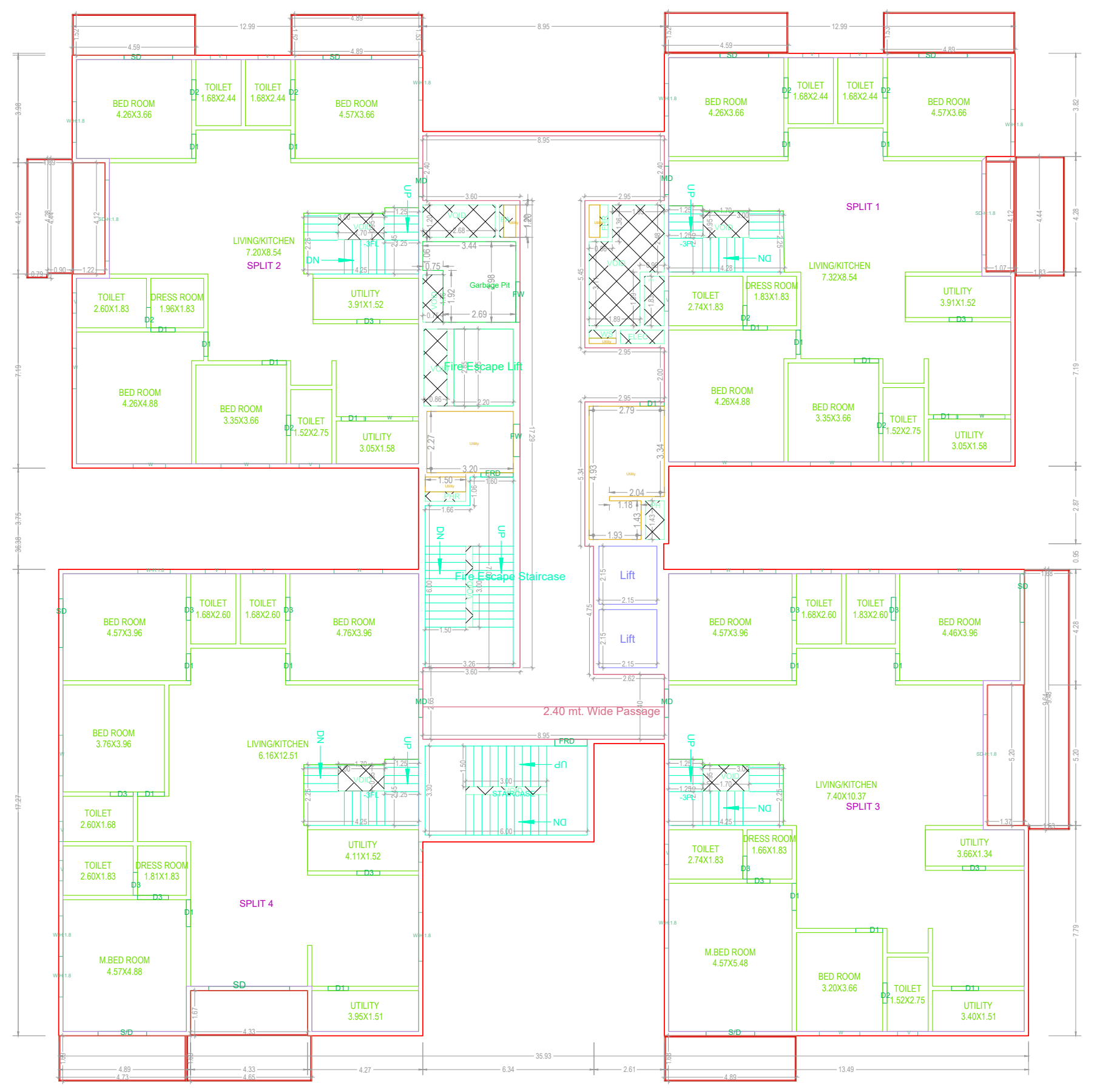
TERRACE FLOOR PLAN
(SCALE 1:100)

Balcony Calculations Table

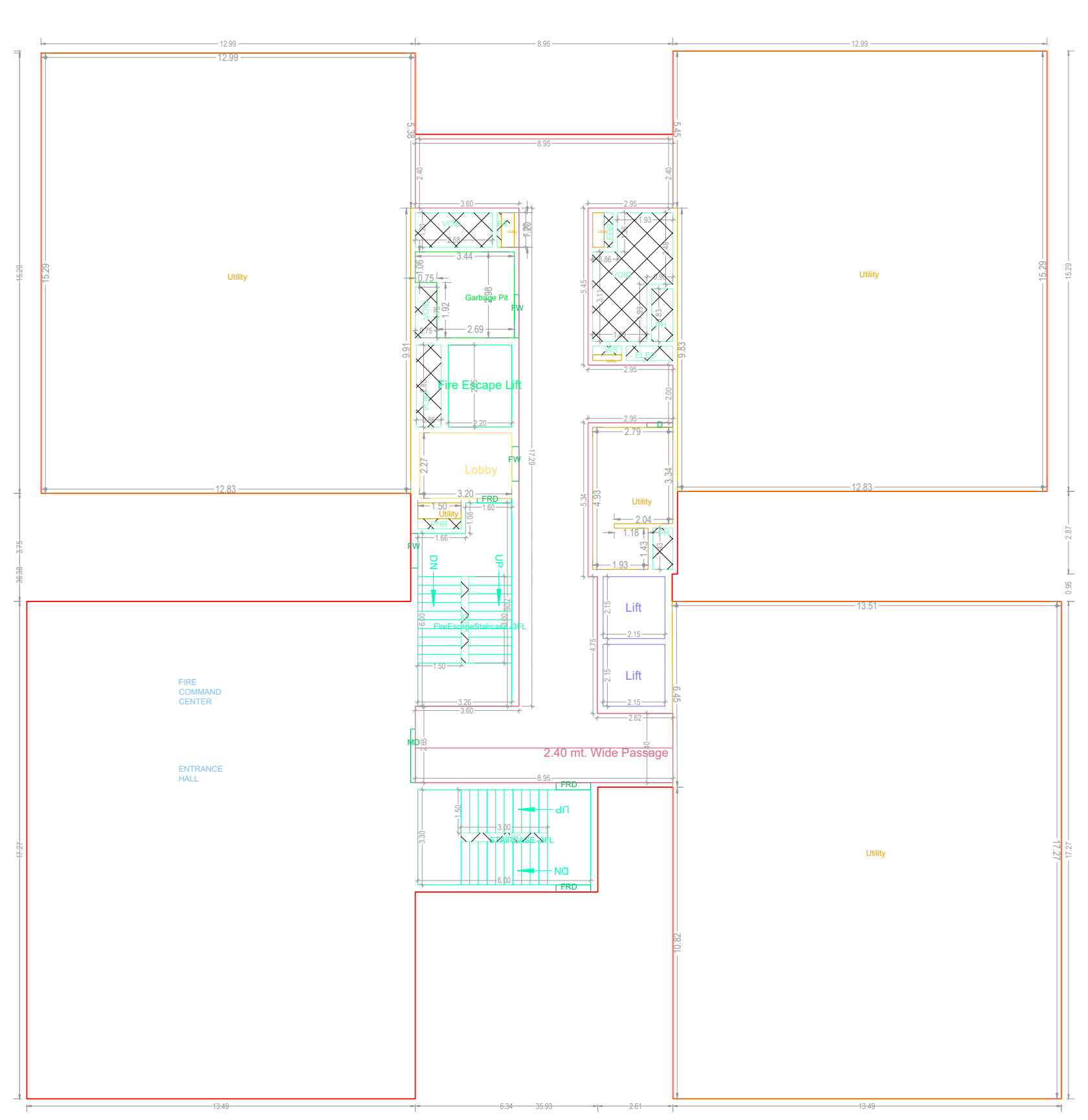
FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21& 22 FLOOR PLAN	1.53 X 4.59 X 2 X 14	1617.56
	1.53 X 4.89 X 1 X 14	
	1.07 X 4.12 X 1 X 14	
	1.84 X 4.44 X 1 X 14	
	1.68 X 4.28 X 1 X 14	
	1.68 X 4.73 X 1 X 14	
	1.68 X 4.89 X 1 X 14	
	1.68 X 9.64 X 1 X 14	
	1.37 X 5.20 X 1 X 14	
	1.22 X 4.12 X 1 X 14	
	1.69 X 4.44 X 1 X 14	
	1.52 X 4.90 X 1 X 14	
	1.68 X 4.33 X 1 X 14	
	1.68 X 4.65 X 1 X 14	
TYPICAL - 15& 23 FLOOR PLAN	1.53 X 4.59 X 1 X 2	177.48
	1.53 X 4.89 X 1 X 2	
	1.07 X 4.12 X 1 X 2	
	1.84 X 4.44 X 1 X 2	
	1.68 X 4.28 X 1 X 2	
	1.68 X 4.73 X 1 X 2	
	1.68 X 4.89 X 1 X 2	
	1.68 X 9.64 X 1 X 2	
	1.37 X 5.20 X 1 X 2	
	1.68 X 4.33 X 1 X 2	
	1.68 X 4.65 X 1 X 2	
TWENTYFOURTH FLOOR PLAN	1.53 X 4.59 X 2	108.36
	1.53 X 4.89 X 1	
	1.22 X 4.12 X 1	
	1.69 X 4.44 X 1	
	1.07 X 4.12 X 1	
	1.84 X 4.44 X 1	
	1.68 X 4.73 X 1	
	1.68 X 4.89 X 1	
	1.53 X 4.90 X 1	
	1.68 X 9.64 X 1	
	1.37 X 5.20 X 1	
	1.68 X 4.33 X 1	
	1.68 X 4.65 X 1	
TWENTYFIFTH FLOOR PLAN	1.53 X 4.59 X 2	122.39
	1.53 X 4.89 X 1	
	1.22 X 4.12 X 1	
	1.69 X 4.44 X 1	
	1.07 X 4.12 X 1	
	1.84 X 4.44 X 1	
	1.68 X 4.28 X 1	
	1.68 X 4.89 X 1	
	1.68 X 4.11 X 1	
	1.68 X 4.73 X 1	
	1.53 X 4.90 X 1	
	1.68 X 9.64 X 1	
	1.37 X 5.20 X 1	
	1.68 X 4.33 X 1	
	1.68 X 4.65 X 1	
TYPICAL - 3, 4& 5 FLOOR PLAN	1.53 X 4.59 X 2 X 3	346.62
	1.53 X 4.89 X 1 X 3	
	1.07 X 4.12 X 1 X 3	
	1.84 X 4.44 X 1 X 3	
	1.68 X 4.28 X 1 X 3	
	1.68 X 4.73 X 1 X 3	
	1.68 X 4.89 X 1 X 3	
	1.68 X 9.64 X 1 X 3	
	1.37 X 5.20 X 1 X 3	
	1.22 X 4.12 X 1 X 3	
	1.69 X 4.44 X 1 X 3	
	1.52 X 4.90 X 1 X 3	
	1.68 X 4.33 X 1 X 3	
	1.68 X 4.65 X 1 X 3	
TYPICAL - 6& 7 FLOOR PLAN	1.53 X 4.59 X 2 X 2	231.08
	1.53 X 4.89 X 1 X 2	
	1.07 X 4.12 X 1 X 2	
	1.84 X 4.44 X 1 X 2	
	1.68 X 4.28 X 1 X 2	
	1.68 X 4.73 X 1 X 2	
	1.68 X 4.89 X 1 X 2	
	1.68 X 9.64 X 1 X 2	
	1.37 X 5.20 X 1 X 2	
	1.22 X 4.12 X 1 X 2	
	1.69 X 4.44 X 1 X 2	
	1.53 X 4.90 X 1 X 2	
	1.68 X 4.33 X 1 X 2	
	1.68 X 4.65 X 1 X 2	
Total	-	2603.49



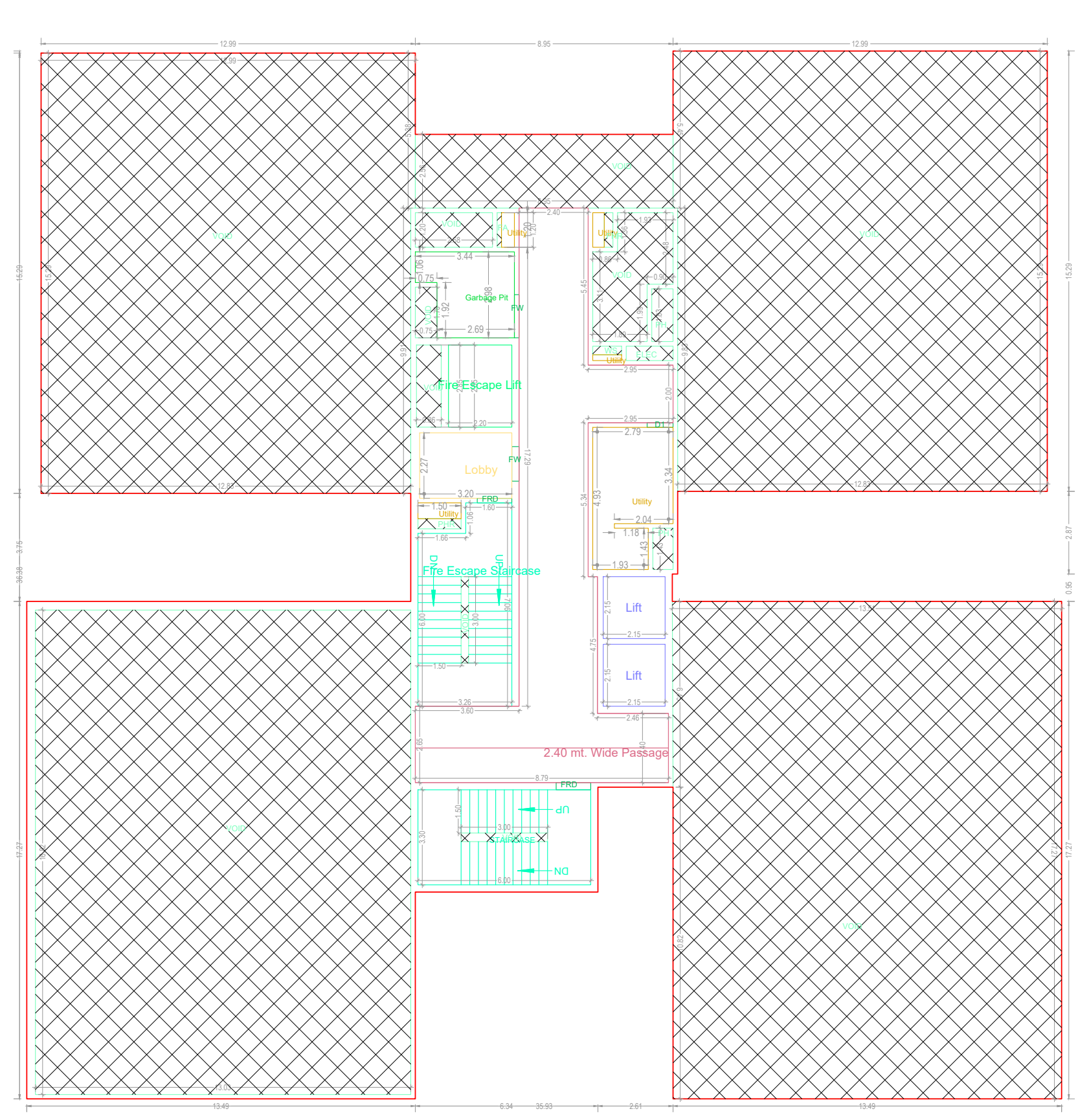
TYPICAL - 15& 23 FLOOR PLAN
(Proposed)
(SCALE 1:100)



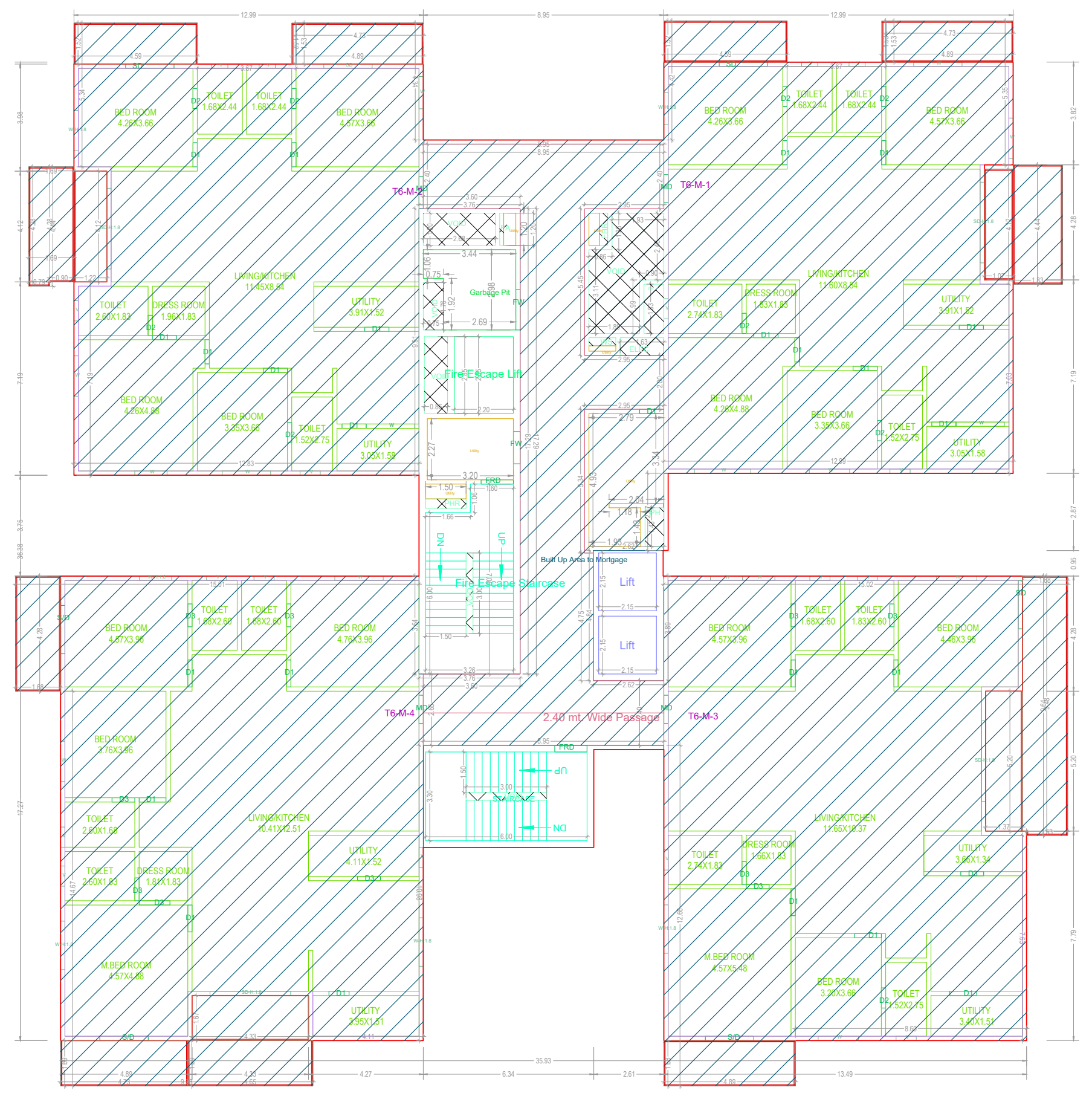
TWENTYFOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



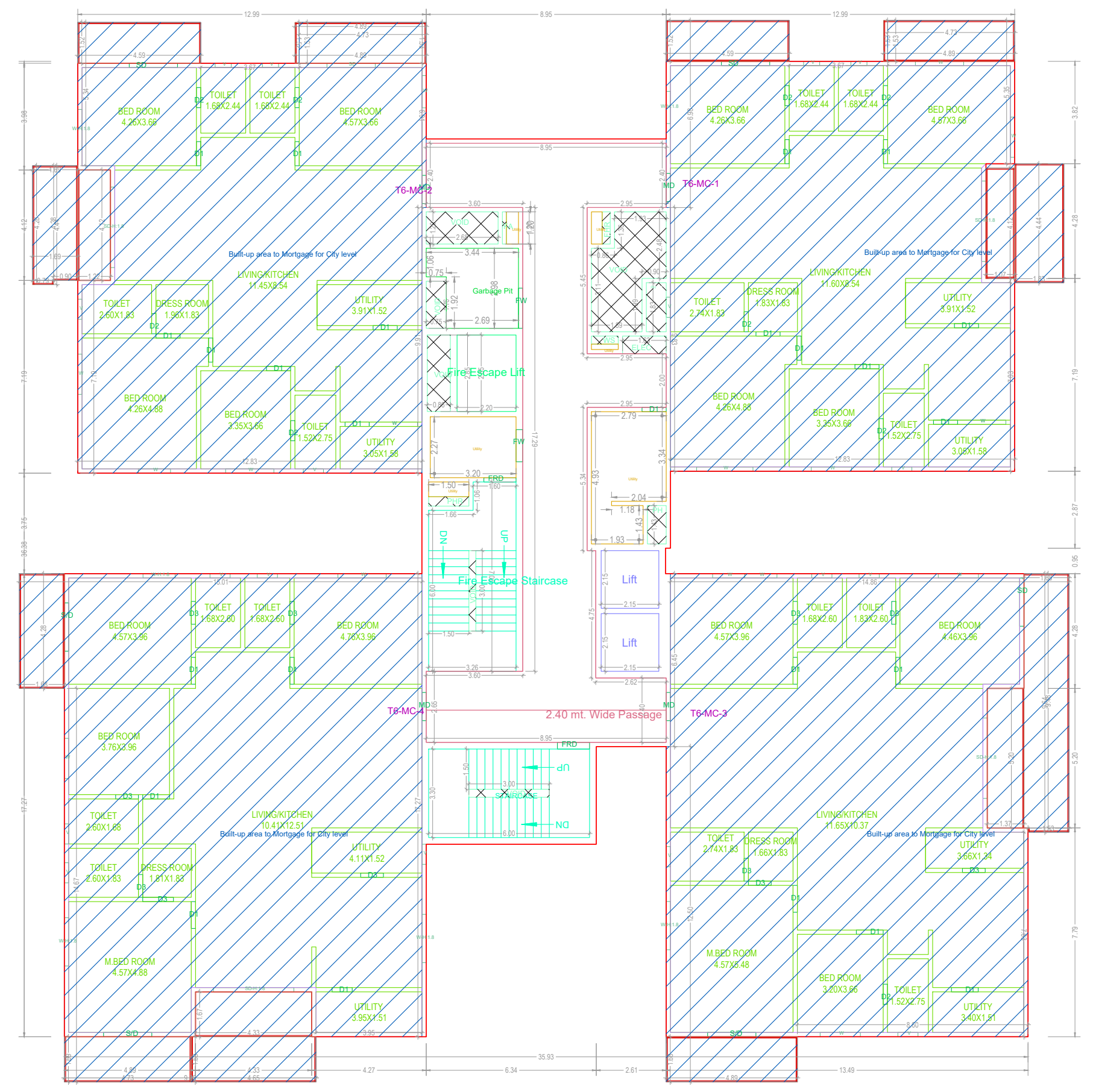
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



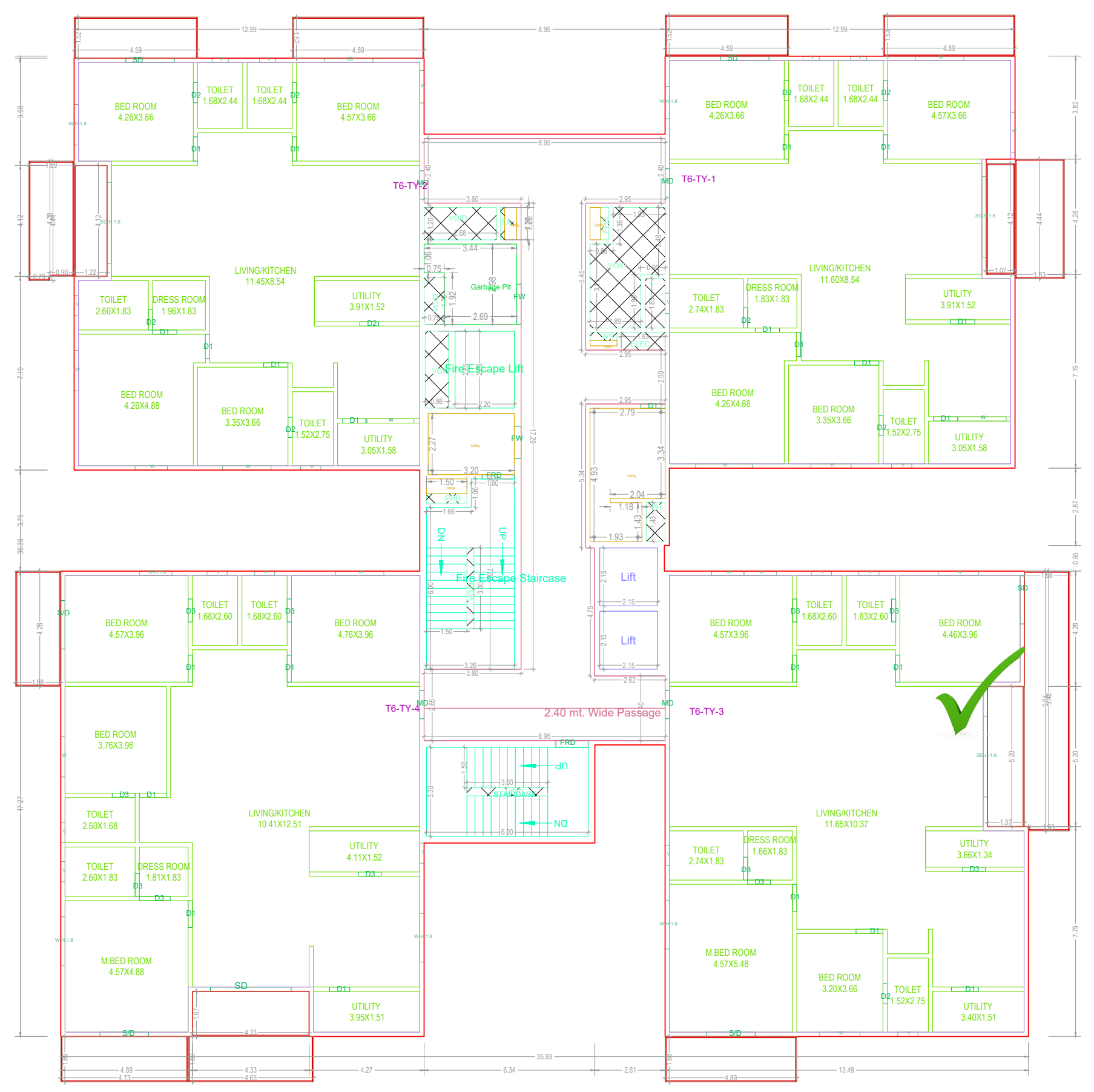
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TYPICAL - 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21& 22 FLOOR PLAN
(Proposed)
(SCALE 1:100)

BUILDING :BLDG (TOWER 6)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.
		VOID	ACCES.	RESI.	
FIRST FLOOR	871.97	22.71	0.00	849.26	00
SECOND FLOOR	1090.04	891.87	0.00	198.17	00
THIRD FLOOR	1180.20	22.97	0.00	1157.23	04
FOURTH FLOOR	1180.20	22.97	0.00	1157.23	04
FIFTH FLOOR	1180.20	22.97	0.00	1157.23	04
SIXTH FLOOR	1180.20	22.97	0.00	1157.23	04
SEVENTH FLOOR	1180.20	22.97	0.00	1157.23	04
EIGHTH FLOOR	1180.20	22.97	0.00	1157.23	04
NINTH FLOOR	1180.20	22.97	0.00	1157.23	04
TENTH FLOOR	1180.20	22.97	0.00	1157.23	04
ELEVENTH FLOOR	1180.20	22.97	0.00	1157.23	04
TWELFTH FLOOR	1180.20	22.97	0.00	1157.23	04
THIRTEENTH FLOOR	1180.20	22.97	0.00	1157.23	04
FOURTEENTH FLOOR	1180.20	22.97	0.00	1157.23	04
FIFTEENTH FLOOR	1176.05	22.97	0.00	1153.08	03
SIXTEENTH FLOOR	1180.20	22.97	0.00	1157.23	04
SEVENTEENTH FLOOR	1180.20	22.97	0.00	1157.23	04
EIGHTEENTH FLOOR	1180.20	22.97	0.00	1157.23	04
NINETEENTH FLOOR	1180.20	22.97	0.00	1157.23	04
TWENTIETH FLOOR	1180.20	22.97	0.00	1157.23	04
TWENTYFIRST FLOOR	1180.20	22.97	0.00	1157.23	04
TWENTYSECOND FLOOR	1180.20	22.97	0.00	1157.23	04
TWENTYTHIRD FLOOR	1176.05	22.97	0.00	1153.08	03
TWENTYFOURTH FLOOR	1173.02	29.17	0.00	1143.85	04
TWENTYFIFTH FLOOR	1179.91	78.85	0.00	1101.06	00
TERRACE FLOOR	10.45	0.00	10.45	0.00	00
TOTAL	29101.29	1504.97	10.45	27585.87	86
TOTAL NO OF BLDG	1				
TOTAL	29101.29	1504.97	10.45	27585.87	86

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 6)	D2	0.70 X 2.10	14
BLDG (TOWER 6)	D2	0.75 X 2.10	194
BLDG (TOWER 6)	D3	0.85 X 2.10	226
BLDG (TOWER 6)	D1	0.89 X 2.10	01
BLDG (TOWER 6)	D1	0.90 X 2.10	307
BLDG (TOWER 6)	D1	1.00 X 2.10	204
BLDG (TOWER 6)	MD	1.05 X 2.10	92
BLDG (TOWER 6)	D3	1.14 X 2.10	22
BLDG (TOWER 6)	MD	1.16 X 2.10	02
BLDG (TOWER 6)	FW	1.20 X 2.10	22
BLDG (TOWER 6)	FW	1.50 X 2.10	24
BLDG (TOWER 6)	SD	1.80 X 2.10	72
BLDG (TOWER 6)	MD	1.86 X 2.10	01
BLDG (TOWER 6)	OPEN	2.28 X 2.10	01
BLDG (TOWER 6)	OPEN	2.88 X 2.10	02
BLDG (TOWER 6)	SD	3.00 X 3.00	18

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 6)	V	0.60 X 1.20	88
BLDG (TOWER 6)	V	0.75 X 1.20	291
BLDG (TOWER 6)	W	1.20 X 1.20	86
BLDG (TOWER 6)	W	1.20 X 3.00	49
BLDG (TOWER 6)	W	1.50 X 1.20	136
BLDG (TOWER 6)	W	1.50 X 3.00	26
BLDG (TOWER 6)	SD	1.80 X 1.20	19
BLDG (TOWER 6)	W	1.80 X 3.00	67
BLDG (TOWER 6)	W	2.10 X 1.20	23
BLDG (TOWER 6)	SD	3.00 X 3.00	73

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

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.

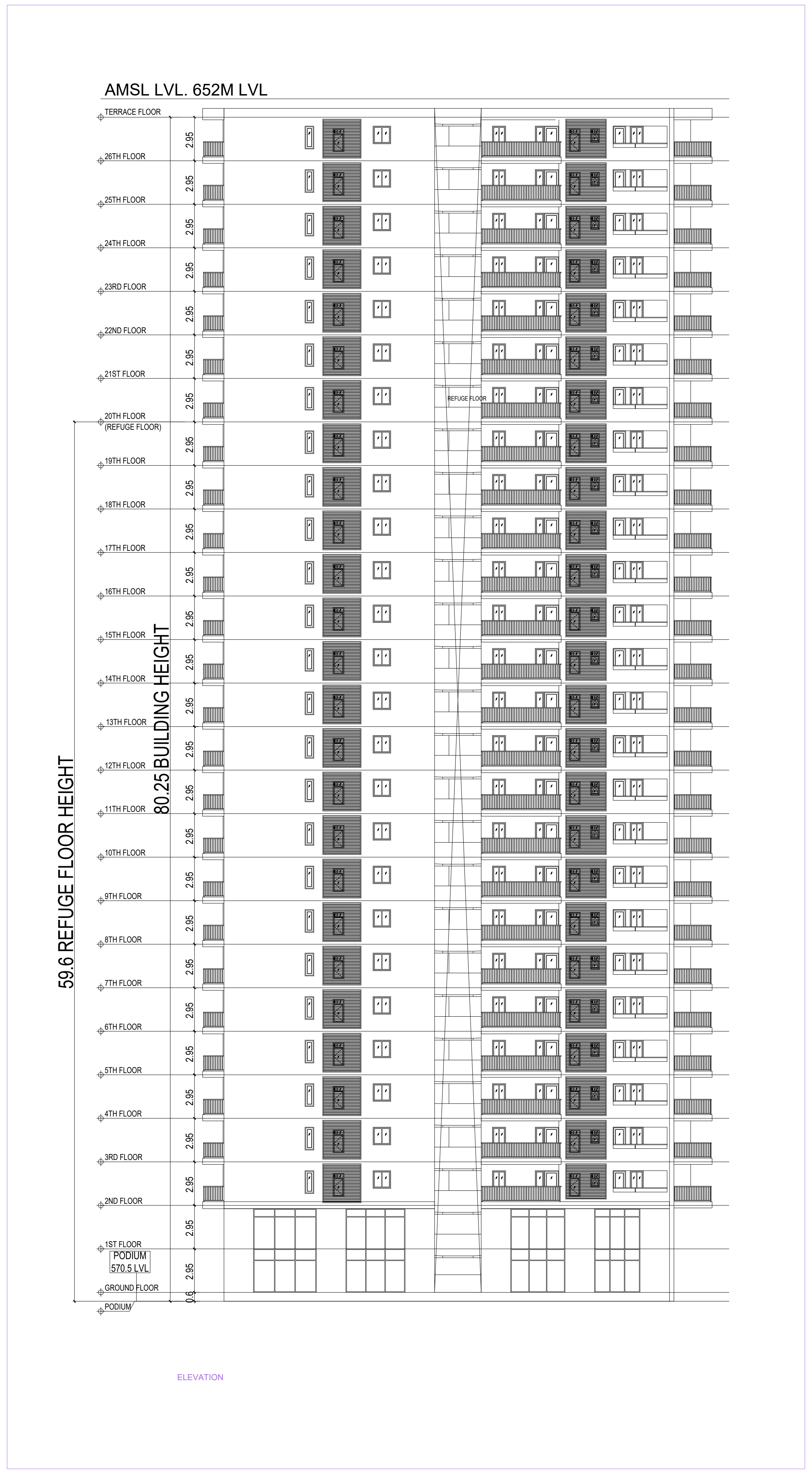
OFFICER DETAILS
OFFICER NAME :
DESIGNATION :
DATE AND TIME :

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

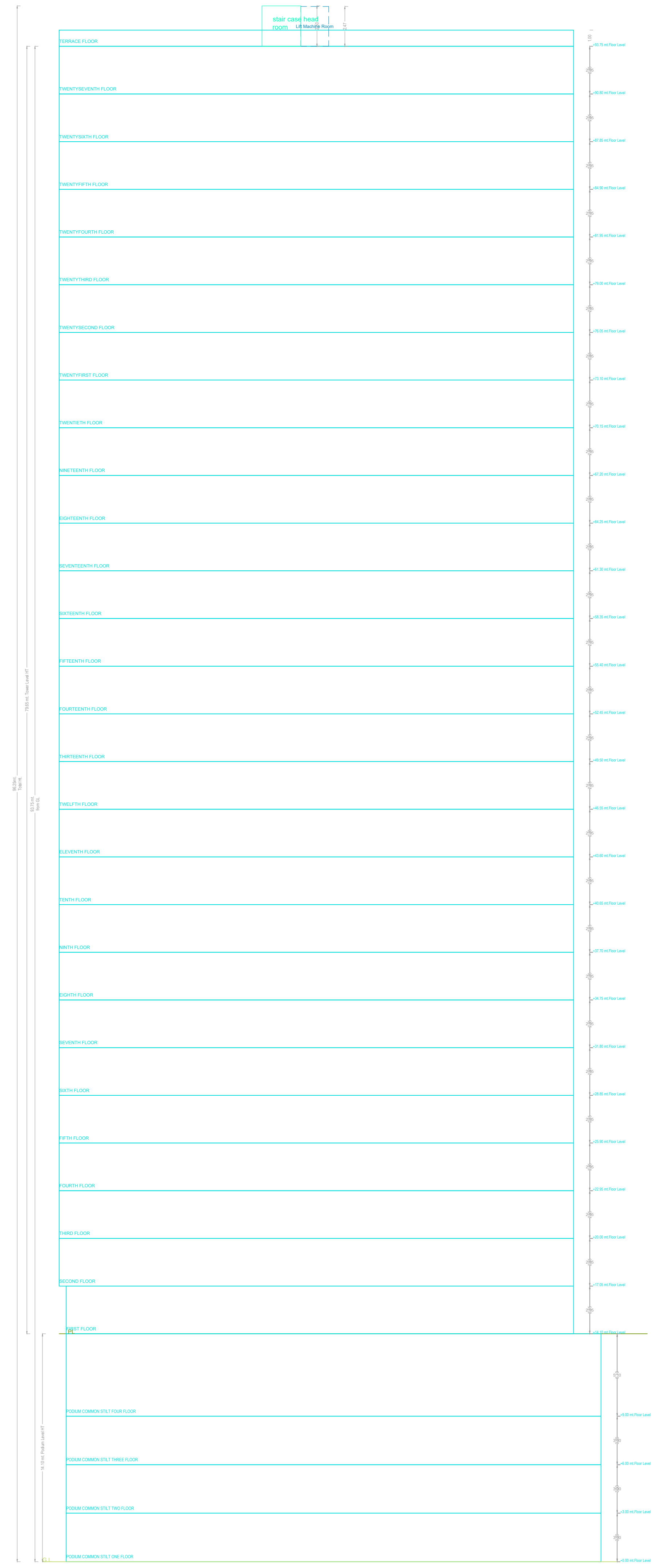
Note: All dimensions are in meters.

