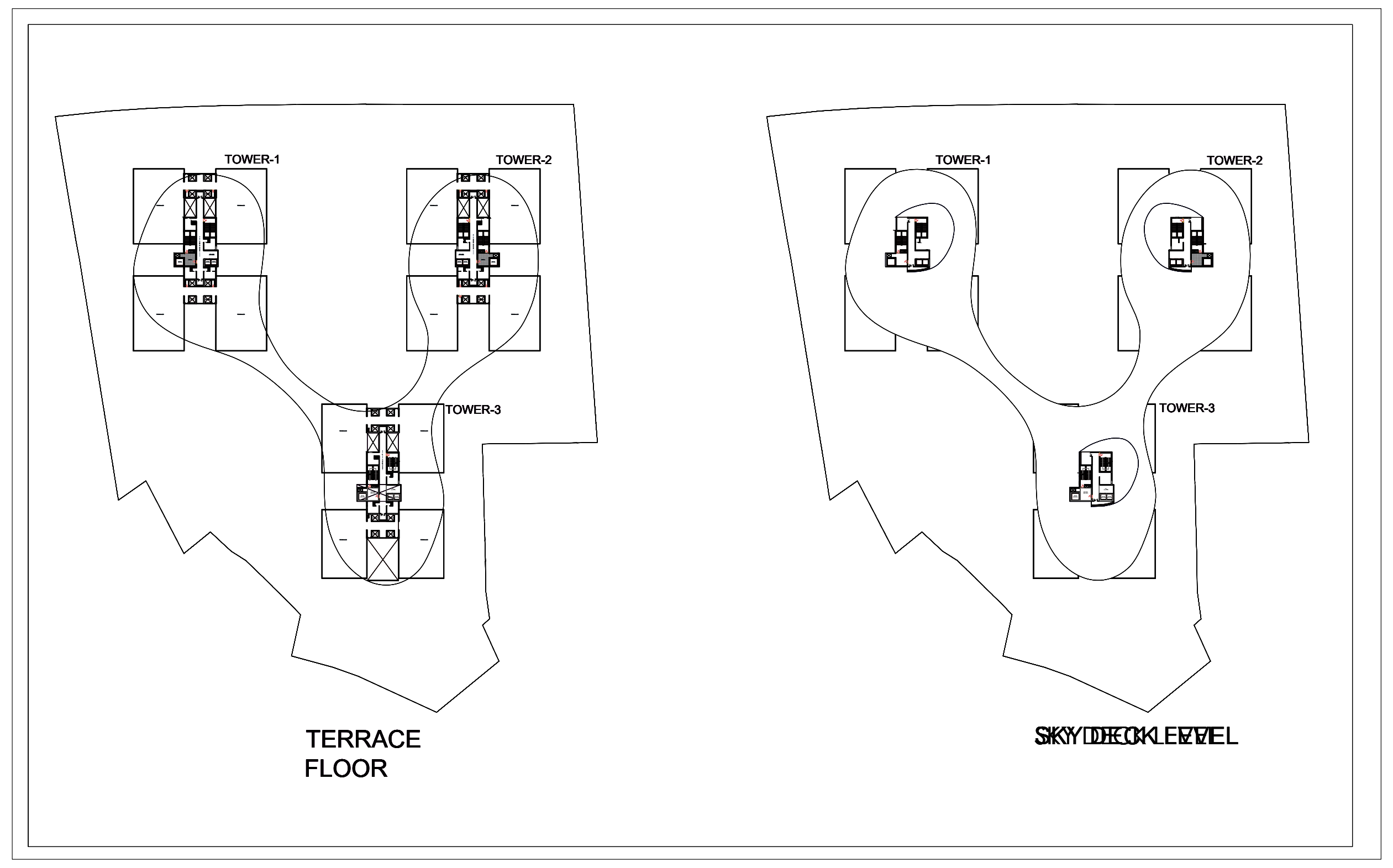
Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS AT SY NO:- 47,48,49,49/P,50/P,50/A, 50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P. SITUATED AT RAIDURG NAVAKHALSA VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

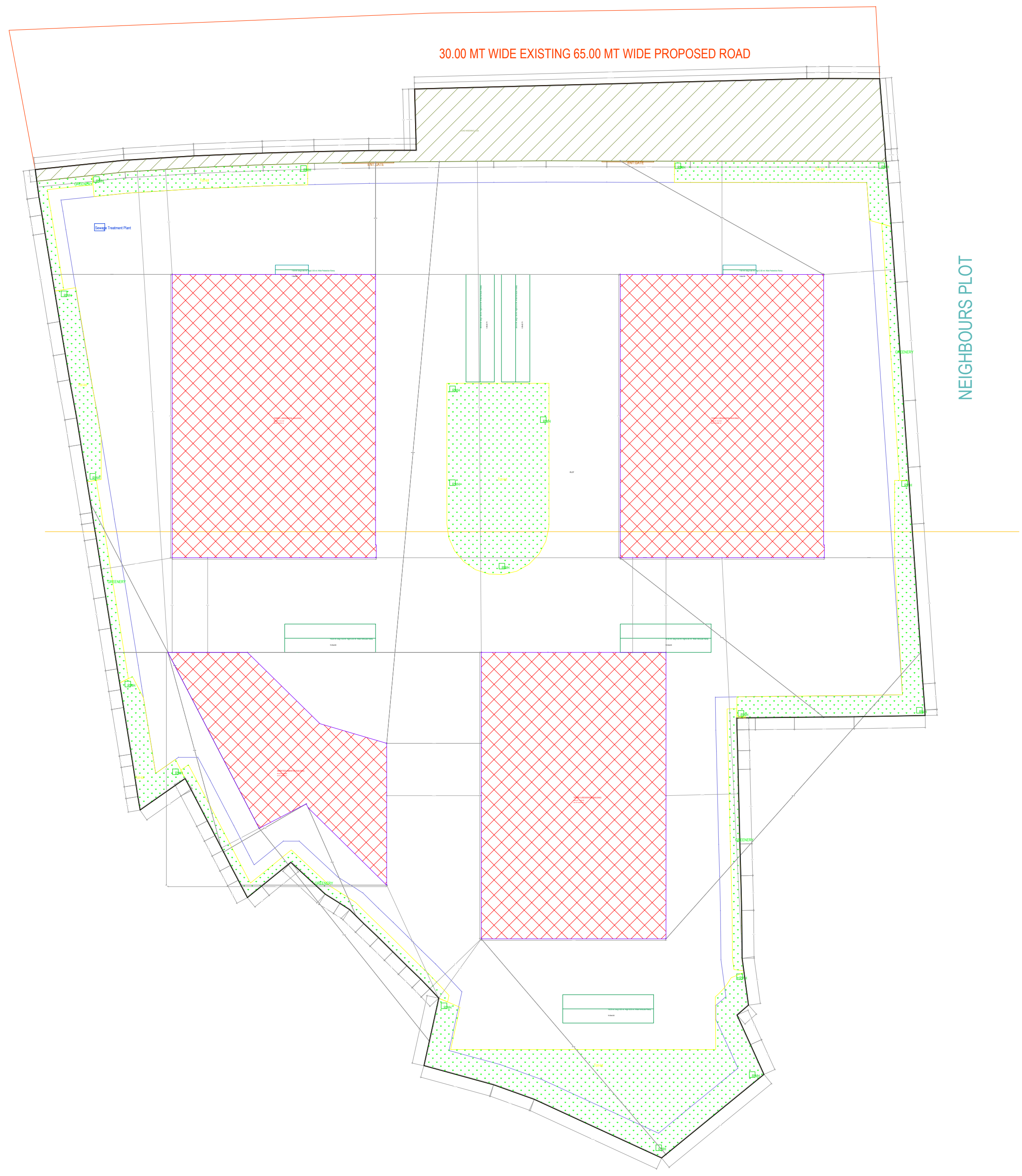
BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy

N

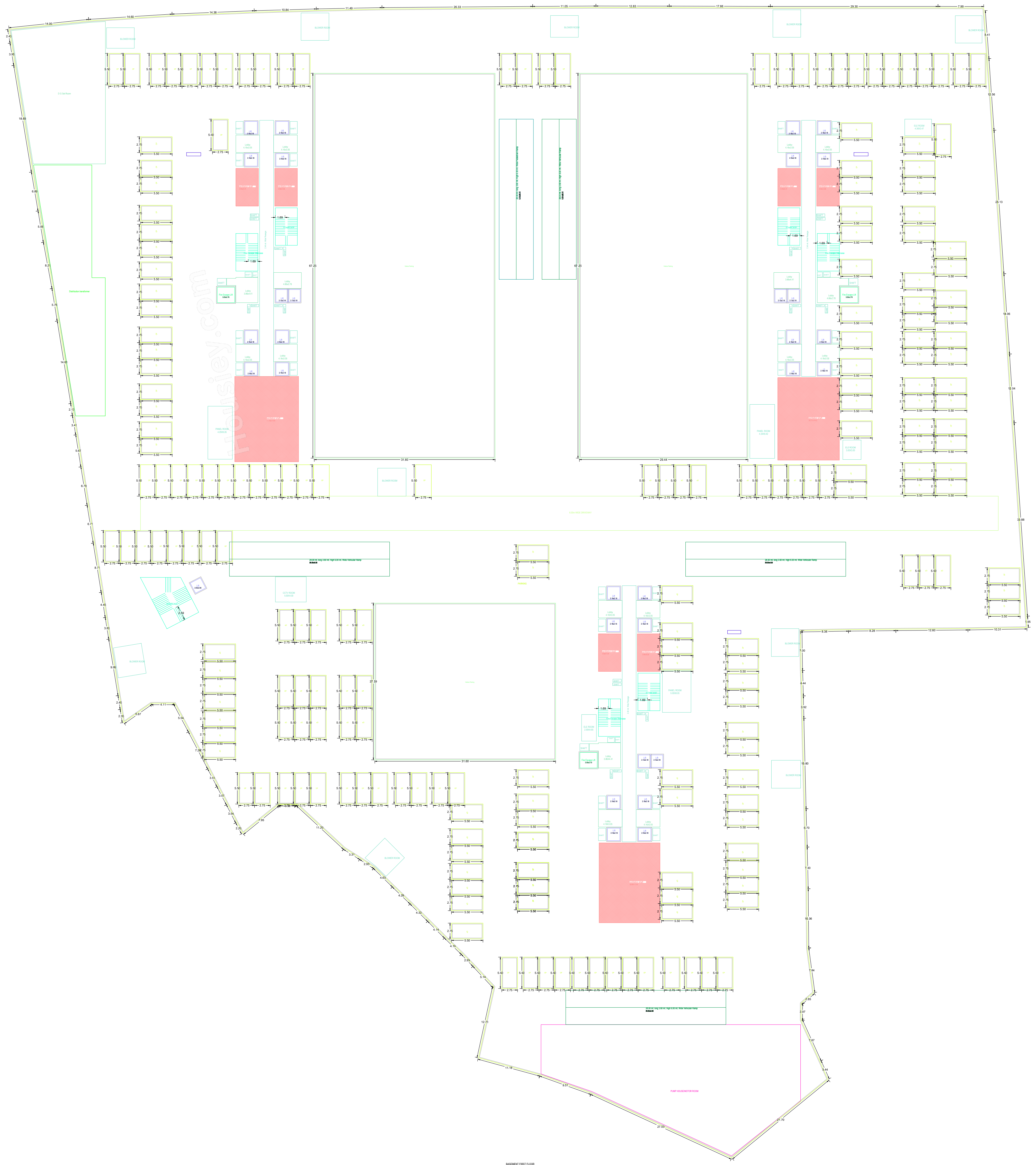


Project Title	
PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO SITUATED AT , BELONGING TO : Mr./Ms./Mrs REP BY :	Residential panduranga murthy
LICENCE NO: CA/2004/32747	APPROVAL NO:
DATE : 02-06-2022	SHEET NO.: 1 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022
SEAL OF APPROVAL	

