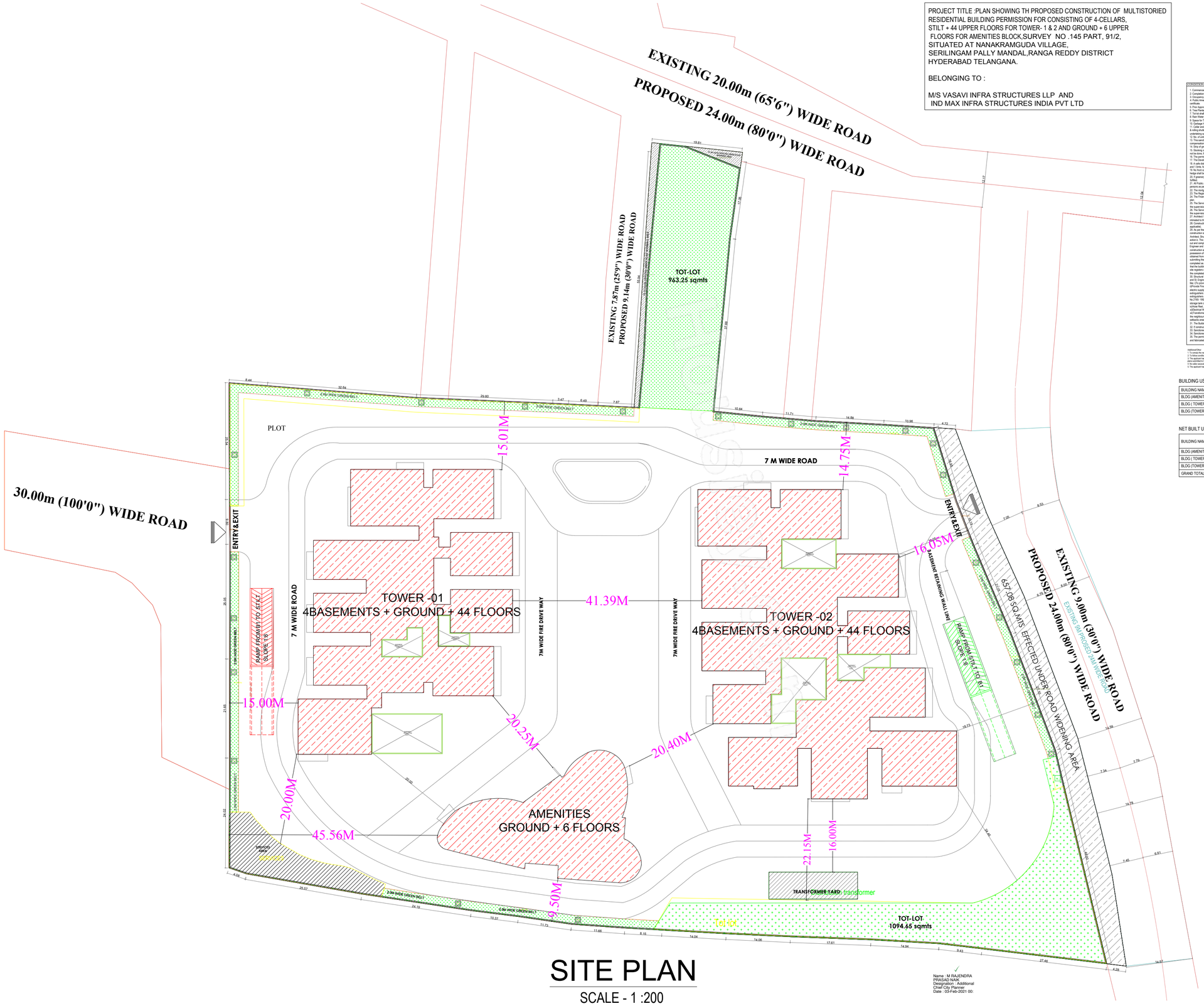
PROJECT TITLE :PLAN SHOWING TH PROPOSED CONSTRUCTION OF MULTISTORIED RESIDENTIAL BUILDING PERMISSION FOR CONSISTING OF 4-CELLARS, STILT + 44 UPPER FLOORS FOR TOWER- 1 & 2 AND GROUND + 6 UPPER FLOORS FOR AMENITIES BLOCK,SURVEY NO .145 PART, 91/2, SITUATED AT NANAKRAMGUDA VILLAGE, SERILINGAM PALLY MANDAL,RANGA REDDY DISTRICT HYDERABAD TELANGANA.

BELONGING TO :

M/S VASAVI INFRA STRUCTURES LLP AND
IND MAX INFRA STRUCTURES INDIA PVT LTD



SITE PLAN

SCALE - 1 :200

Name : M RAJENDRA PRASAD NAIK
Designation : Additional Chief City Planner
Date : 03-Feb-2021 00:

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. All the 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. Toilet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Drinking Water Facility shall be provided to the visitors of the premises.
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. The Car Parking Space shown in the plan for the premises should be used exclusively for parking of vehicles without partition walls & sliding 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 the time of widening of roads in future.
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 allowed during the construction of proposed building.
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 Objection Certificate 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 12% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of G.O.Ms.No.168.
22. The mortgaged builup 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. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all-risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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. Architect, Structural Engineer and Site Engineer are jointly and severally bound to inform the owner 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 after completion of the building. d. Architect, Structural Engineer and Site Engineer shall inspect the possession of any part of built up area of the building. 30. In lieu of Date Lapse criteria 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 safe and stable, (iii) Fire Safety Completion Certificate issued by the Fire Department, (iv) Lift Safety Certificate, (v) site regulators monitoring inspection reports of Site Engineer, Structural Engineer and Architect,(vi) Insurance Policy for the completed building for a minimum period of three years.
(a) Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder Developer, Architect and SE Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 (b) Fire Safety Measures: i) Provision of Fire Tender Approach Road with a minimum width of 6.5mts. 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 cases. v)Two numbers water tape fire hydrant points on each floor. vi) Fire Alarm & Public Address system shall be provided as per Rule 32 of A.P.F.R.O.R. vii)UGF earthquakeres minimum 2.5mts. wide at Generator and Transformer area shall be provided as per 2.1. (specification No.2160- 1992. viii)Manually operated and alarm system in the entire buildings. ix) Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity. x)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings, x)Hose Reel, Down Corner, xi)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. xii)Provision of Fire Resistant Doors with Door Closers to the Lift lobby and Staircase Room of the Building. xiii) Transformers shall be protected with 4 hours rating fire resist constructions. xiv) To create a point open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in this space.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. Permission granted shall be revoked if the conditions stipulated in G.O.Ms.No.168 dated 17-03-2012 are violated at any stage or if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.

ADDITIONAL

1. To comply the requirement prescribed under 512 (a) (b), (c), & (d) of GCMc.No.168 MA, dt:07.04.2012
2. The applicant has to pay Water Cess to the Metro Water Board.
3. The applicant has to Enter Services, Utilities, Storm Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.
4. Water Cess will be collected during the monsoon period and till the end of Monsoon period i.e., 31st October 2021.
5. The applicant has availed setback concession in lieu of road affected portion.

Project Title

PLAN SHOWING THE PROPOSED Residential
PLOT NO. SY NO.145 P AND 91/2
SURVEY NO 145 P AND 91/2
SITUATED AT , Rangareddy
Nanakramguda
BELONGING TO : Mr./Ms./Mrs M/s VASAVI INFRA STRUCTURES LLP AND IND MAX INFRA STRUCTURES INDIA PVT LTD

REP BY : Supervisor_C HARSHA VARDHAN PANNALA

LICENCE NO: CA/2005/36969 APPROVAL NO: 1/C20/01241/2021

DATE : 02-02-2021 SHEET NO.: 1 / 22

Layout Plan Details

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/C20/24362/2018
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION:	Existing Built-Up Areas
VILLAGE NAME :	Nanakramguda
STREET NAME:	
DISTRICT NAME :	Rangareddy
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	
LAND SUBUSE ZONE :	Residential zone-1 (urban areas contiguous to growth corridor)
ABUTTING ROAD WIDTH :	30
PLOT NO :	SY NO.145 P AND 91/2
SURVEY NO :	145 P AND 91/2
NORTH SIDE DETAIL :	ROAD WIDTH - 20
SOUTH SIDE DETAIL :	Vacant Land -
EAST SIDE DETAIL :	ROAD WIDTH - 24
WEST SIDE DETAIL :	ROAD WIDTH - 30
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	21260.04
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	751.11
Total	751.11
NET AREA OF PLOT	20508.93
VACANT PLOT AREA	14614.98
COVERAGE	
PROPOSED COVERAGE AREA (28.74 %)	5893.95
NET BUA	
RESIDENTIAL NET BUA	180087.85
COMMERCIAL NET BUA	6771.45
BUILT UP AREA	
	198447.86
	262046.86
MORTGAGE AREA	18806.91
EXTRA INSTALLMENT MORTGAGE AREA	5418.23
PROPOSED NUMBER OF PARKINGS	1910

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (AMENITY)	Commercial	Shop	Group Development Scheme	4 Cellars + 1 Ground + 6 upper floors
BLDG (TOWER 1)	Residential	Residential Apartment Bldg	Group Development Scheme	4 Cellars + 1 Ground + 44 upper floors
BLDG (TOWER 2)	Residential	Residential Apartment Bldg	Group Development Scheme	4 Cellars + 1 Ground + 44 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS				ADDITIONS		NET BUA		TOTAL NET BUA	TNMTS	PARKING AREA	NET PARKING
			CUTOUT	VSHAFT	VOID	ACCES.	STAIR	RAMP	RESI.	COMM.				
BLDG (AMENITY)	1	5128.77	0.00	0.00	324.64	162.55	0.00	0.00	0.00	4641.57	4641.58	00	0.00	0.00
BLDG (TOWER 1)	1	150624.33	436.09	1737.59	3686.92	381.58	339.28	2642.18	79464.92	970.60	83417.01	384	75537.36	75537.36
BLDG (TOWER 2)	1	106293.76	0.00	0.00	1758.24	0.00	0.00	0.00	100622.93	1159.28	101782.22	469	2753.30	2983.30
GRAND TOTAL	3	262046.86	436.09	1737.59	5769.80	544.13	339.28	2642.18	180087.85	6771.45	189840.81	853.00	77466.53	77466.53

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_2A0_(1189.00_x_1682.00_MM)

Note: All dimensions are in meters.