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS		
LTP NAME : ARRULKUMAR MARAPPAN		
LTP LICENCE NO : CA/2000/26936		DATE : 20-04-2024
FILE NO : TS/018749/2024		SHEET NO.: 3 / 20
SHEET NAME : Building Plan Details		



ELEVATION



SECTION AA

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.83 X 2	104.46
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.21 X 3.99 X 1	
	1.39 X 3.83 X 1	
	1.73 X 4.73 X 2	
	1.49 X 4.12 X 1	
	0.76 X 3.50 X 1	
	1.38 X 7.63 X 1	
	1.23 X 3.83 X 1	
	2.00 X 7.98 X 2	
	1.99 X 3.67 X 1	
	1.37 X 3.99 X 1	
SECOND FLOOR PLAN	1.20 X 3.83 X 2	104.26
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.21 X 3.99 X 1	
	1.39 X 3.83 X 1	
	1.73 X 4.73 X 2	
	1.49 X 4.12 X 1	
	0.76 X 3.50 X 1	
	1.38 X 7.63 X 1	
	1.23 X 3.83 X 1	
	2.00 X 7.98 X 2	
	1.99 X 3.67 X 1	
	1.37 X 3.99 X 1	
TYPICAL - 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN	1.82 X 8.10 X 1 X 16	3364.32
	0.78 X 3.96 X 2 X 16	
	2.00 X 7.98 X 2 X 16	
	1.20 X 3.83 X 2 X 16	
	1.45 X 7.96 X 1 X 16	
	1.14 X 4.13 X 1 X 16	
	1.19 X 3.66 X 1 X 16	
	0.95 X 3.50 X 1 X 16	
	1.21 X 3.99 X 1 X 16	
	1.39 X 3.83 X 1 X 16	
	1.82 X 4.12 X 1 X 16	
	1.82 X 4.73 X 1 X 16	
	1.73 X 4.73 X 2 X 16	
	1.49 X 4.12 X 1 X 16	
	1.66 X 4.59 X 1 X 16	
	0.76 X 3.50 X 1 X 16	
	1.38 X 7.63 X 1 X 16	
	1.38 X 8.10 X 1 X 16	
	1.21 X 4.13 X 1 X 16	
	1.23 X 3.83 X 1 X 16	
	1.51 X 4.90 X 1 X 16	
	1.51 X 4.59 X 1 X 16	
	1.53 X 5.43 X 1 X 16	
	1.37 X 3.99 X 1 X 16	
	1.99 X 3.67 X 2 X 16	
TYPICAL - 16& 25 FLOOR PLAN	1.82 X 8.10 X 1 X 2	394.16
	0.78 X 3.96 X 2 X 2	
	2.00 X 7.98 X 2 X 2	
	1.20 X 3.83 X 2 X 2	
	1.45 X 7.96 X 1 X 2	
	1.14 X 4.13 X 1 X 2	
	1.19 X 3.66 X 1 X 2	
	0.95 X 3.50 X 1 X 2	
	1.21 X 3.99 X 1 X 2	
	1.39 X 3.83 X 1 X 2	
	1.82 X 4.12 X 1 X 2	
	1.82 X 4.73 X 1 X 2	
	1.73 X 4.73 X 2 X 2	
	1.49 X 4.12 X 1 X 2	
	1.66 X 4.59 X 1 X 2	
	1.38 X 8.10 X 1 X 2	
	1.21 X 4.13 X 1 X 2	
	1.23 X 3.83 X 1 X 2	
	1.51 X 4.90 X 1 X 2	
	1.51 X 4.59 X 1 X 2	
	1.53 X 5.43 X 1 X 2	
	1.37 X 3.99 X 1 X 2	
	1.99 X 3.67 X 2 X 2	
TWENTYSIXTH FLOOR PLAN	1.51 X 4.74 X 1	209.99
	1.51 X 4.43 X 1	
	1.82 X 8.10 X 1	
	0.78 X 3.96 X 2	
	1.45 X 7.96 X 1	
	1.14 X 4.13 X 1	
	1.82 X 4.12 X 1	
	1.82 X 4.73 X 1	
	1.53 X 5.27 X 1	
	1.66 X 4.59 X 1	
	1.38 X 8.10 X 1	
	1.21 X 4.13 X 1	
	2.00 X 7.98 X 2	
	1.20 X 3.83 X 2	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.21 X 3.99 X 1	
	1.39 X 3.83 X 1	
	1.73 X 4.73 X 2	
	1.49 X 4.12 X 1	
	0.76 X 3.50 X 1	
	1.38 X 7.63 X 1	
	1.23 X 3.83 X 1	
	1.37 X 3.99 X 1	
	1.99 X 3.67 X 2	
TWENTYSEVENTH FLOOR PLAN	1.82 X 8.10 X 1	99.12
	0.78 X 3.96 X 2	
	1.45 X 7.96 X 1	
	1.14 X 4.13 X 1	
	1.82 X 4.12 X 1	
	1.82 X 4.73 X 1	
	1.53 X 5.27 X 1	
	1.66 X 4.59 X 1	
	1.38 X 8.10 X 1	
	1.21 X 4.13 X 1	
	1.51 X 4.90 X 1	
	1.51 X 4.59 X 1	
TYPICAL - 3, 4& 5 FLOOR PLAN	1.82 X 8.10 X 1 X 3	630.96
	0.78 X 3.96 X 2 X 3	
	2.00 X 7.98 X 2 X 3	
	1.20 X 3.83 X 2 X 3	
	1.45 X 7.96 X 1 X 3	
	1.14 X 4.13 X 1 X 3	
	1.19 X 3.66 X 1 X 3	
	0.95 X 3.50 X 1 X 3	
	1.21 X 3.99 X 1 X 3	
	1.39 X 3.83 X 1 X 3	
	1.82 X 4.12 X 1 X 3	
	1.82 X 4.73 X 1 X 3	
	1.73 X 4.73 X 2 X 3	
	1.49 X 4.12 X 1 X 3	
	1.66 X 4.59 X 1 X 3	
	0.76 X 3.50 X 1 X 3	
	1.38 X 7.63 X 1 X 3	
	1.38 X 8.10 X 1 X 3	
	1.21 X 4.13 X 1 X 3	
	1.23 X 3.83 X 1 X 3	
	1.51 X 4.90 X 1 X 3	
	1.51 X 4.59 X 1 X 3	
	1.53 X 5.43 X 1 X 3	
	1.37 X 3.99 X 1 X 3	
	1.99 X 3.67 X 2 X 3	
TYPICAL - 6& 7 FLOOR PLAN	1.82 X 8.10 X 1 X 2	420.64
	0.78 X 3.96 X 2 X 2	
	2.00 X 7.98 X 2 X 2	
	1.20 X 3.83 X 2 X 2	
	1.45 X 7.96 X 1 X 2	
	1.14 X 4.13 X 1 X 2	
	1.19 X 3.66 X 1 X 2	
	0.95 X 3.50 X 1 X 2	
	1.21 X 3.99 X 1 X 2	
	1.39 X 3.83 X 1 X 2	
	1.82 X 4.12 X 1 X 2	
	1.82 X 4.73 X 1 X 2	
	1.73 X 4.73 X 2 X 2	
	1.49 X 4.12 X 1 X 2	
	1.66 X 4.59 X 1 X 2	
	0.76 X 3.50 X 1 X 2	
	1.38 X 7.63 X 1 X 2	
	1.38 X 8.10 X 1 X 2	
	1.21 X 4.13 X 1 X 2	
	1.23 X 3.83 X 1 X 2	
	1.51 X 4.90 X 1 X 2	
	1.51 X 4.59 X 1 X 2	
	1.53 X 5.43 X 1 X 2	
	1.37 X 3.99 X 1 X 2	
	1.99 X 3.67 X 2 X 2	
Total	-	5327.91

✓

BUILDING :BLDG (TOWER5)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
		VOID	ACCES.	RESI.				
PODIUM COMMON STILT ONE FLOOR	12444.41	41.84	1061.67	0.00	00	10813.60	1	10813.60
PODIUM COMMON STILT TWO FLOOR	18097.54	60.13	0.00	0.00	00	17991.50	1	17991.50
PODIUM COMMON STILT THREE FLOOR	18097.54	61.14	0.00	0.00	00	17991.50	1	17991.50
PODIUM COMMON STILT FOUR FLOOR	18097.54	60.04	93.67	0.00	00	17409.50	1	17409.50
FIRST FLOOR	2061.70	20.56	0.00	2041.14	07	0.00	0	0.00
SECOND FLOOR	2163.81	829.71	0.00	1334.10	07	0.00	0	0.00
THIRD FLOOR	2258.09	21.93	0.00	2236.16	12	0.00	0	0.00
FOURTH FLOOR	2258.09	21.93	0.00	2236.16	12	0.00	0	0.00
FIFTH FLOOR	2258.09	21.93	0.00	2236.16	12	0.00	0	0.00
SIXTH FLOOR	2258.09	21.92	0.00	2236.17	12	0.00	0	0.00
SEVENTH FLOOR	2258.09	21.92	0.00	2236.17	12	0.00	0	0.00
EIGHTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
NINTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
ELEVENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TWELFTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
THIRTEENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
FOURTEENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
FIFTEENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
SIXTEENTH FLOOR	2258.05	21.93	0.00	2236.12	11	0.00	0	0.00
SEVENTEENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
EIGHTEENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
NINETEENTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TWENTIETH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TWENTYFIRST FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TWENTYSECOND FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TWENTYTHIRD FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TWENTYFOURTH FLOOR	2258.05	21.93	0.00	2236.12	12	0.00	0	0.00
TWENTYFIFTH FLOOR	2258.05	21.93	0.00	2236.12	11	0.00	0	0.00
TWENTYSIXTH FLOOR	2257.76	27.91	0.00	2229.85	12	0.00	0	0.00
TWENTYSEVENTH FLOOR	838.34	29.70	7.02	801.62	00	0.00	0	0.00
TERRACE FLOOR	0.00	0.00	0.00	0.00	00	0.00	0	0.00
TOTAL	125993.99	1635.40	1162.36	57837.69	300	64206.10		64206.10
TOTAL NO OF BLDG	1							
TOTAL	125993.99	1635.40	1162.36	57837.69	300	64206.10		64206.10

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER5)	D	0.00 X 2.10	77
BLDG (TOWER5)	D	0.75 X 2.10	1262
BLDG (TOWER5)	D	0.85 X 2.10	300
BLDG (TOWER5)	D	0.90 X 2.10	983
BLDG (TOWER5)	D	1.00 X 2.10	50
BLDG (TOWER5)	OP	1.04 X 2.10	50
BLDG (TOWER5)	D	1.05 X 2.10	308
BLDG (TOWER5)	OP	1.10 X 2.10	50
BLDG (TOWER5)	OP	1.20 X 2.10	48
BLDG (TOWER5)	OP	1.37 X 2.10	23
BLDG (TOWER5)	OP	1.50 X 2.10	104
BLDG (TOWER5)	OPEN	1.52 X 2.10	01
BLDG (TOWER5)	OP	1.53 X 2.10	26
BLDG (TOWER5)	D	1.67 X 2.10	25
BLDG (TOWER5)	SD	1.80 X 2.10	227
BLDG (TOWER5)	OP	1.83 X 2.10	178
BLDG (TOWER5)	D	2.06 X 2.10	02
BLDG (TOWER5)	OP	2.68 X 2.10	24

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER5)	W	0.60 X 1.20	353
BLDG (TOWER5)	W	0.60 X 3.00	01
BLDG (TOWER5)	V	0.62 X 1.20	25
BLDG (TOWER5)	V	0.75 X 1.20	913
BLDG (TOWER5)	W	0.90 X 1.20	603
BLDG (TOWER5)	W	1.20 X 1.20	177
BLDG (TOWER5)	W	1.68 X 1.20	01
BLDG (TOWER5)	W	1.80 X 1.20	272
BLDG (TOWER5)	W	1.80 X 2.00	153
BLDG (TOWER5)	SD	1.80 X 2.50	46
BLDG (TOWER5)	SD	1.80 X 3.00	56
BLDG (TOWER5)	W	2.10 X 1.20	206
BLDG (TOWER5)	SD	2.88 X 3.00	26
BLDG (TOWER5)	SD	2.99 X 3.00	270
BLDG (TOWER5)	SD	3.00 X 3.00	08

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 :

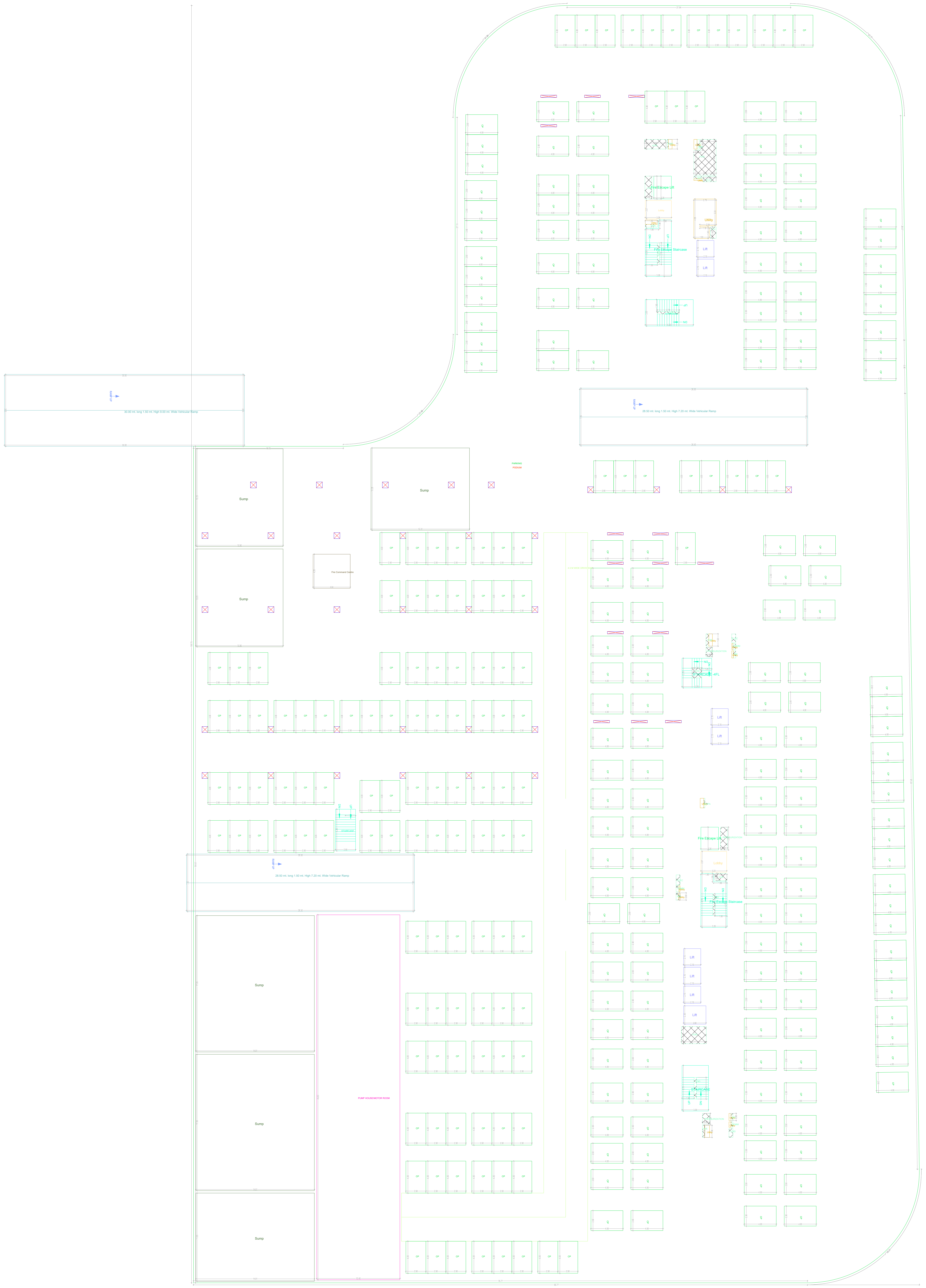
DATE AND TIME :

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

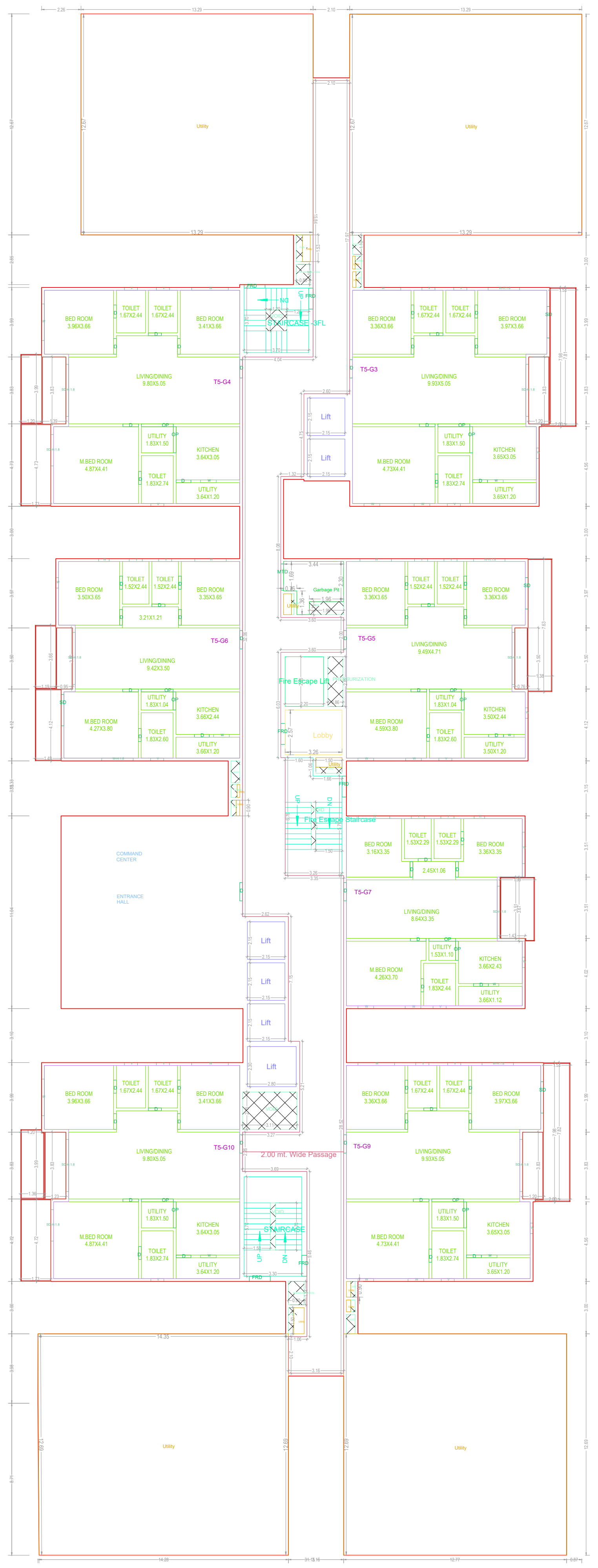
Note: All dimensions are in meters.

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

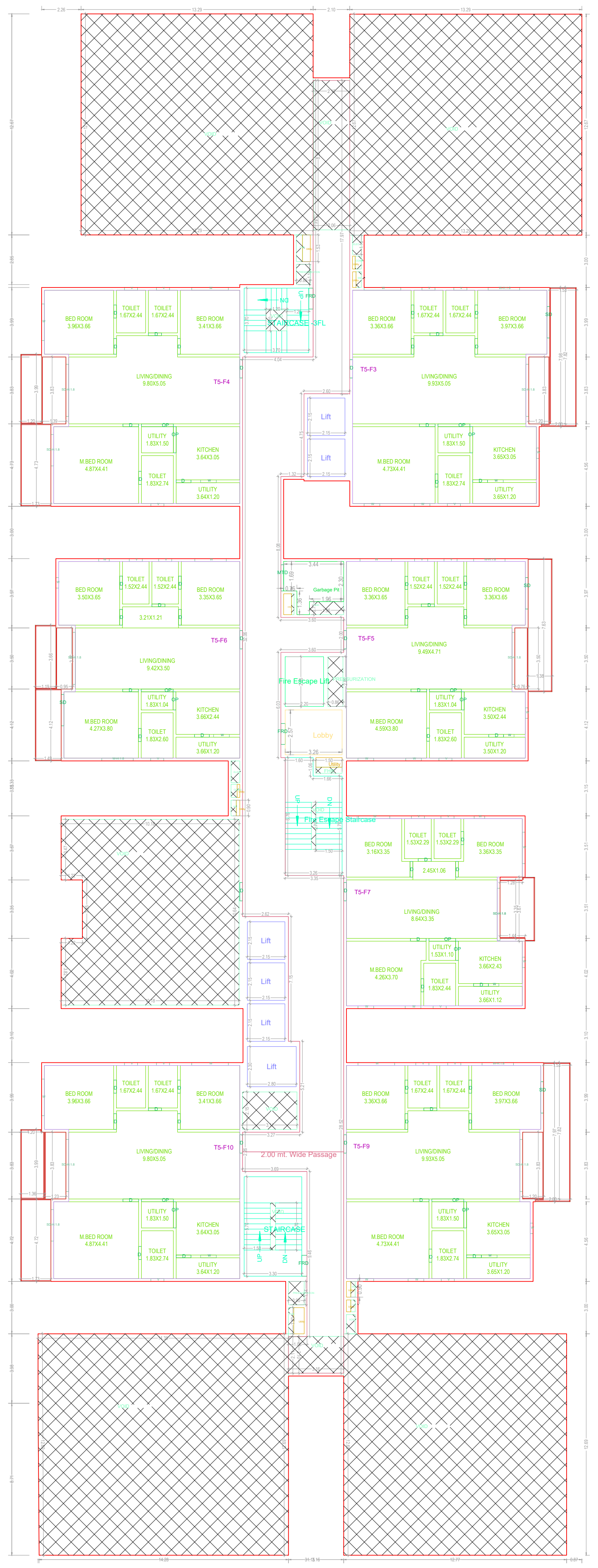
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	4 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT ONE FLOOR PLAN
(SCALE 1:100)



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



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

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
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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.

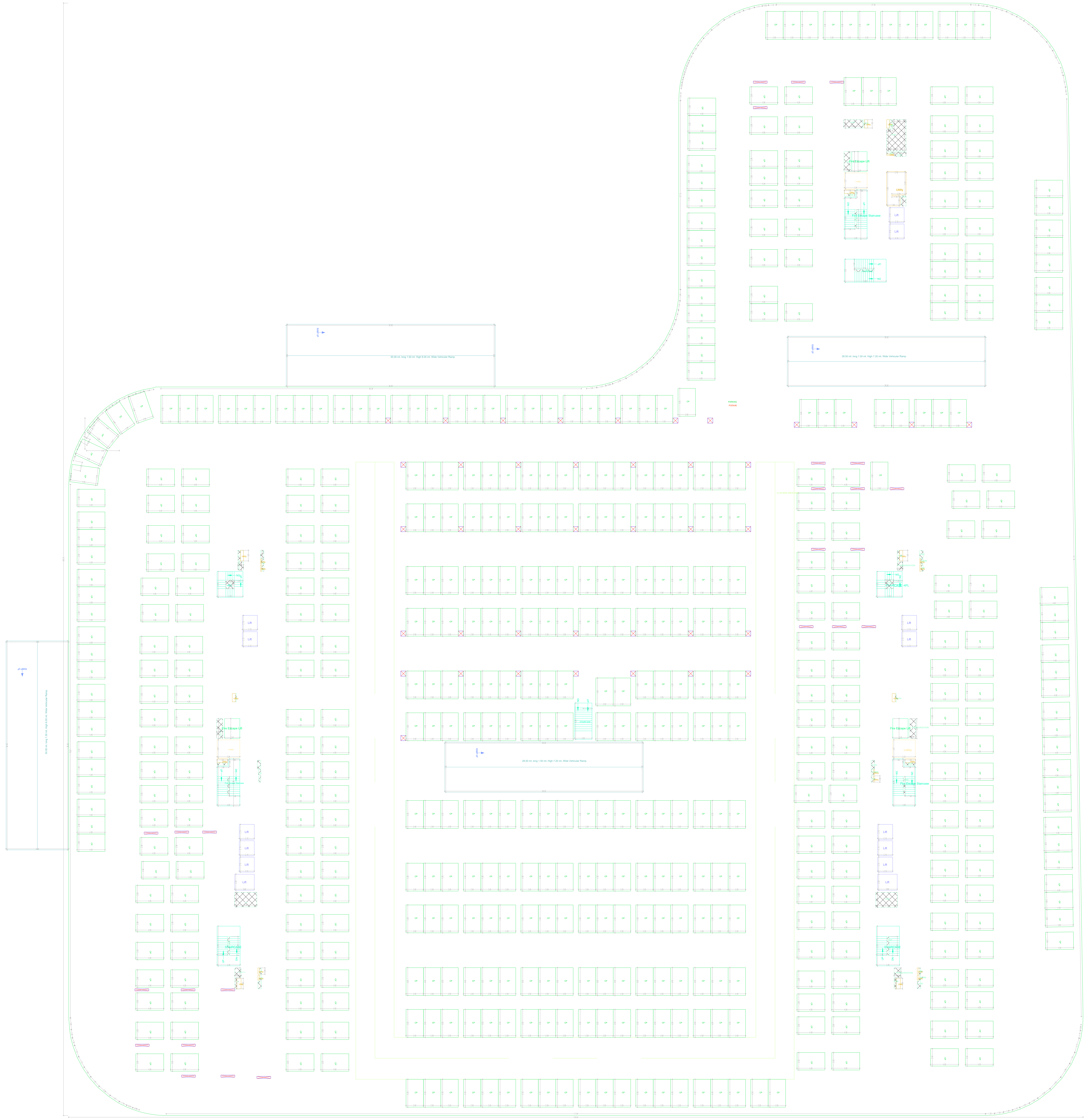
OFFICER DETAILS	
OFFICER NAME : DESIGNATION : DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

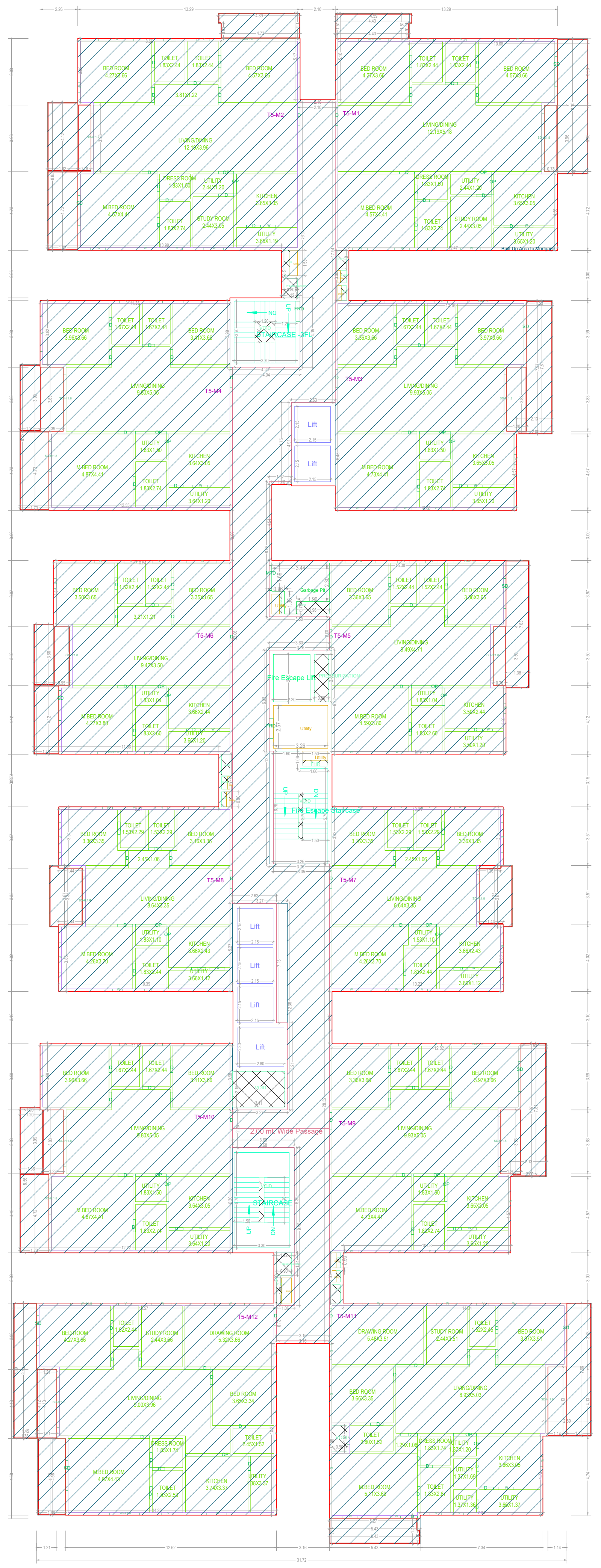
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	5 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT TWO FLOOR PLAN
(SCALE 1:100)



TYPICAL - 3, 4& 5 FLOOR PLAN
(Proposed)
(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".
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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.

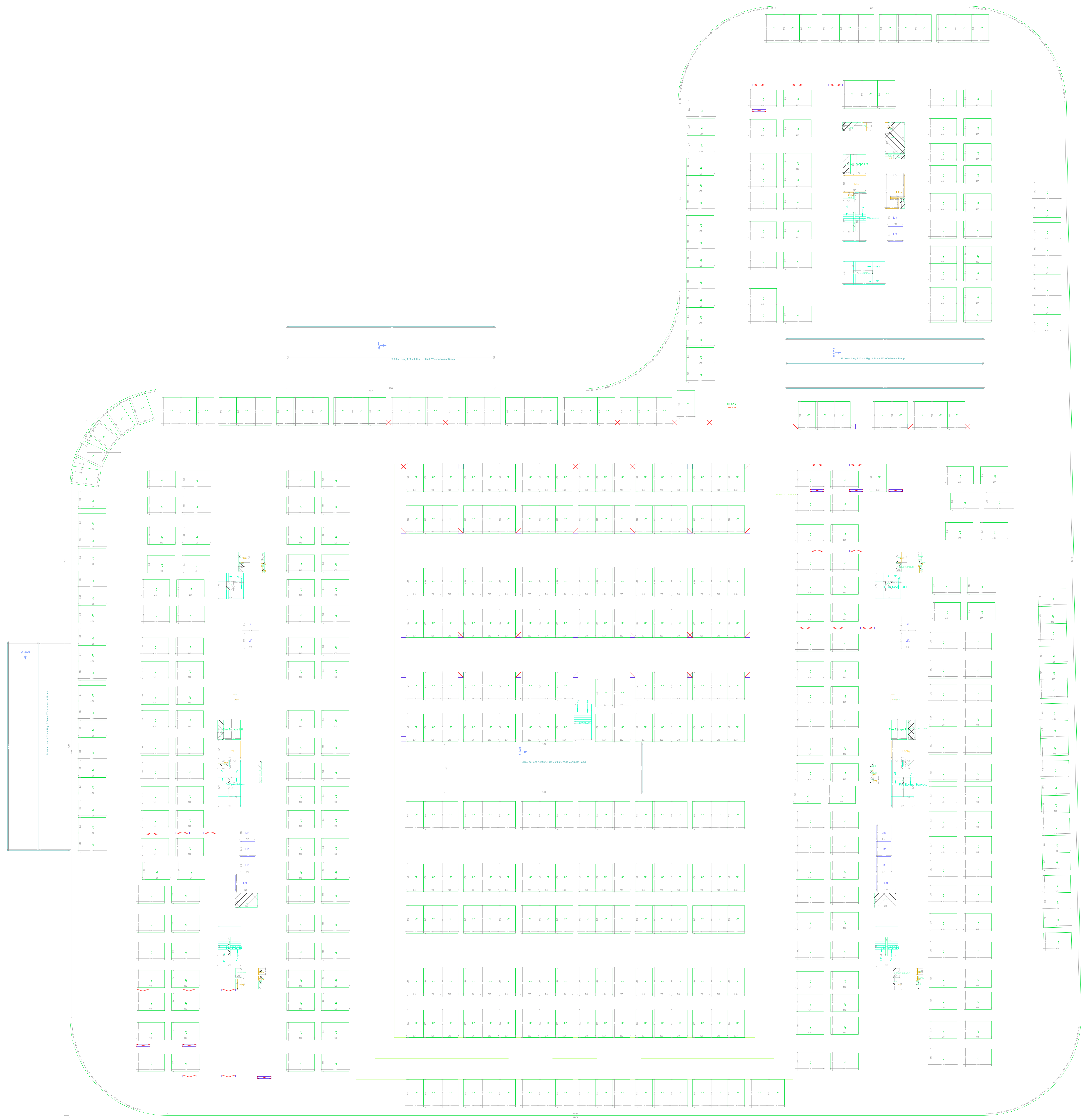
OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

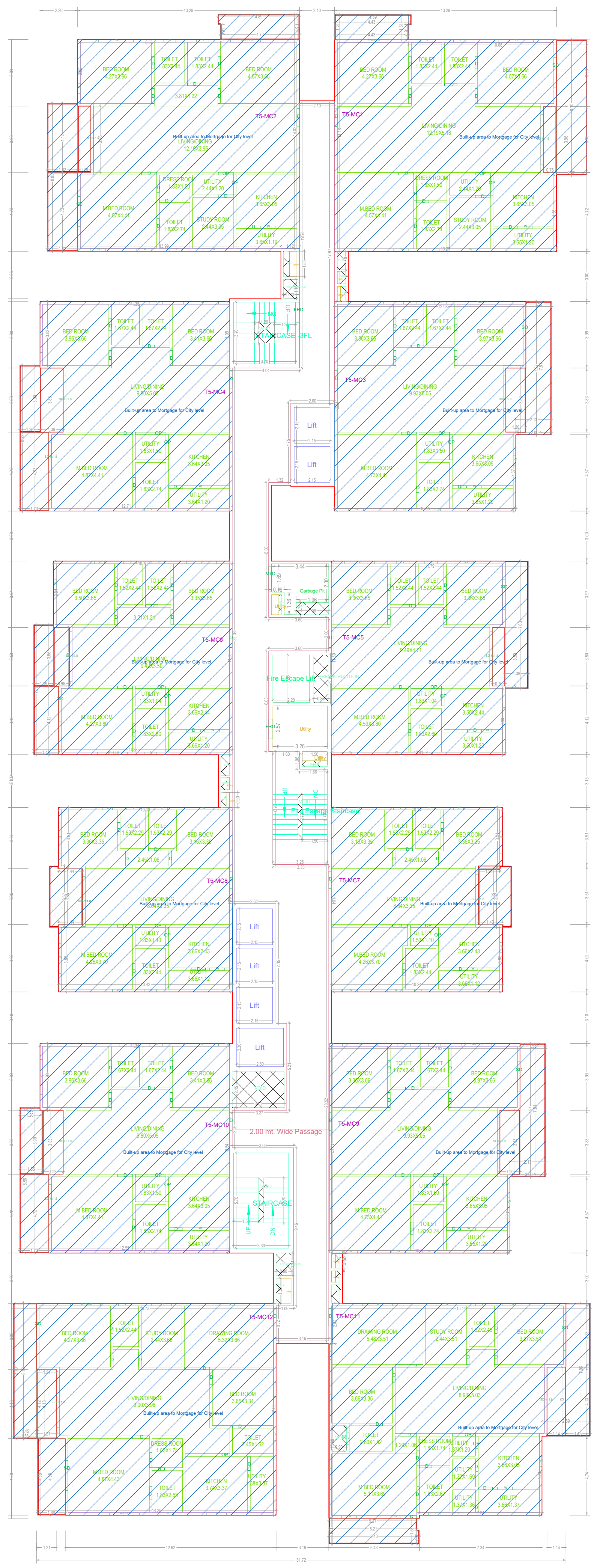
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	6 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT THREE FLOOR PLAN
(SCALE 1:100)



TYPICAL - 6& 7 FLOOR PLAN
(Proposed)
(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.
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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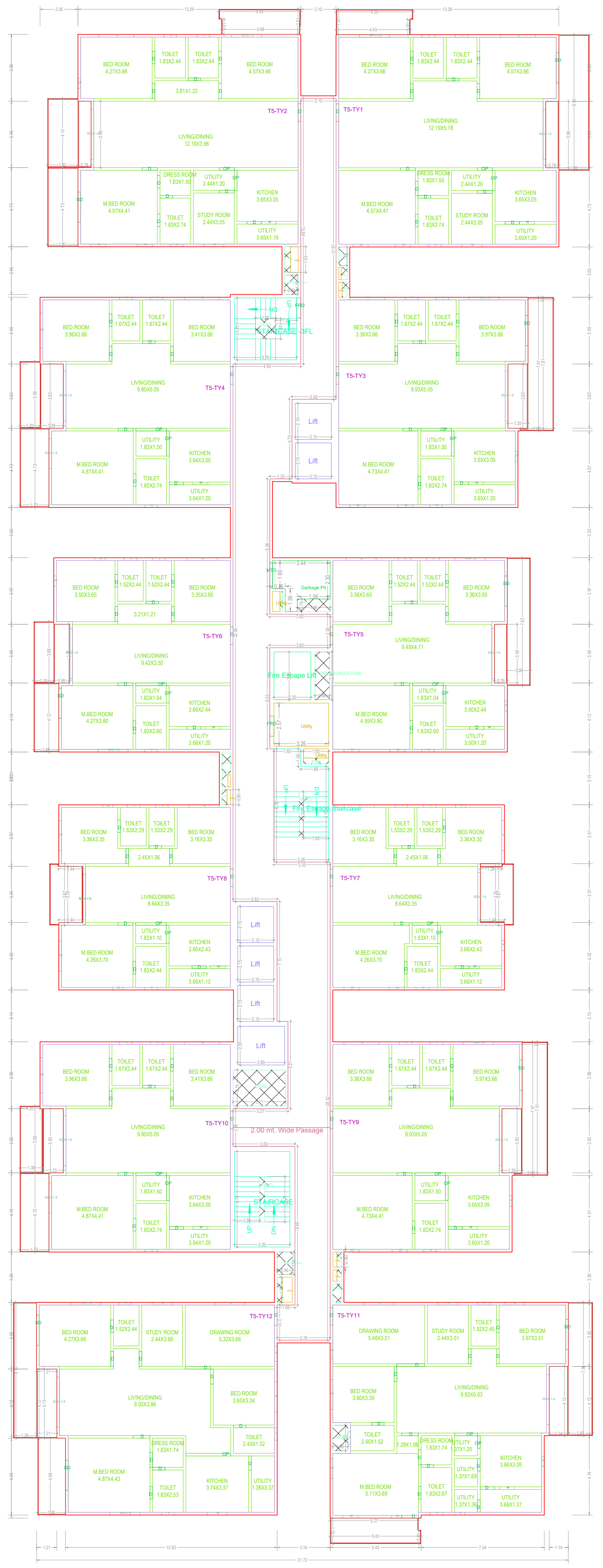
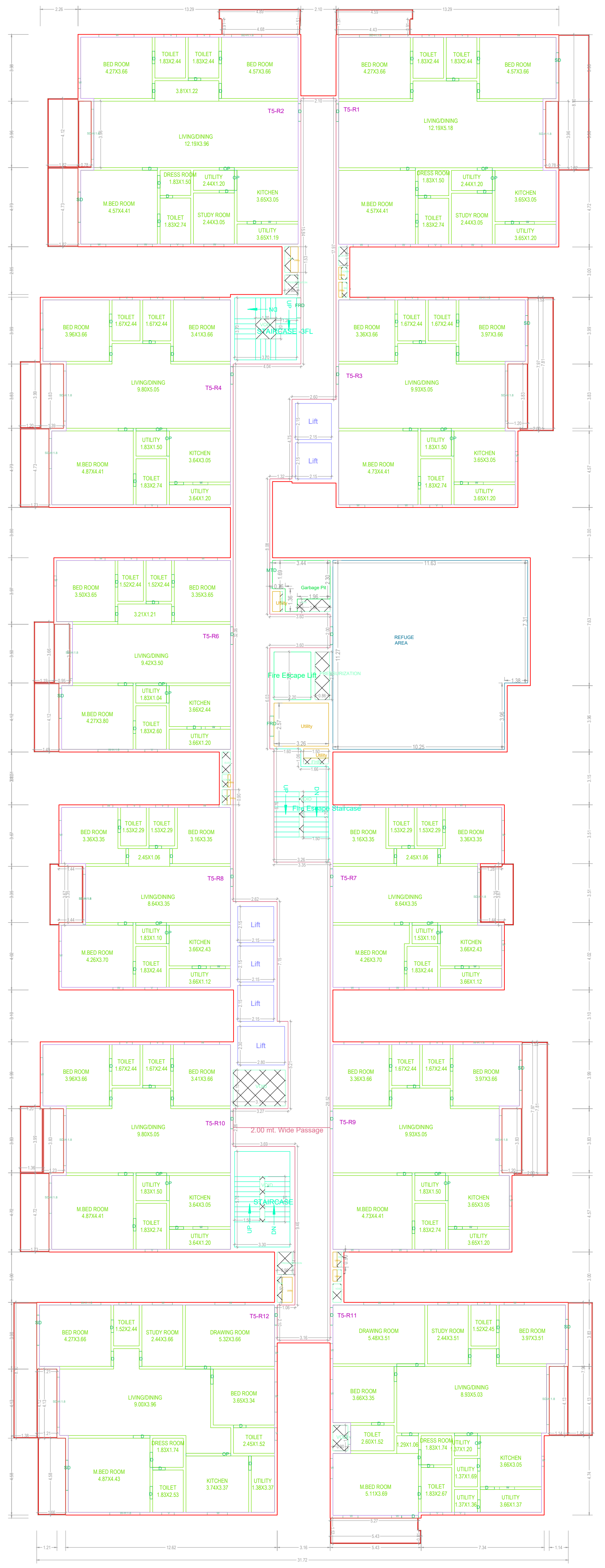
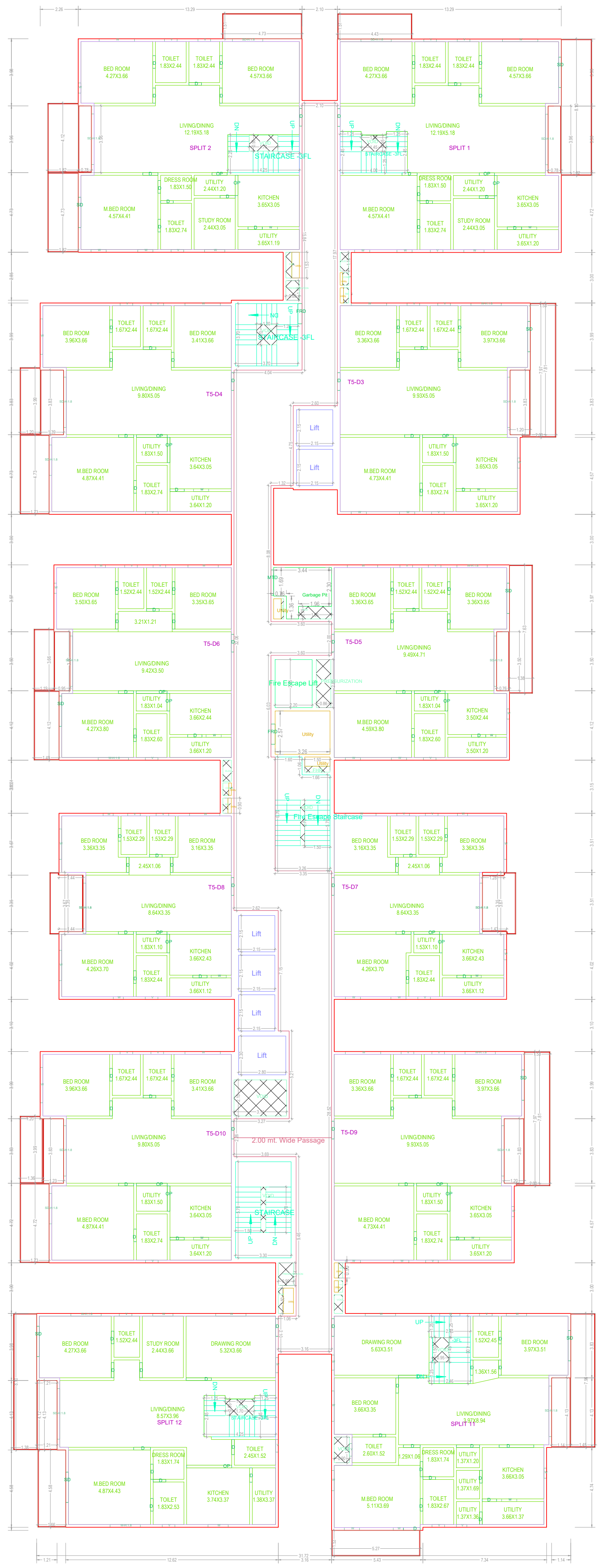
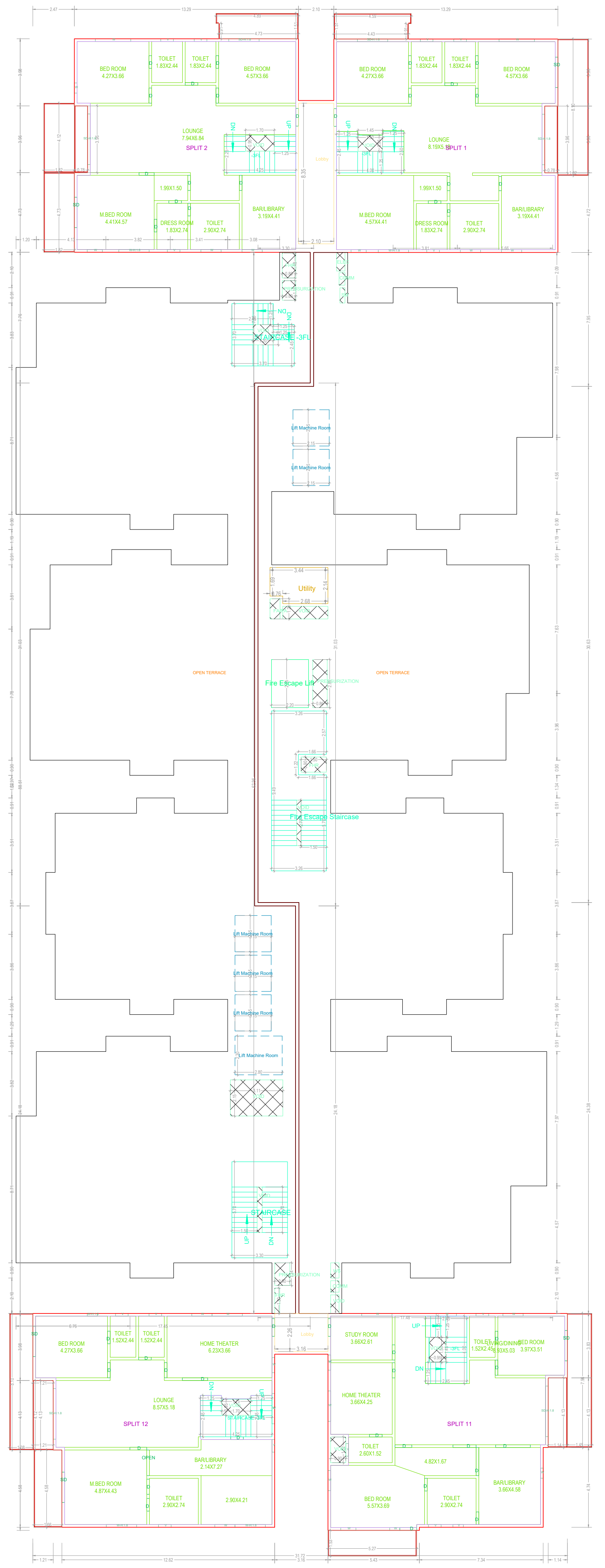
Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