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	TS/035255/2022
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
STREET NAME:	
DISTRICT NAME :	
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	NA
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	0
PLOT NO :	
SURVEY NO :	
NORTH SIDE DETAIL :	-
SOUTH SIDE DETAIL :	-
EAST SIDE DETAIL :	-
WEST SIDE DETAIL :	-
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	29899.72
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	1835.76
Total	1835.76
NET AREA OF PLOT	28063.96
VACANT PLOT AREA	19509.14
COVERAGE	
PROPOSED COVERAGE AREA (30.48 %)	8554.81
NET BUA	
RESIDENTIAL NET BUA	289162.93
COMMERCIAL NET BUA	4830.43
BUILT UP AREA	
	311023.69
	408861.29
MORTGAGE AREA	5217.23
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	1366



(Scale - 1:400)
Site Plan



BASEMENT FIRST FLOOR
PLAN
(SCALE=1:200)

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
TOWER 1 (RESIDENTIAL BUILDING)	D4	0.75 X 2.10	131
TOWER 1 (RESIDENTIAL BUILDING)	D	0.84 X 2.10	237
TOWER 1 (RESIDENTIAL BUILDING)	D3	0.85 X 2.10	1318
TOWER 1 (RESIDENTIAL BUILDING)	OPEN	0.90 X 2.10	573
TOWER 1 (RESIDENTIAL BUILDING)	D	0.95 X 2.10	02
TOWER 1 (RESIDENTIAL BUILDING)	OPEN	0.99 X 2.10	01
TOWER 1 (RESIDENTIAL BUILDING)	D1	1.00 X 2.10	794
TOWER 1 (RESIDENTIAL BUILDING)	D	1.14 X 2.10	77
TOWER 1 (RESIDENTIAL BUILDING)	MD	1.20 X 2.10	131
TOWER 1 (RESIDENTIAL BUILDING)	OPEN	1.58 X 2.10	41
TOWER 1 (RESIDENTIAL BUILDING)	OPEN	1.60 X 2.10	172
TOWER 1 (RESIDENTIAL BUILDING)	OPEN	1.84 X 2.10	45
TOWER 1 (RESIDENTIAL BUILDING)	OPEN	3.42 X 2.10	45
TOWER 1 (RESIDENTIAL BUILDING)	OPEN	3.60 X 2.10	45

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
TOWER 1 (RESIDENTIAL BUILDING)	V	0.75 X 0.90	704
TOWER 1 (RESIDENTIAL BUILDING)	V	0.90 X 0.90	04
TOWER 1 (RESIDENTIAL BUILDING)	W4	0.90 X 1.50	86
TOWER 1 (RESIDENTIAL BUILDING)	V	1.00 X 0.90	04
TOWER 1 (RESIDENTIAL BUILDING)	V	1.00 X 1.20	37
TOWER 1 (RESIDENTIAL BUILDING)	KW	1.01 X 0.90	41
TOWER 1 (RESIDENTIAL BUILDING)	KW	1.20 X 0.90	45
TOWER 1 (RESIDENTIAL BUILDING)	SD2	1.20 X 2.10	86
TOWER 1 (RESIDENTIAL BUILDING)	KW1	1.21 X 0.90	45
TOWER 1 (RESIDENTIAL BUILDING)	KW	1.48 X 1.20	45
TOWER 1 (RESIDENTIAL BUILDING)	W2	1.50 X 1.50	86
TOWER 1 (RESIDENTIAL BUILDING)	SD2	1.50 X 2.10	45
TOWER 1 (RESIDENTIAL BUILDING)	KW-1	1.60 X 1.50	131
TOWER 1 (RESIDENTIAL BUILDING)	KW	1.61 X 1.20	45
TOWER 1 (RESIDENTIAL BUILDING)	W1	1.80 X 1.50	311
TOWER 1 (RESIDENTIAL BUILDING)	SD2	1.80 X 2.10	41
TOWER 1 (RESIDENTIAL BUILDING)	W	2.06 X 1.50	04
TOWER 1 (RESIDENTIAL BUILDING)	W	2.40 X 1.50	86
TOWER 1 (RESIDENTIAL BUILDING)	SD	2.40 X 2.10	86
TOWER 1 (RESIDENTIAL BUILDING)	W	3.00 X 1.50	90
TOWER 1 (RESIDENTIAL BUILDING)	SD	3.00 X 2.10	569
TOWER 1 (RESIDENTIAL BUILDING)	GLS/W	4.88 X 1.50	90

BUILDING :TOWER 1 (RESIDENTIAL BUILDING)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
		VSHAFT	ACCES.	RESI.				
BASEMENT FOURTH FLOOR	24827.34	156.34	1180.51	0.00	00	23490.50	1	23490.50
BASEMENT THIRD FLOOR	24827.34	626.48	694.50	0.00	00	23506.40	1	23506.40
BASEMENT SECOND FLOOR	24827.34	626.48	1779.95	0.00	00	22420.90	1	22420.90
BASEMENT FIRST FLOOR	24827.34	626.48	2246.92	0.00	00	21953.90	1	21953.90
STILT ONE FLOOR	2662.34	0.00	198.20	0.00	00	2376.60	1	2376.60
FIRST FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SECOND FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRD FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FIFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SIXTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SEVENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
EIGHTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
NINTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
ELEVENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWELFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FOURTEENTH FLOOR	1915.56	52.11	0.00	1863.45	03	0.00	0	0.00
FIFTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SIXTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SEVENTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
EIGHTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
NINETEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTIETH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYFIRST FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYSECOND FLOOR	1915.56	52.11	0.00	1863.45	03	0.00	0	0.00
TWENTYTHIRD FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYFOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYFIFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYSIXTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYSEVENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYEIGHTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYNINTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTIETH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYFIRST FLOOR	1915.56	52.11	0.00	1863.45	03	0.00	0	0.00
THIRTYSECOND FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYTHIRD FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYFOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYFIFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYSIXTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYSEVENTH FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
THIRTYEIGHTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYNINTH FLOOR	1632.09	52.11	0.00	1579.98	03	0.00	0	0.00
FORTIETH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FORTYFIRST FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
FORTYSECOND FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FORTYTHIRD FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
FORTYFOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FORTYFIFTH FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
SERVICE FLOOR	356.09	0.00	6.38	265.77	00	0.00	0	0.00
TERRACE FLOOR	55.37	0.00	3.87	0.00	00	0.00	0	0.00
TOTAL	205580.50	4380.73	6110.33	101118.15	176	93748.30		93748.30
TOTAL NO OF BLDG	1							
TOTAL	205580.50	4380.73	6110.33	101118.15	176	93748.30		93748.30

PARKING CHECK

VEHICLE TYPE	TOTAL PARKING	VISITORS PARKING
REQ. AREA	88681.06	8868.11
REQ. NO	-	-
PROP. AREA	20585.13	9074.78
PROP. NO	1361	806.65
TOTAL	105775.33	-

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN	1.69 X 17.76 X 3 X 31	8848.95
	1.69 X 24.47 X 3 X 31	
	1.69 X 26.16 X 1 X 31	
	1.69 X 16.07 X 1 X 31	
TYPICAL - 14& 31 FLOOR PLAN	1.69 X 17.76 X 2 X 2	428.18
	1.69 X 24.47 X 2 X 2	
	1.69 X 26.16 X 1 X 2	
	1.69 X 16.07 X 1 X 2	
TWENTYSECOND FLOOR PLAN	1.69 X 17.76 X 2	214.09
	1.69 X 24.47 X 2	
	1.69 X 26.16 X 1	
	1.69 X 16.07 X 1	
TYPICAL - 1- 6 FLOOR PLAN	1.69 X 17.76 X 3 X 6	1712.70
	1.69 X 24.47 X 3 X 6	
	1.69 X 26.16 X 1 X 6	
	1.69 X 16.07 X 1 X 6	
TOTAL	-	11203.92

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS		NET BUA		TNMTS.	PARKING AREA	NET PARKING
			VSHAFT	ACCES.	RESI.	COMM.			
TOWER 1 (RESIDENTIAL BUILDING)	1	205580.49	4380.73	6110.33	101118.15	0.00	176	93748.30	93748.30
TOWER 2 (RESIDENTIAL BUILDING)	1	106151.06	2555.45	248.82	101118.15	0.00	176	2146.20	2146.20
AMENITIES (AMENITIES BUILDING)	1	5288.48	47.02	317.05	0.00	4830.43	00	0.00	0.00
TOWER 3 (RESIDENTIAL BUILDING)	1	91841.26	2547.17	309.52	86926.63	0.00	34	1943.10	1943.10
GRAND TOTAL	4	408861.29	9530.37	6985.72	289162.93	4830.43	386.00	97837.60	97837.60

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
TOWER 1 (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	NA	4 Cellar + 1 Stilt + 45 upper floors
TOWER 2 (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	NA	1 Stilt + 45 upper floors
AMENITIES (AMENITIES BUILDING)	Commercial	Shop	NA	1 Ground + 4 upper floors
TOWER 3 (RESIDENTIAL BUILDING)	Residential	Residential Apartment Bldg	NA	1 Stilt + 45 upper floors

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. 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. 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 .
30. 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.
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. 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.