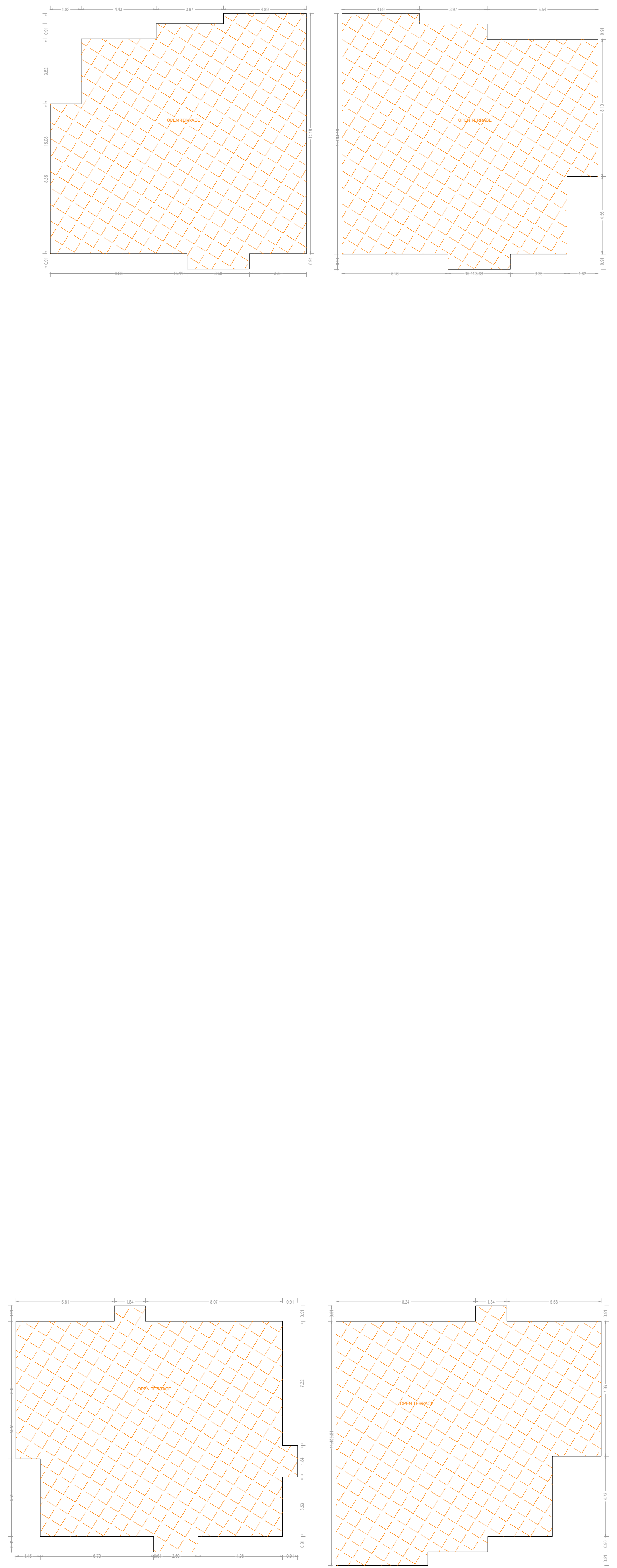
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	7 / 20
SHEET NAME :	Building Plan Details		


TYPICAL - 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN
(Proposed)
(SCALE 1:100)


TYPICAL - 16& 25 FLOOR PLAN
(Proposed)
(SCALE 1:100)


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


TWENTYSEVENTH 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.
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
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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 :

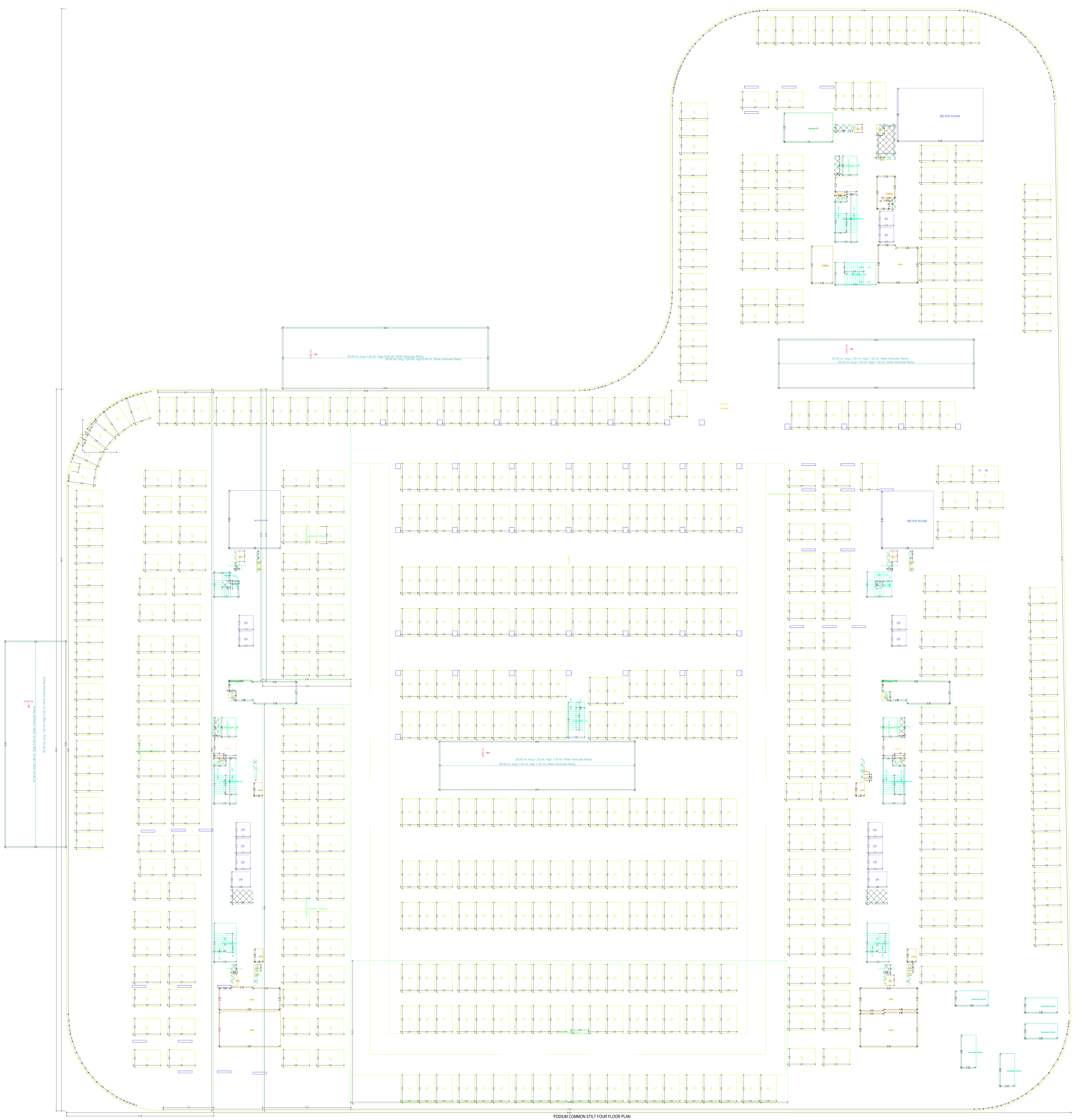
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	8 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT FOUR FLOOR PLAN
(SCALE 1:100)

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.
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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.

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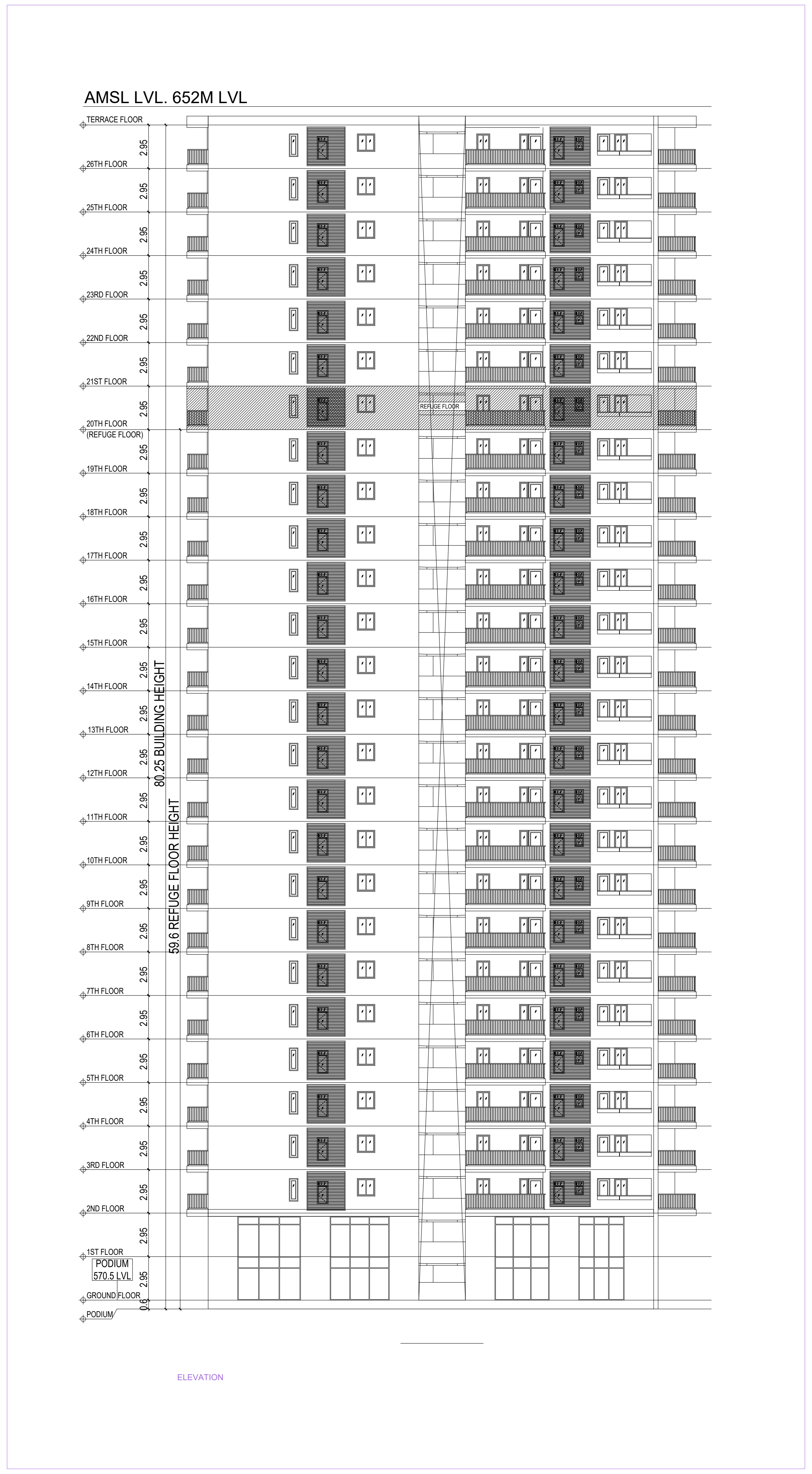
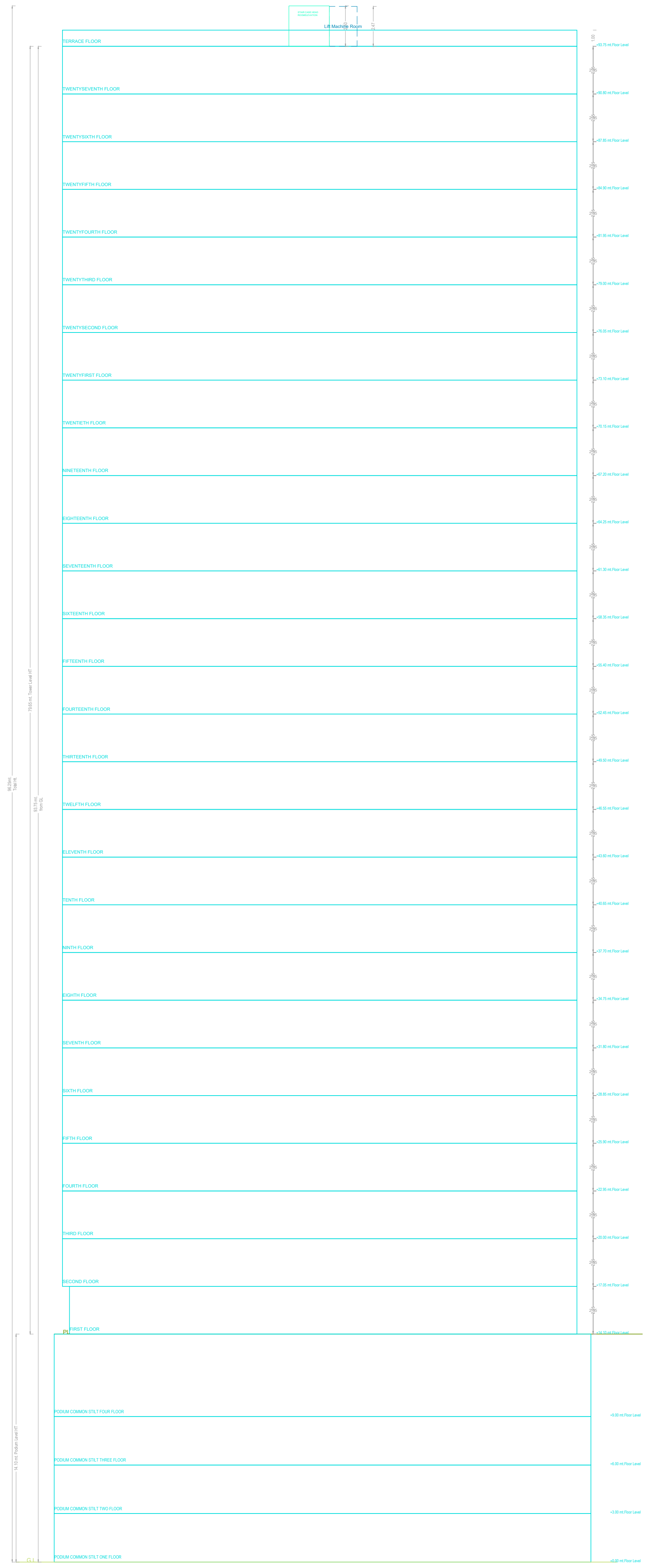
Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

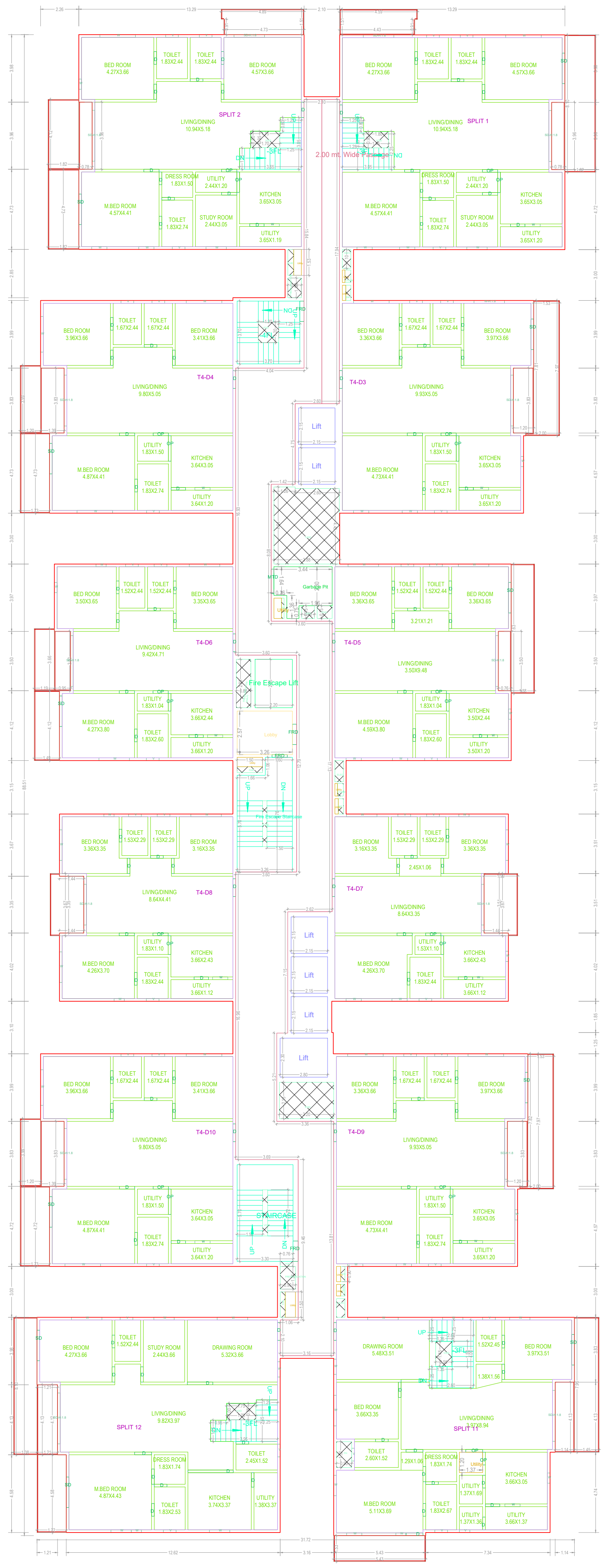
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	9 / 20
SHEET NAME :	Building Plan Details		



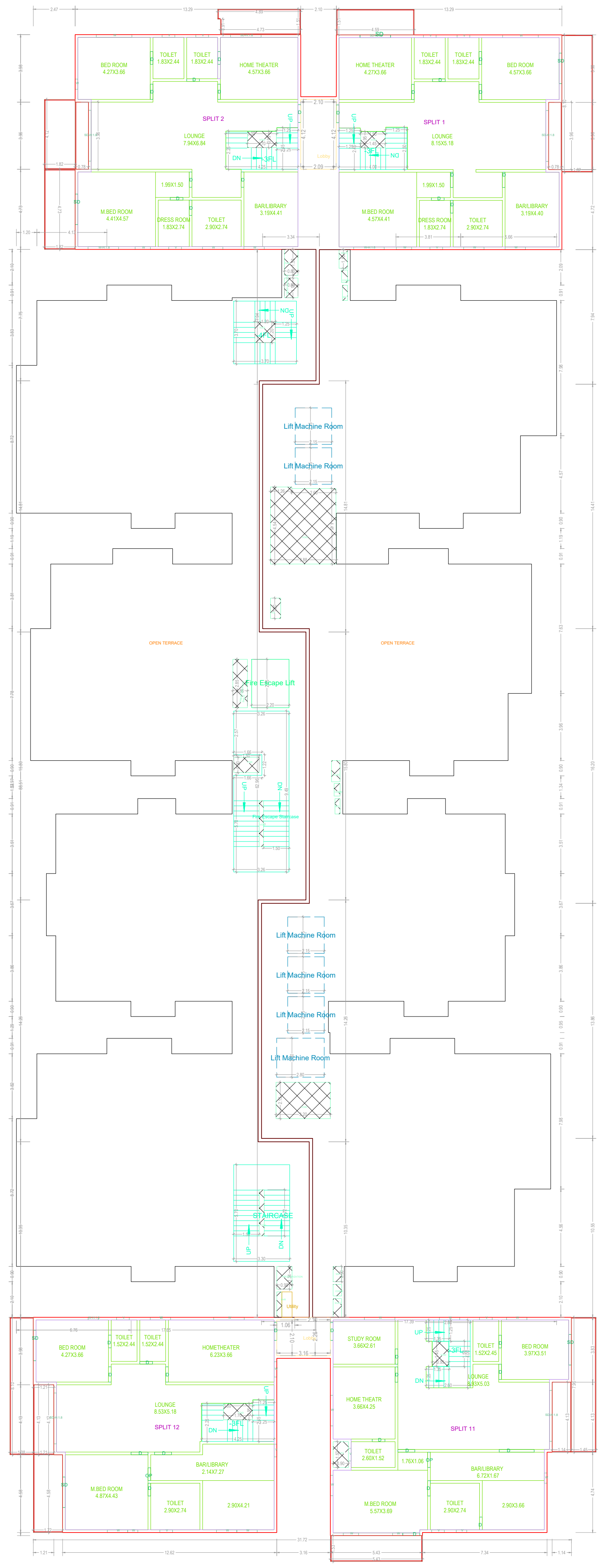
ELEVATION



SECTION AA



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



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

TERRACE FLOOR PLAN
(SCALE 1:100)

BUILDING :BLDG (TOWER 4)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.
		VOID	ACCES.	RESI.	
FIRST FLOOR	2059.25	38.09	0.00	2021.16	07
SECOND FLOOR	2159.09	845.24	0.00	1313.85	07
THIRD FLOOR	2273.20	39.46	0.00	2233.74	12
FOURTH FLOOR	2273.20	39.46	0.00	2233.74	12
FIFTH FLOOR	2273.20	39.46	0.00	2233.74	12
SIXTH FLOOR	2273.20	39.46	0.00	2233.74	12
SEVENTH FLOOR	2273.20	39.46	0.00	2233.74	12
EIGHTH FLOOR	2273.20	39.46	0.00	2233.74	12
NINTH FLOOR	2273.20	39.46	0.00	2233.74	12
TENTH FLOOR	2273.20	39.46	0.00	2233.74	12
ELEVENTH FLOOR	2273.20	39.46	0.00	2233.74	12
TWELFTH FLOOR	2273.20	39.46	0.00	2233.74	12
THIRTEENTH FLOOR	2273.20	39.46	0.00	2233.74	12
FOURTEENTH FLOOR	2273.20	39.46	0.00	2233.74	12
FIFTEENTH FLOOR	2273.20	39.46	0.00	2233.74	12
SIXTEENTH FLOOR	2273.20	39.46	0.00	2233.74	11
SEVENTEENTH FLOOR	2273.20	39.46	0.00	2233.74	12
EIGHTEENTH FLOOR	2273.20	39.46	0.00	2233.74	12
NINETEENTH FLOOR	2273.20	39.46	0.00	2233.74	12
TWENTIETH FLOOR	2273.20	39.46	0.00	2233.74	12
TWENTYFIRST FLOOR	2273.20	39.46	0.00	2233.74	12
TWENTYSECOND FLOOR	2273.20	39.46	0.00	2233.74	12
TWENTYTHIRD FLOOR	2273.20	39.46	0.00	2233.74	12
TWENTYFOURTH FLOOR	2273.20	39.46	0.00	2233.74	12
TWENTYFIFTH FLOOR	2273.20	39.46	0.00	2233.74	11
TWENTYSIXTH FLOOR	2273.19	45.44	0.00	2227.75	12
TWENTYSEVENTH FLOOR	850.83	46.43	0.90	803.50	00
TERRACE FLOOR	0.00	0.00	0.00	0.00	00
TOTAL	59625.96	1882.78	0.90	57742.28	300
TOTAL NO OF BLDG	1				
TOTAL	59625.96	1882.78	0.90	57742.28	300

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 4)	D	0.00 X 2.10	78
BLDG (TOWER 4)	D	0.29 X 2.10	01
BLDG (TOWER 4)	D	0.75 X 2.10	1235
BLDG (TOWER 4)	D	0.85 X 2.10	298
BLDG (TOWER 4)	D	0.90 X 2.10	982
BLDG (TOWER 4)	D	0.91 X 2.10	01
BLDG (TOWER 4)	D	1.00 X 2.10	51
BLDG (TOWER 4)	OP	1.04 X 2.10	50
BLDG (TOWER 4)	D	1.05 X 2.10	304
BLDG (TOWER 4)	OP	1.10 X 2.10	50
BLDG (TOWER 4)	OP	1.20 X 2.10	71
BLDG (TOWER 4)	MTD	1.45 X 2.10	26
BLDG (TOWER 4)	GD	1.48 X 2.10	02
BLDG (TOWER 4)	OP	1.50 X 2.10	102
BLDG (TOWER 4)	D	1.67 X 2.10	24
BLDG (TOWER 4)	SD	1.80 X 2.10	275
BLDG (TOWER 4)	SD	1.80 X 3.00	01
BLDG (TOWER 4)	D	2.06 X 2.10	01
BLDG (TOWER 4)	OP	2.68 X 2.10	23

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 4)	W	0.60 X 1.20	376
BLDG (TOWER 4)	W	0.60 X 3.00	01
BLDG (TOWER 4)	V	0.62 X 1.20	25
BLDG (TOWER 4)	V	0.75 X 1.20	912
BLDG (TOWER 4)	W	0.90 X 1.20	602
BLDG (TOWER 4)	W	1.20 X 1.20	203
BLDG (TOWER 4)	W	1.80 X 1.20	348
BLDG (TOWER 4)	W	1.80 X 2.00	26
BLDG (TOWER 4)	SD	1.80 X 2.50	02
BLDG (TOWER 4)	SD	1.80 X 3.00	48
BLDG (TOWER 4)	W	2.10 X 1.20	280
BLDG (TOWER 4)	W	2.10 X 2.50	04
BLDG (TOWER 4)	SD	2.40 X 3.00	50
BLDG (TOWER 4)	SD	3.00 X 3.00	254

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Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	2.00 X 7.98 X 2	84.43
	1.20 X 3.83 X 2	
	1.38 X 7.63 X 1	
	0.76 X 3.50 X 1	
	1.39 X 3.83 X 2	
	1.99 X 3.67 X 1	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.49 X 4.12 X 1	
	0.77 X 3.99 X 2	
SECOND FLOOR PLAN	1.20 X 3.83 X 2	84.35
	1.38 X 7.63 X 1	
	0.76 X 3.50 X 1	
	1.39 X 3.83 X 2	
	1.99 X 3.51 X 1	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.49 X 4.12 X 1	
	0.77 X 3.99 X 2	
	2.00 X 7.98 X 2	
TYPICAL - 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN	1.82 X 8.10 X 1 X 16	3371.68
	0.78 X 3.96 X 2 X 16	
	2.00 X 7.98 X 2 X 16	
	1.20 X 3.83 X 2 X 16	
	1.38 X 7.63 X 1 X 16	
	0.76 X 3.50 X 1 X 16	
	1.45 X 7.96 X 1 X 16	
	1.14 X 4.13 X 1 X 16	
	1.38 X 8.10 X 1 X 16	
	1.21 X 4.13 X 1 X 16	
	1.73 X 4.73 X 2 X 16	
	1.21 X 3.99 X 2 X 16	
	1.39 X 3.83 X 2 X 16	
	1.19 X 3.66 X 1 X 16	
	0.95 X 3.50 X 1 X 16	
	1.82 X 4.73 X 1 X 16	
	1.82 X 4.12 X 1 X 16	
	1.53 X 5.43 X 1 X 16	
	1.73 X 4.59 X 1 X 16	
	1.51 X 4.90 X 1 X 16	
	1.99 X 3.67 X 2 X 16	
	1.51 X 4.59 X 1 X 16	
	1.49 X 4.12 X 1 X 16	
TYPICAL - 16& 25 FLOOR PLAN	1.82 X 8.10 X 1 X 2	393.82
	0.78 X 3.96 X 2 X 2	
	2.00 X 7.98 X 2 X 2	
	1.20 X 3.83 X 2 X 2	
	1.38 X 7.63 X 1 X 2	
	0.76 X 3.50 X 1 X 2	
	1.45 X 7.96 X 1 X 2	
	1.14 X 4.13 X 1 X 2	
	1.38 X 8.10 X 1 X 2	
	1.21 X 4.13 X 1 X 2	
	1.73 X 4.73 X 2 X 2	
	1.21 X 3.99 X 2 X 2	
	1.39 X 3.83 X 2 X 2	
	1.82 X 4.73 X 1 X 2	
	1.82 X 4.12 X 1 X 2	
	1.53 X 5.43 X 1 X 2	
	1.73 X 4.59 X 1 X 2	
	1.51 X 4.90 X 1 X 2	
	1.99 X 3.67 X 2 X 2	
	1.51 X 4.59 X 1 X 2	
TWENTYSIXTH FLOOR PLAN	1.82 X 8.10 X 1	210.73
	0.78 X 3.96 X 2	
	1.45 X 7.96 X 1	
	1.14 X 4.13 X 1	
	1.38 X 8.10 X 1	
	1.21 X 4.13 X 1	
	1.82 X 4.73 X 1	
	1.82 X 4.12 X 1	
	1.53 X 5.43 X 1	
	1.73 X 4.59 X 1	
	1.51 X 4.90 X 1	
	1.51 X 4.59 X 1	
	2.00 X 7.98 X 2	
	1.20 X 3.83 X 2	
	1.38 X 7.63 X 1	
	0.76 X 3.50 X 1	
	1.73 X 4.73 X 2	
	1.21 X 3.99 X 2	
	1.39 X 3.83 X 2	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.99 X 3.67 X 2	
	1.49 X 4.12 X 1	
TWENTYSEVENTH FLOOR PLAN	1.82 X 8.10 X 1	99.80
	0.78 X 3.96 X 2	
	1.45 X 7.96 X 1	
	1.14 X 4.13 X 1	
	1.38 X 8.10 X 1	
	1.21 X 4.13 X 1	
	1.82 X 4.73 X 1	
	1.82 X 4.12 X 1	
	1.53 X 5.43 X 1	
	1.73 X 4.59 X 1	
	1.51 X 4.90 X 1	
	1.51 X 4.59 X 1	
TYPICAL - 3, 4& 5 FLOOR PLAN	1.82 X 8.10 X 1 X 3	632.19
	0.78 X 3.96 X 2 X 3	
	2.00 X 7.98 X 2 X 3	
	1.20 X 3.83 X 2 X 3	
	1.38 X 7.63 X 1 X 3	
	0.76 X 3.50 X 1 X 3	
	1.45 X 7.96 X 1 X 3	
	1.14 X 4.13 X 1 X 3	
	1.38 X 8.10 X 1 X 3	
	1.21 X 4.13 X 1 X 3	
	1.73 X 4.73 X 2 X 3	
	1.21 X 3.99 X 2 X 3	
	1.39 X 3.83 X 2 X 3	
	1.19 X 3.66 X 1 X 3	
	0.95 X 3.50 X 1 X 3	
	1.82 X 4.73 X 1 X 3	
	1.82 X 4.12 X 1 X 3	
	1.53 X 5.43 X 1 X 3	
	1.73 X 4.59 X 1 X 3	
	1.51 X 4.90 X 1 X 3	
	1.99 X 3.67 X 2 X 3	
	1.51 X 4.59 X 1 X 3	
	1.49 X 4.12 X 1 X 3	
TYPICAL - 6& 7 FLOOR PLAN	1.82 X 8.10 X 1 X 2	421.46
	0.78 X 3.96 X 2 X 2	
	2.00 X 7.98 X 2 X 2	
	1.20 X 3.83 X 2 X 2	
	1.38 X 7.63 X 1 X 2	
	0.76 X 3.50 X 1 X 2	
	1.45 X 7.96 X 1 X 2	
	1.14 X 4.13 X 1 X 2	
	1.38 X 8.10 X 1 X 2	
	1.21 X 4.13 X 1 X 2	
	1.73 X 4.73 X 2 X 2	
	1.21 X 3.99 X 2 X 2	
	1.39 X 3.83 X 2 X 2	
	1.19 X 3.66 X 1 X 2	
	0.95 X 3.50 X 1 X 2	
	1.82 X 4.73 X 1 X 2	
	1.82 X 4.12 X 1 X 2	
	1.53 X 5.43 X 1 X 2	
	1.73 X 4.59 X 1 X 2	
	1.51 X 4.90 X 1 X 2	
	1.99 X 3.67 X 2 X 2	
	1.51 X 4.59 X 1 X 2	
	1.49 X 4.12 X 1 X 2	
Total	-	5298.46

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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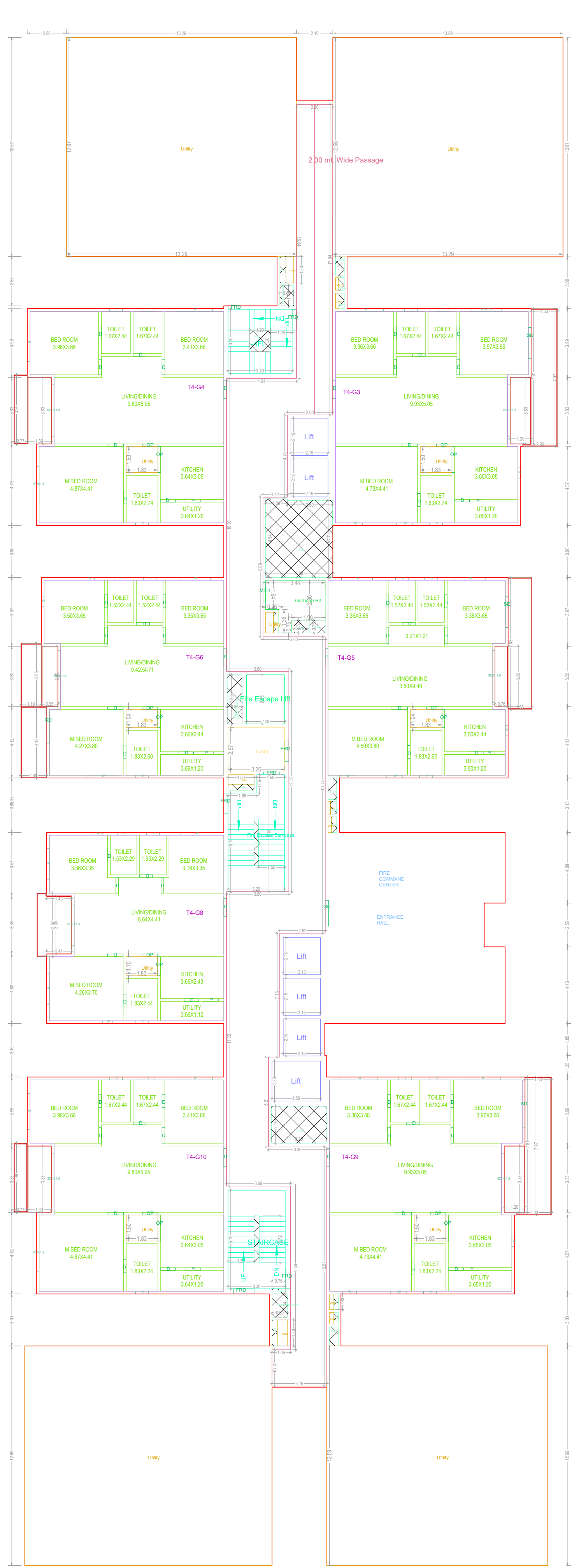
4.New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of 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

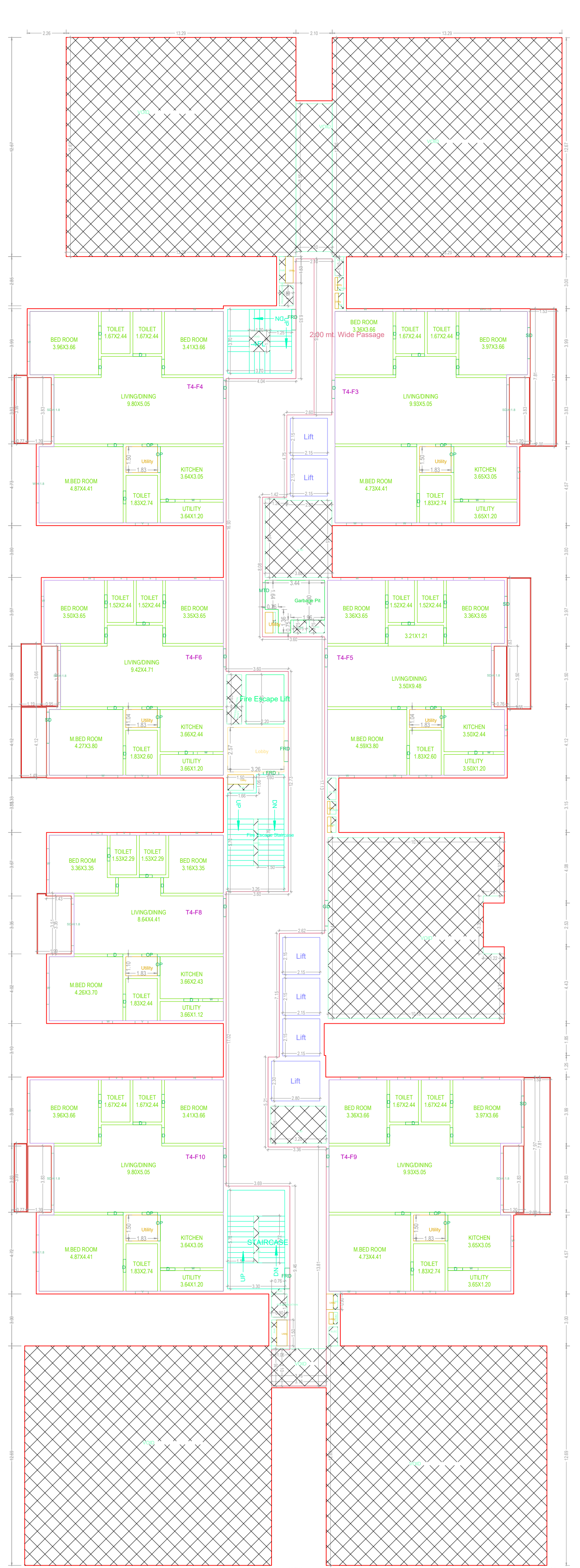
Note: All dimensions are in meters.

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

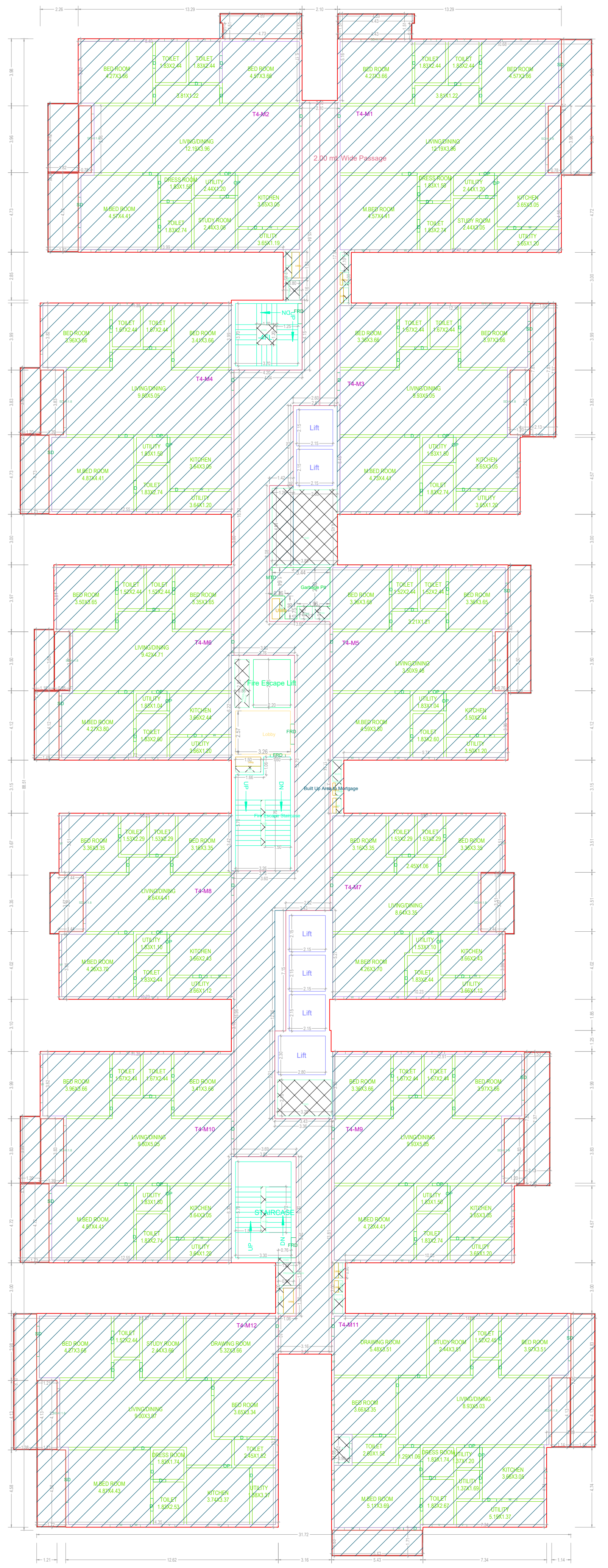
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	10/ 20
SHEET NAME :	Building Plan Details		



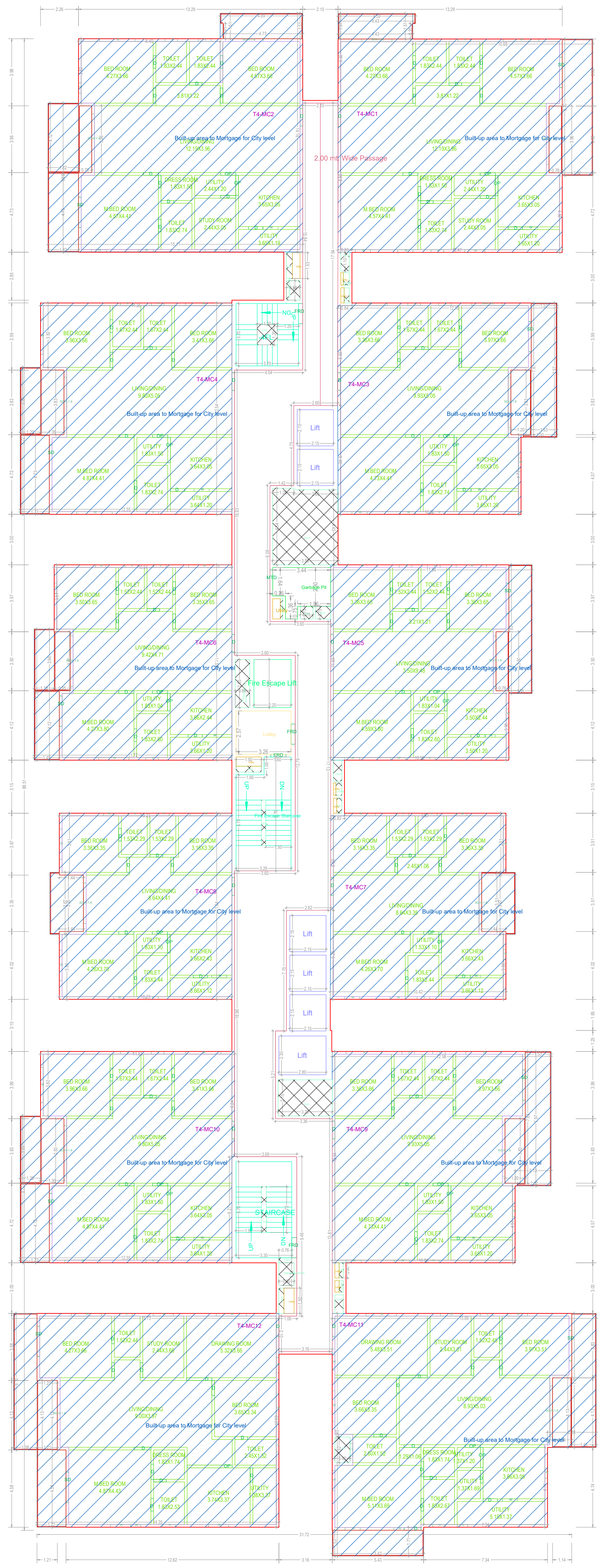
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



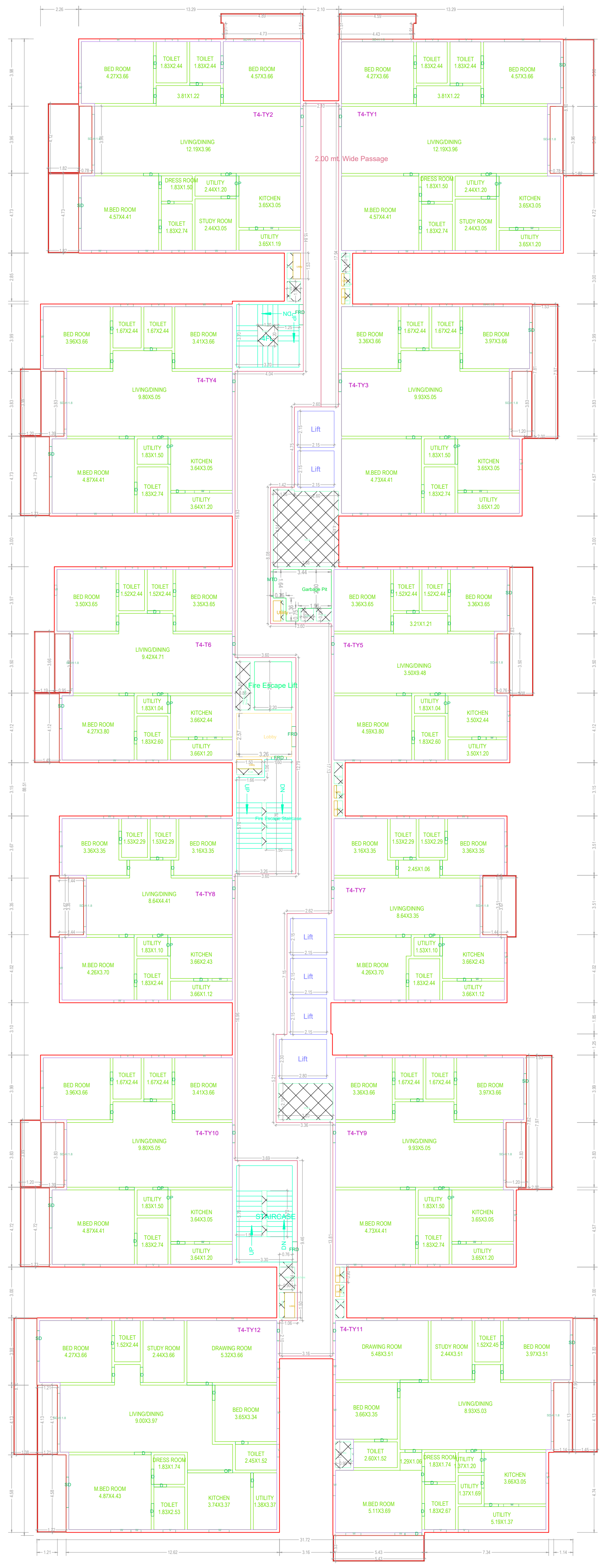
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



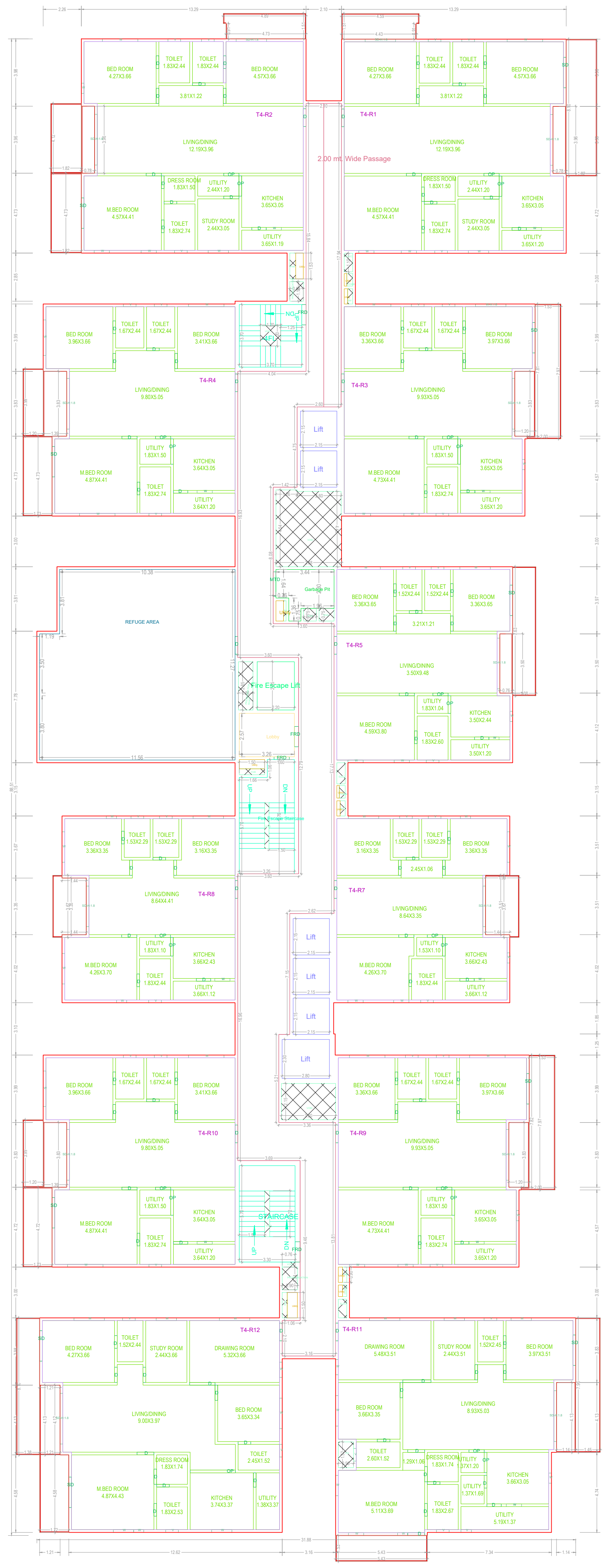
TYPICAL - 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TYPICAL - 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 16& 25 FLOOR PLAN
(Proposed)
(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.
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

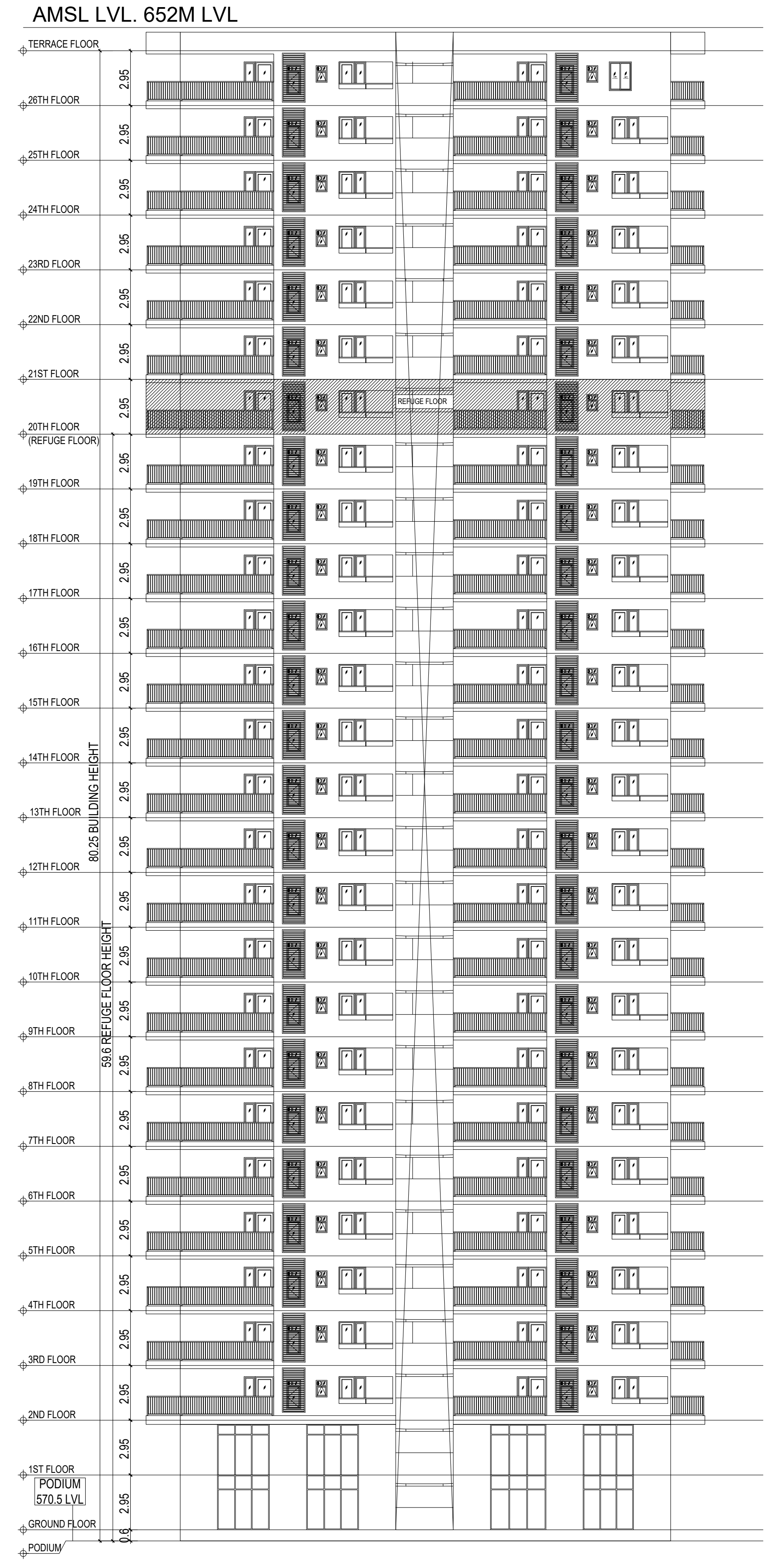
Note: All dimensions are in meters.

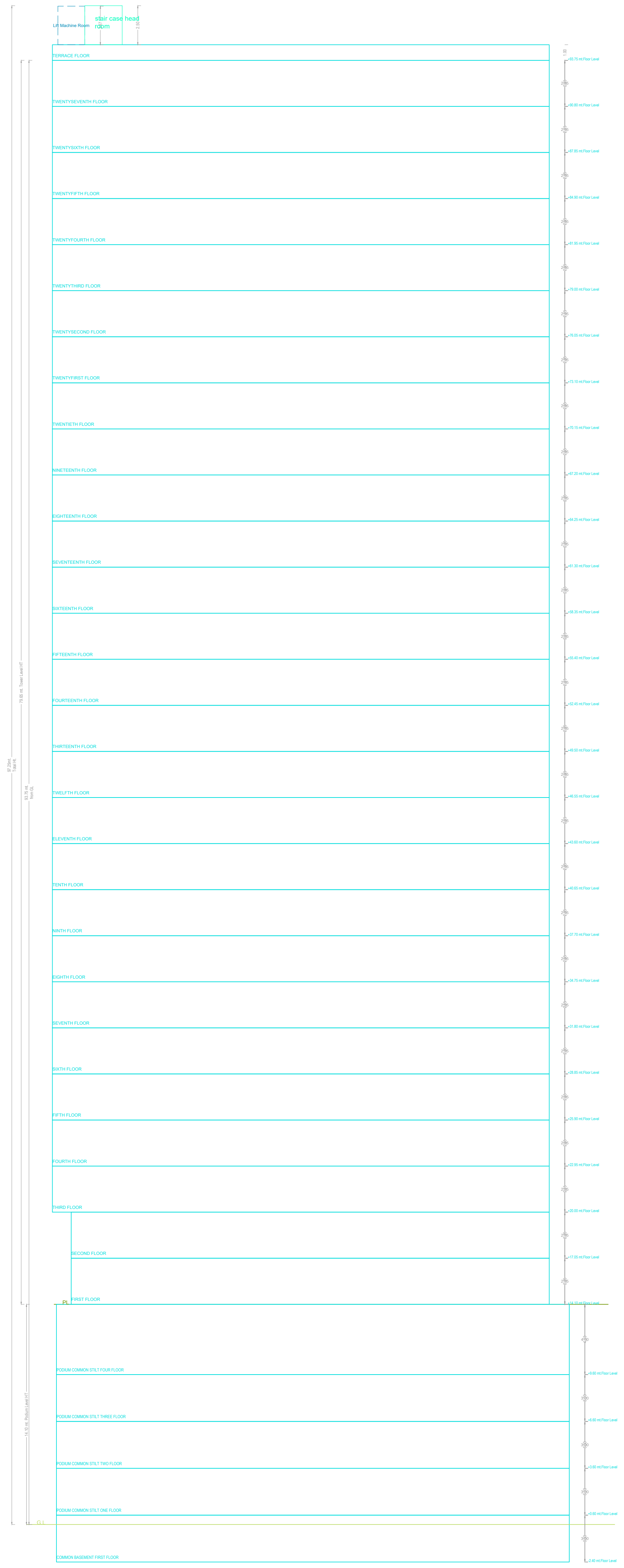
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

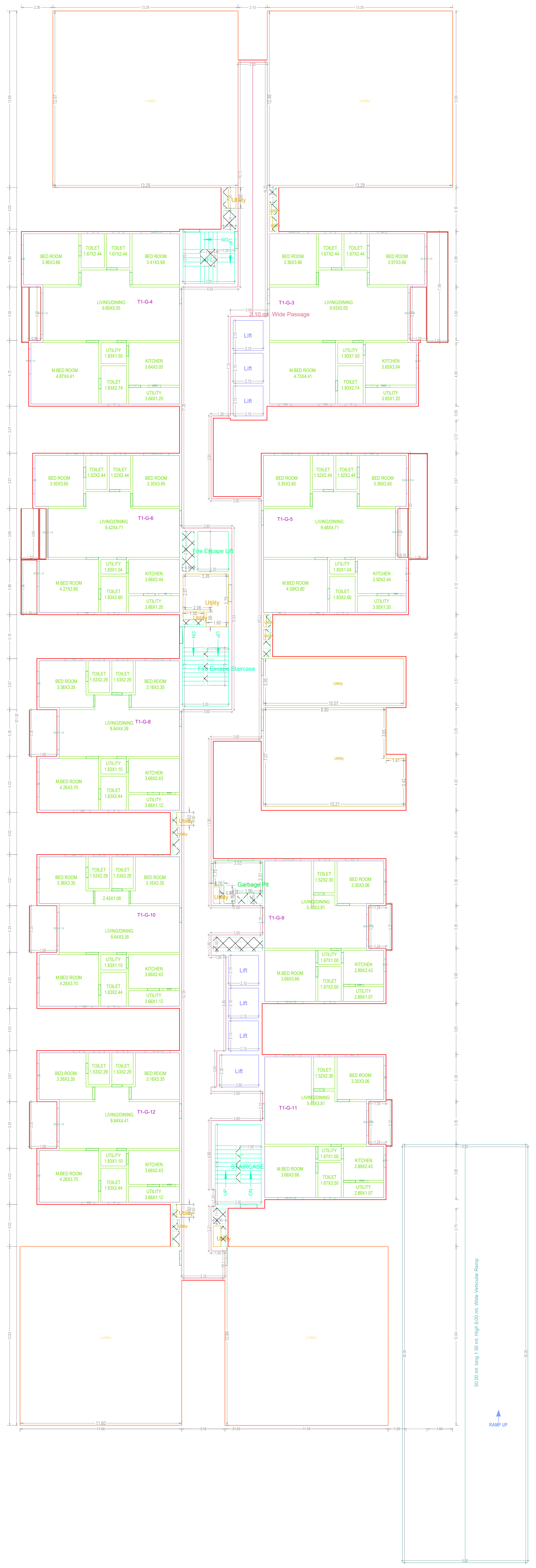
Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS

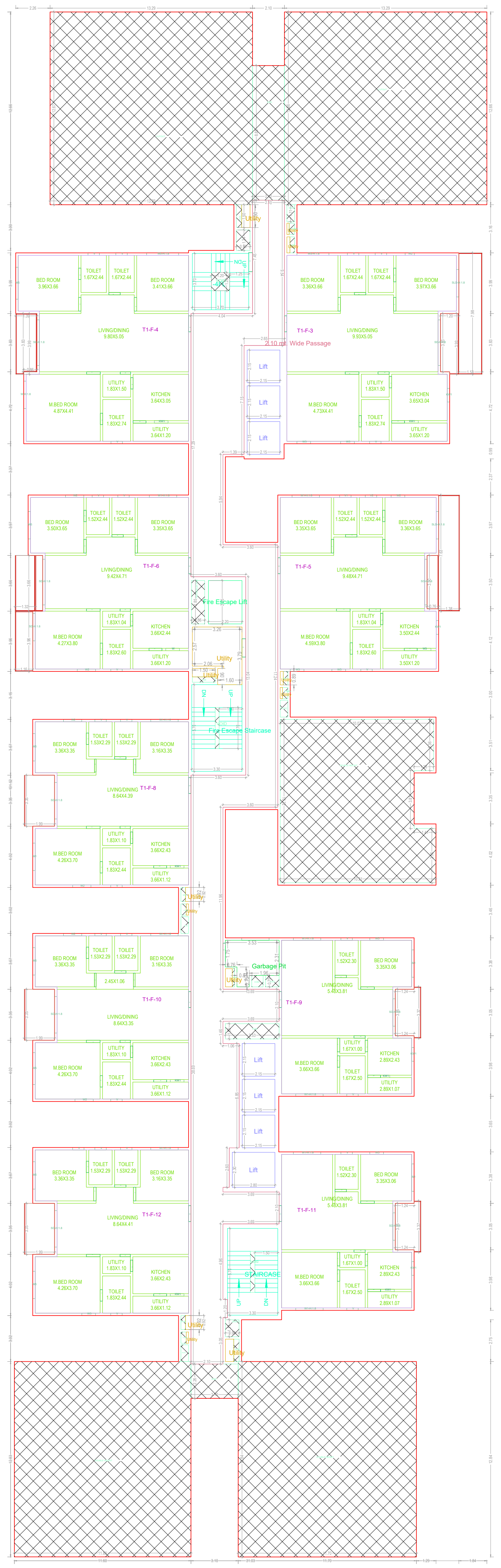
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	11 / 20
SHEET NAME :	Building Plan Details		







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



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

Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.99 X 3.35 X 3	77.18
	1.16 X 3.96 X 1	
	1.69 X 3.37 X 2	
	1.20 X 3.83 X 1	
	1.53 X 7.98 X 1	
	0.76 X 3.50 X 1	
	1.38 X 7.63 X 1	
	0.87 X 3.83 X 1	
	1.32 X 3.66 X 1	
	0.49 X 3.66 X 1	
	0.53 X 3.99 X 1	
SECOND FLOOR PLAN	1.99 X 3.35 X 3	77.27
	1.16 X 3.96 X 1	
	1.69 X 3.37 X 2	
	1.20 X 3.99 X 1	
	1.53 X 7.98 X 1	
	0.76 X 3.50 X 1	
	1.38 X 7.63 X 1	
	1.32 X 3.66 X 1	
	0.49 X 3.66 X 1	
	1.39 X 3.99 X 1	
FIFTH FLOOR PLAN	1.82 X 8.10 X 1	205.62
	1.99 X 3.35 X 4	
	1.49 X 3.96 X 1	
	1.69 X 3.37 X 2	
	1.73 X 4.73 X 1	
	1.82 X 4.73 X 1	
	1.60 X 5.04 X 1	
	1.59 X 5.04 X 1	
	1.20 X 3.83 X 1	
	0.76 X 4.88 X 2	
	1.84 X 8.71 X 2	
	0.79 X 3.96 X 1	
	1.53 X 7.98 X 1	
	0.76 X 3.50 X 1	
	1.38 X 7.63 X 1	
	1.51 X 4.43 X 1	
	1.51 X 4.74 X 1	
	0.78 X 3.96 X 1	
	1.82 X 4.12 X 1	
	1.65 X 3.66 X 1	
	0.49 X 3.66 X 1	
	1.73 X 3.99 X 1	
	0.87 X 3.83 X 1	
TYPICAL - 3& 4 FLOOR PLAN	1.99 X 3.35 X 4 X 2	411.28
	1.49 X 3.96 X 1 X 2	
	1.69 X 3.37 X 2 X 2	
	1.73 X 4.73 X 1 X 2	
	1.82 X 4.73 X 1 X 2	
	1.60 X 5.04 X 1 X 2	
	1.59 X 5.04 X 1 X 2	
	1.20 X 3.83 X 1 X 2	
	0.76 X 4.88 X 2 X 2	
	1.84 X 8.71 X 2 X 2	
	1.53 X 7.98 X 1 X 2	
	0.76 X 3.50 X 1 X 2	
	1.38 X 7.63 X 1 X 2	
	1.51 X 4.43 X 1 X 2	
	1.51 X 4.74 X 1 X 2	
	0.78 X 3.96 X 1 X 2	
	1.82 X 4.12 X 1 X 2	
	1.65 X 3.66 X 1 X 2	
	0.49 X 3.66 X 1 X 2	
	0.79 X 3.96 X 1 X 2	
	1.73 X 3.99 X 1 X 2	
	0.87 X 3.83 X 1 X 2	
	1.82 X 8.10 X 1 X 2	
TWENTYSEVENTH FLOOR PLAN	1.82 X 4.57 X 1	105.99
	1.51 X 4.59 X 1	
	1.51 X 4.90 X 1	
	1.59 X 5.04 X 1	
	1.60 X 5.04 X 1	
	1.84 X 8.71 X 2	
	0.76 X 4.88 X 2	
	0.78 X 3.96 X 1	
	1.82 X 4.12 X 1	
	1.82 X 7.94 X 1	
	0.79 X 3.96 X 1	
TWENTYSIXTH FLOOR PLAN	1.82 X 4.73 X 1	205.63
	1.60 X 5.04 X 1	
	1.59 X 5.04 X 1	
	0.76 X 4.88 X 2	
	1.84 X 8.71 X 2	
	0.79 X 3.96 X 1	
	1.82 X 8.10 X 1	
	1.51 X 4.43 X 1	
	1.51 X 4.74 X 1	
	1.99 X 3.35 X 4	
	1.49 X 3.96 X 1	
	1.69 X 3.37 X 2	
	1.73 X 4.73 X 1	
	1.20 X 3.83 X 1	
	1.53 X 7.98 X 1	
	0.76 X 3.50 X 1	
	1.38 X 7.63 X 1	
	0.78 X 3.96 X 1	
	1.82 X 4.12 X 1	
	1.65 X 3.66 X 1	
	0.49 X 3.66 X 1	
	0.87 X 3.83 X 1	
	1.73 X 3.99 X 1	
TYPICAL - 16& 25 FLOOR PLAN	1.82 X 8.10 X 1 X 2	383.78
	1.99 X 3.35 X 4 X 2	
	1.69 X 3.37 X 2 X 2	
	1.73 X 4.73 X 1 X 2	
	1.82 X 4.73 X 1 X 2	
	1.60 X 5.04 X 1 X 2	
	1.59 X 5.04 X 1 X 2	
	1.20 X 3.83 X 1 X 2	
	0.76 X 4.88 X 2 X 2	
	1.84 X 8.71 X 2 X 2	
	0.79 X 3.96 X 1 X 2	
	1.53 X 7.98 X 1 X 2	
	0.76 X 3.50 X 1 X 2	
	1.38 X 7.63 X 1 X 2	
	1.51 X 4.43 X 1 X 2	
	1.51 X 4.74 X 1 X 2	
	0.78 X 3.96 X 1 X 2	
	1.82 X 4.12 X 1 X 2	
	1.73 X 3.99 X 1 X 2	
	0.87 X 3.83 X 1 X 2	
TYPICAL - 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN	1.82 X 8.10 X 1 X 18	3701.34
	1.99 X 3.35 X 4 X 18	
	1.49 X 3.96 X 1 X 18	
	1.69 X 3.37 X 2 X 18	
	1.73 X 4.73 X 1 X 18	
	1.82 X 4.73 X 1 X 18	
	1.60 X 5.04 X 1 X 18	
	1.59 X 5.04 X 1 X 18	
	1.20 X 3.83 X 1 X 18	
	0.76 X 4.88 X 2 X 18	
	1.84 X 8.71 X 2 X 18	
	0.79 X 3.96 X 1 X 18	
	1.53 X 7.98 X 1 X 18	
	0.76 X 3.50 X 1 X 18	
	1.38 X 7.63 X 1 X 18	
	1.51 X 4.43 X 1 X 18	
	1.51 X 4.74 X 1 X 18	
	0.78 X 3.96 X 1 X 18	
	1.82 X 4.12 X 1 X 18	
	1.65 X 3.66 X 1 X 18	
	0.49 X 3.66 X 1 X 18	
	1.73 X 3.99 X 1 X 18	
	0.87 X 3.83 X 1 X 18	
Total	-	5168.09

BUILDING :BLDG (TOWER 1)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
		VOID	ACCES.	RESI.				
COMMON BASEMENT FIRST FLOOR	13557.90	64.14	1081.93	0.00	00	12126.60	1	12126.60
PODIUM COMMON STILT ONE FLOOR	15728.92	2803.38	770.65	0.00	00	11796.30	1	11796.30
PODIUM COMMON STILT TWO FLOOR	15728.92	137.82	0.00	0.00	00	15547.20	1	15547.20
PODIUM COMMON STILT THREE FLOOR	15728.92	137.82	0.00	0.00	00	15547.20	1	15547.20
PODIUM COMMON STILT FOUR FLOOR	15728.92	137.82	74.66	0.00	00	14651.40	1	14651.40
FIRST FLOOR	2529.92	18.52	0.00	2241.40	09	0.00	0	0.00
SECOND FLOOR	2260.00	783.68	0.00	1476.32	09	0.00	0	0.00
THIRD FLOOR	2389.94	18.52	0.00	2371.42	14	0.00	0	0.00
FOURTH FLOOR	2389.94	18.52	0.00	2371.42	14	0.00	0	0.00
FIFTH FLOOR	2389.92	18.52	0.00	2371.40	14	0.00	0	0.00
SIXTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
SEVENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
EIGHTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
NINTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
ELEVENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TWELFTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
THIRTEENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
FOURTEENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
FIFTEENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
SIXTEENTH FLOOR	2390.12	18.52	0.00	2371.60	13	0.00	0	0.00
SEVENTEENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
EIGHTEENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
NINETEENTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TWENTIETH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TWENTYFIRST FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TWENTYSECOND FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TWENTYTHIRD FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TWENTYFOURTH FLOOR	2389.93	18.52	0.00	2371.41	14	0.00	0	0.00
TWENTYFIFTH FLOOR	2390.12	18.52	0.00	2371.60	13	0.00	0	0.00
TWENTYSIXTH FLOOR	2389.93	25.02	0.00	2364.91	14	0.00	0	0.00
TWENTYSEVENTH FLOOR	814.15	25.39	1.93	786.83	00	0.00	0	0.00
TERRACE FLOOR	0.00	0.00	0.00	0.00	00	0.00	0	0.00
TOTAL	139436.36	4559.55	1929.17	61412.28	352	69668.70		69668.70
TOTAL NO OF BLDG	1							
TOTAL	139436.36	4559.55	1929.17	61412.28	352	69668.70		69668.70

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 1)	D2	0.63 X 2.10	01
BLDG (TOWER 1)	OP	0.68 X 2.10	178
BLDG (TOWER 1)	OP	0.74 X 2.10	174
BLDG (TOWER 1)	D2	0.75 X 2.10	942
BLDG (TOWER 1)	D2	0.85 X 2.10	200
BLDG (TOWER 1)	D2	0.89 X 2.10	47
BLDG (TOWER 1)	D1	0.90 X 2.10	713
BLDG (TOWER 1)	D2	1.00 X 2.10	29
BLDG (TOWER 1)	D2	1.05 X 2.10	78
BLDG (TOWER 1)	D	1.17 X 2.10	01
BLDG (TOWER 1)	FRD	1.20 X 2.10	26
BLDG (TOWER 1)	FRD	1.25 X 2.10	26
BLDG (TOWER 1)	D2	1.34 X 2.10	01
BLDG (TOWER 1)	MTD	1.40 X 2.10	26
BLDG (TOWER 1)	MD1	1.50 X 2.10	01
BLDG (TOWER 1)	SD	1.80 X 2.10	07
BLDG (TOWER 1)	SD	3.00 X 3.00	01

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 1)	W2	0.60 X 1.20	26
BLDG (TOWER 1)	W1	0.60 X 3.00	24
BLDG (TOWER 1)	V	0.75 X 1.20	990
BLDG (TOWER 1)	KW1	0.90 X 1.20	333
BLDG (TOWER 1)	W3	0.90 X 3.00	02
BLDG (TOWER 1)	W2	1.20 X 1.20	152
BLDG (TOWER 1)	W5	1.20 X 3.00	26
BLDG (TOWER 1)	W3	1.29 X 1.20	01
BLDG (TOWER 1)	W1	1.43 X 1.20	01
BLDG (TOWER 1)	W1	1.67 X 1.20	01
BLDG (TOWER 1)	W5	1.80 X 1.20	175
BLDG (TOWER 1)	SD	1.80 X 3.00	148
BLDG (TOWER 1)	W5	1.89 X 3.00	01
BLDG (TOWER 1)	W5	2.10 X 1.20	52
BLDG (TOWER 1)	W5	2.10 X 3.00	102
BLDG (TOWER 1)	SD	2.40 X 3.00	102
BLDG (TOWER 1)	SD	3.00 X 1.20	01
BLDG (TOWER 1)	SD	3.00 X 3.00	194
BLDG (TOWER 1)	SD	3.50 X 2.50	04
BLDG (TOWER 1)	SD	3.79 X 2.50	02

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

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 :

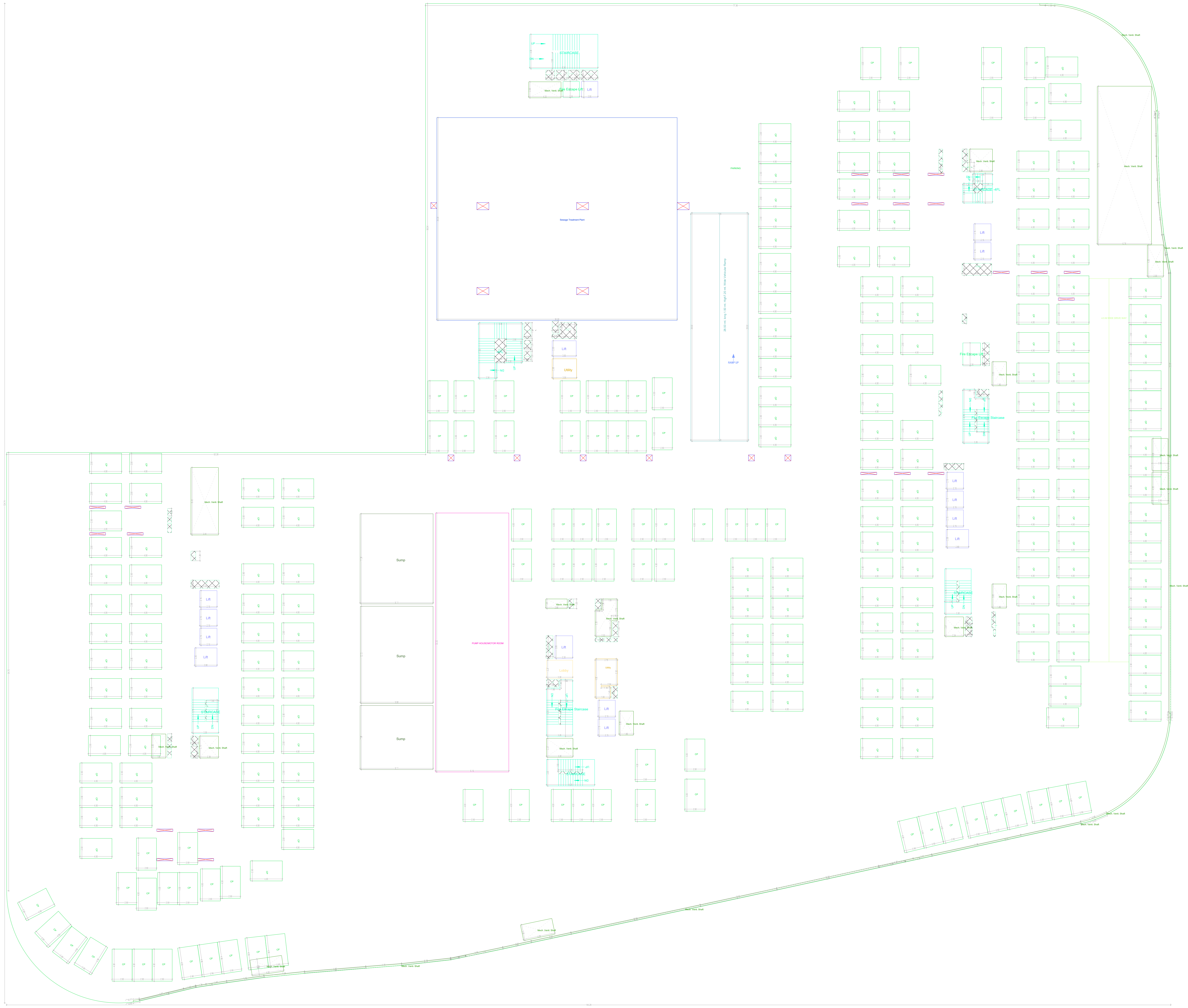
DATE AND TIME :

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.