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

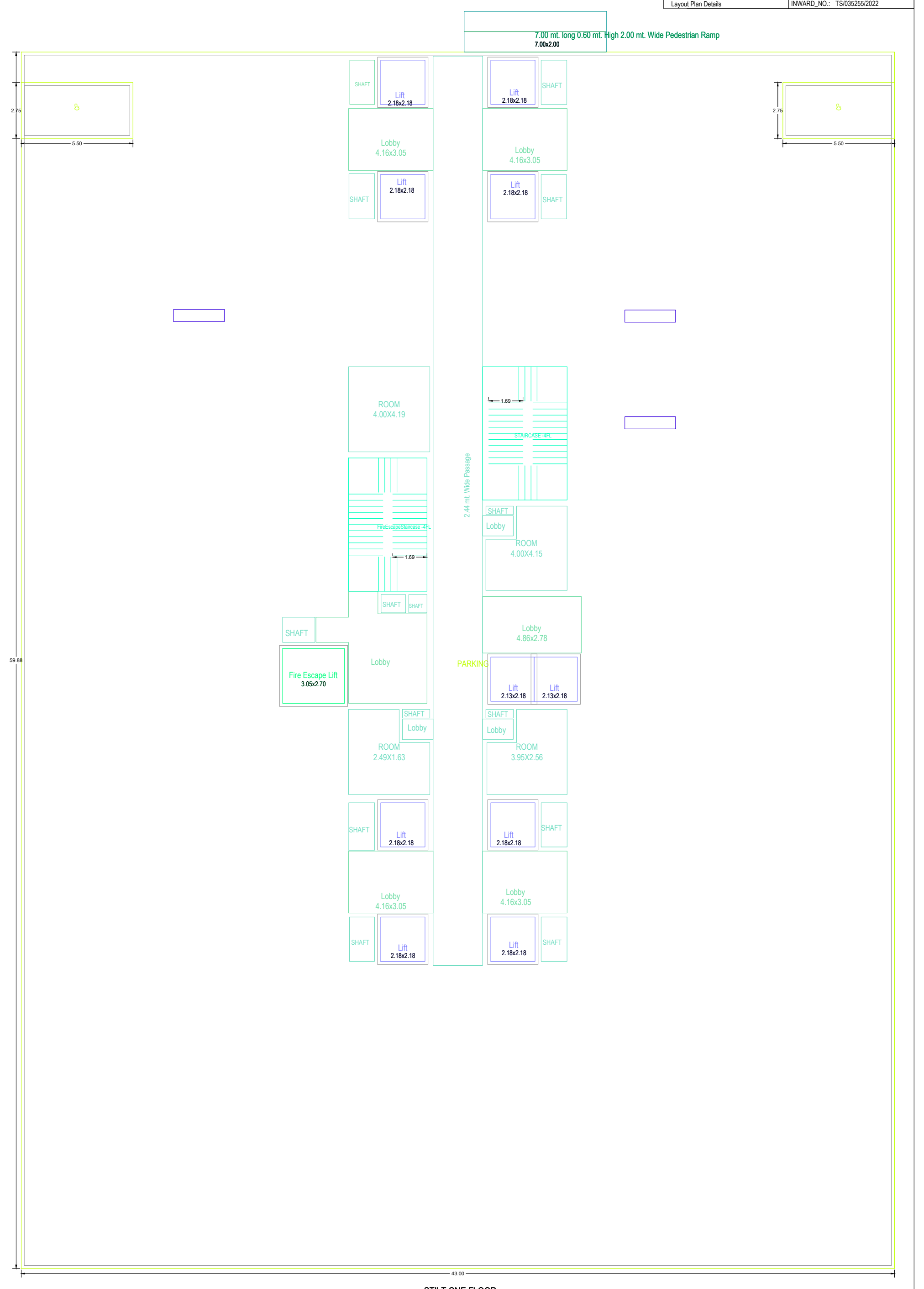
Note: All dimensions are in meters.

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS AT SY NO:- 47,48,49,49/P,50/P,50/A, 50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P. SITUATED AT RAIDURG NAVAKHALSA VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy

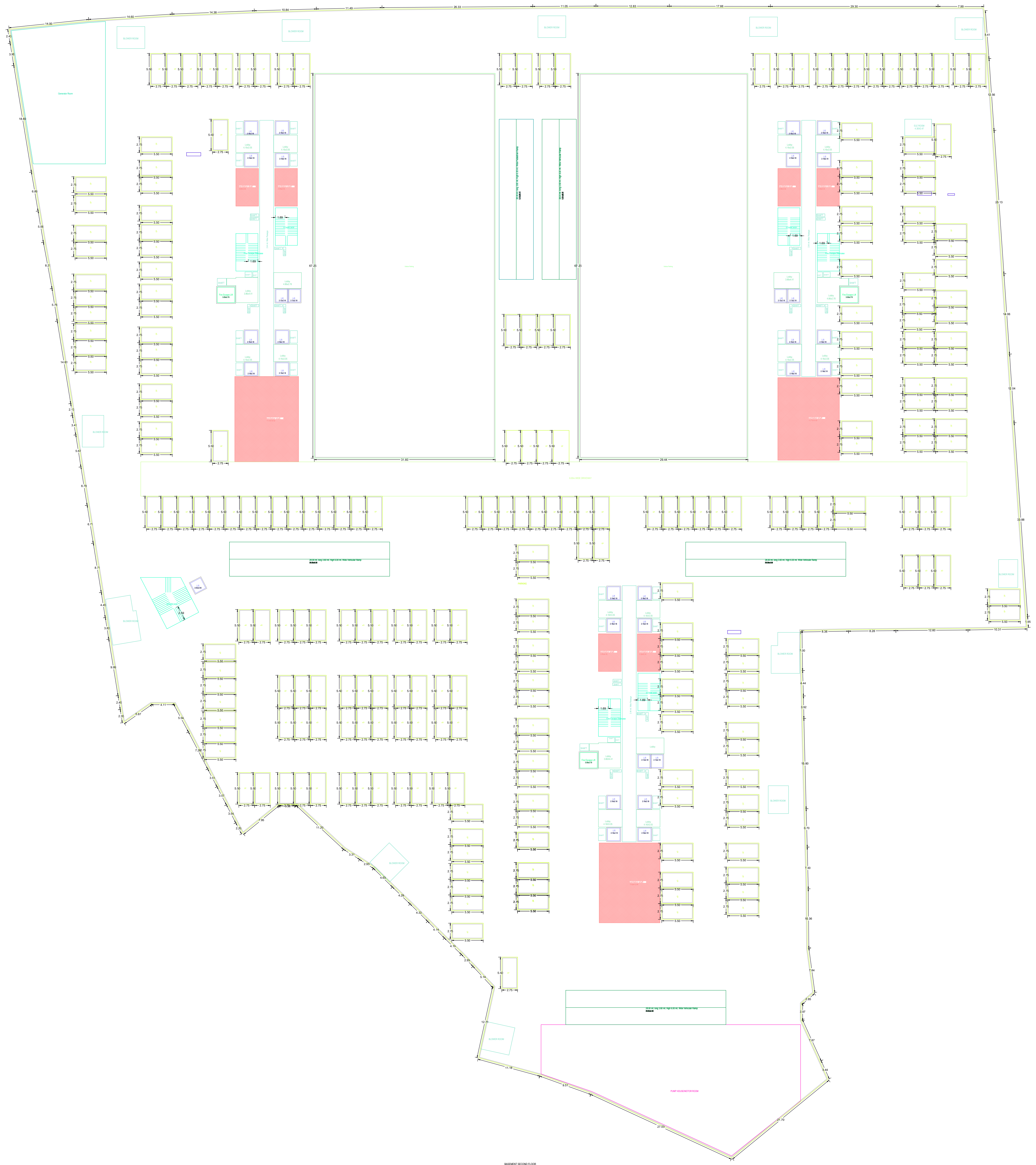
N

Project Title	
PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO SITUATED AT , BELONGING TO : Mr./Ms./Mrs	Residential
REP BY :	panduranga murthy
LICENCE NO: CA/2004/32747	APPROVAL NO:
DATE : 02-06-2022	SHEET NO.: 2 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022

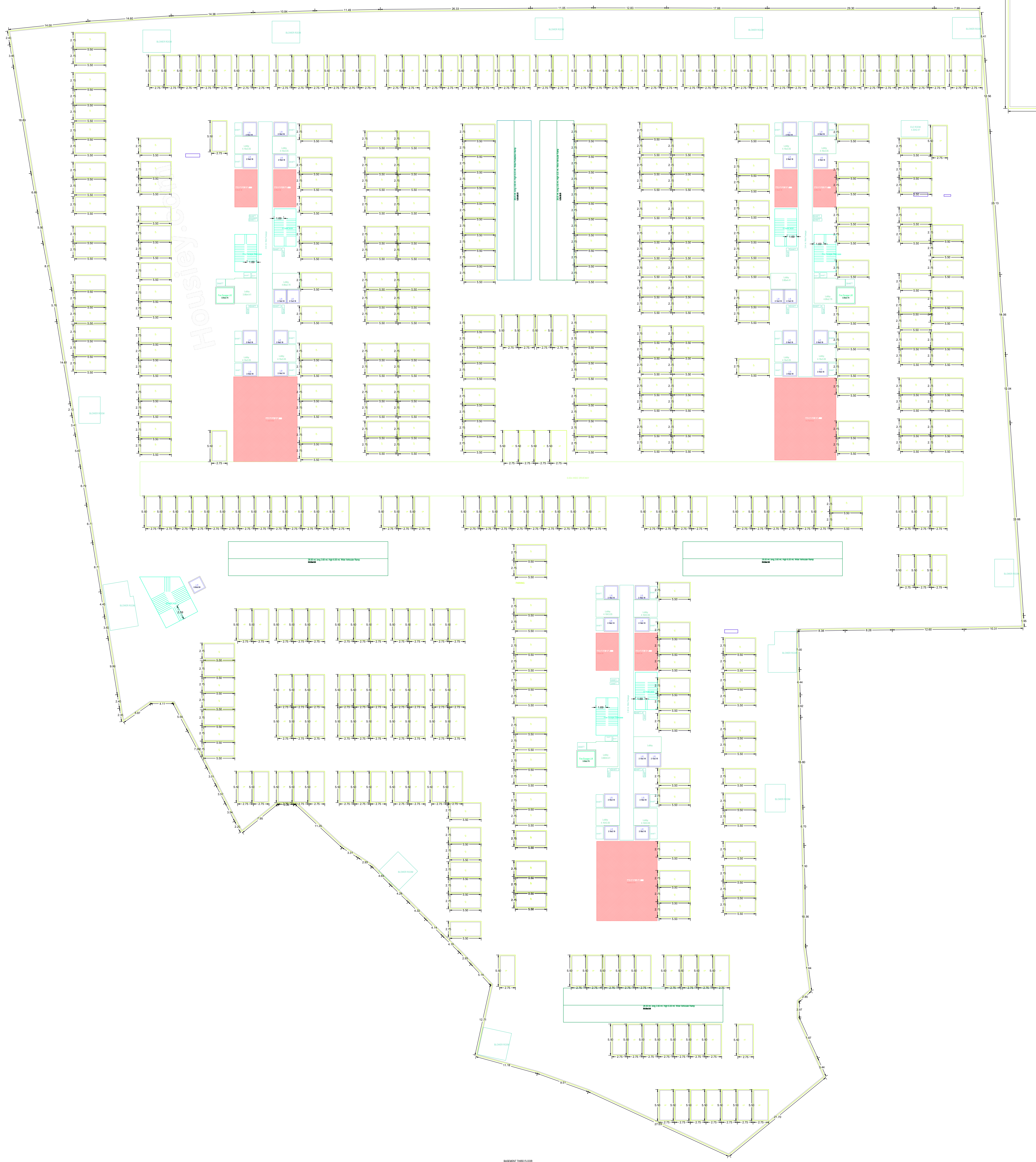


STILT ONE FLOOR
PLAN
(SCALE=1:100)

STILT ONE FLOOR PLAN
(SCALE 1:100)



BASEMENT SECOND FLOOR
PLAN
(SCALE=1:200)



BASEMENT THIRD FLOOR
PLAN
(SCALE=1:200)

CONDITION:

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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.
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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. 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 .
30. 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.
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.
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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

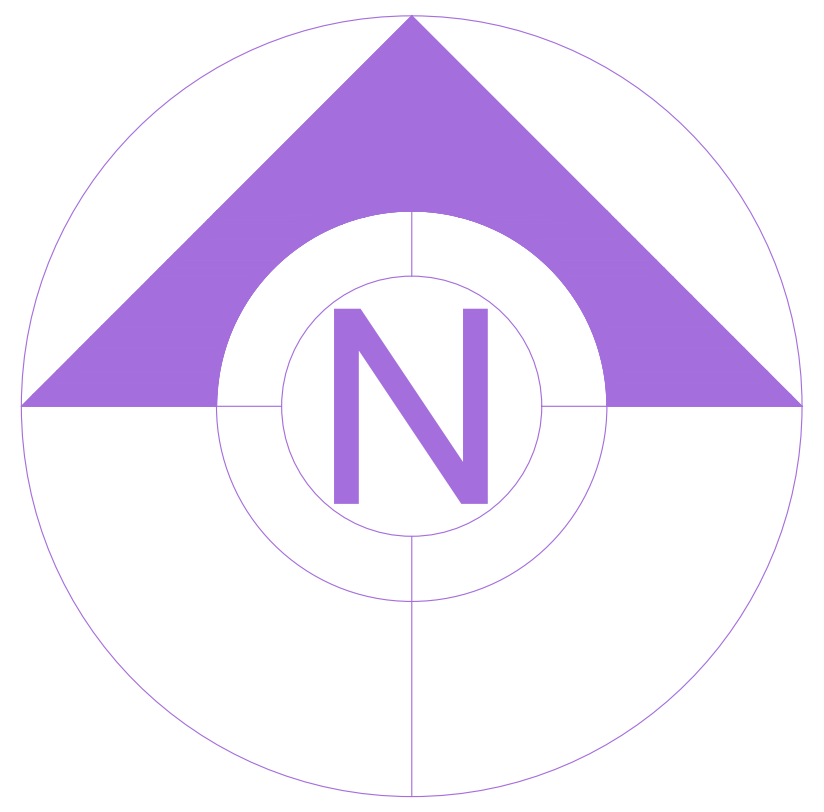
ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

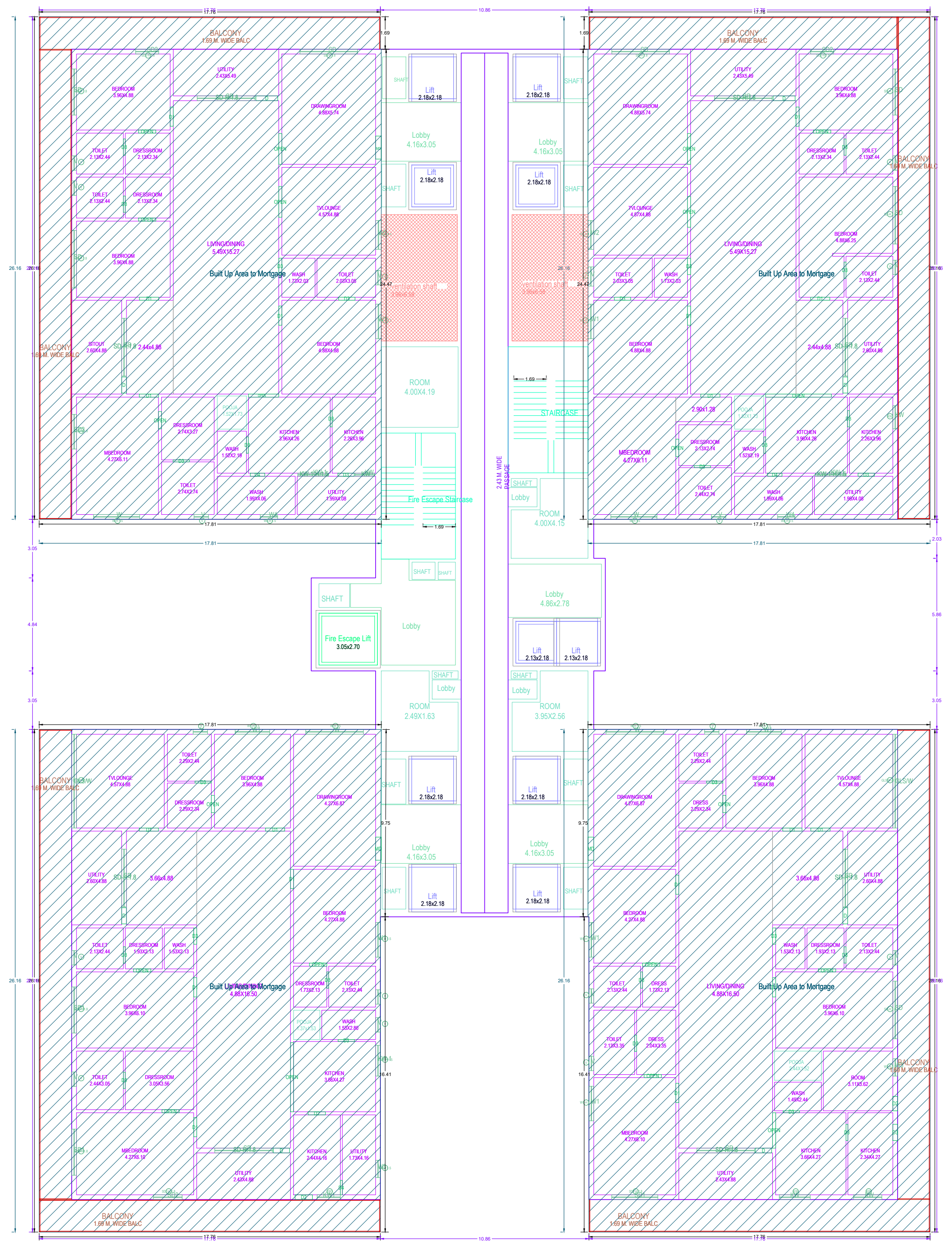
Note: All dimensions are in meters.

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS AT SY NO:- 47,48,49,49/P,50/P,50/A, 50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P. SITUATED AT RAIDURG NAVAKHALSA VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy

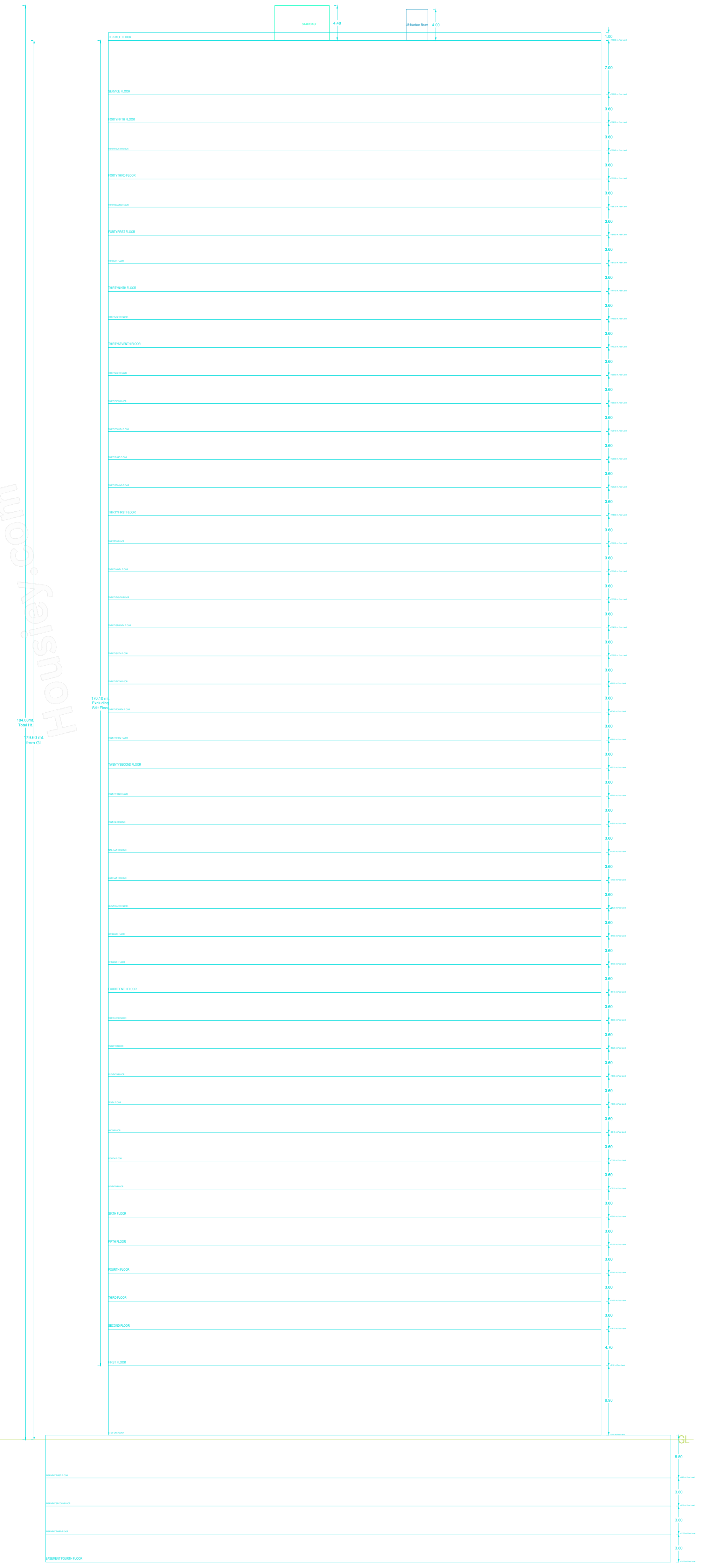


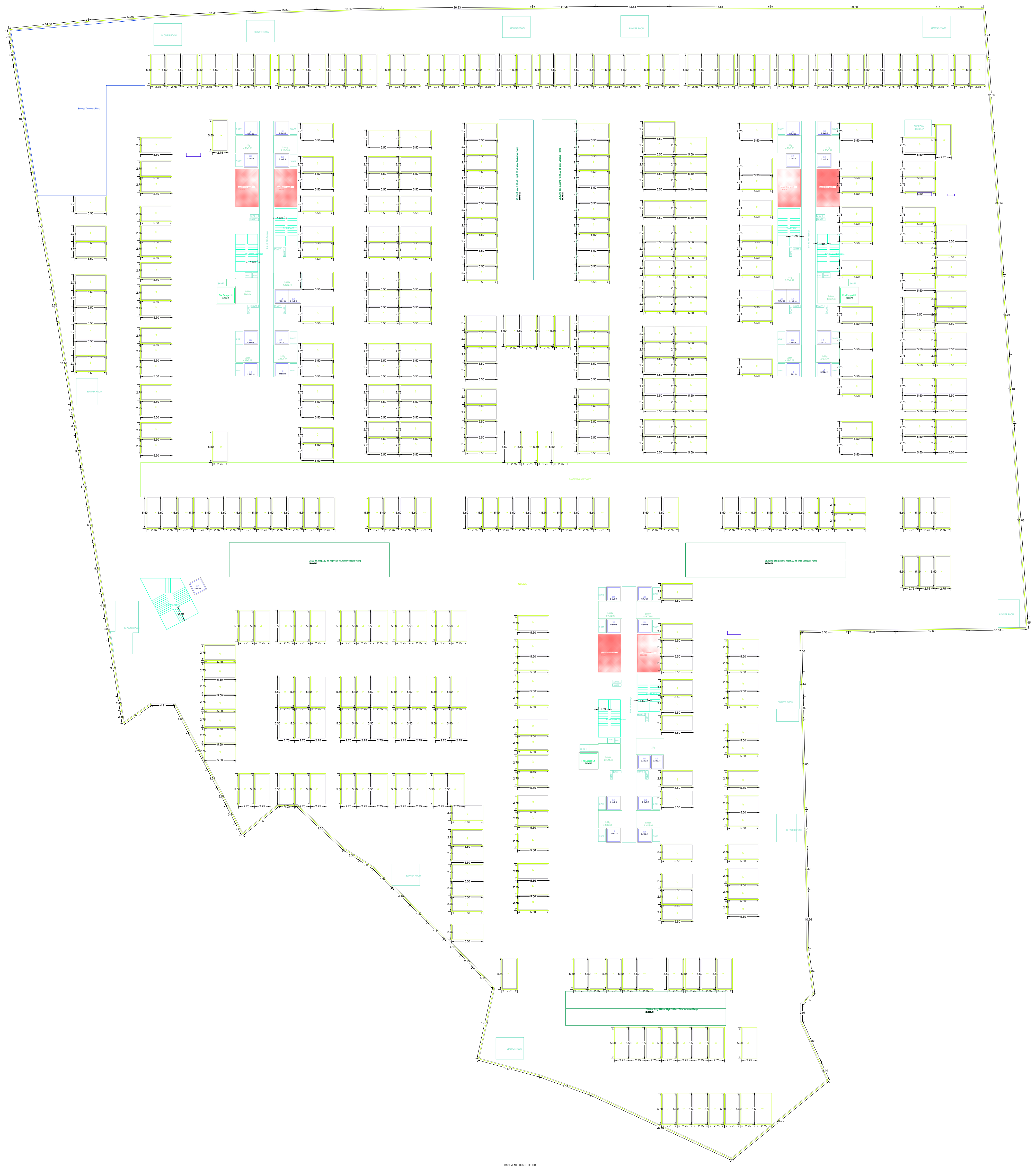
Project Title	
PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO SITUATED AT , BELONGING TO : Mr./Ms./Mrs REP BY : panduranga murthy	Residential
LICENCE NO: CA/2004/32747	APPROVAL NO:
DATE : 02-06-2022	SHEET NO.: 3 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022