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	12 / 20
SHEET NAME :	Building Plan Details		



COMMON BASEMENT FIRST 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".
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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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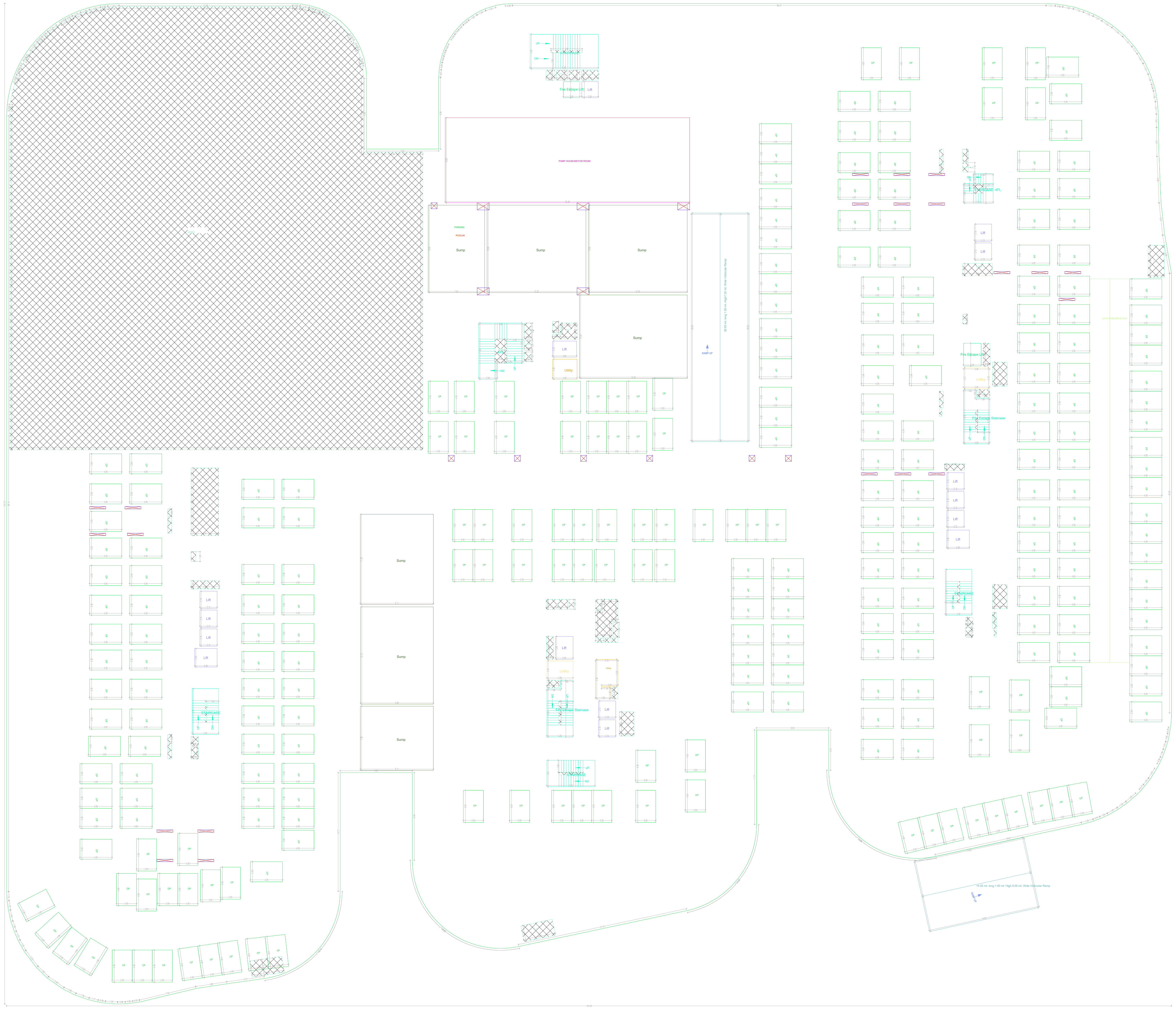
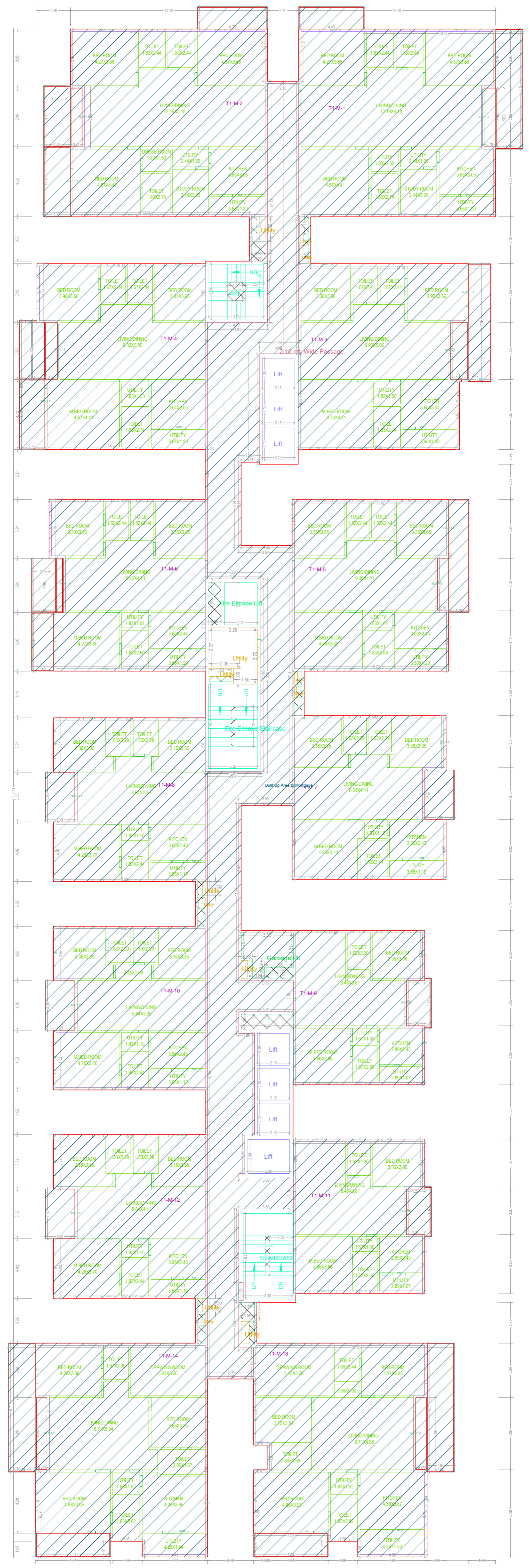
Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

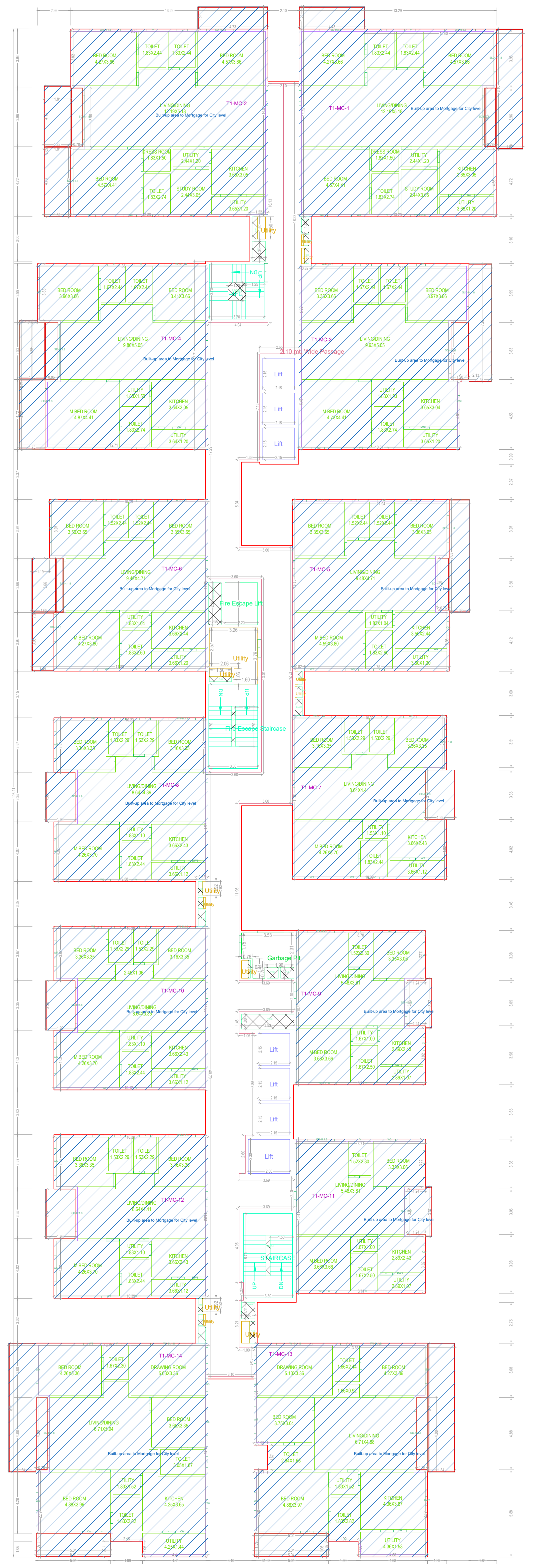
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	13 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT ONE FLOOR PLAN
(SCALE 1:100)



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



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

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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.
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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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33. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
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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.
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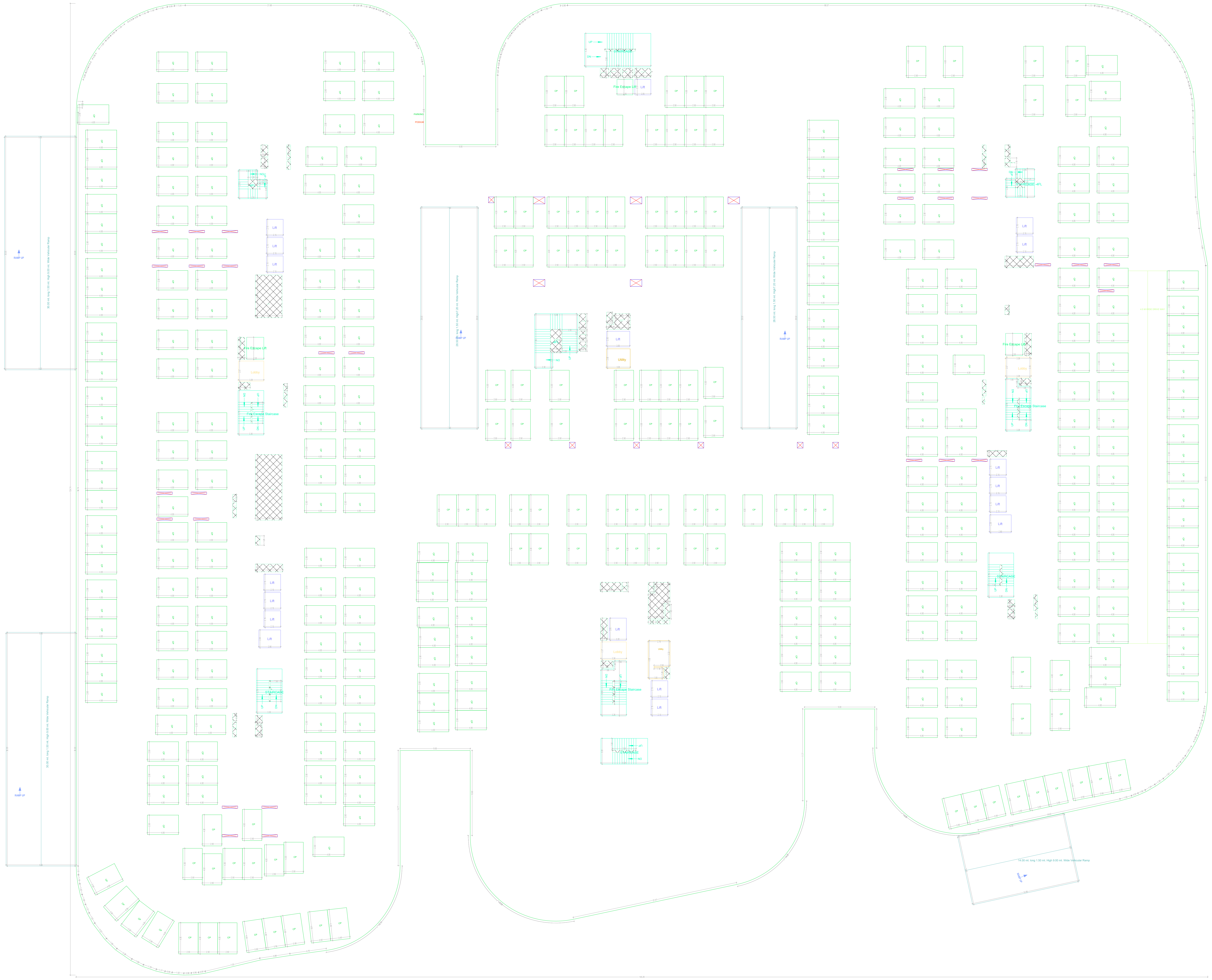
OFFICER DETAILS	
OFFICER NAME : DESIGNATION : DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

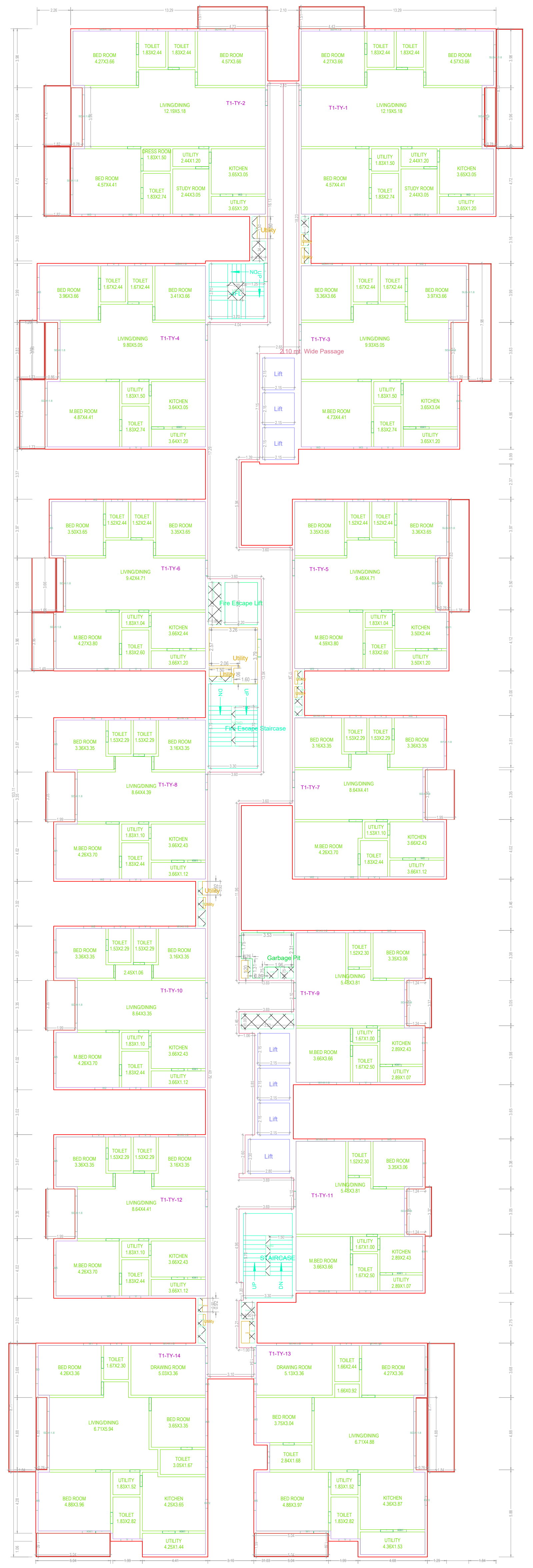
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

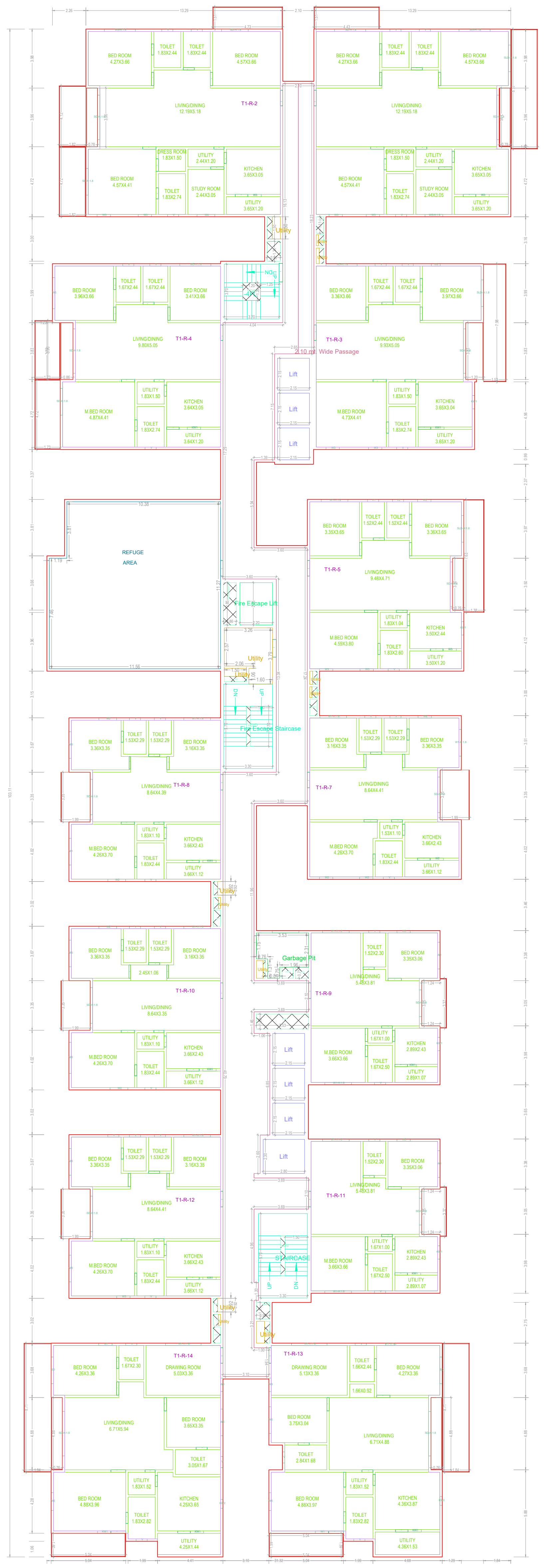
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	14 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT TWO FLOOR PLAN
(SCALE 1:100)



TYPICAL - 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 16& 25 FLOOR PLAN
(Proposed)
(SCALE 1:100)

✓

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.

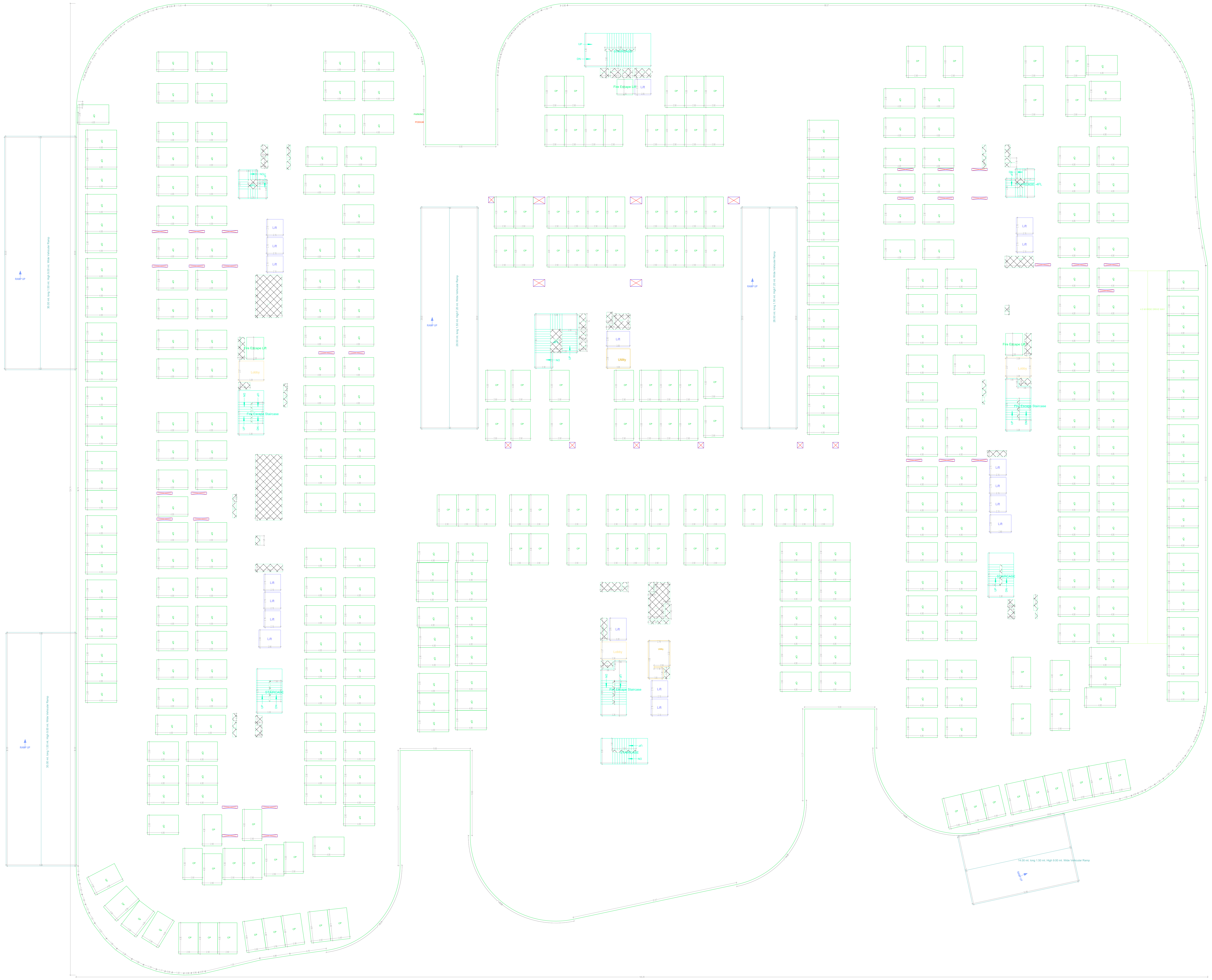
OFFICER DETAILS	
OFFICER NAME : DESIGNATION : DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

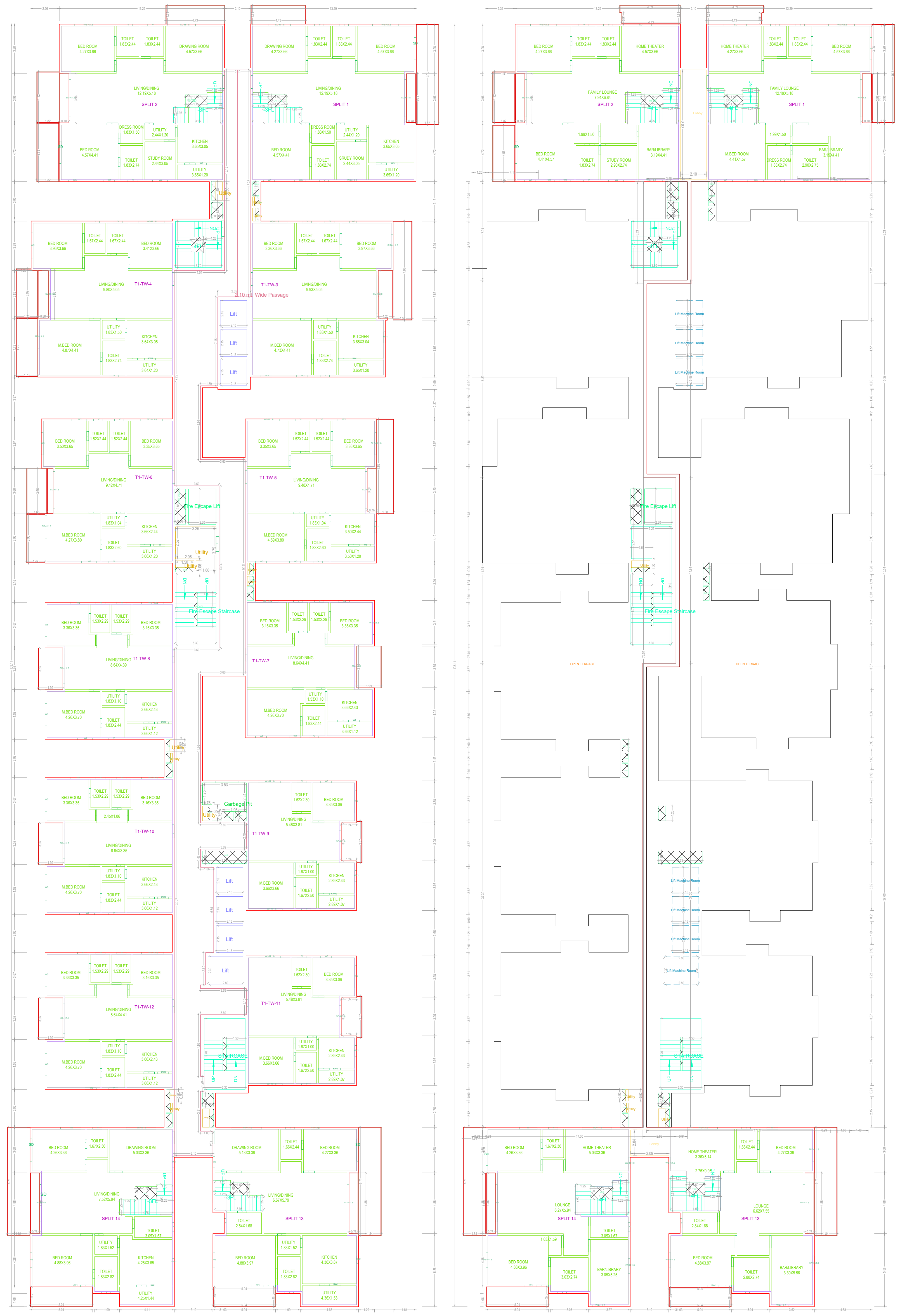
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	15 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT THREE FLOOR PLAN
(SCALE 1:100)



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

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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 :

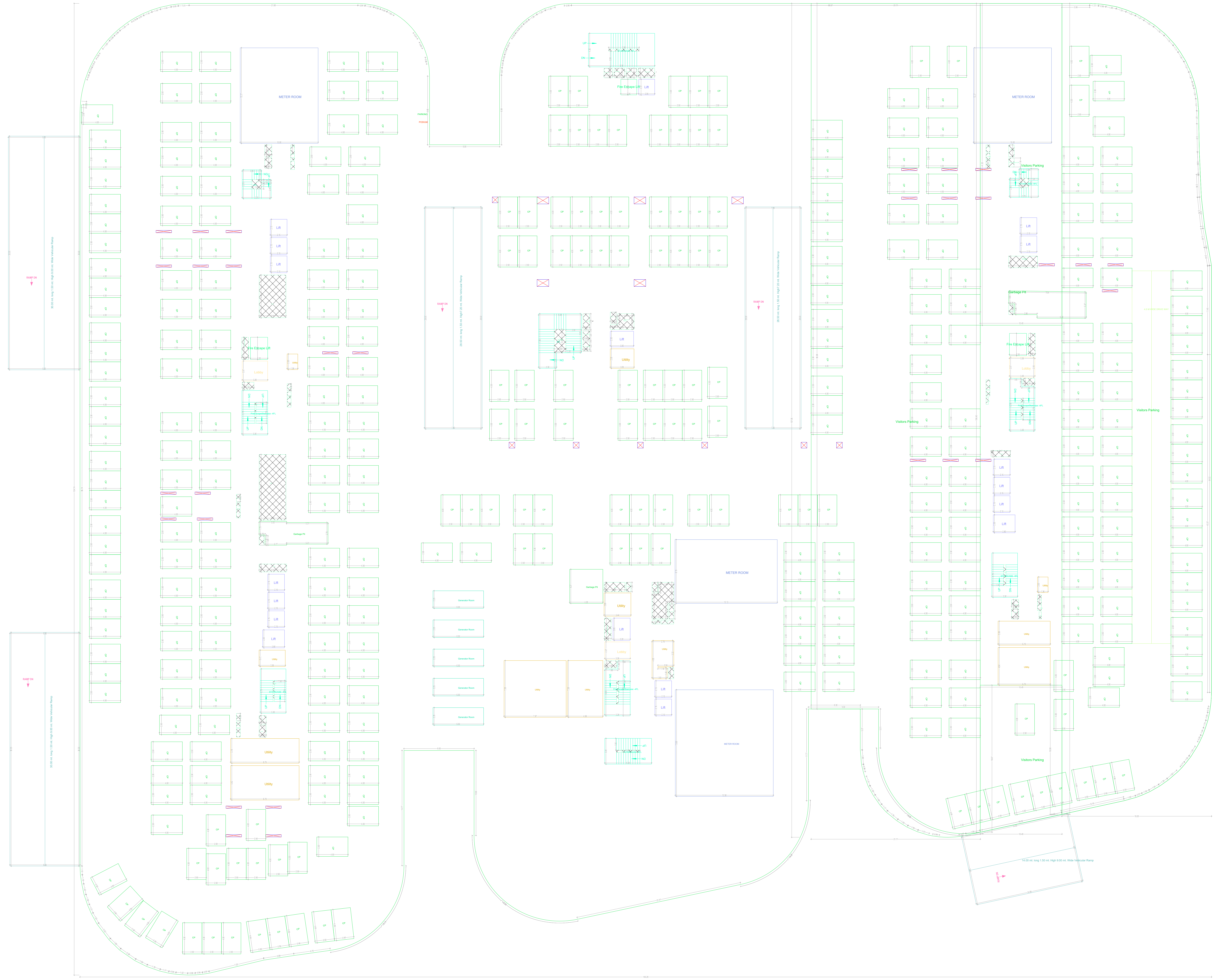
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

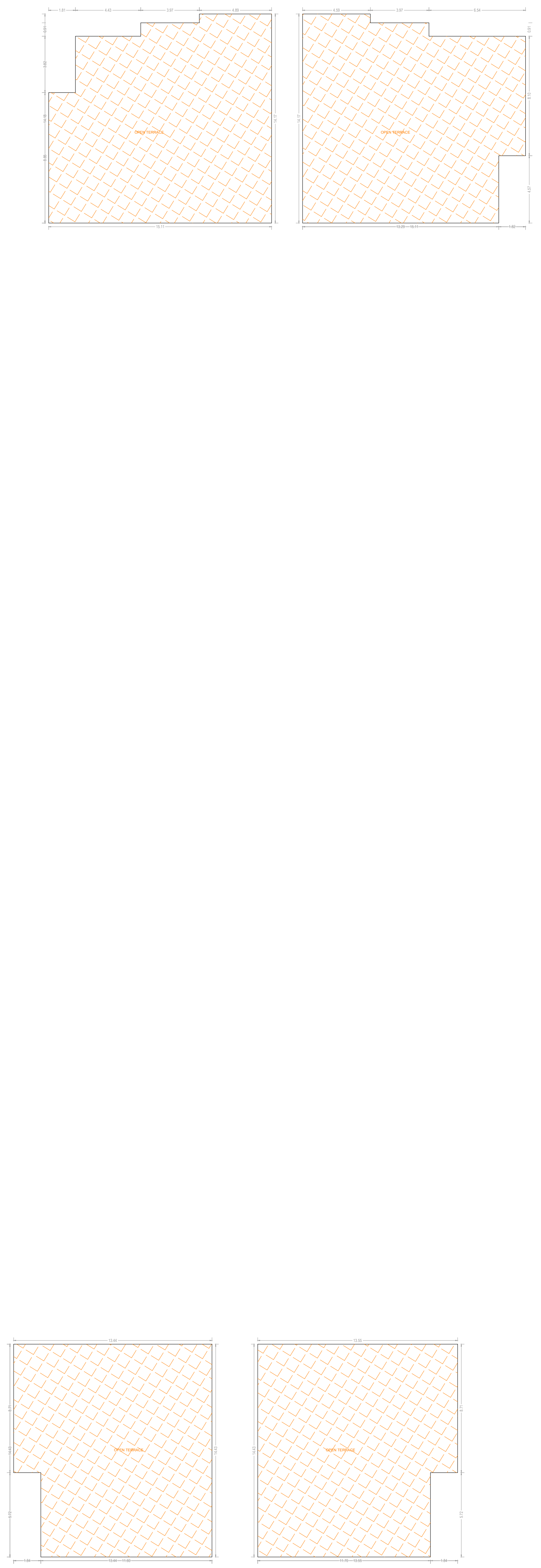
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	16 / 20
SHEET NAME :	Building Plan Details		



PODIUM COMMON STILT FOUR FLOOR PLAN
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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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.
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16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
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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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GENERAL CONDITIONS:

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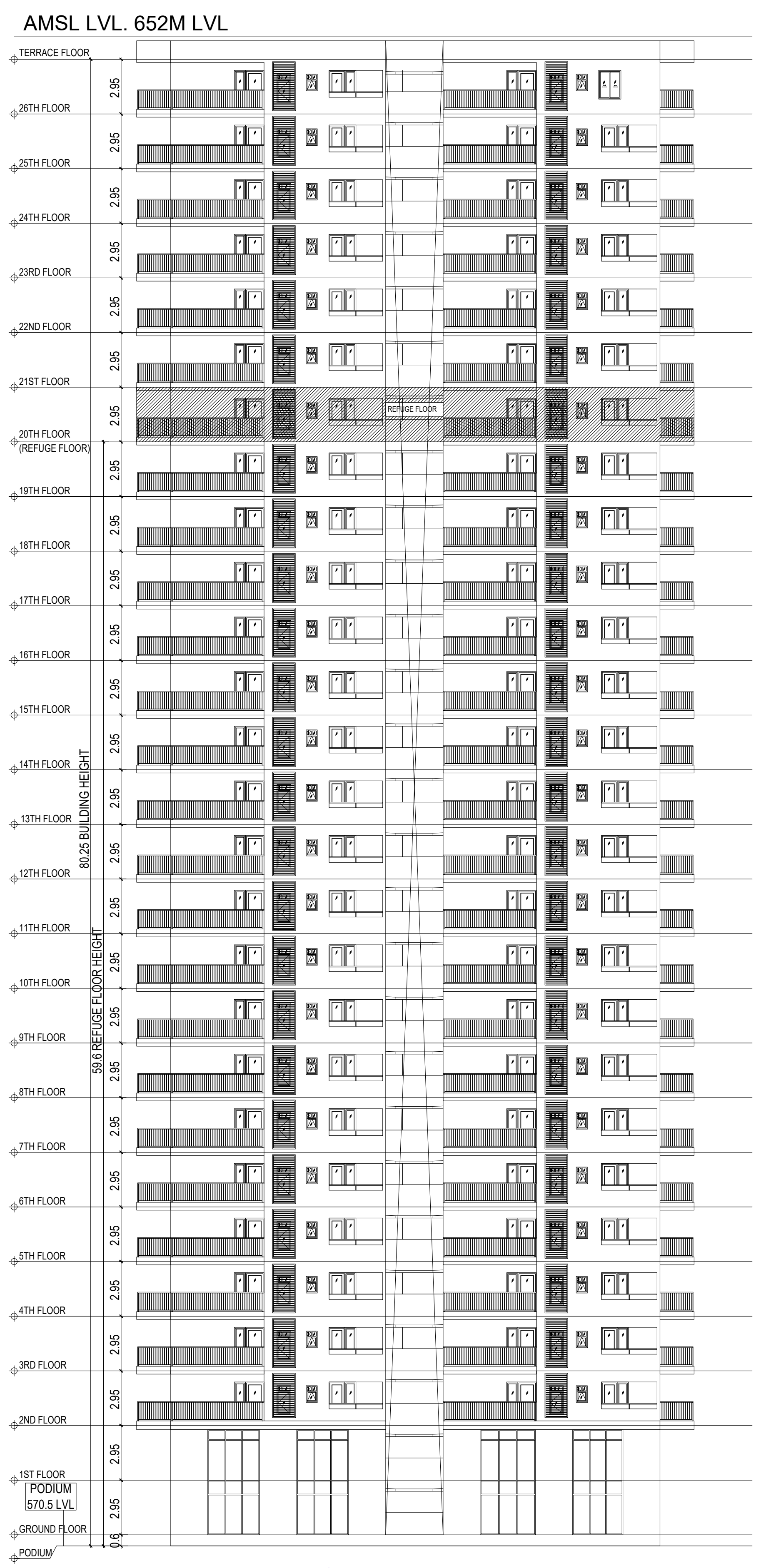
OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

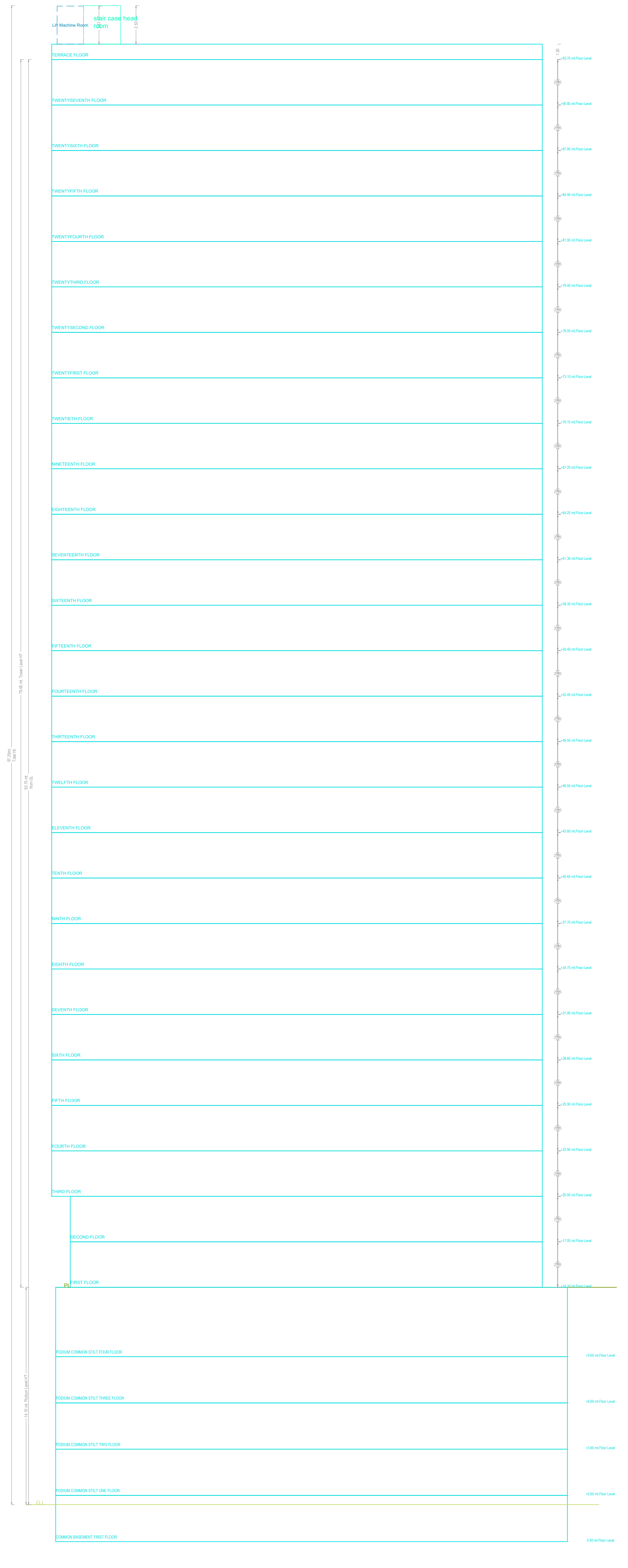
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

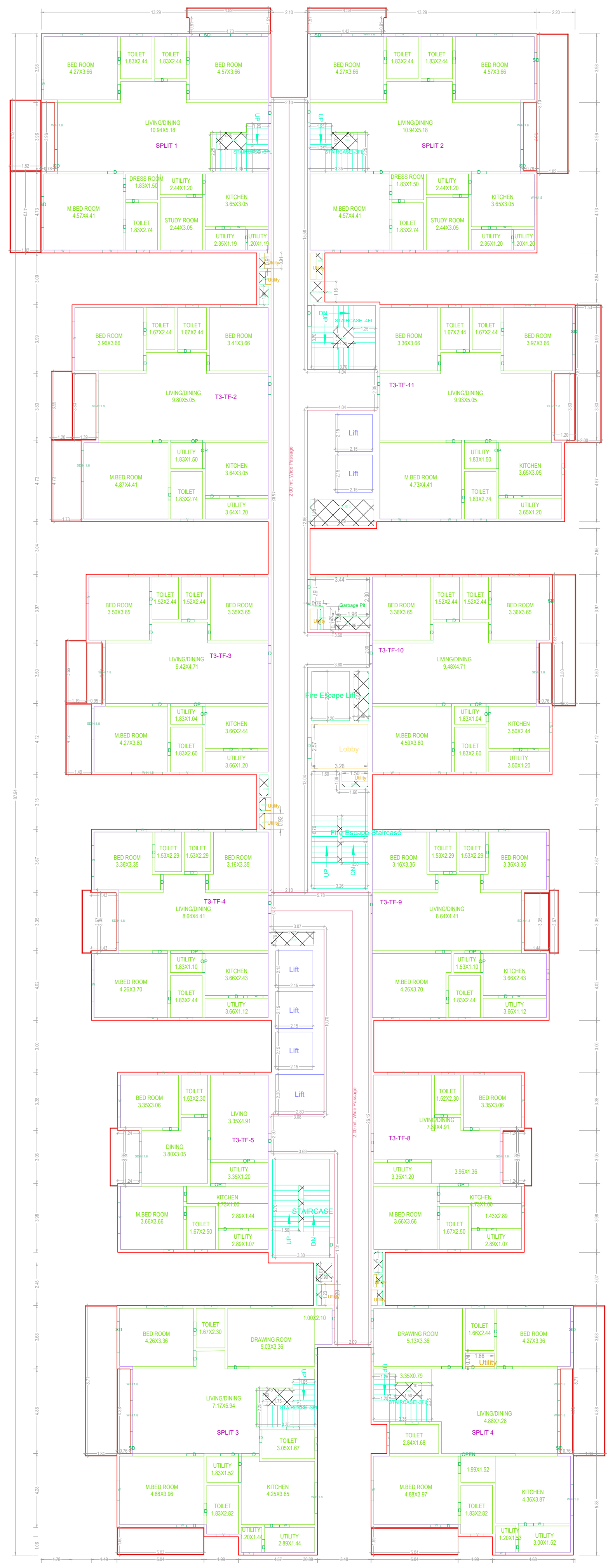
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	17 / 20
SHEET NAME :	Building Plan Details		



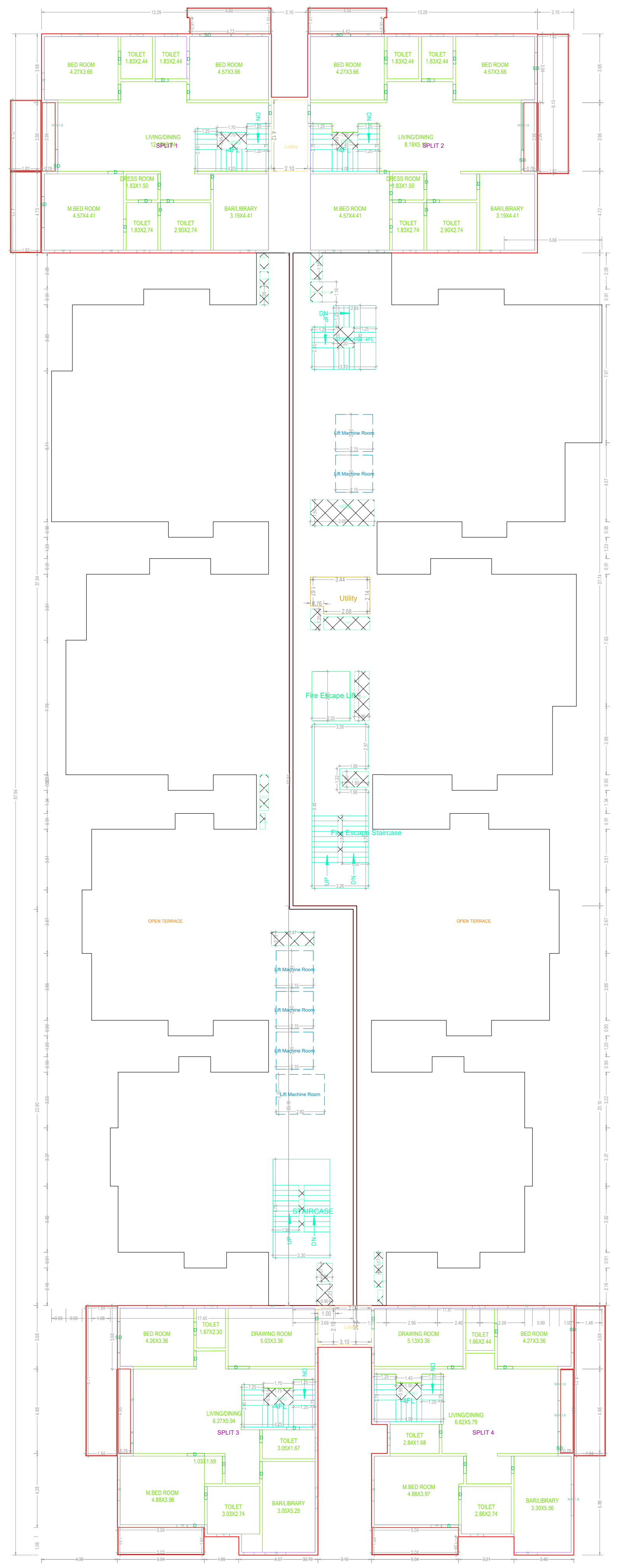
ELEVATION



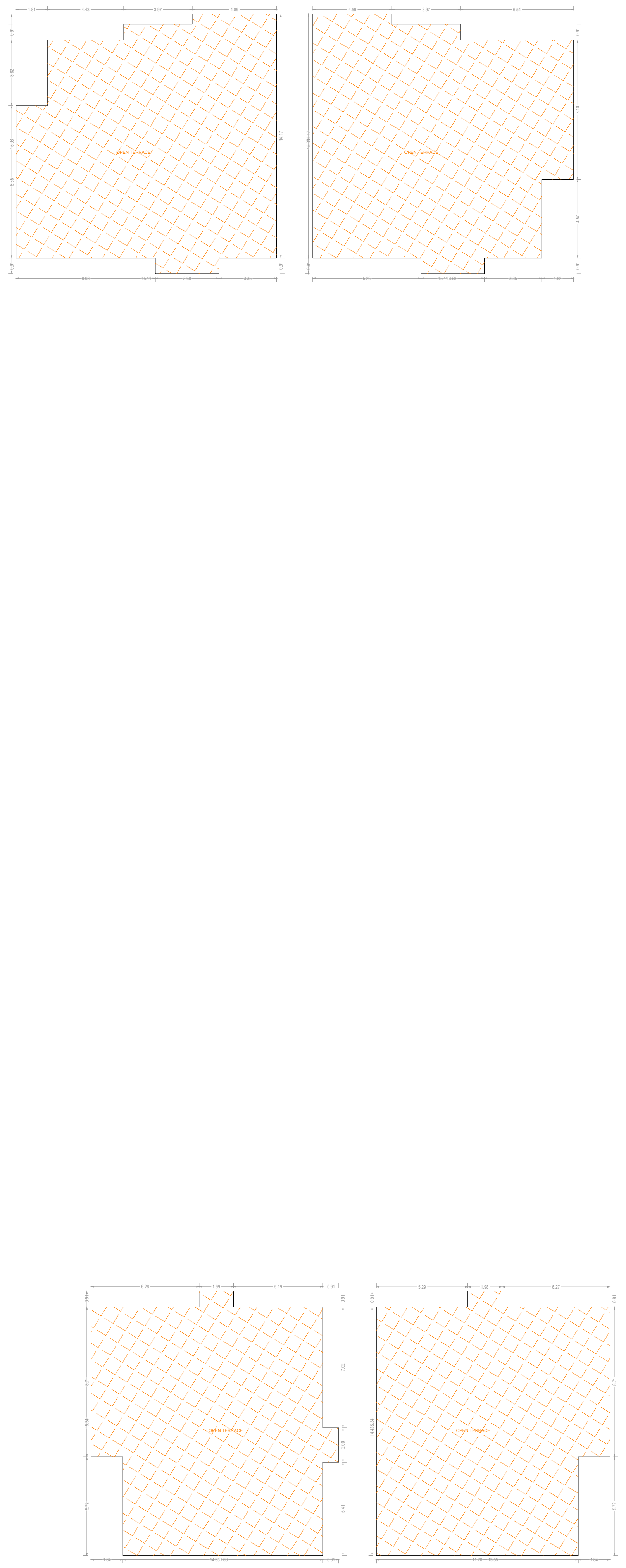
SECTION AA



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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Balcony Calculations Table

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.39 X 3.83 X 2	67.99
	1.38 X 7.63 X 1	
	0.76 X 3.50 X 1	
	0.56 X 3.67 X 1	
	1.44 X 3.35 X 1	
	1.49 X 4.12 X 1	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.73 X 4.73 X 1	
	1.21 X 3.99 X 1	
	1.69 X 3.37 X 2	
TWENTYSIXTH FLOOR PLAN	1.51 X 4.90 X 1	192.99
	1.51 X 4.59 X 1	
	1.82 X 8.10 X 1	
	0.78 X 3.96 X 2	
	1.82 X 4.73 X 1	
	1.82 X 4.12 X 1	
	1.84 X 8.71 X 2	
	0.76 X 4.88 X 2	
	1.60 X 5.03 X 1	
	1.59 X 5.04 X 1	
	2.00 X 7.98 X 1	
	1.20 X 3.83 X 1	
	1.38 X 7.63 X 1	
	0.76 X 3.50 X 1	
	0.56 X 3.67 X 1	
	1.44 X 3.35 X 1	
	1.49 X 4.12 X 1	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.73 X 4.73 X 1	
	1.21 X 3.99 X 1	
	1.39 X 3.83 X 1	
	1.69 X 3.37 X 2	
	1.99 X 3.67 X 1	
TWENTYSEVENTH FLOOR PLAN	1.51 X 4.90 X 1	106.58
	1.82 X 4.73 X 1	
	1.82 X 4.12 X 1	
	0.78 X 3.96 X 1	
	1.59 X 5.04 X 1	
	1.60 X 5.04 X 1	
	1.51 X 4.59 X 1	
	1.84 X 8.71 X 2	
	0.76 X 4.88 X 2	
	0.79 X 3.96 X 1	
	1.82 X 8.10 X 1	
TYPICAL - 3, 4& 6 FLOOR PLAN	1.51 X 4.90 X 1 X 3	578.97
	1.51 X 4.59 X 1 X 3	
	1.82 X 8.10 X 1 X 3	
	0.78 X 3.96 X 2 X 3	
	2.00 X 7.98 X 1 X 3	
	1.20 X 3.83 X 1 X 3	
	1.38 X 7.63 X 1 X 3	
	0.76 X 3.50 X 1 X 3	
	0.56 X 3.67 X 1 X 3	
	1.44 X 3.35 X 1 X 3	
	1.49 X 4.12 X 1 X 3	
	1.19 X 3.66 X 1 X 3	
	0.95 X 3.50 X 1 X 3	
	1.73 X 4.73 X 1 X 3	
	1.21 X 3.99 X 1 X 3	
	1.39 X 3.83 X 1 X 3	
	1.82 X 4.73 X 1 X 3	
	1.82 X 4.12 X 1 X 3	
	1.84 X 8.71 X 2 X 3	
	0.76 X 4.88 X 2 X 3	
	1.60 X 5.03 X 1 X 3	
	1.59 X 5.04 X 1 X 3	
	1.69 X 3.37 X 2 X 3	
	1.99 X 3.67 X 1 X 3	
FIFTH FLOOR PLAN	1.51 X 4.90 X 1	192.99
	1.51 X 4.59 X 1	
	1.82 X 8.10 X 1	
	0.78 X 3.96 X 2	
	2.00 X 7.98 X 1	
	1.20 X 3.83 X 1	
	1.38 X 7.63 X 1	
	0.76 X 3.50 X 1	
	0.56 X 3.67 X 1	
	1.44 X 3.35 X 1	
	1.49 X 4.12 X 1	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.73 X 4.73 X 1	
	1.21 X 3.99 X 1	
	1.39 X 3.83 X 1	
	1.82 X 4.73 X 1	
	1.82 X 4.12 X 1	
	1.84 X 8.71 X 2	
	0.76 X 4.88 X 2	
	1.60 X 5.03 X 1	
	1.59 X 5.04 X 1	
	1.69 X 3.37 X 2	
	1.99 X 3.67 X 1	
SECOND FLOOR PLAN	1.39 X 3.83 X 2	67.99
	1.38 X 7.63 X 1	
	0.76 X 3.50 X 1	
	0.56 X 3.67 X 1	
	1.44 X 3.35 X 1	
	1.49 X 4.12 X 1	
	1.19 X 3.66 X 1	
	0.95 X 3.50 X 1	
	1.73 X 4.73 X 1	
	1.21 X 3.99 X 1	
	1.69 X 3.37 X 2	
TYPICAL - 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN	1.51 X 4.90 X 1 X 17	3280.83
	1.51 X 4.59 X 1 X 17	
	1.82 X 8.10 X 1 X 17	
	0.78 X 3.96 X 2 X 17	
	2.00 X 7.98 X 1 X 17	
	1.20 X 3.83 X 1 X 17	
	1.38 X 7.63 X 1 X 17	
	0.76 X 3.50 X 1 X 17	
	0.56 X 3.67 X 1 X 17	
	1.44 X 3.35 X 1 X 17	
	1.49 X 4.12 X 1 X 17	
	1.19 X 3.66 X 1 X 17	
	0.95 X 3.50 X 1 X 17	
	1.73 X 4.73 X 1 X 17	
	1.21 X 3.99 X 1 X 17	
	1.39 X 3.83 X 1 X 17	
	1.82 X 4.73 X 1 X 17	
	1.82 X 4.12 X 1 X 17	
	1.84 X 8.71 X 2 X 17	
	0.76 X 4.88 X 2 X 17	
	1.60 X 5.03 X 1 X 17	
	1.59 X 5.04 X 1 X 17	
	1.69 X 3.37 X 2 X 17	
	1.99 X 3.67 X 1 X 17	
TYPICAL - 16& 25 FLOOR PLAN	1.51 X 4.90 X 1 X 2	359.60
	1.51 X 4.59 X 1 X 2	
	1.82 X 8.10 X 1 X 2	
	0.78 X 3.96 X 2 X 2	
	2.00 X 7.98 X 1 X 2	
	1.20 X 3.83 X 1 X 2	
	0.56 X 3.67 X 1 X 2	
	1.44 X 3.35 X 1 X 2	
	1.49 X 4.12 X 1 X 2	
	1.19 X 3.66 X 1 X 2	
	0.95 X 3.50 X 1 X 2	
	1.73 X 4.73 X 1 X 2	
	1.21 X 3.99 X 1 X 2	
	1.39 X 3.83 X 1 X 2	
	1.82 X 4.73 X 1 X 2	
	1.82 X 4.12 X 1 X 2	
	1.84 X 8.71 X 2 X 2	
	0.76 X 4.88 X 2 X 2	
	1.60 X 5.03 X 1 X 2	
	1.59 X 5.04 X 1 X 2	
	1.69 X 3.37 X 2 X 2	
	1.99 X 3.67 X 1 X 2	
Total	-	4847.94

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER3)	D	0.00 X 2.10	78
BLDG (TOWER3)	OP	0.16 X 2.10	26
BLDG (TOWER3)	D	0.58 X 2.10	01
BLDG (TOWER3)	D	0.74 X 2.10	01
BLDG (TOWER3)	D	0.75 X 2.10	945
BLDG (TOWER3)	D	0.85 X 2.10	247
BLDG (TOWER3)	D	0.89 X 2.10	23
BLDG (TOWER3)	D	0.90 X 2.10	836
BLDG (TOWER3)	D	1.00 X 2.10	103
BLDG (TOWER3)	OP	1.04 X 2.10	49
BLDG (TOWER3)	D	1.05 X 2.10	305
BLDG (TOWER3)	SD	1.09 X 2.10	01
BLDG (TOWER3)	OP	1.10 X 2.10	50
BLDG (TOWER3)	SD	1.13 X 2.10	01
BLDG (TOWER3)	SD	1.19 X 2.10	01
BLDG (TOWER3)	OP	1.20 X 2.10	46
BLDG (TOWER3)	D	1.22 X 2.10	49
BLDG (TOWER3)	SD	1.26 X 2.10	06
BLDG (TOWER3)	D	1.45 X 2.10	26
BLDG (TOWER3)	OP	1.50 X 2.10	52
BLDG (TOWER3)	OPEN	1.52 X 2.10	23
BLDG (TOWER3)	OP	1.66 X 2.10	23
BLDG (TOWER3)	OP	1.68 X 2.10	26
BLDG (TOWER3)	D	1.69 X 2.10	26
BLDG (TOWER3)	SD	1.80 X 2.10	151
BLDG (TOWER3)	OP	1.83 X 2.10	76
BLDG (TOWER3)	OP	1.99 X 2.10	26
BLDG (TOWER3)	OP	2.55 X 2.10	26
BLDG (TOWER3)	OPEN	3.14 X 2.10	24

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER3)	W	0.60 X 1.20	528
BLDG (TOWER3)	V	0.75 X 1.20	860
BLDG (TOWER3)	W	0.85 X 1.20	02
BLDG (TOWER3)	W	0.90 X 1.20	477
BLDG (TOWER3)	W	0.97 X 1.20	01
BLDG (TOWER3)	W	1.20 X 1.20	102
BLDG (TOWER3)	W	1.79 X 3.00	07
BLDG (TOWER3)	W	1.80 X 1.20	403
BLDG (TOWER3)	W	1.80 X 2.00	49
BLDG (TOWER3)	W	1.80 X 2.10	02
BLDG (TOWER3)	W	1.80 X 2.50	27
BLDG (TOWER3)	W	1.80 X 3.00	96
BLDG (TOWER3)	W	1.95 X 1.20	01
BLDG (TOWER3)	W	2.10 X 1.20	132
BLDG (TOWER3)	W	2.40 X 1.20	25
BLDG (TOWER3)	SD	2.40 X 3.00	50
BLDG (TOWER3)	W	2.70 X 2.50	01
BLDG (TOWER3)	W	2.70 X 3.00	03
BLDG (TOWER3)	SD	3.00 X 3.00	194
BLDG (TOWER3)	W	3.59 X 1.20	01

BUILDING :BLDG (TOWER3)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.
		VOID	ACCES.	RESI.	
FIRST FLOOR	1878.26	21.08	0.00	1857.18	07
SECOND FLOOR	1980.60	783.08	0.00	1197.52	07
THIRD FLOOR	2106.54	21.08	0.00	2085.46	12
FOURTH FLOOR	2106.54	21.08	0.00	2085.46	12
FIFTH FLOOR	2106.54	21.08	0.00	2085.46	12
SIXTH FLOOR	2106.54	21.08	0.00	2085.46	12
SEVENTH FLOOR	2106.54	21.08	0.00	2085.46	12
EIGHTH FLOOR	2106.54	21.08	0.00	2085.46	12
NINTH FLOOR	2106.54	21.08	0.00	2085.46	12
TENTH FLOOR	2106.54	21.08	0.00	2085.46	12
ELEVENTH FLOOR	2106.54	21.08	0.00	2085.46	12
TWELFTH FLOOR	2106.54	21.08	0.00	2085.46	12
THIRTEENTH FLOOR	2106.54	21.08	0.00	2085.46	12
FOURTEENTH FLOOR	2106.54	21.08	0.00	2085.46	12
FIFTEENTH FLOOR	2106.54	21.08	0.00	2085.46	12
SIXTEENTH FLOOR	2106.54	21.08	0.00	2085.46	11
SEVENTEENTH FLOOR	2106.54	21.08	0.00	2085.46	12
EIGHTEENTH FLOOR	2106.54	21.08	0.00	2085.46	12
NINETEENTH FLOOR	2106.54	21.08	0.00	2085.46	12
TWENTIETH FLOOR	2106.54	21.08	0.00	2085.46	12
TWENTYFIRST FLOOR	2106.54	21.08	0.00	2085.46	12
TWENTYSECOND FLOOR	2106.54	21.08	0.00	2085.46	12
TWENTYTHIRD FLOOR	2106.54	21.08	0.00	2085.46	12
TWENTYFOURTH FLOOR	2106.54	21.08	0.00	2085.46	12
TWENTYFIFTH FLOOR	2106.54	21.08	0.00	2085.46	11
TWENTYSIXTH FLOOR	2106.54	27.58	0.00	2078.96	12
TWENTYSEVENTH FLOOR	813.96	30.75	7.01	776.20	00
TERRACE FLOOR	0.00	0.00	0.00	0.00	00
TOTAL	55229.78	1347.33	7.01	53875.44	300
TOTAL NO OF BLDG	1				
TOTAL	55229.78	1347.33	7.01	53875.44	300

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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 :	
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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 RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

FILE DETAILS			
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LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
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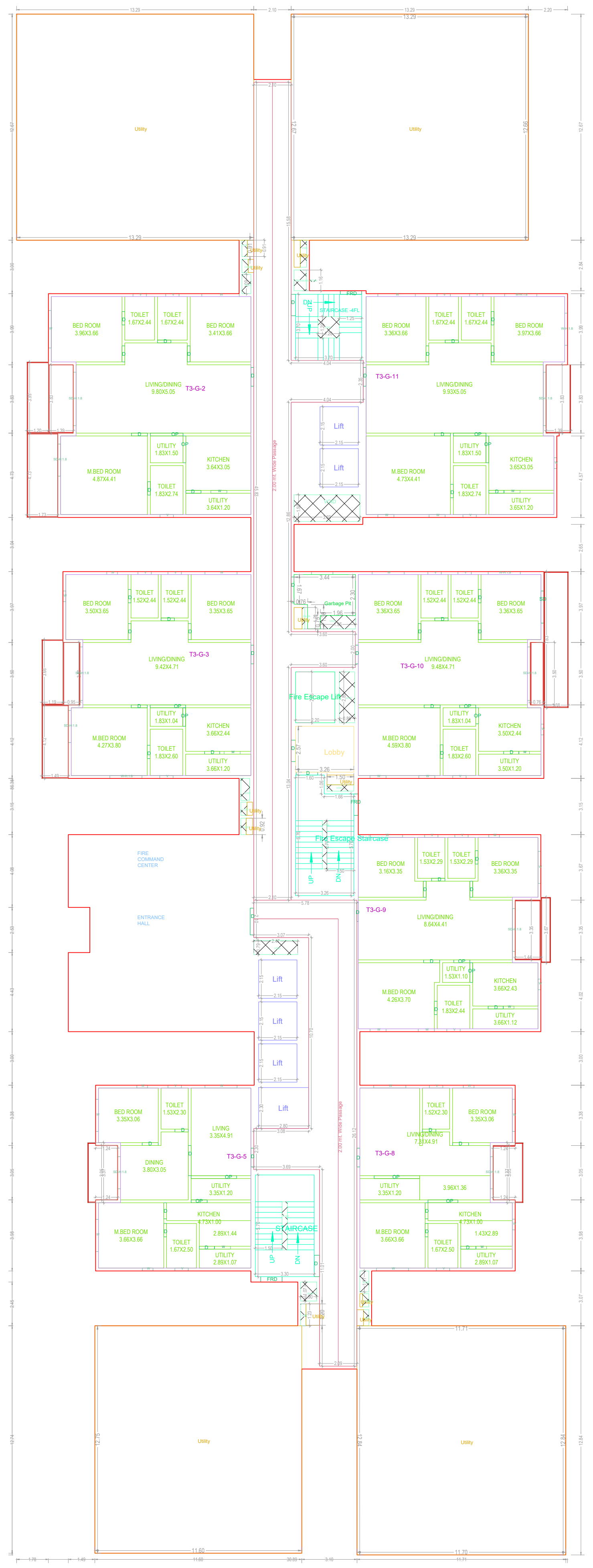
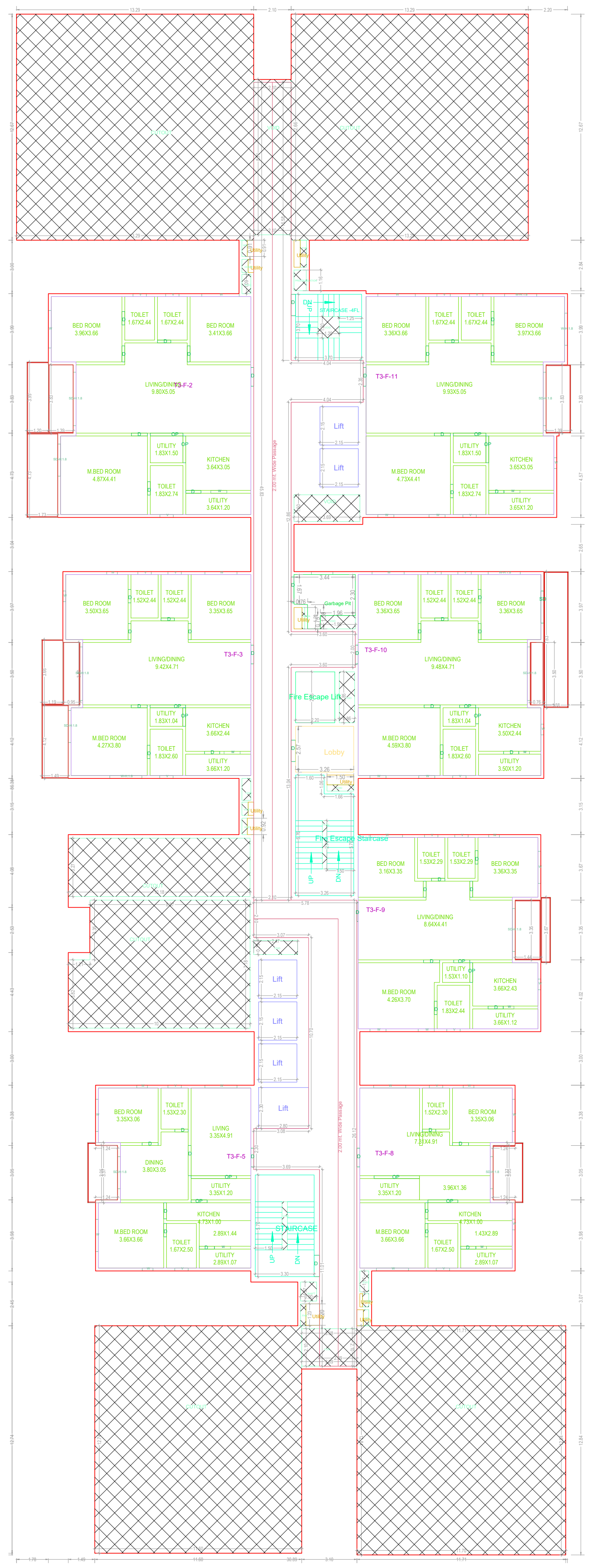
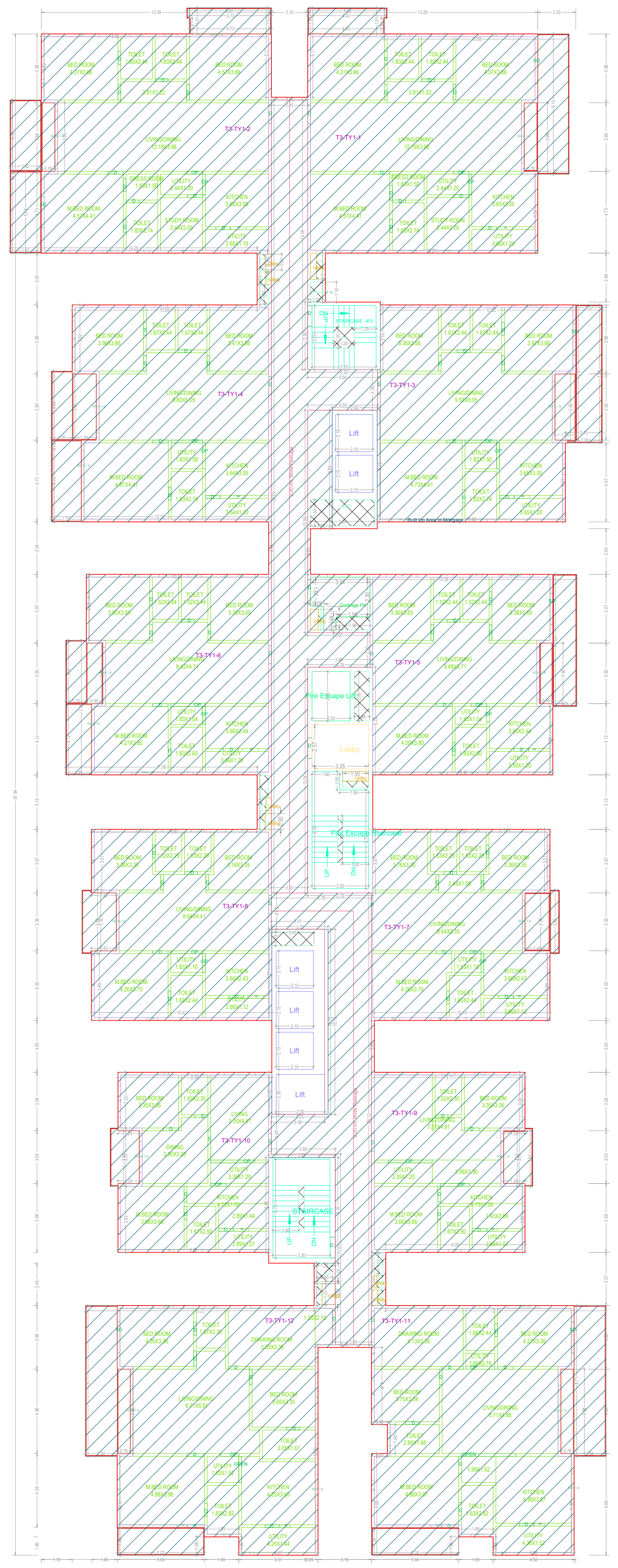


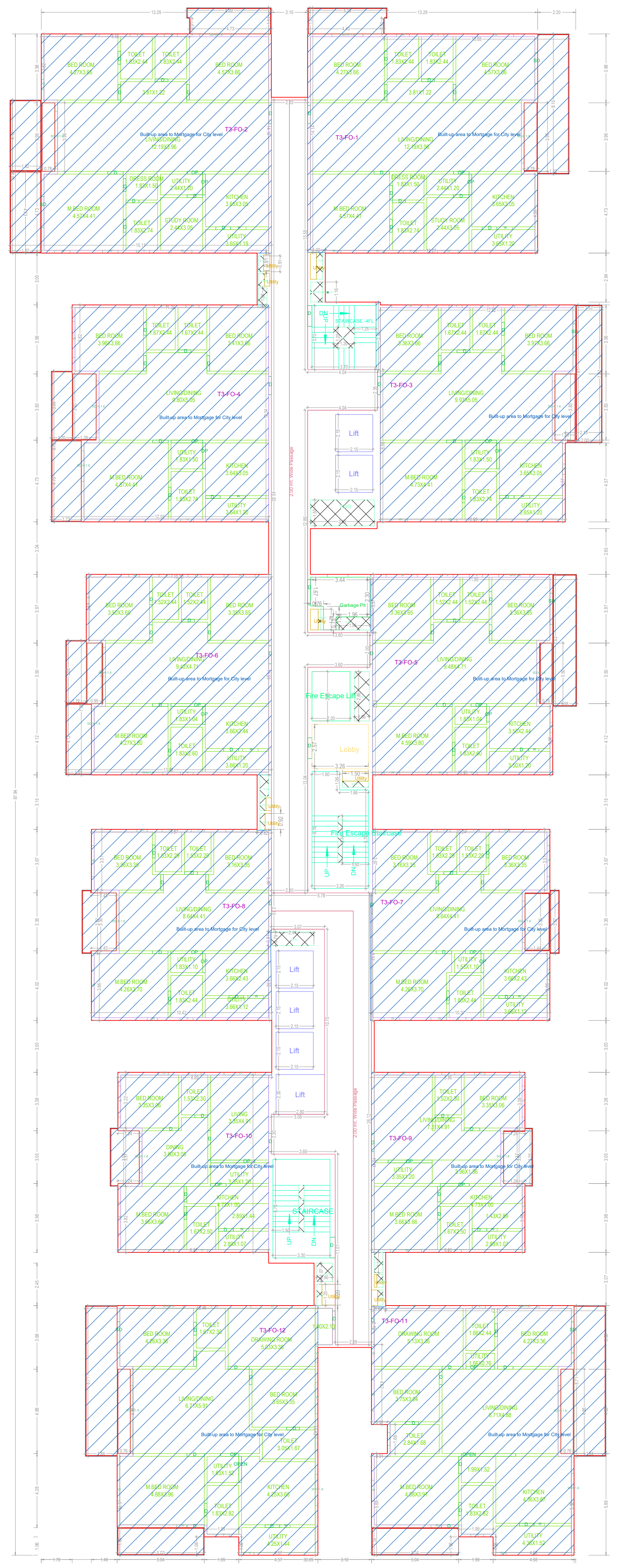
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



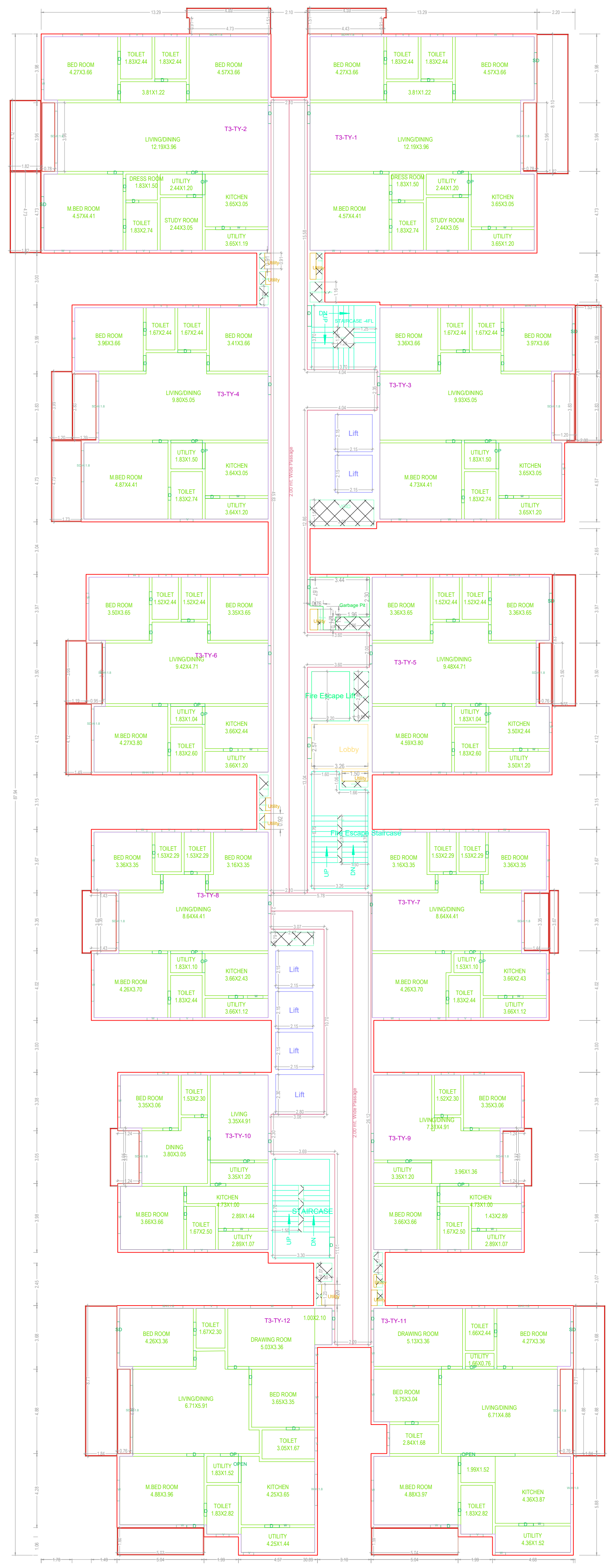
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



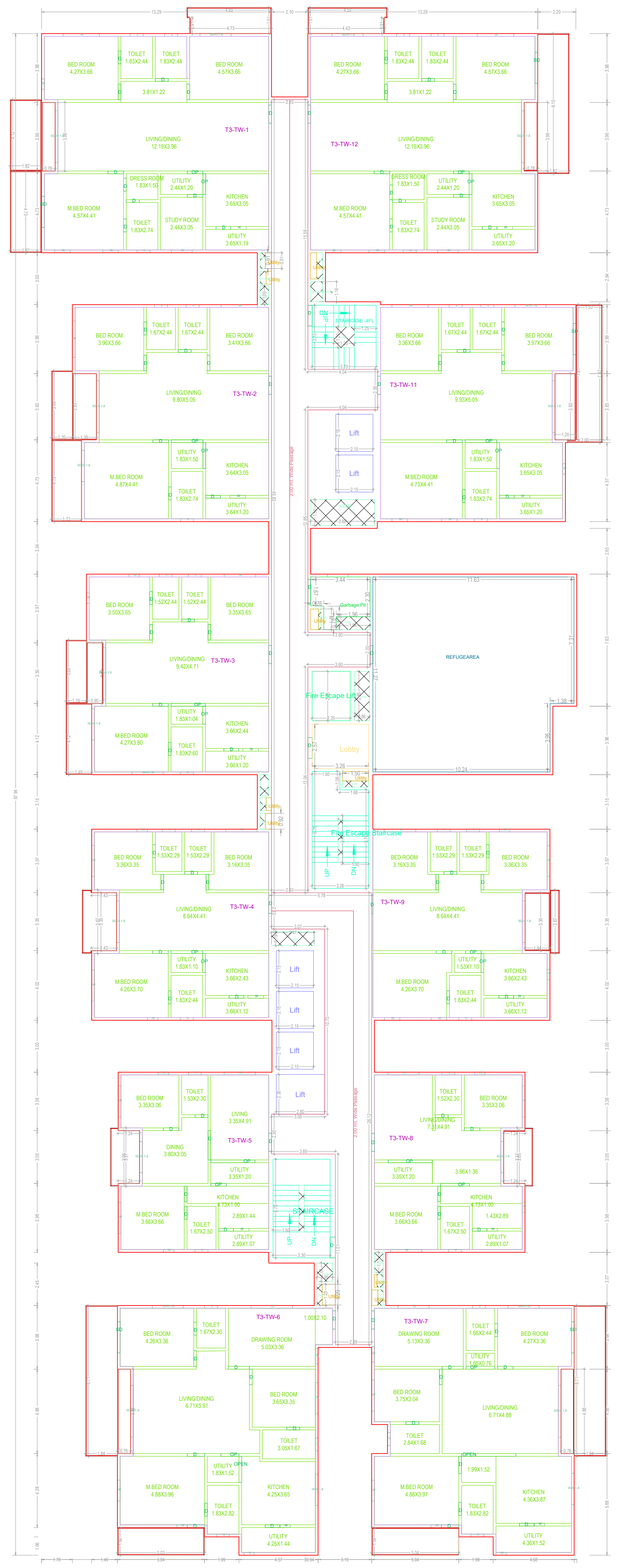
TYPICAL - 3, 4& 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TYPICAL - 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23& 24 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 16& 25 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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.

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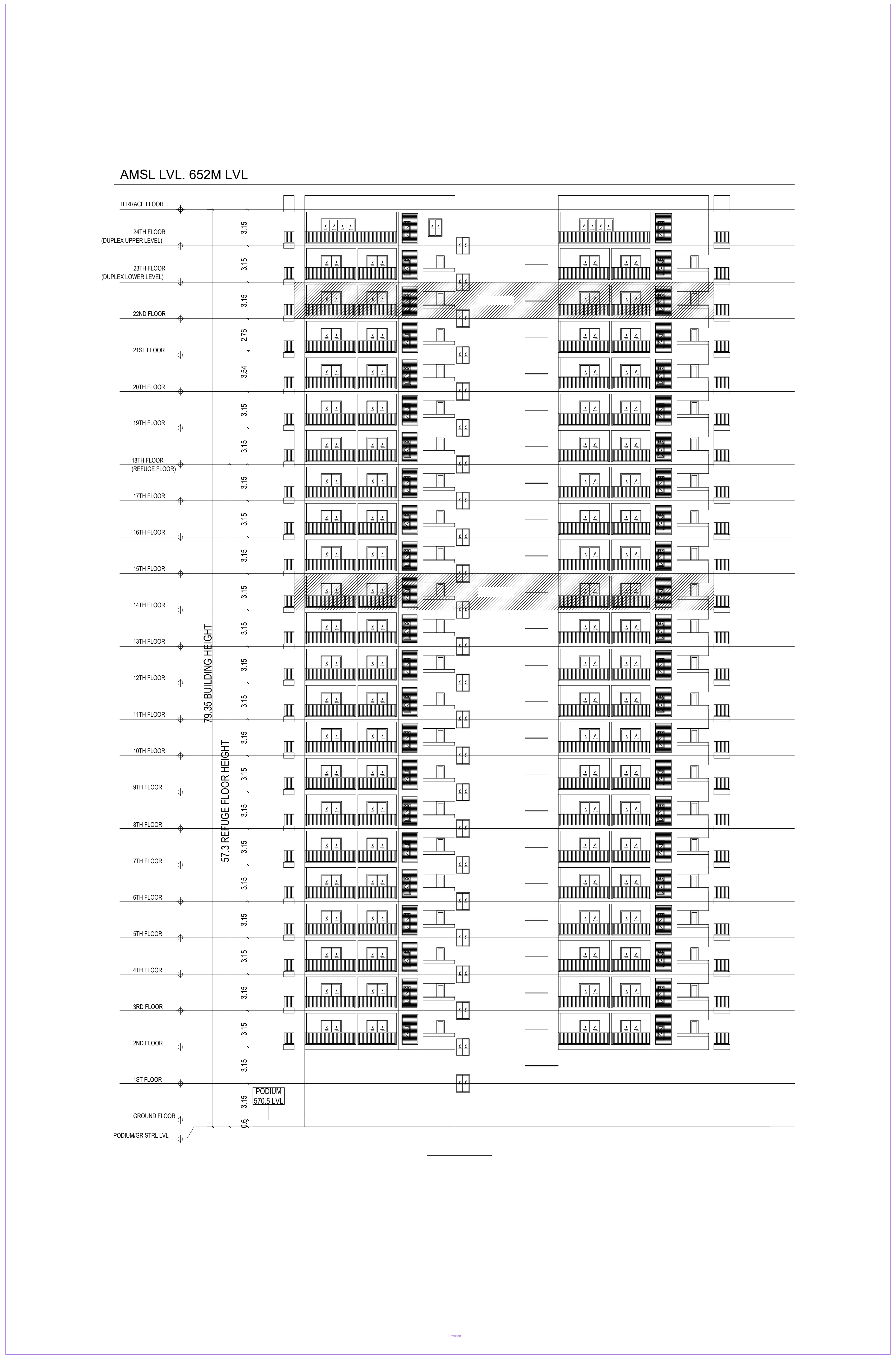
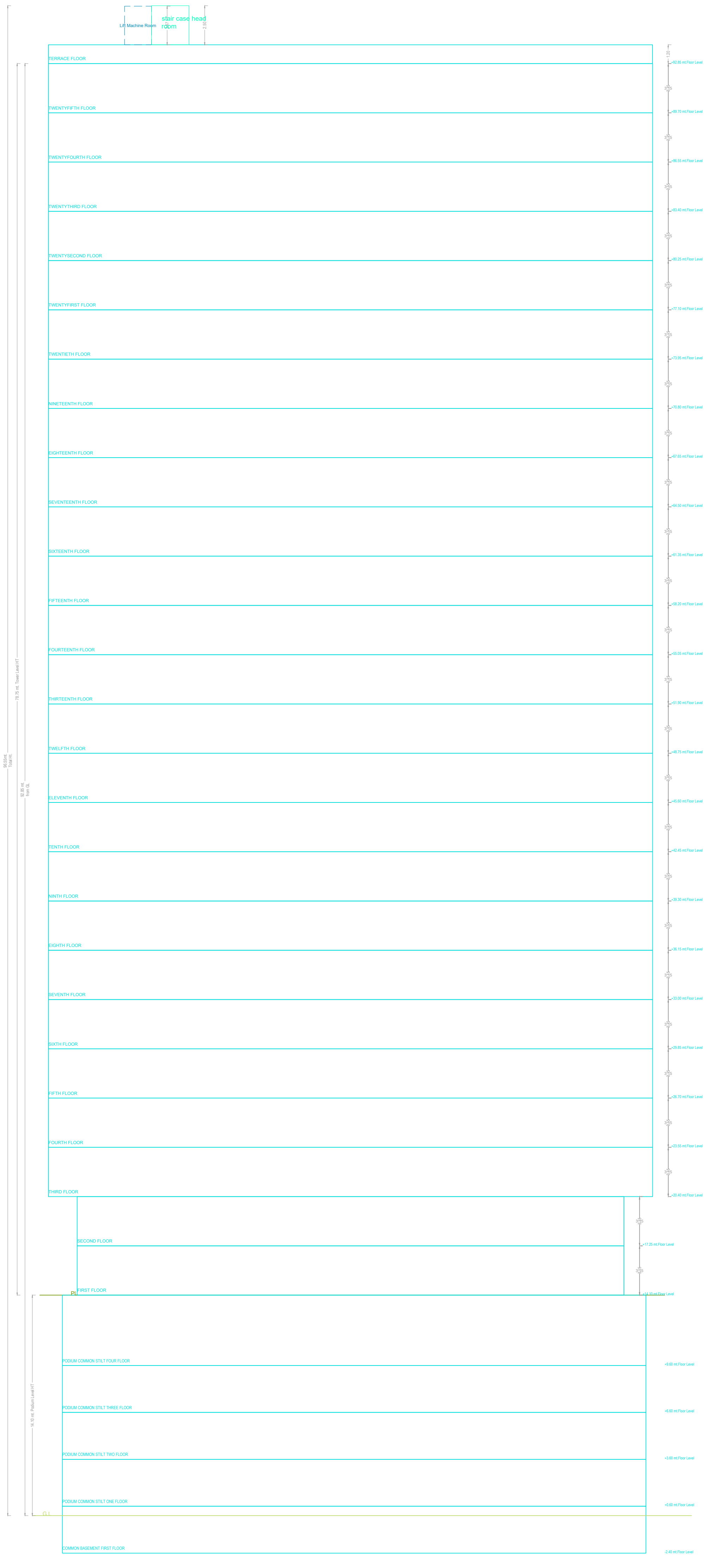
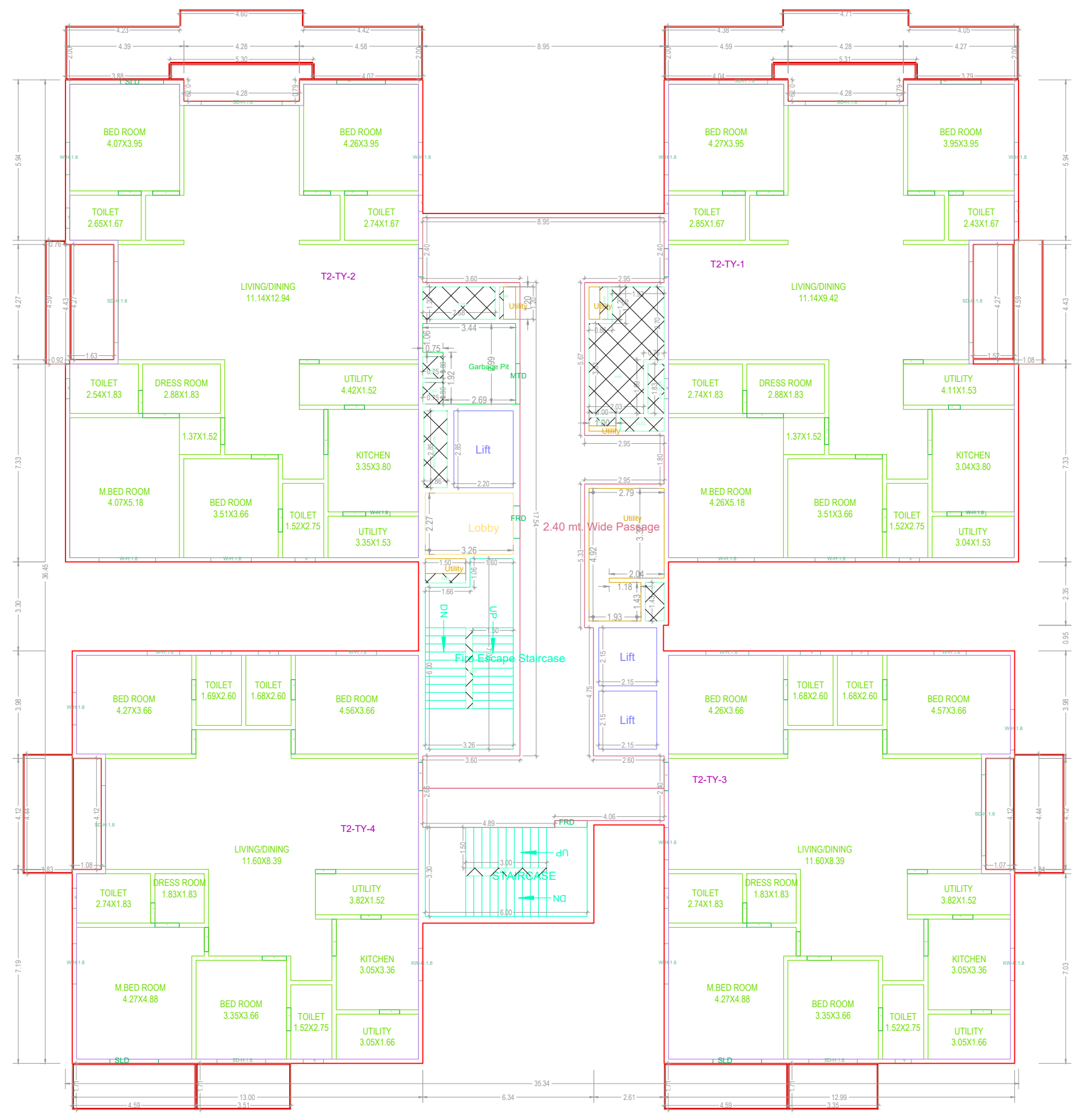
Project Title ::PLAN SHOWING THE PROPOSED RESIDENTIALCOMPLEX AT SURVEY NO.S , 81, 101, 102, 108 TO 112(81A, 81B, 81C, 101/A, 101B, 101C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, 112/C) OF MOOSAPET(V), KUKATPALLY CIRCLE, GHMCCIRCLE NO.14, WEST ZONE.DEVELOPED BY :M/S : CYBERCITY BUILDERS AND DEVELOPERS (P) LTD & OTHERS