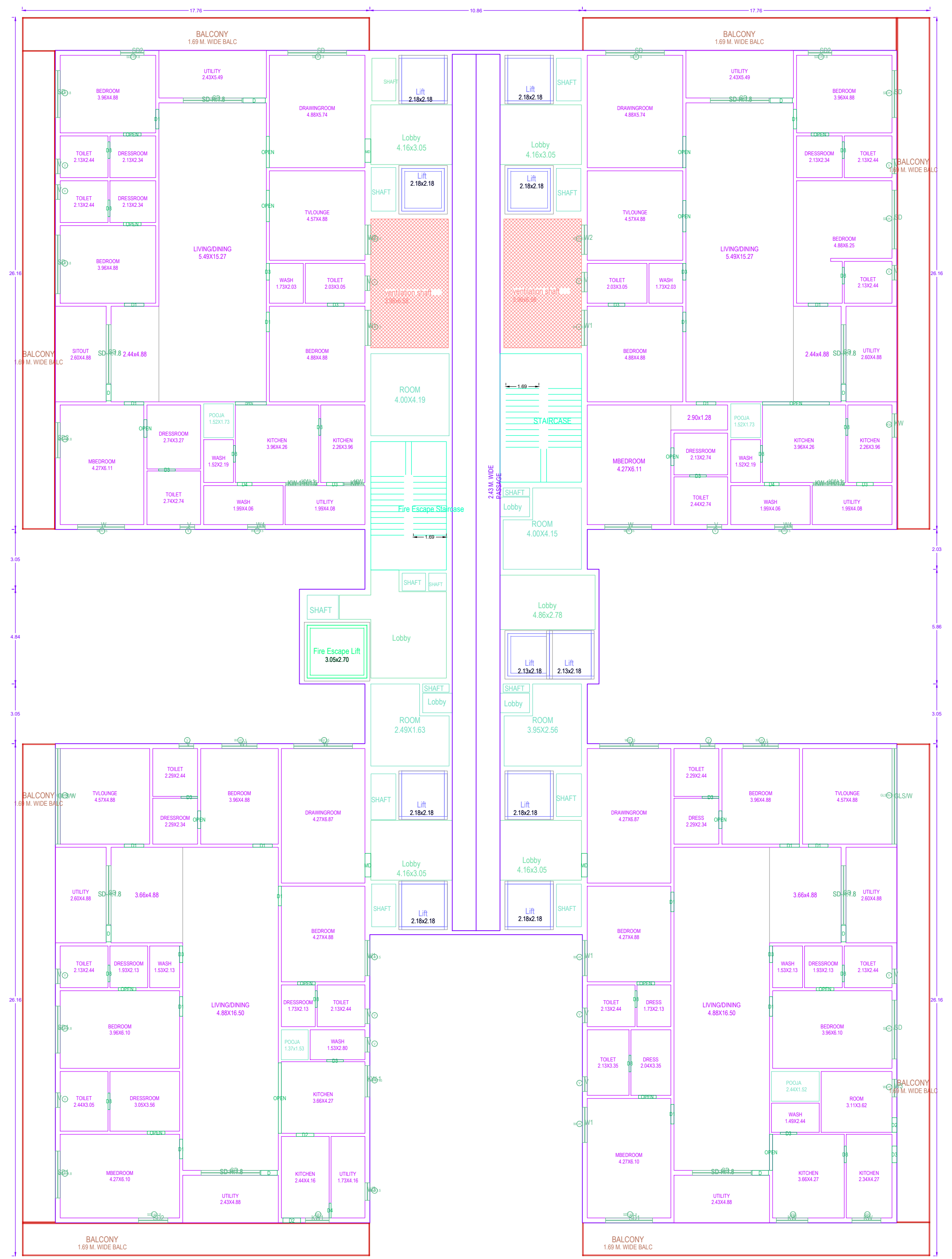
TYPICAL - 1- 6 FLOOR PLAN (SCALE=1:100)

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





BASEMENT FOURTH FLOOR
PLAN
(SCALE=1:200)



TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN (SCALE=1:100)

TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN
(Proposed)
(SCALE 1:100)

(SCALE=1:200)

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.
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ABUTTING ROAD	🟩
PROPOSED CONSTRUCTION	🟥
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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

Note: All dimensions are in meters.

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS AT SY NO:- 47,48,49,49/P,50/P,50/A,
50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P. SITUATED AT RAIDURG NAVAKHALSA VILLAGE,
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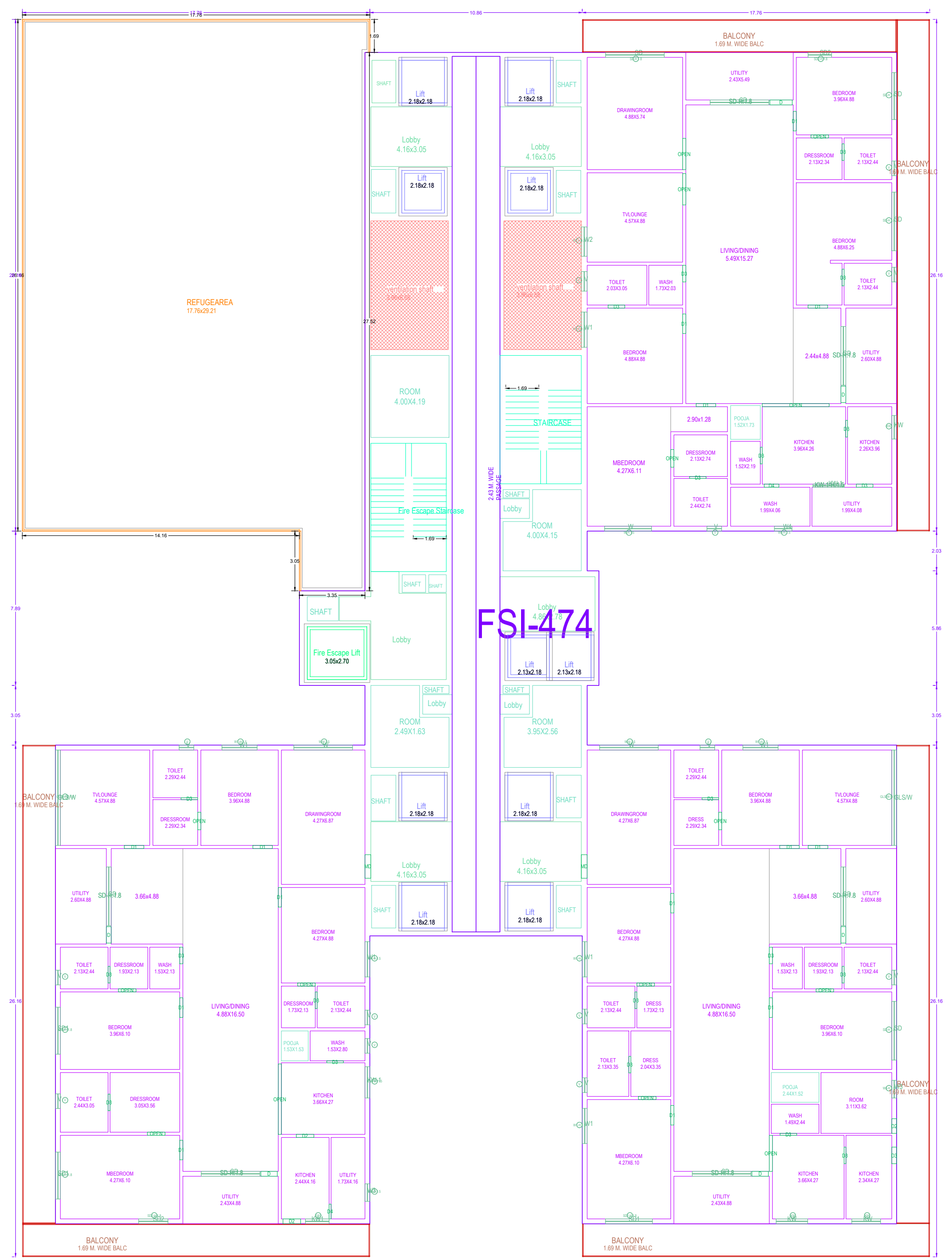
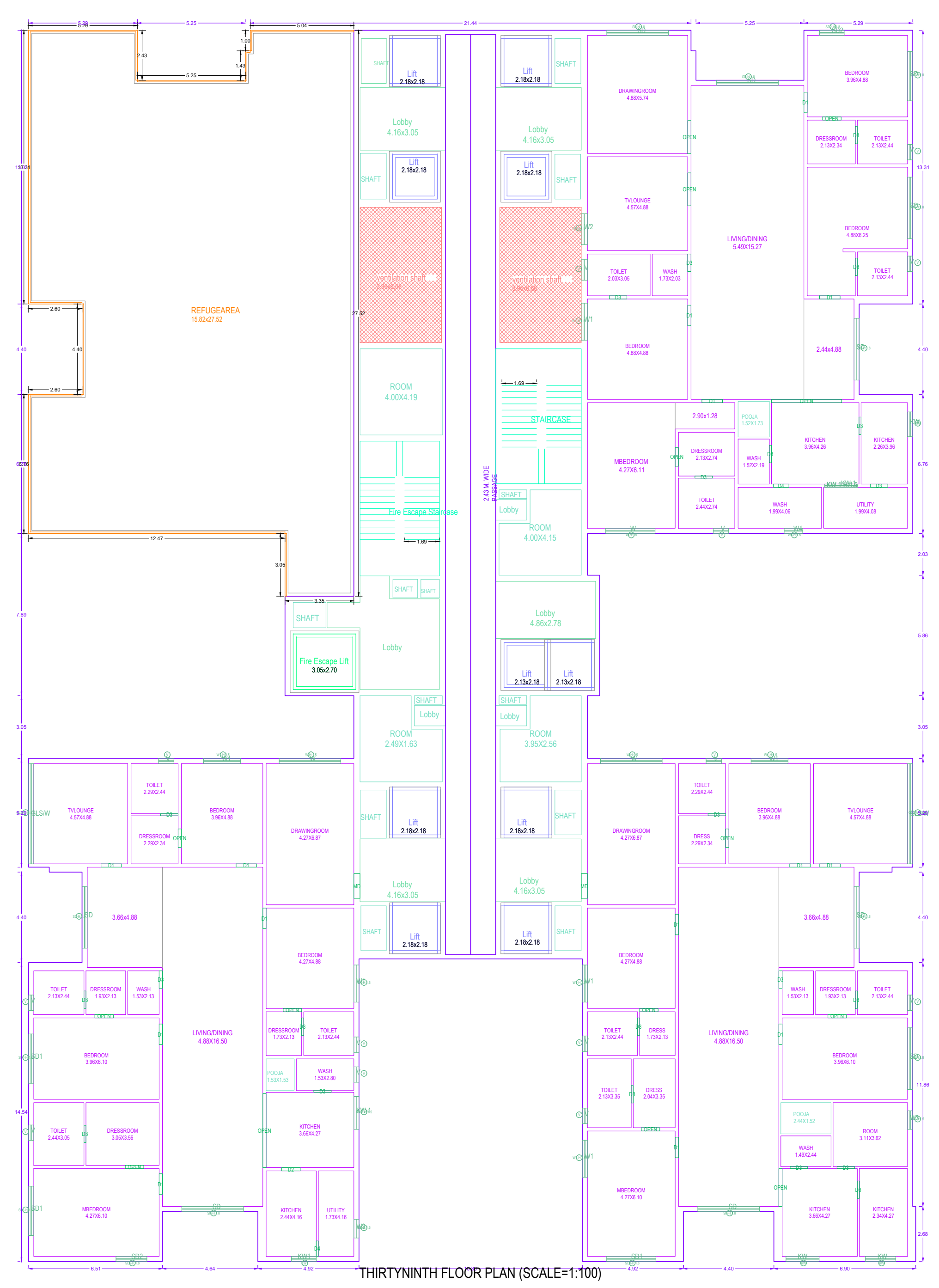
BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy