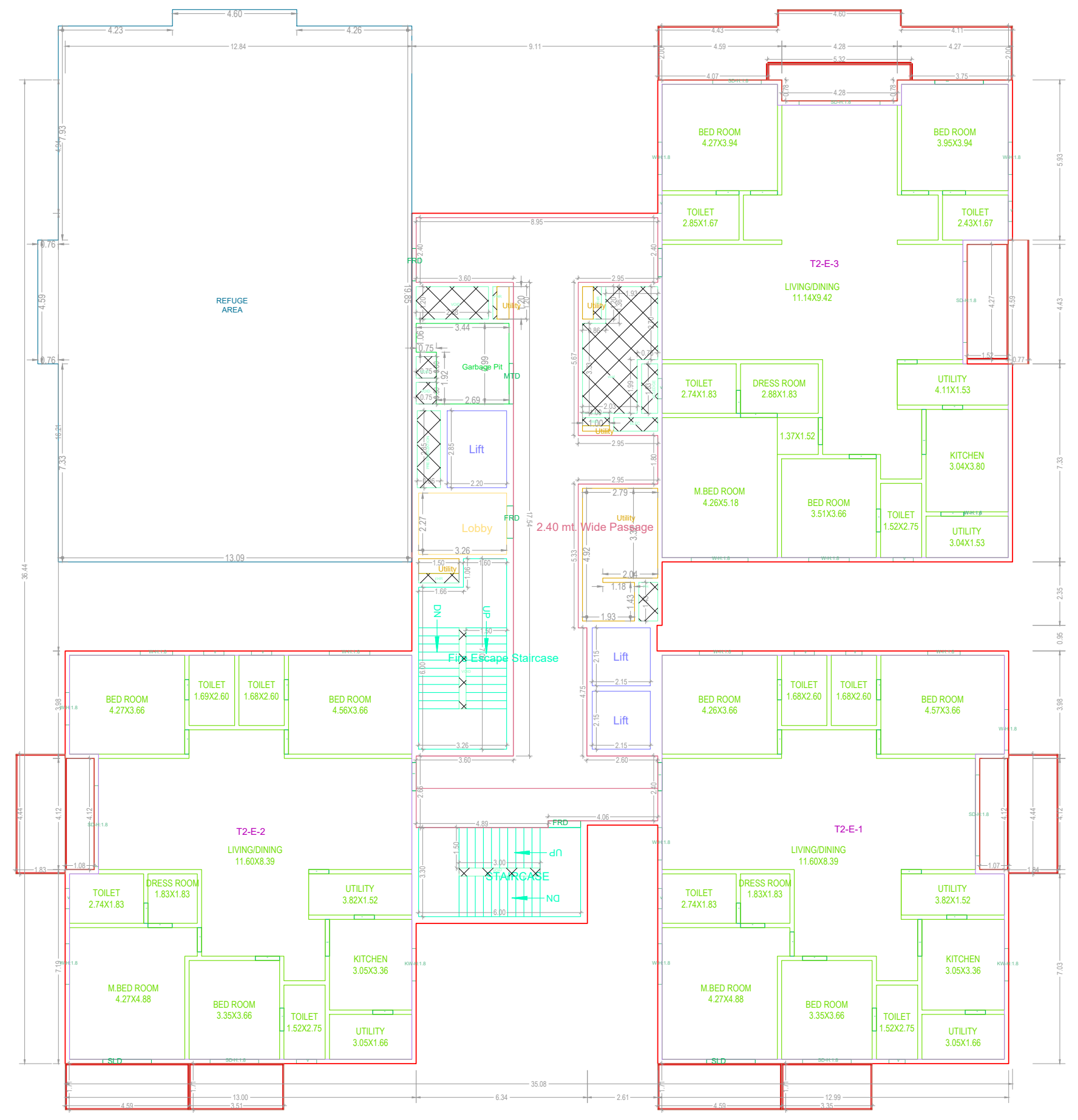
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	19 / 20
SHEET NAME :	Building Plan Details		



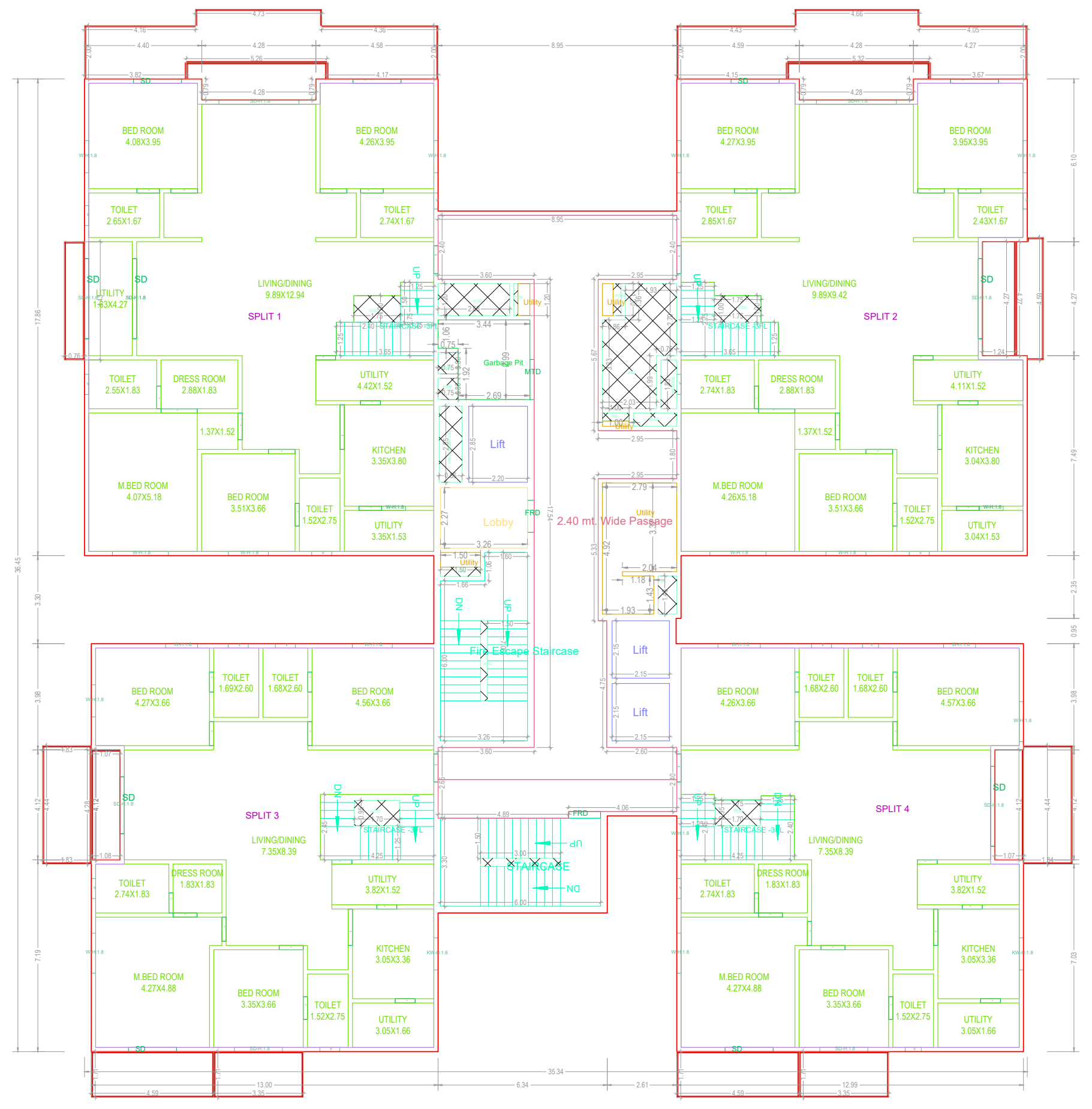


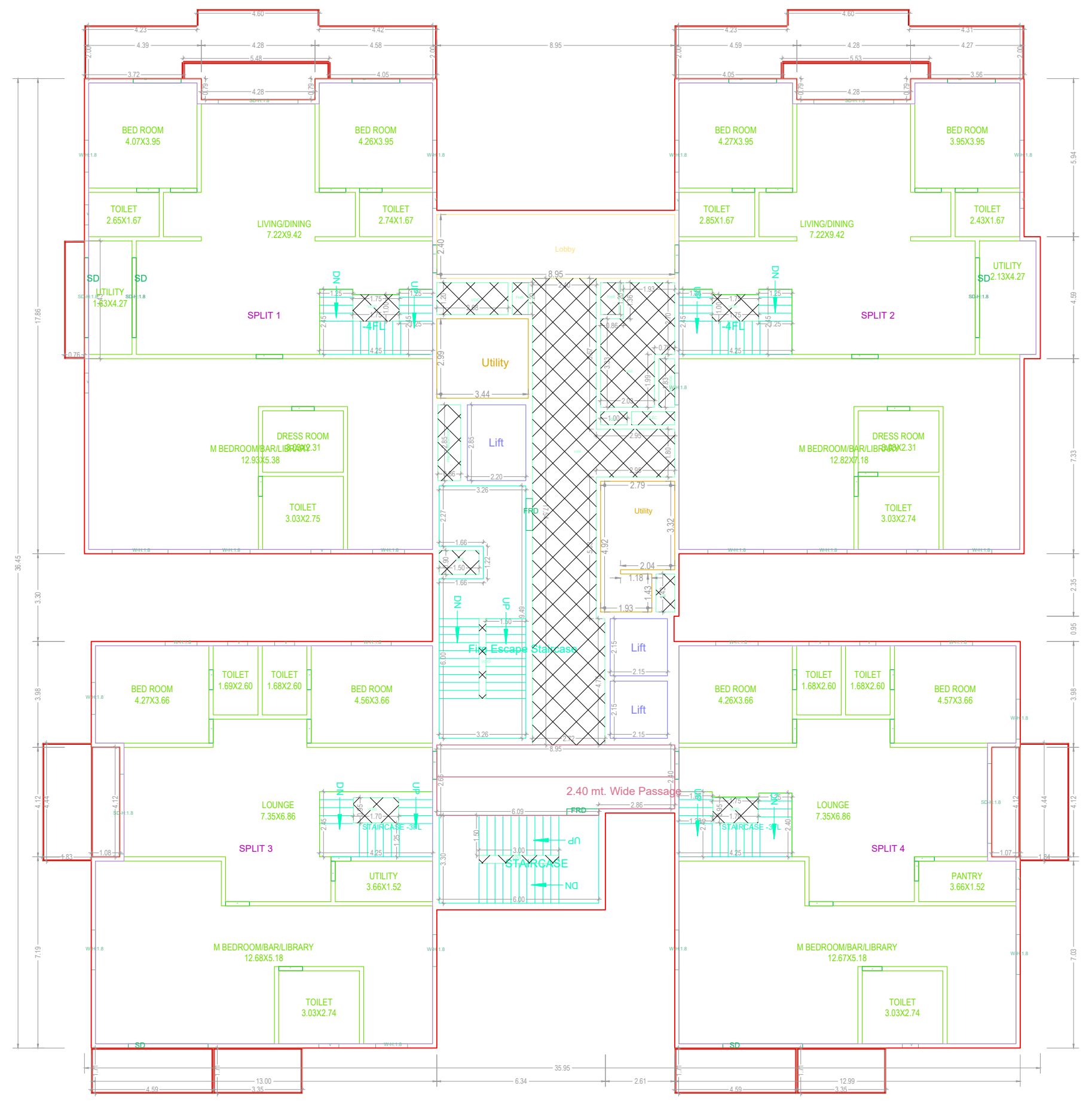


TYPICAL - 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21& 22 FLOOR PLAN
(Proposed)
(SCALE 1:100)

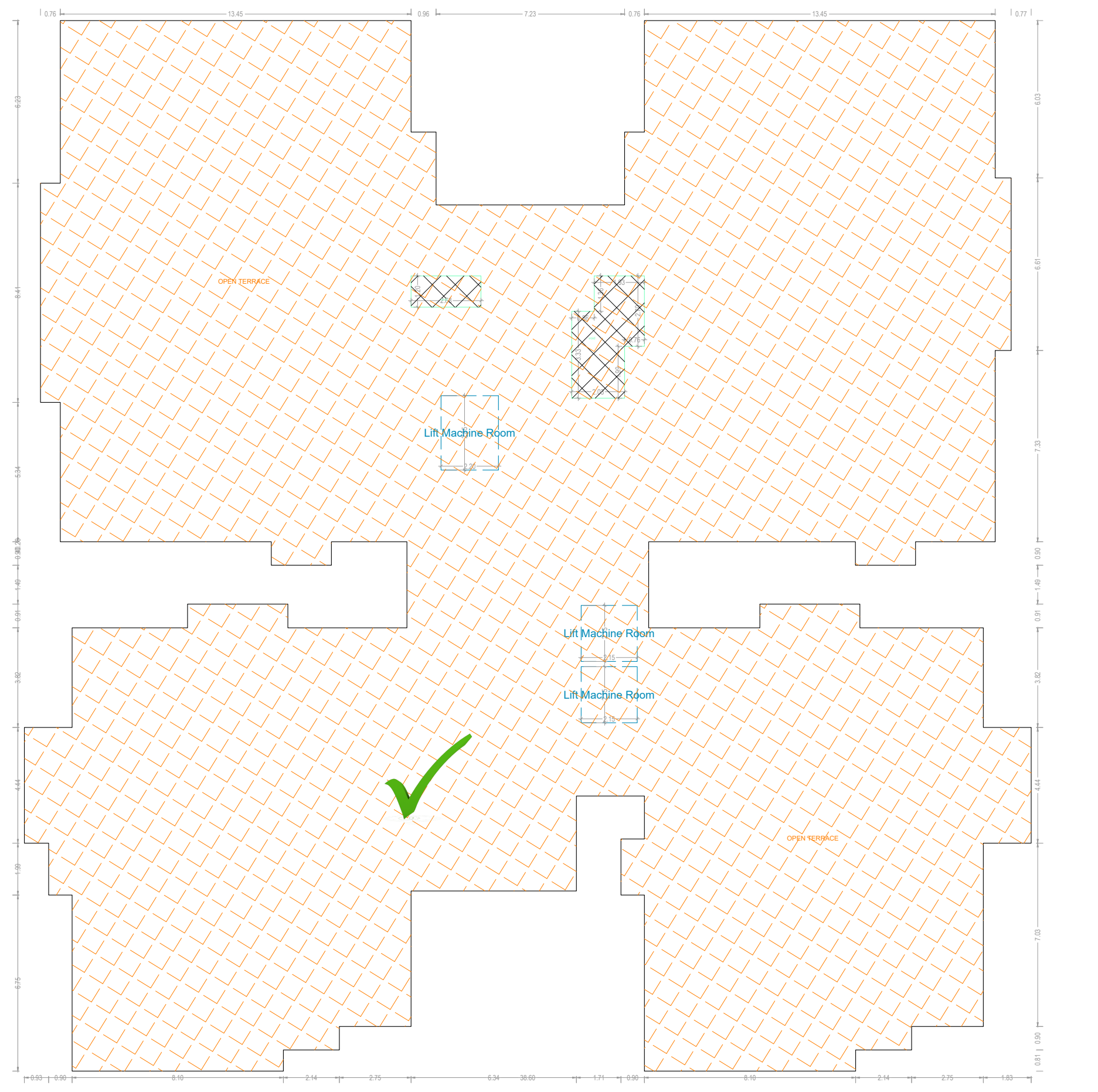


TYPICAL - 15& 23 FLOOR PLAN
(Proposed)
(SCALE 1:100)





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



TERRACE FLOOR PLAN
(SCALE 1:100)

BUILDING :BLDG (TOWER 2)

FLOOR NAME	TOTAL BUA	DEDUCTIONS	NET BUA	TNMTS.
		VOID	RESI.	
FIRST FLOOR	1054.56	23.21	1031.35	00
SECOND FLOOR	1101.77	904.33	197.44	00
THIRD FLOOR	1203.41	23.21	1180.20	04
FOURTH FLOOR	1203.41	23.21	1180.20	04
FIFTH FLOOR	1203.41	23.21	1180.20	04
SIXTH FLOOR	1195.14	23.21	1171.93	04
SEVENTH FLOOR	1203.41	23.21	1180.20	04
EIGHTH FLOOR	1205.03	23.21	1181.82	04
NINTH FLOOR	1205.03	23.21	1181.82	04
TENTH FLOOR	1205.03	23.21	1181.82	04
ELEVENTH FLOOR	1205.03	23.21	1181.82	04
TWELFTH FLOOR	1205.03	23.21	1181.82	04
THIRTEENTH FLOOR	1205.03	23.21	1181.82	04
FOURTEENTH FLOOR	1205.03	23.21	1181.82	04
FIFTEENTH FLOOR	1202.13	23.21	1178.92	03
SIXTEENTH FLOOR	1205.03	23.21	1181.82	04
SEVENTEENTH FLOOR	1205.03	23.21	1181.82	04
EIGHTEENTH FLOOR	1205.03	23.21	1181.82	04
NINETEENTH FLOOR	1205.03	23.21	1181.82	04
TWENTIETH FLOOR	1205.03	23.21	1181.82	04
TWENTYFIRST FLOOR	1205.03	23.21	1181.82	04
TWENTYSECOND FLOOR	1205.03	23.21	1181.82	04
TWENTYTHIRD FLOOR	1202.13	23.21	1178.92	03
TWENTYFOURTH FLOOR	1203.51	29.94	1173.57	04
TWENTYFIFTH FLOOR	1203.39	79.74	1123.65	00
TERRACE FLOOR	0.00	0.00	0.00	00
TOTAL	29846.69	1524.63	28322.06	86
TOTAL NO OF BLDG	1			
TOTAL	29846.69	1524.63	28322.06	86

Balcony Calculations Table

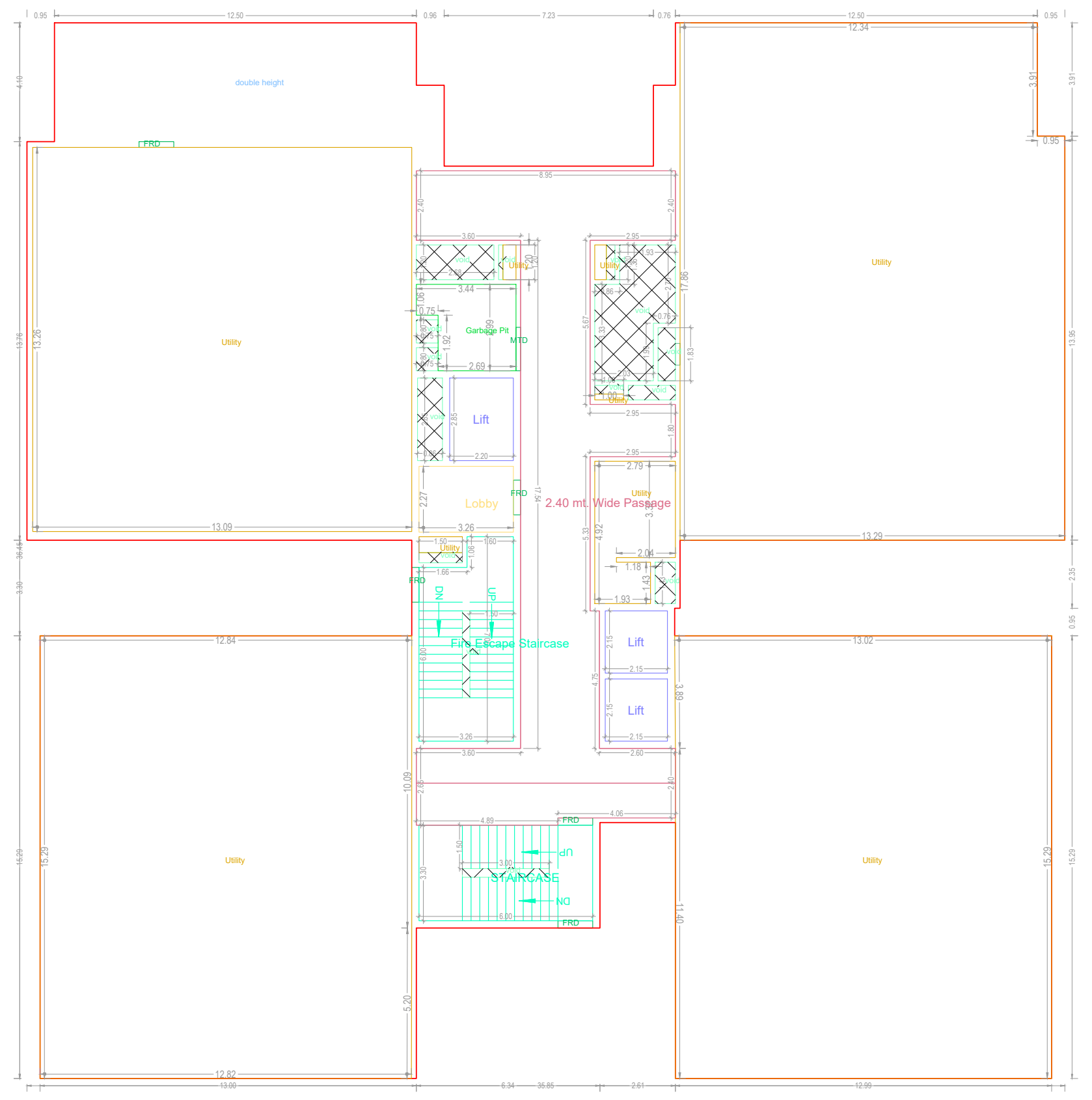
FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	1.71 X 3.51 X 1 X 4	554.48
	1.71 X 3.35 X 1 X 4	
	1.08 X 4.12 X 1 X 4	
	1.83 X 4.44 X 1 X 4	
	1.07 X 4.12 X 1 X 4	
	1.84 X 4.44 X 1 X 4	
	1.71 X 4.59 X 2 X 4	
	1.52 X 4.27 X 1 X 4	
	0.77 X 4.59 X 1 X 4	
	1.79 X 4.27 X 1 X 4	
	0.76 X 4.43 X 1 X 4	
	1.40 X 5.55 X 1 X 4	
	1.40 X 5.89 X 1 X 4	
	2.00 X 13.25 X 1 X 4	
	2.00 X 13.14 X 1 X 4	
SIXTH FLOOR PLAN	1.40 X 5.53 X 1	130.38
	1.71 X 3.51 X 1	
	1.71 X 3.35 X 1	
	1.08 X 4.12 X 1	
	1.83 X 4.44 X 1	
	1.07 X 4.12 X 1	
	1.84 X 4.44 X 1	
	1.71 X 4.59 X 2	
	1.52 X 4.27 X 1	
	0.77 X 4.59 X 1	
	1.63 X 4.27 X 1	
	0.92 X 4.59 X 1	
	1.40 X 5.63 X 1	
	1.68 X 13.25 X 1	
	1.68 X 13.14 X 1	
TYPICAL - 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21& 22 FLOOR PLAN	2.00 X 13.14 X 1 X 14	1963.64
	2.00 X 13.25 X 1 X 14	
	1.71 X 3.51 X 1 X 14	
	1.71 X 3.35 X 1 X 14	
	1.08 X 4.12 X 1 X 14	
	1.83 X 4.44 X 1 X 14	
	1.07 X 4.12 X 1 X 14	
	1.84 X 4.44 X 1 X 14	
	1.71 X 4.59 X 2 X 14	
	1.52 X 4.27 X 1 X 14	
	1.08 X 4.59 X 1 X 14	
	1.63 X 4.27 X 1 X 14	
	0.92 X 4.59 X 1 X 14	
	1.40 X 5.30 X 1 X 14	
	1.40 X 5.31 X 1 X 14	
TYPICAL - 15& 23 FLOOR PLAN	2.00 X 13.14 X 1 X 2	189.84
	1.71 X 3.51 X 1 X 2	
	1.71 X 3.35 X 1 X 2	
	1.08 X 4.12 X 1 X 2	
	1.83 X 4.44 X 1 X 2	
	1.07 X 4.12 X 1 X 2	
	1.84 X 4.44 X 1 X 2	
	1.71 X 4.59 X 2 X 2	
	1.52 X 4.27 X 1 X 2	
	0.77 X 4.59 X 1 X 2	
	1.39 X 5.32 X 1 X 2	
TWENTYFOURTH FLOOR PLAN	2.00 X 13.14 X 1	130.76
	2.00 X 13.25 X 1	
	1.71 X 3.35 X 2	
	1.71 X 4.59 X 2	
	1.07 X 4.12 X 1	
	1.84 X 4.44 X 1	
	1.08 X 4.12 X 1	
	1.83 X 4.44 X 1	
	0.76 X 4.43 X 1	
	1.24 X 4.27 X 1	
	1.40 X 5.32 X 1	
	1.40 X 5.26 X 1	
	1.05 X 4.59 X 1	
TWENTYFIFTH FLOOR PLAN	2.00 X 13.14 X 1	120.69
	2.00 X 13.25 X 1	
	1.71 X 3.35 X 2	
	1.71 X 4.59 X 2	
	1.08 X 4.12 X 1	
	1.83 X 4.44 X 1	
	1.07 X 4.12 X 1	
	1.84 X 4.44 X 1	
	0.76 X 4.43 X 1	
	1.40 X 5.48 X 1	
	1.40 X 5.53 X 1	
Total	-	3089.79

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 2)	D	0.00 X 2.10	01
BLDG (TOWER 2)	D	0.16 X 2.10	21
BLDG (TOWER 2)	FRD	0.25 X 2.10	01
BLDG (TOWER 2)	D	0.44 X 2.10	14
BLDG (TOWER 2)	D	0.54 X 2.10	28
BLDG (TOWER 2)	D	0.74 X 2.10	02
BLDG (TOWER 2)	D	0.75 X 2.10	261
BLDG (TOWER 2)	D	0.85 X 2.10	232
BLDG (TOWER 2)	D	0.90 X 2.10	268
BLDG (TOWER 2)	D	0.91 X 2.10	21
BLDG (TOWER 2)	D	1.00 X 2.10	173
BLDG (TOWER 2)	MD	1.05 X 2.10	90
BLDG (TOWER 2)	FRD	1.20 X 2.10	49
BLDG (TOWER 2)	D	1.36 X 2.10	42
BLDG (TOWER 2)	OP	1.37 X 2.10	44
BLDG (TOWER 2)	SLD	1.49 X 2.10	14
BLDG (TOWER 2)	MTD	1.50 X 2.10	24
BLDG (TOWER 2)	SLD	1.60 X 2.10	14
BLDG (TOWER 2)	OP	1.67 X 2.10	42
BLDG (TOWER 2)	SLD	1.80 X 2.10	79
BLDG (TOWER 2)	SD	2.13 X 3.00	01
BLDG (TOWER 2)	SD	2.78 X 2.10	01
BLDG (TOWER 2)	SD	3.00 X 2.10	01
BLDG (TOWER 2)	SD	3.00 X 3.00	07

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (TOWER 2)	W	0.59 X 3.00	02
BLDG (TOWER 2)	v	0.60 X 1.20	69
BLDG (TOWER 2)	v	0.68 X 1.20	23
BLDG (TOWER 2)	v	0.75 X 1.20	266
BLDG (TOWER 2)	W	0.89 X 3.00	01
BLDG (TOWER 2)	W	0.90 X 3.00	40
BLDG (TOWER 2)	W	1.20 X 3.00	183
BLDG (TOWER 2)	W	1.50 X 3.00	137
BLDG (TOWER 2)	W	1.59 X 3.00	23
BLDG (TOWER 2)	SD	1.80 X 3.00	65
BLDG (TOWER 2)	W	2.10 X 3.00	44
BLDG (TOWER 2)	SD	2.13 X 3.00	01
BLDG (TOWER 2)	SD	3.00 X 3.00	135



FIRST FLOOR PLAN
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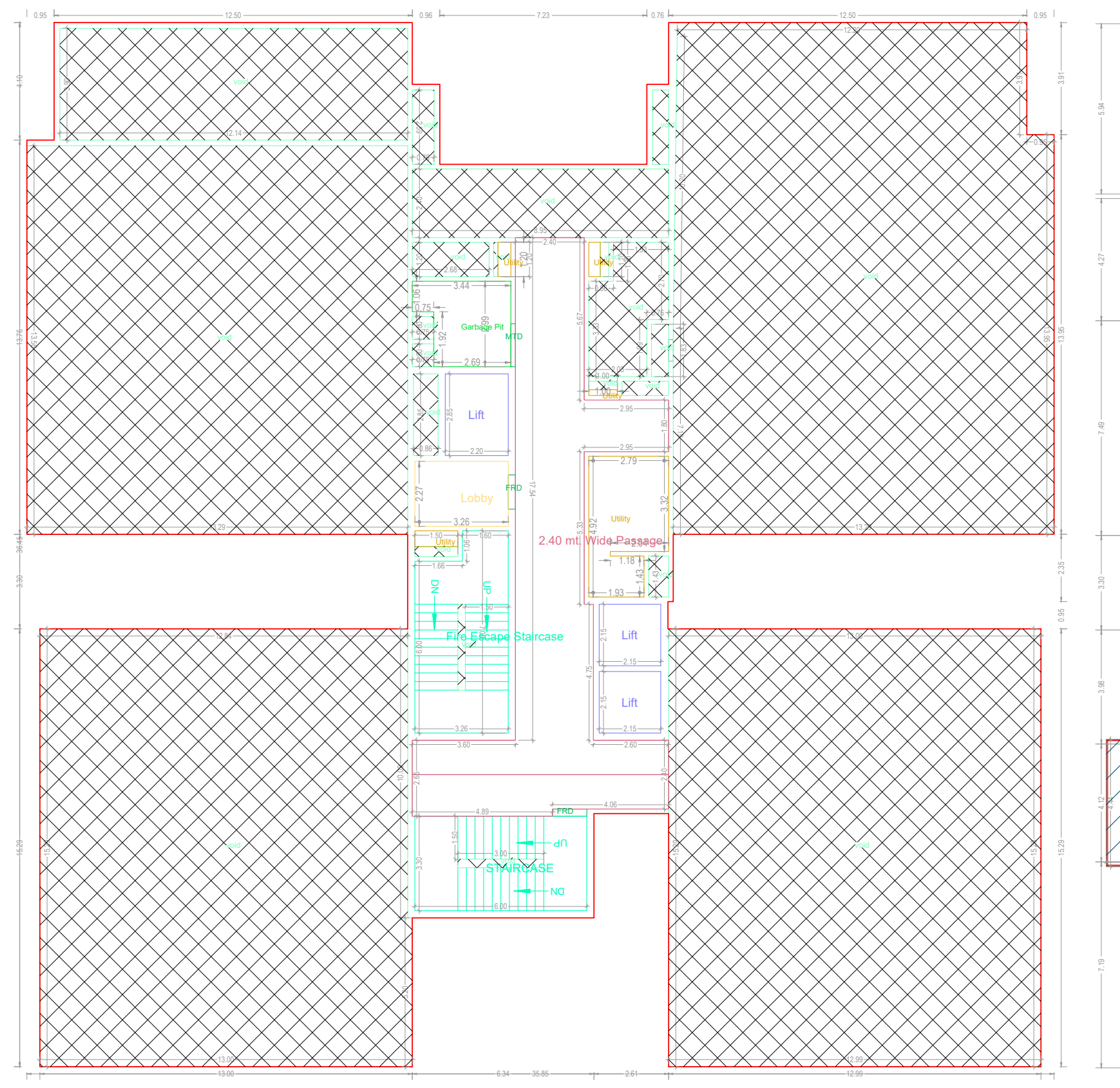
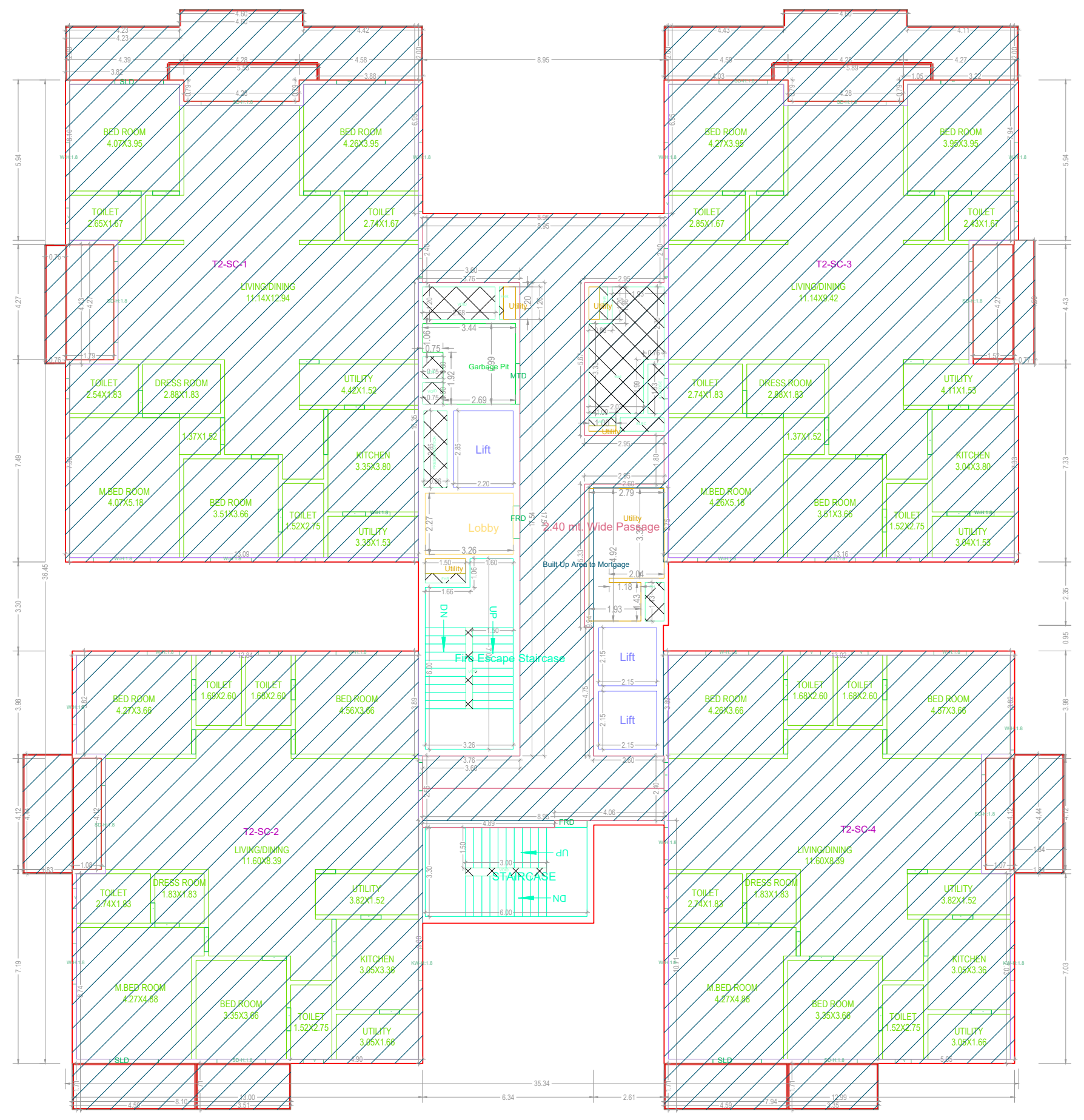
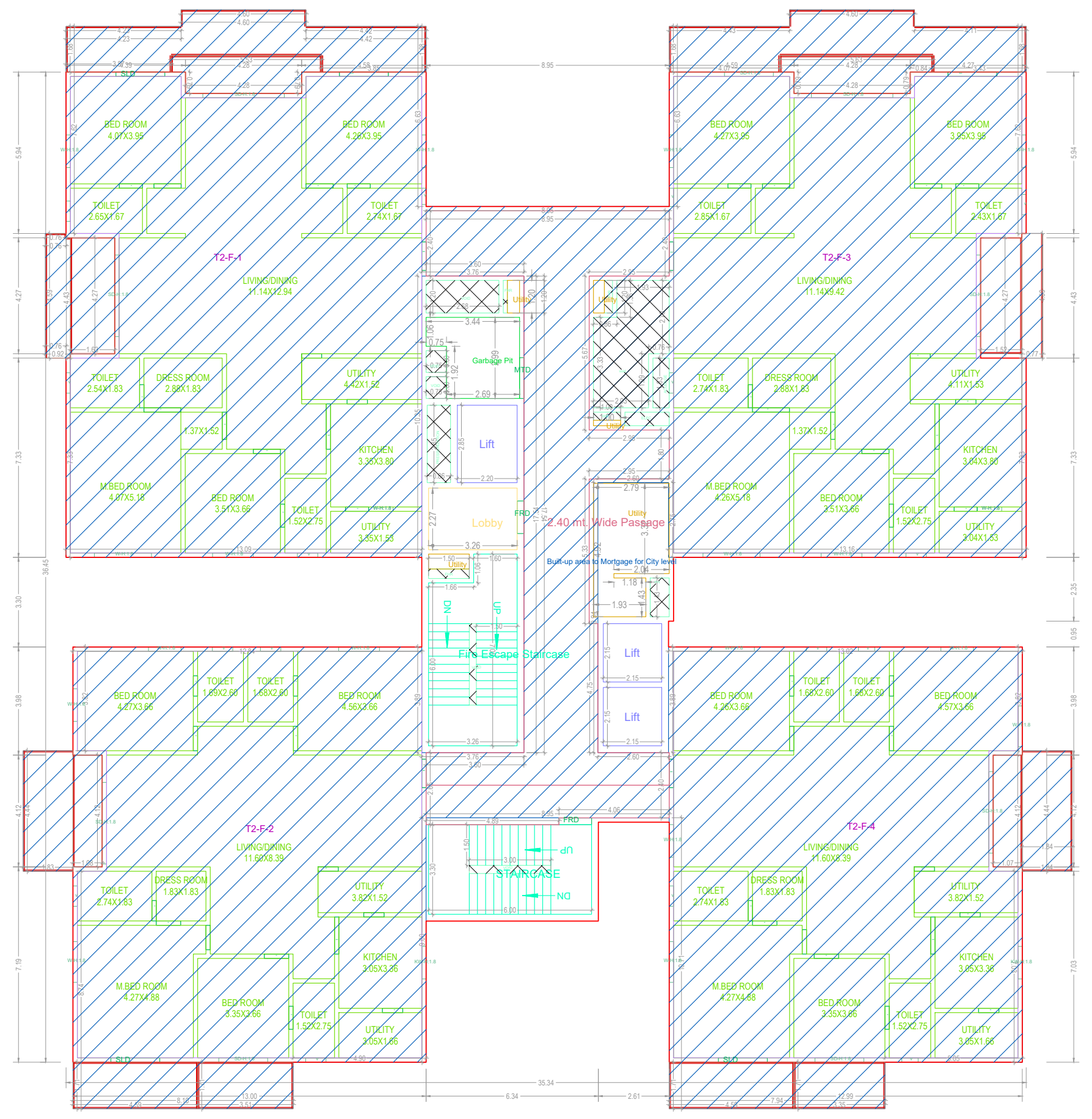
(SCALE 1:100)



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



TYPICAL - 3, 4, 5& 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SIXTH FLOOR PLAN
(Proposed)
(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.
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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.