Project Title	
PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO SITUATED AT , BELONGING TO : Mr./Ms./Mrs REP BY :	Residential panduranga murthy
LICENCE NO: CA/2004/32747	APPROVAL NO:
DATE : 02-06-2022	SHEET NO.: 4 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022



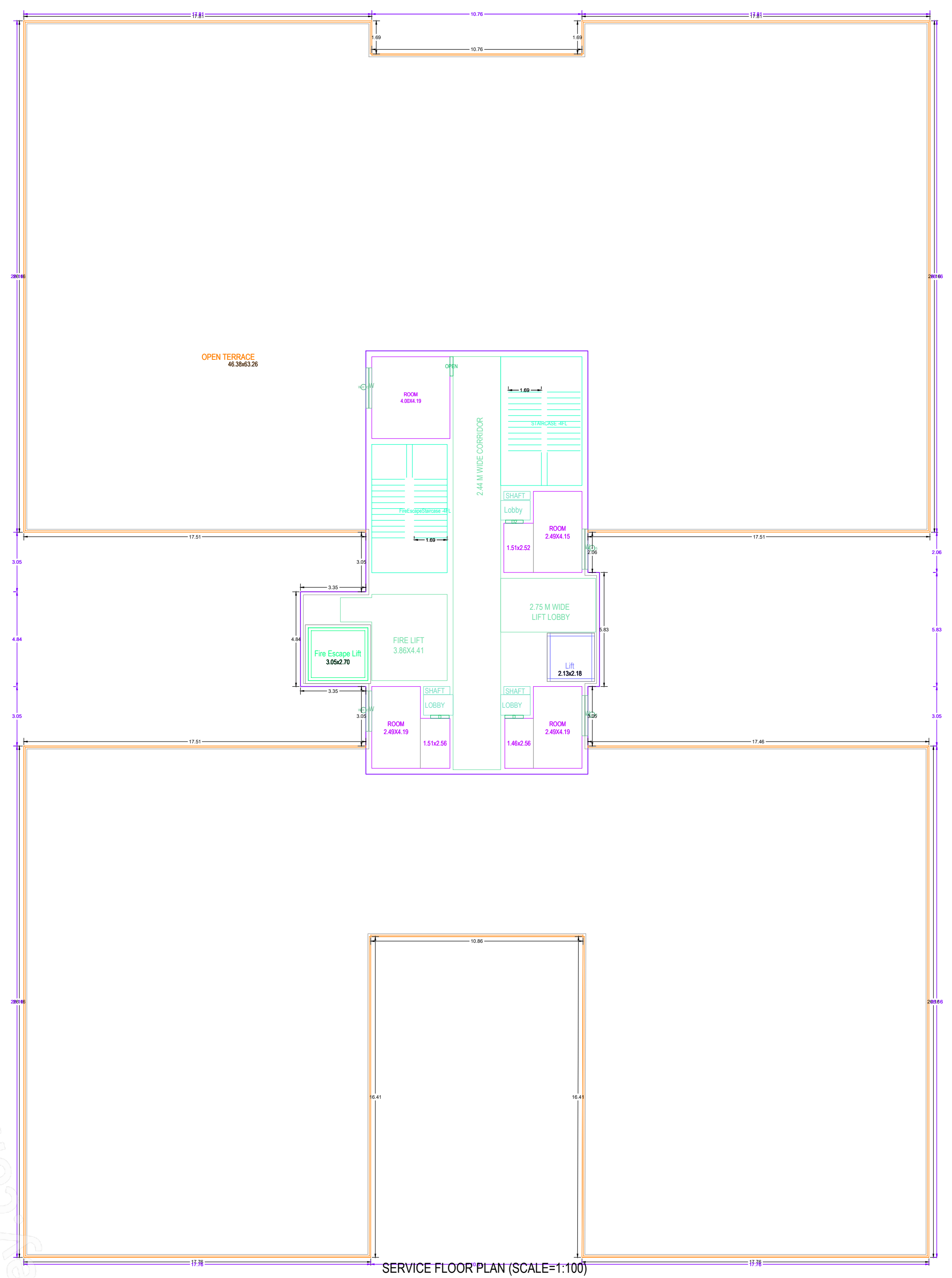
TYPICAL - 14& 31 FLOOR PLAN (SCALE=1:100)

TYPICAL - 14& 31 FLOOR PLAN
(Proposed)
(SCALE 1:100)



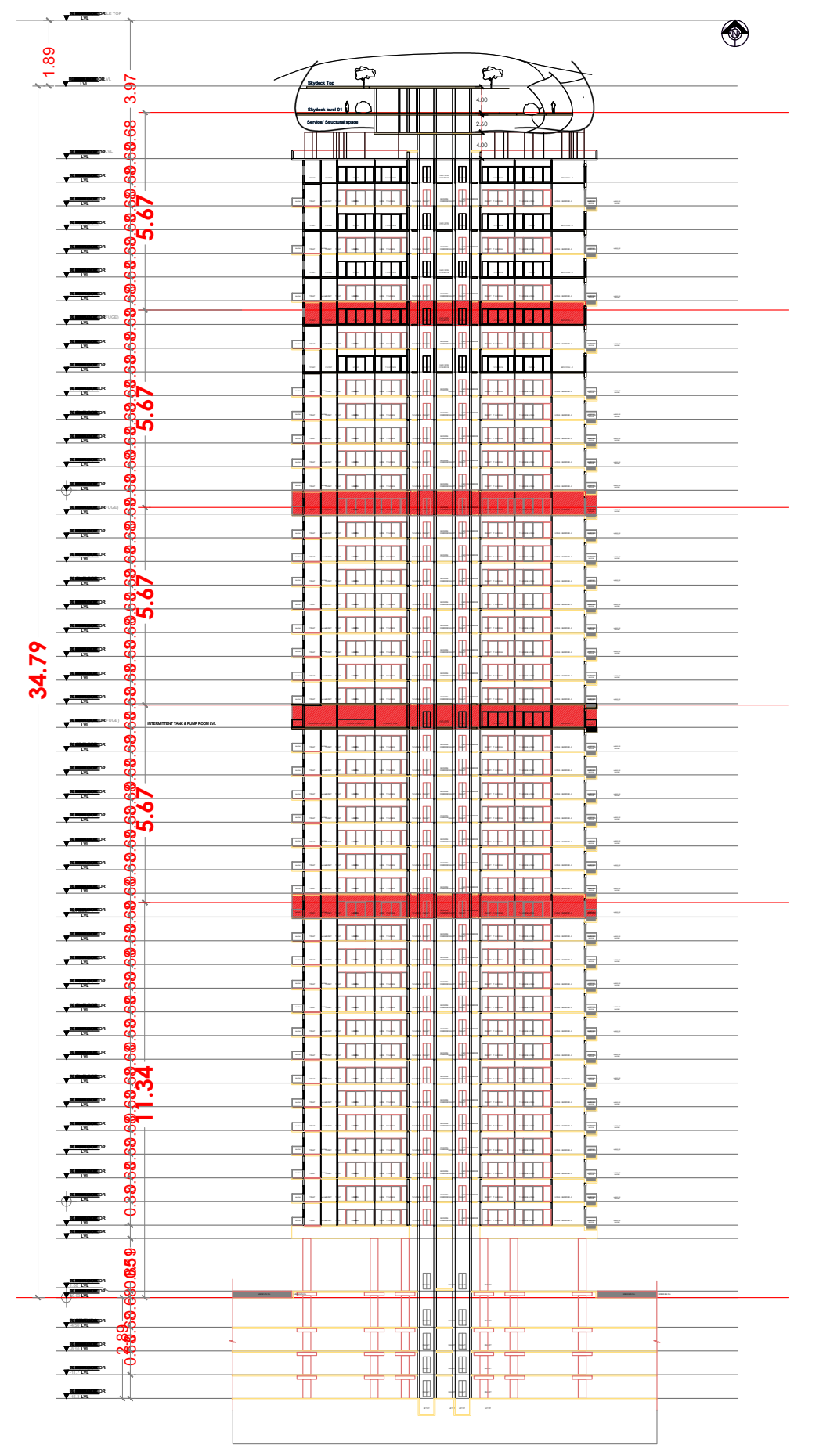
THIRTYNINTH FLOOR PLAN (SCALE=1:100)

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



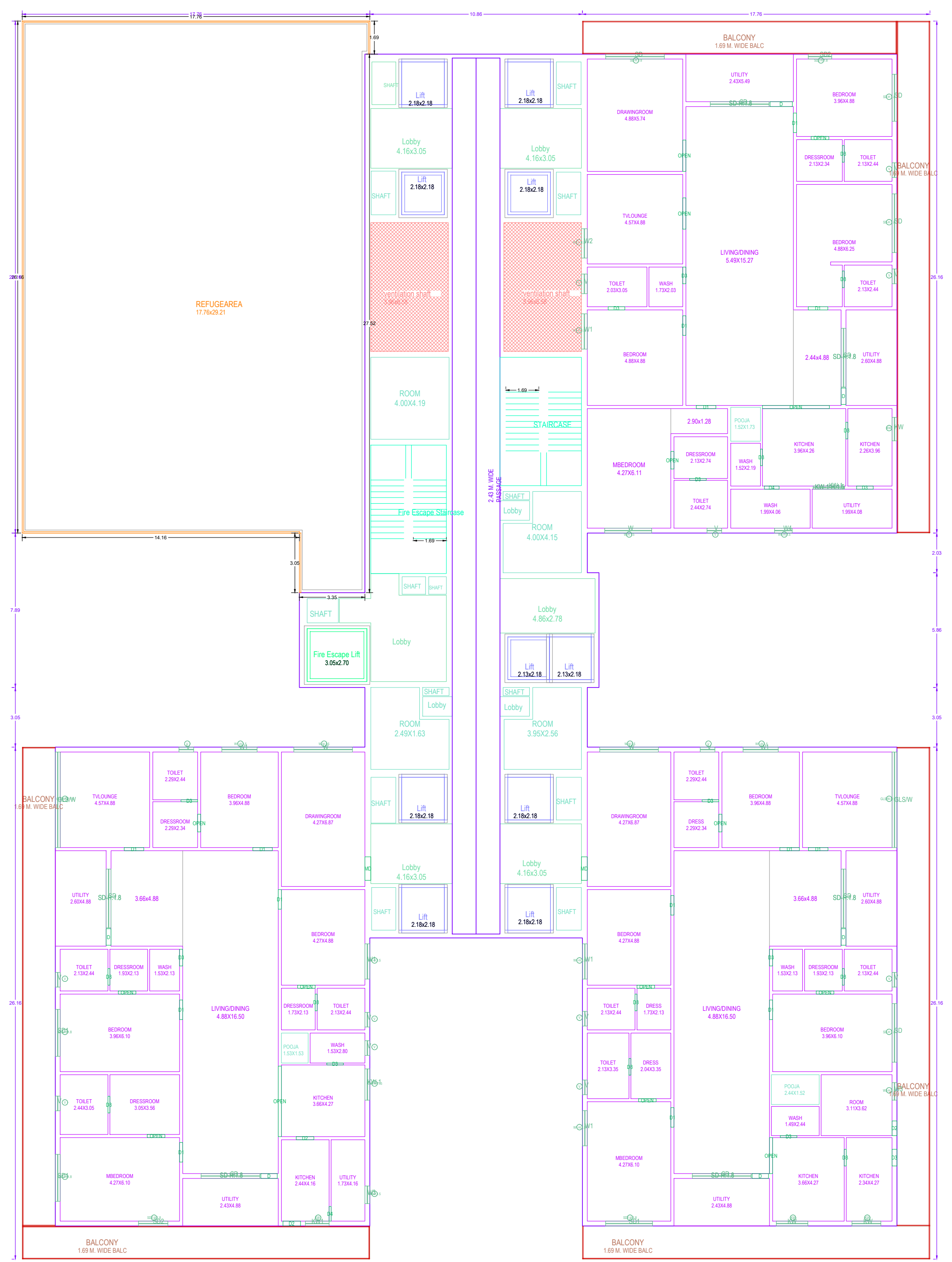
SERVICE FLOOR PLAN (SCALE=1:100)

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



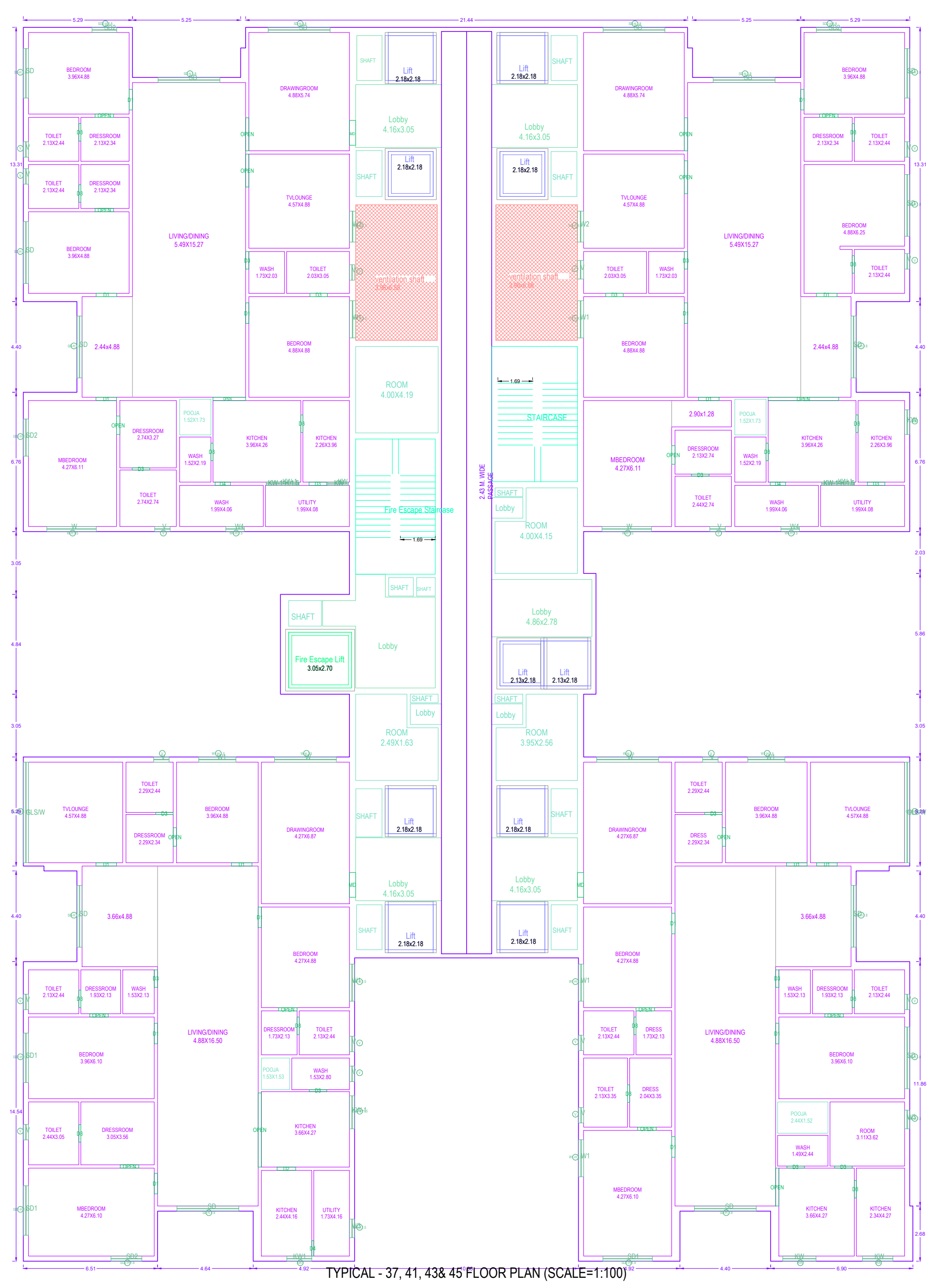
SECTION BB

SECTION BB



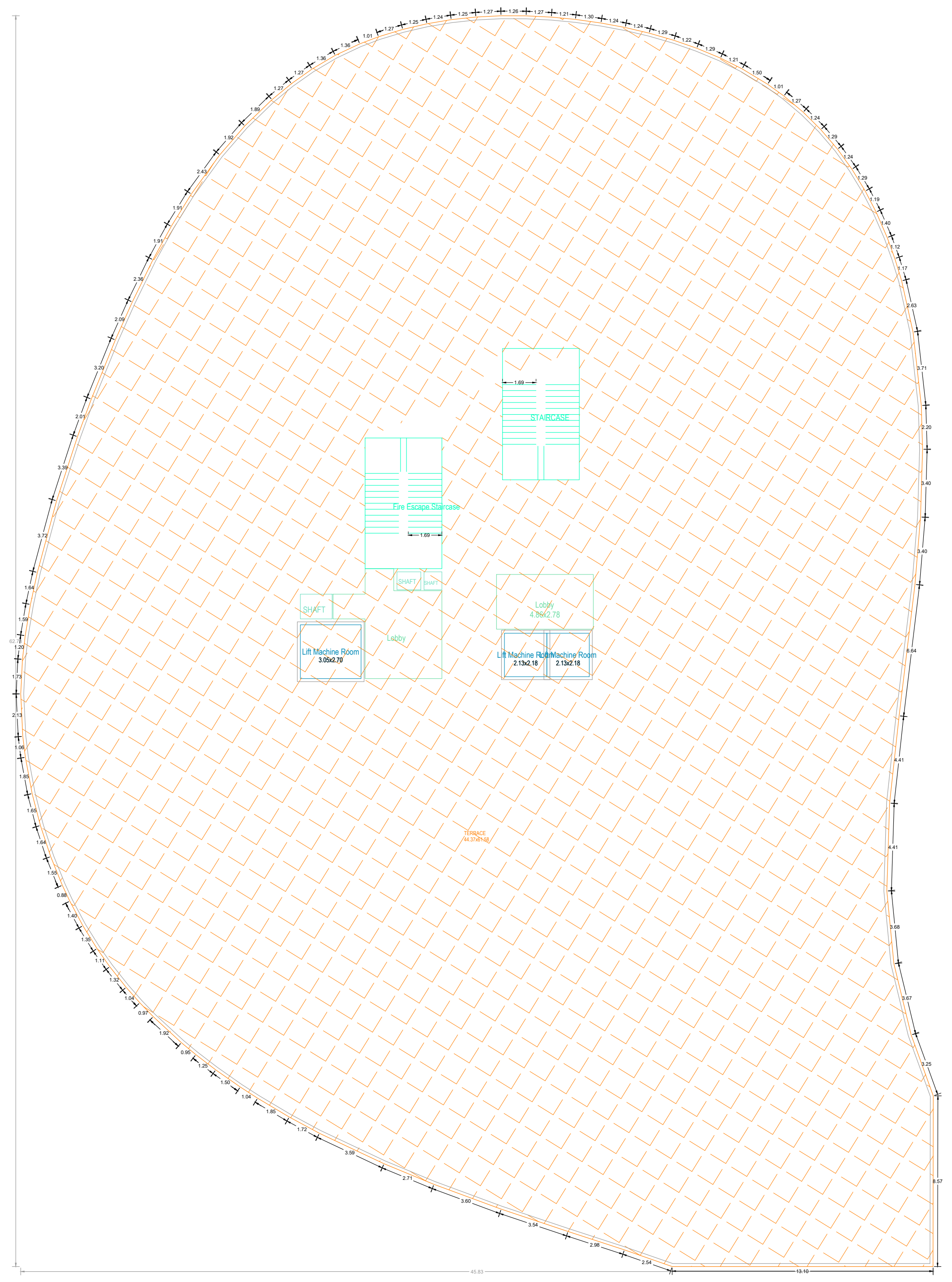
TWENTYSECOND FLOOR PLAN (SCALE=1:100)