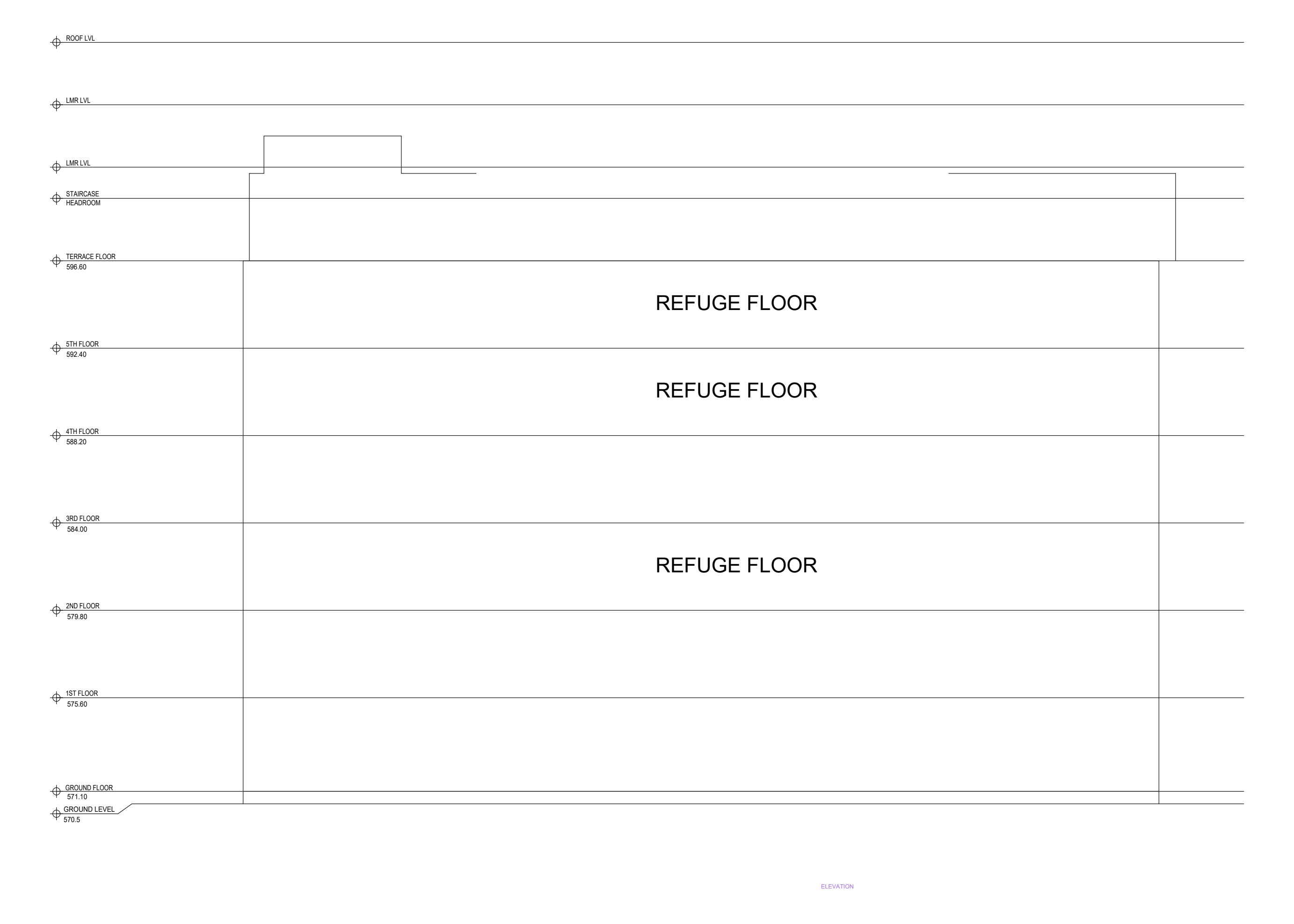
OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME :	
APPROVAL NO:	SEAL OF APPROVAL
DATE OF APPROVAL :	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

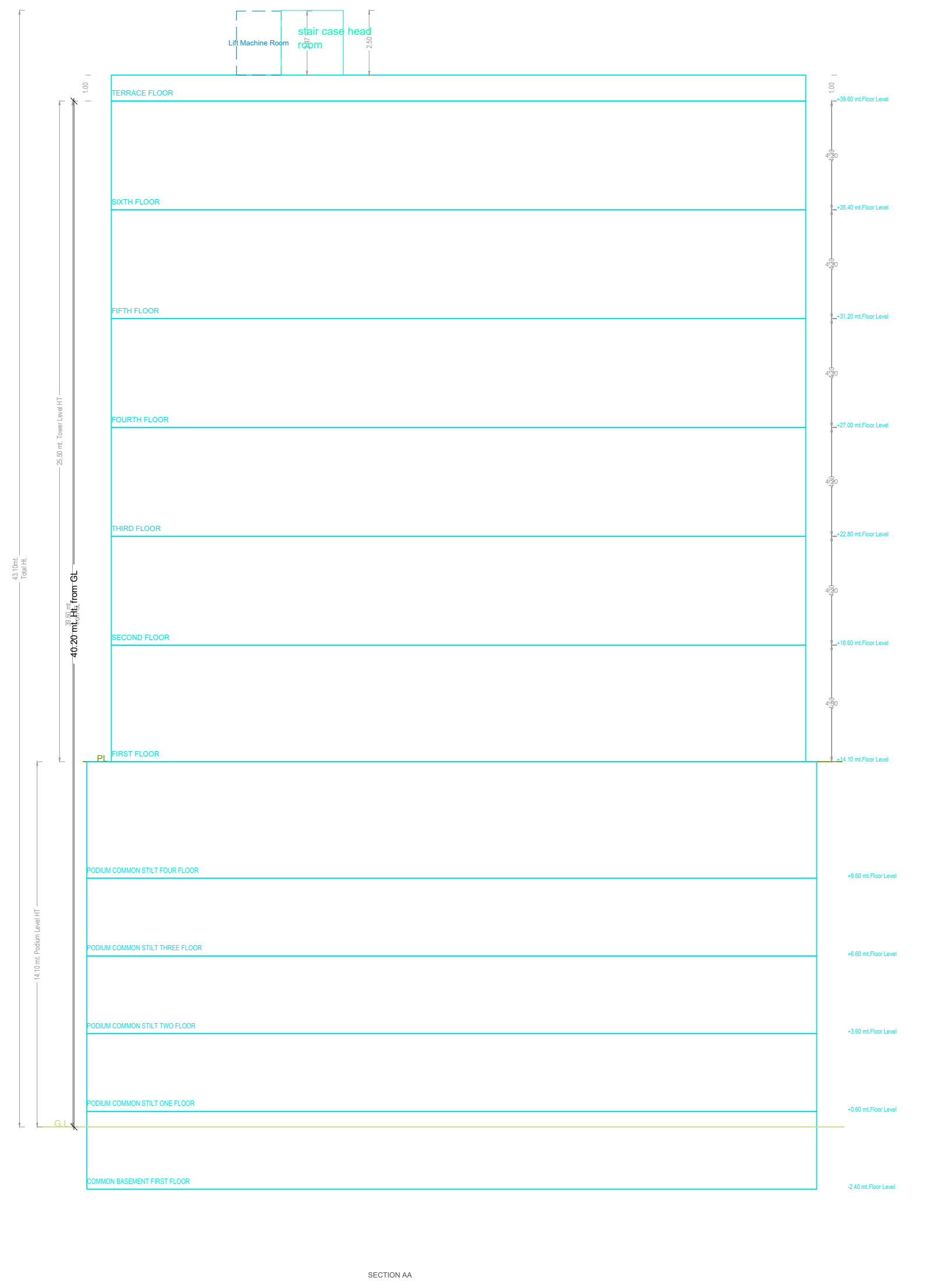
Note: All dimensions are in meters.

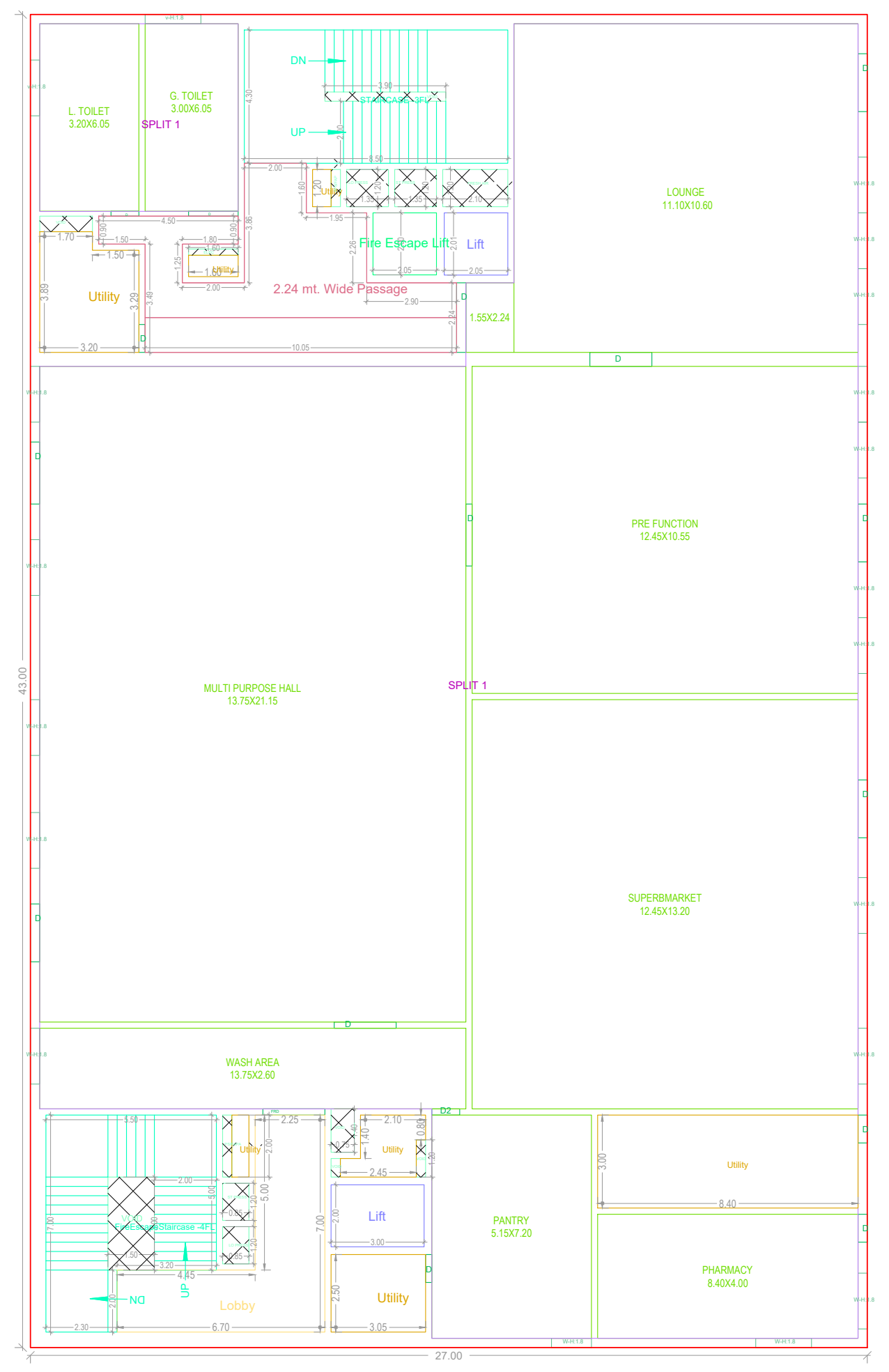
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

Project Title :MURALI

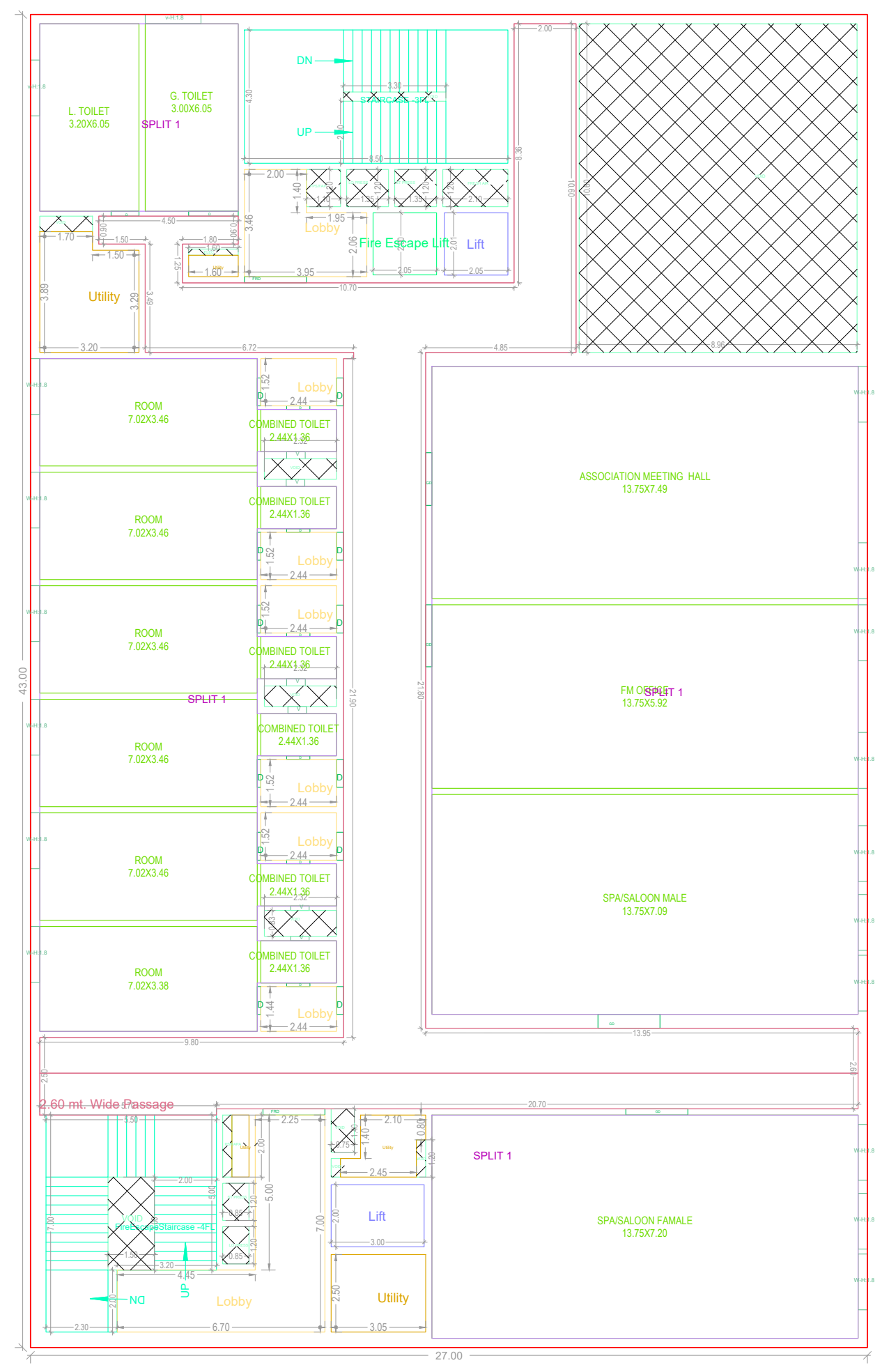
FILE DETAILS			
LTP NAME :	ARRULKUMAR MARAPPAN		
LTP LICENCE NO :	CA/2000/26936	DATE :	20-04-2024
FILE NO :	TS/018749/2024	SHEET NO.:	20 / 20
SHEET NAME :	Building Plan Details		


ROOF LVL
LMR LVL
LMR LVL
STAIRCASE HEADROOM
TERRACE FLOOR 596.60
5TH FLOOR 592.40
4TH FLOOR 588.20
3RD FLOOR 584.00
2ND FLOOR 579.80
1ST FLOOR 575.60
GROUND FLOOR 571.10
GROUND LEVEL 570.5
REFUGE FLOOR
REFUGE FLOOR
REFUGE FLOOR
ELEVATION

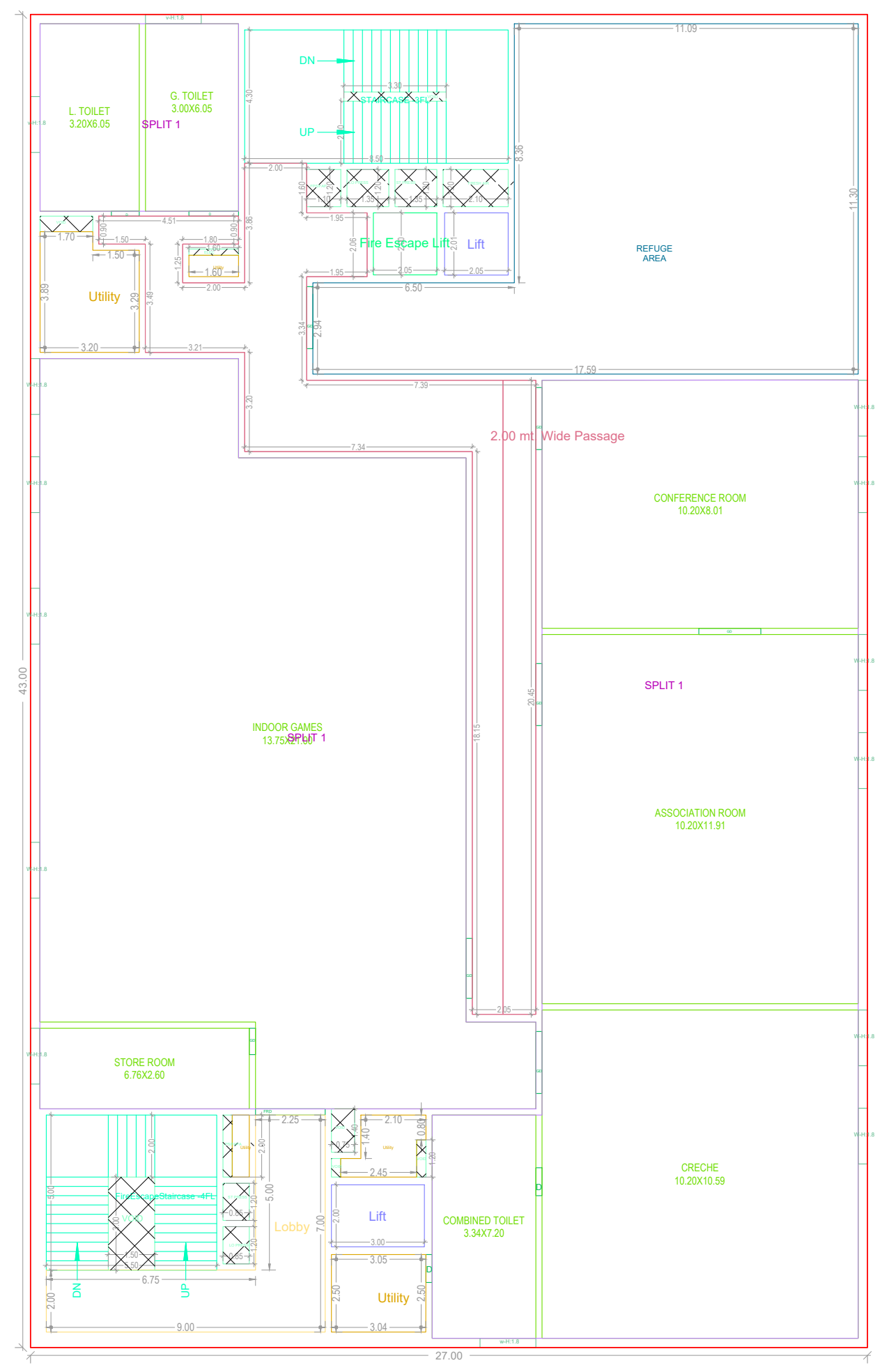

COMMON BASEMENT FIRST FLOOR
-2.40 mt.Floor Level
SECTION AA


L. TOILET 3.20X6.05
G. TOILET 3.00X6.05
SPLIT 1
DN
UP
Fire Escape Lift
Lift
Utility
2.24 mt. Wide Passage
1.55X2.24
LOUNGE 11.10X10.60
MULTI PURPOSE HALL 13.75X21.15
PRE FUNCTION 12.45X10.55
SUPERBMARKET 12.45X13.20
WASH AREA 13.75X2.60
Lobby
PANTRY 5.15X7.20
PHARMACY 8.40X4.00
43.00
27.00

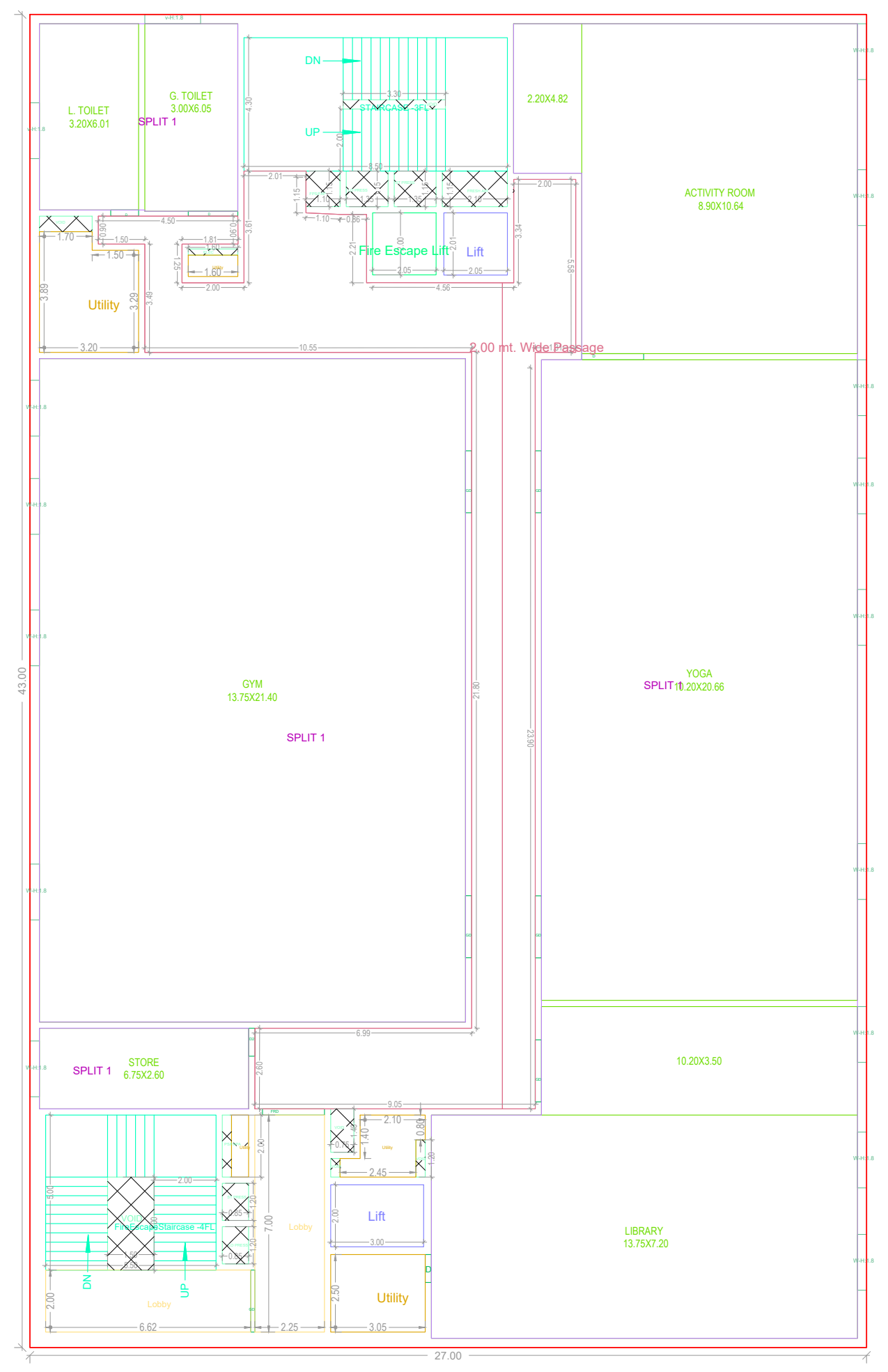
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)


L. TOILET 3.20X6.05
G. TOILET 3.00X6.05
SPLIT 1
Fire Escape Lift
Lift
Utility
Lobby
ROOM 7.02X3.46
COMBINED TOILET 2.44X1.36
ROOM 7.02X3.38
ASSOCIATION MEETING HALL 13.75X7.49
FM OFFICE 13.75X5.92
SPA/SALOON MALE 13.75X7.09
2.60 mt. Wide Passage
SPA/SALOON FAMALE 13.75X7.20
43.00
27.00

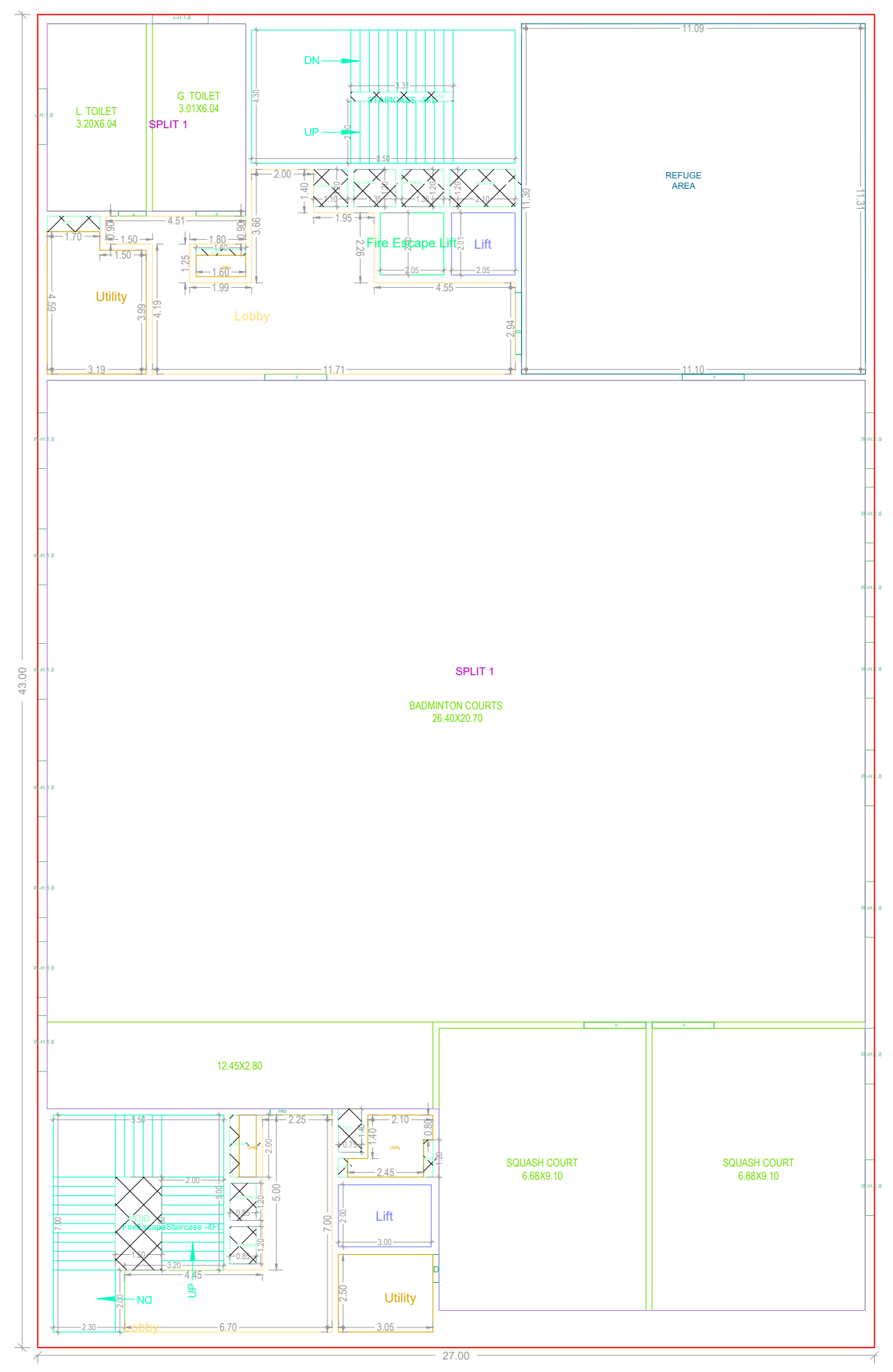
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)


L. TOILET 3.20X6.05
G. TOILET 3.00X6.05
SPLIT 1
Fire Escape Lift
Lift
Utility
REFUGE AREA
2.00 mt Wide Passage
CONFERENCE ROOM 10.20X8.01
INDOOR GAMES
ASSOCIATION ROOM 10.20X11.91
STORE ROOM 6.76X2.60
COMBINED TOILET 3.34X7.20
CRECHE 10.20X10.59
Lobby
43.00
27.00

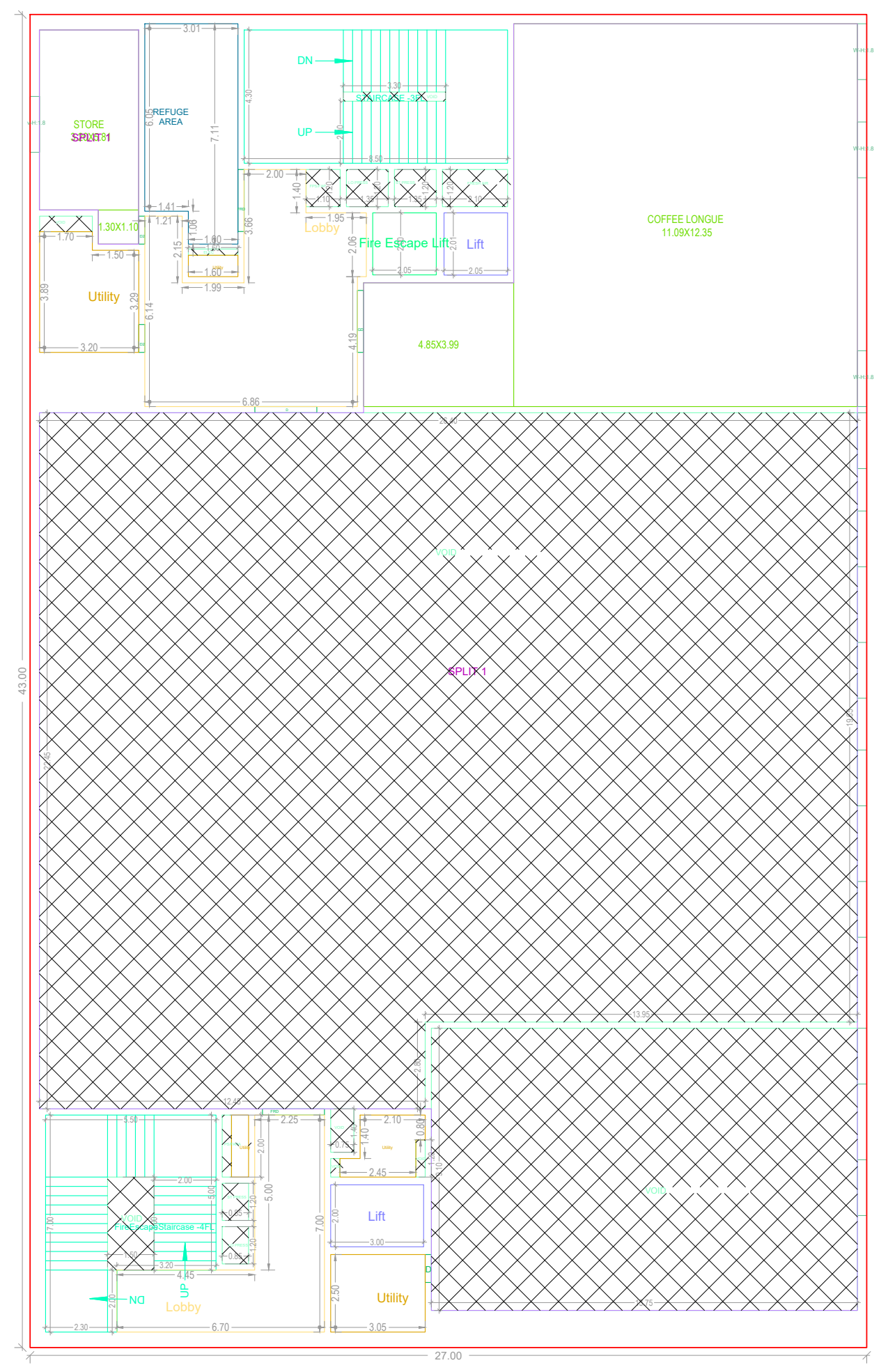
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)


L. TOILET 3.20X6.01
G. TOILET 3.00X6.05
SPLIT 1
Fire Escape Lift
Lift
Utility
2.20X4.82
ACTIVITY ROOM 8.90X10.64
2.00 mt. Wide Passage
GYM 13.75X21.40
YOGA 10.20X20.66
STORE 6.75X2.60
10.20X3.50
LIBRARY 13.75X7.20
Lobby
43.00
27.00

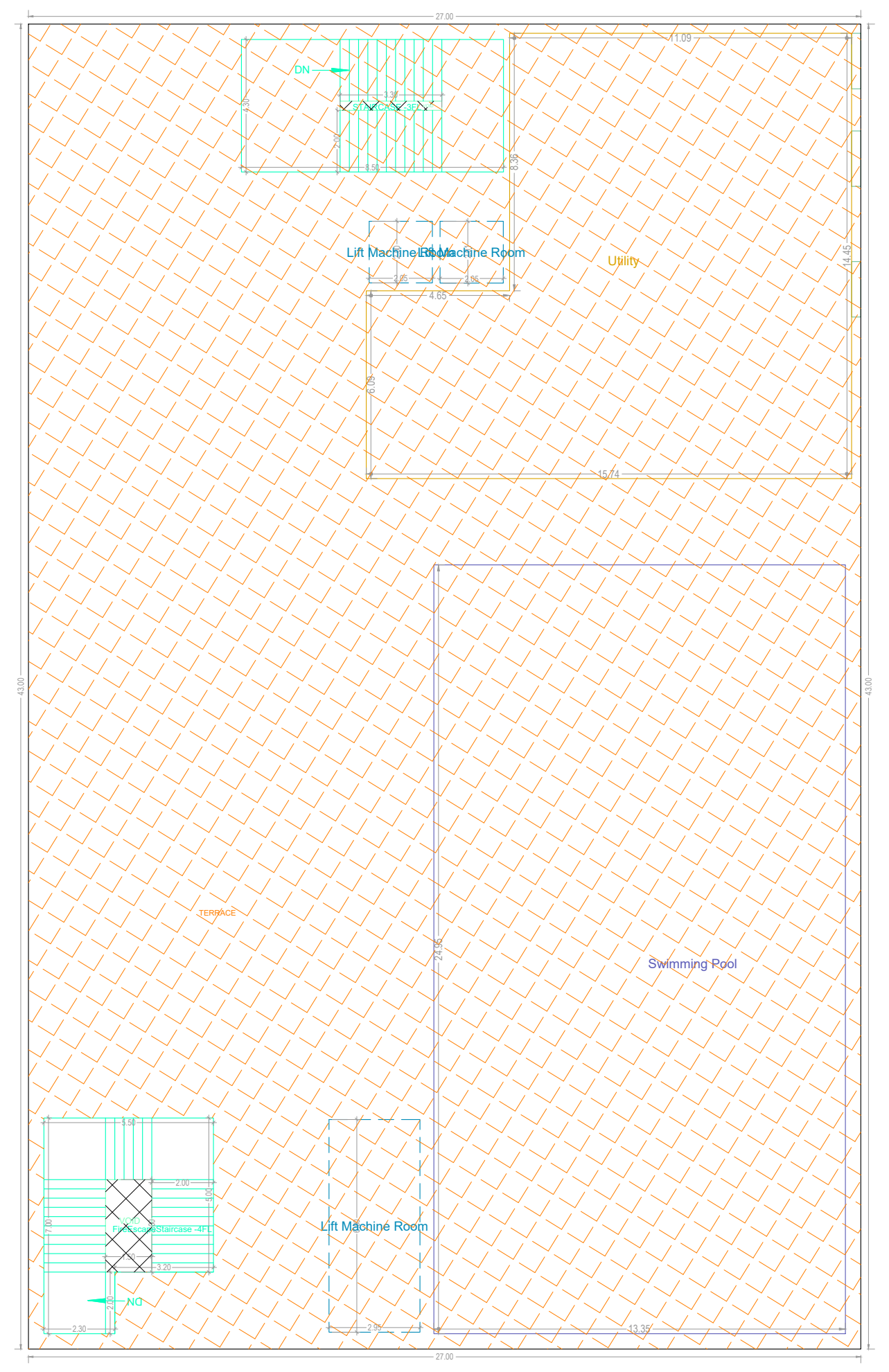
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)


L. TOILET 3.20X6.04
G. TOILET 3.01X6.04
SPLIT 1
Fire Escape Lift
Lift
Utility
Lobby
REFUGE AREA
BADMINTON COURTS 26.40X20.70
12.45X2.80
SQUASH COURT 6.68X9.10
SQUASH COURT 6.88X9.10
43.00
27.00

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


STORE
SPLIT 1
REFUGE AREA
1.30X1.10
Utility
Lobby
Fire Escape Lift
Lift
COFFEE LONGUE 11.09X12.35
4.85X3.99
43.00
27.00

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


DN
Lift Machine Room
Lift Machine Room
Utility
TERRACE
Swimming Pool
Lift Machine Room
27.00
43.00

TERRACE FLOOR PLAN
(SCALE 1:100)

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 .
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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.

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (CLUB HOUSE)	D	0.75 X 2.10	06
BLDG (CLUB HOUSE)	GD	0.85 X 2.10	01
BLDG (CLUB HOUSE)	D	0.89 X 2.10	01
BLDG (CLUB HOUSE)	D	0.90 X 2.10	19
BLDG (CLUB HOUSE)	D	1.60 X 2.10	05
BLDG (CLUB HOUSE)	GD	1.70 X 2.10	01
BLDG (CLUB HOUSE)	D	1.87 X 2.10	04
BLDG (CLUB HOUSE)	GD	1.93 X 2.10	01
BLDG (CLUB HOUSE)	D	2.00 X 2.10	09
BLDG (CLUB HOUSE)	D	2.24 X 2.10	01
BLDG (CLUB HOUSE)	FRD	2.25 X 2.10	01

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (CLUB HOUSE)	V	0.60 X 1.20	06
BLDG (CLUB HOUSE)	W	1.29 X 2.00	01
BLDG (CLUB HOUSE)	W	1.80 X 2.00	16
BLDG (CLUB HOUSE)	W	1.80 X 3.00	59

BUILDING :BLDG (CLUB HOUSE)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA
		VOID	ACCES.	COMM.
FIRST FLOOR	1161.00	17.19	0.00	1143.81
SECOND FLOOR	1161.00	118.02	0.00	1042.98
THIRD FLOOR	1161.00	17.97	0.00	1143.03
FOURTH FLOOR	1161.00	17.67	0.00	1143.33
FIFTH FLOOR	1161.00	17.97	0.00	1143.03
SIXTH FLOOR	1161.00	696.78	0.00	464.22
TERRACE FLOOR	521.70	0.00	521.70	0.00
TOTAL	7487.70	885.60	521.70	6080.38
TOTAL NO OF BLDG	1			
TOTAL	7487.70	885.60	521.70	6080.38

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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.