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

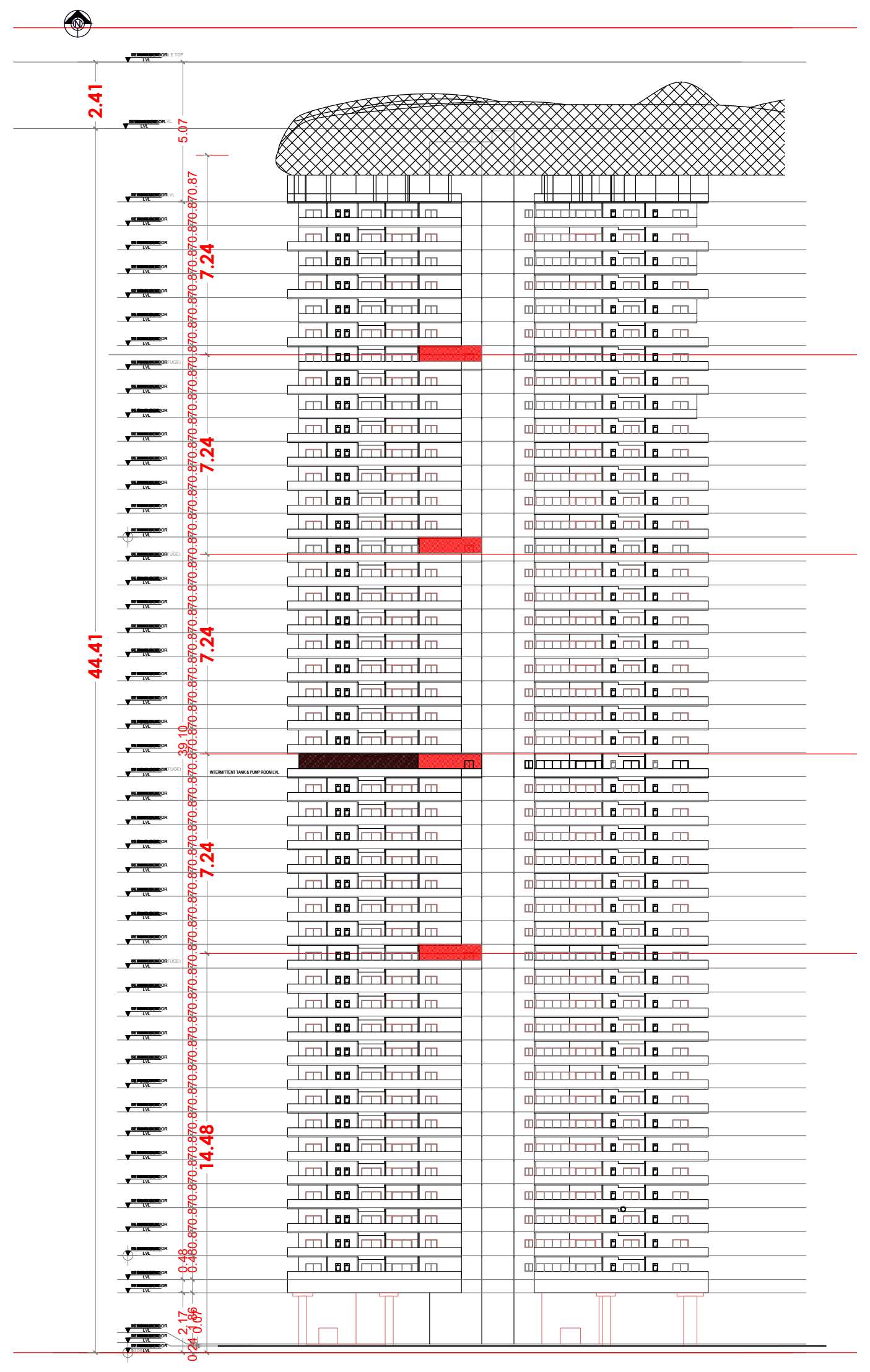


TYPICAL - 37, 41, 43& 45 FLOOR PLAN (SCALE=1:100)

TYPICAL - 37, 41, 43& 45 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR
PLAN
(SCALE=1:100)



TOWER 1 - WEST ELEVATION

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.
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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.
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OWNER'S NAME AND SIGNATURE

TOWER 1 - WEST ELEVATION

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

Note: All dimensions are in meters.

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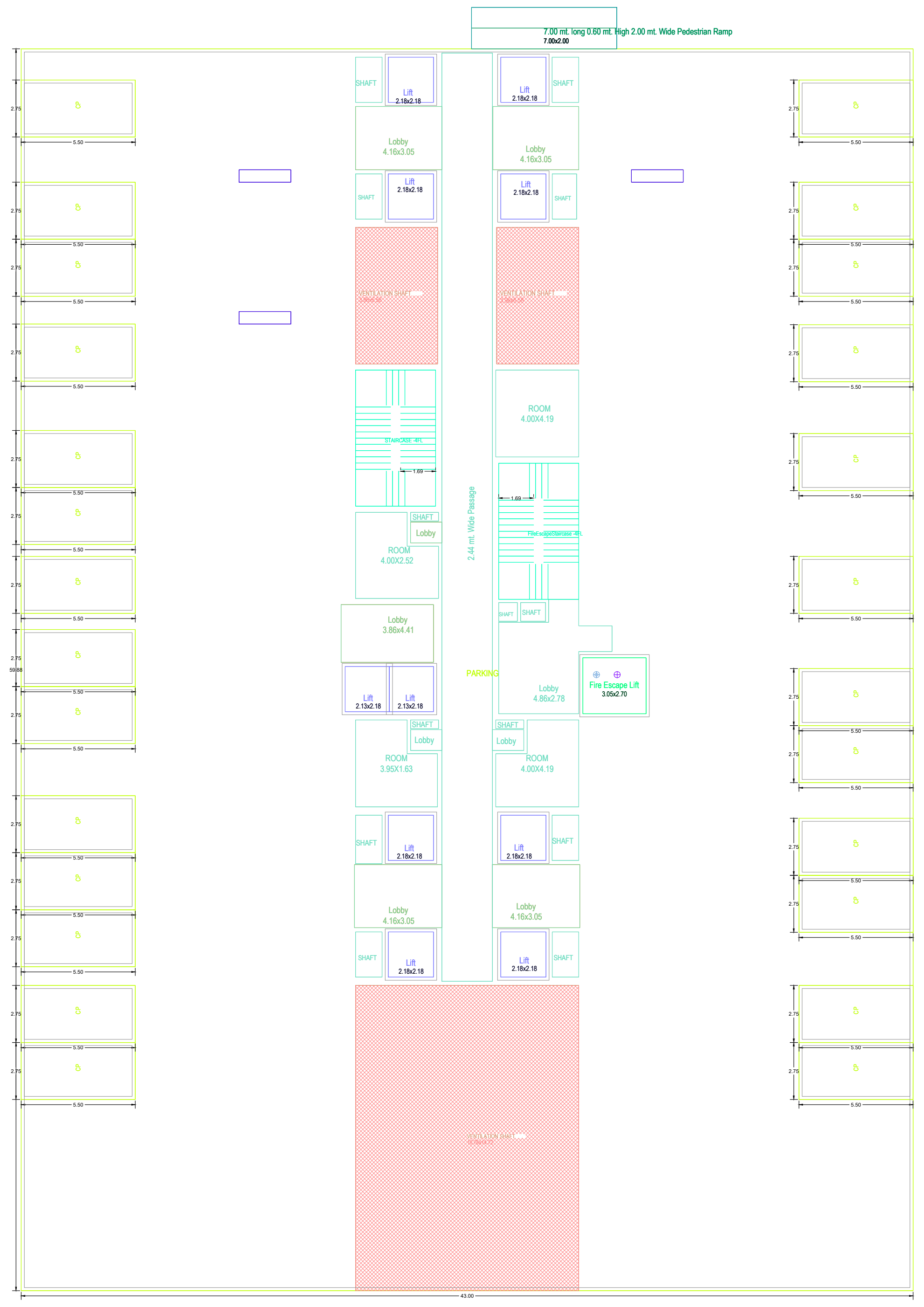
BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy

Project Title
PLAN SHOWING THE PROPOSED Residential
PLOT NO.
SURVEY NO
SITUATED AT ,

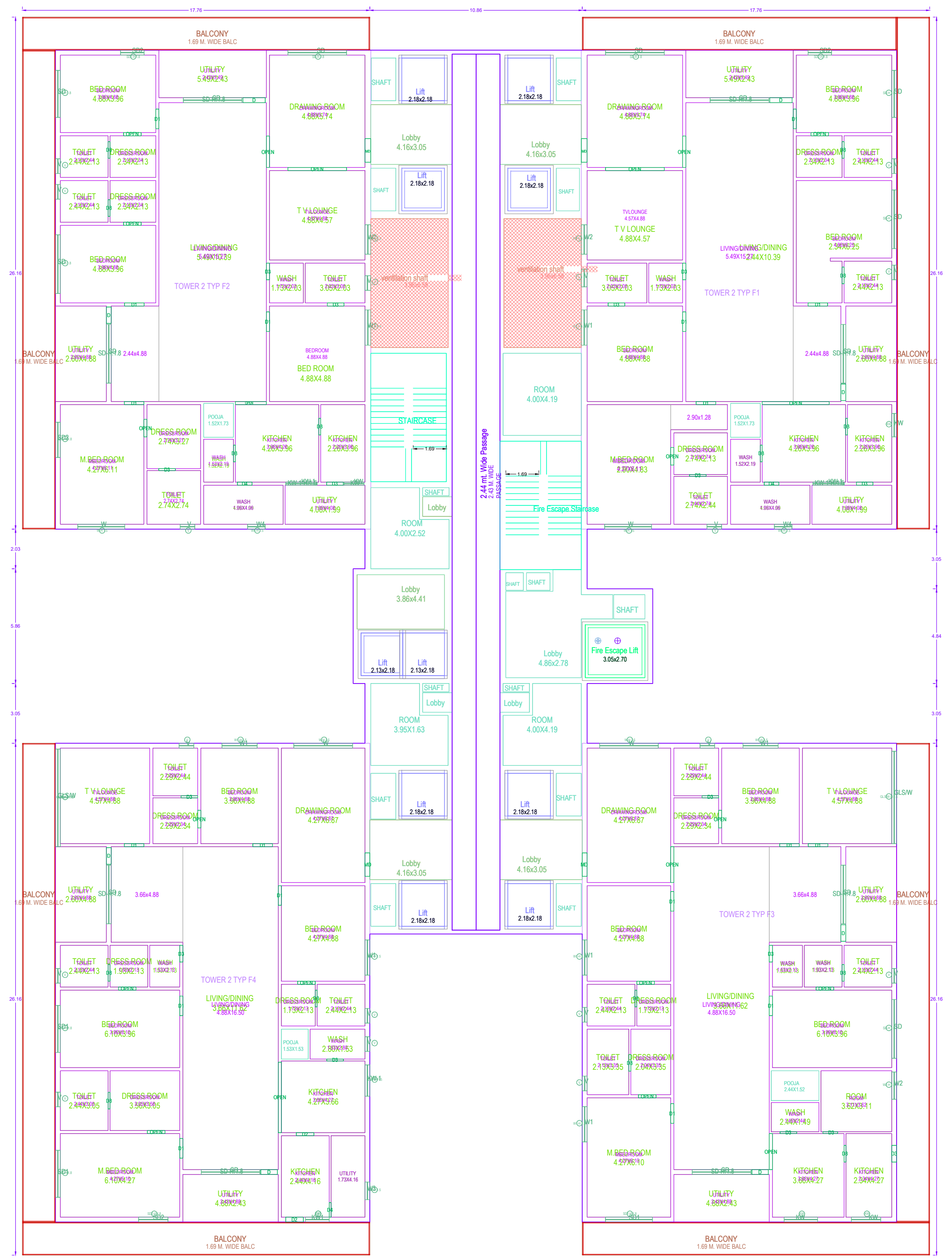
BELONGING TO : Mr./Ms./Mrs

REP BY : panduranga murthy

LICENCE NO: CA/2004/32747 APPROVAL NO: Permit_Number
DATE : 02-06-2022 SHEET NO.: 5 / 9
Layout Plan Details INWARD_NO.: TS/035255/2022



STILT ONE FLOOR
PLAN
(SCALE=1:100)


TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN (SCALE=1:100)
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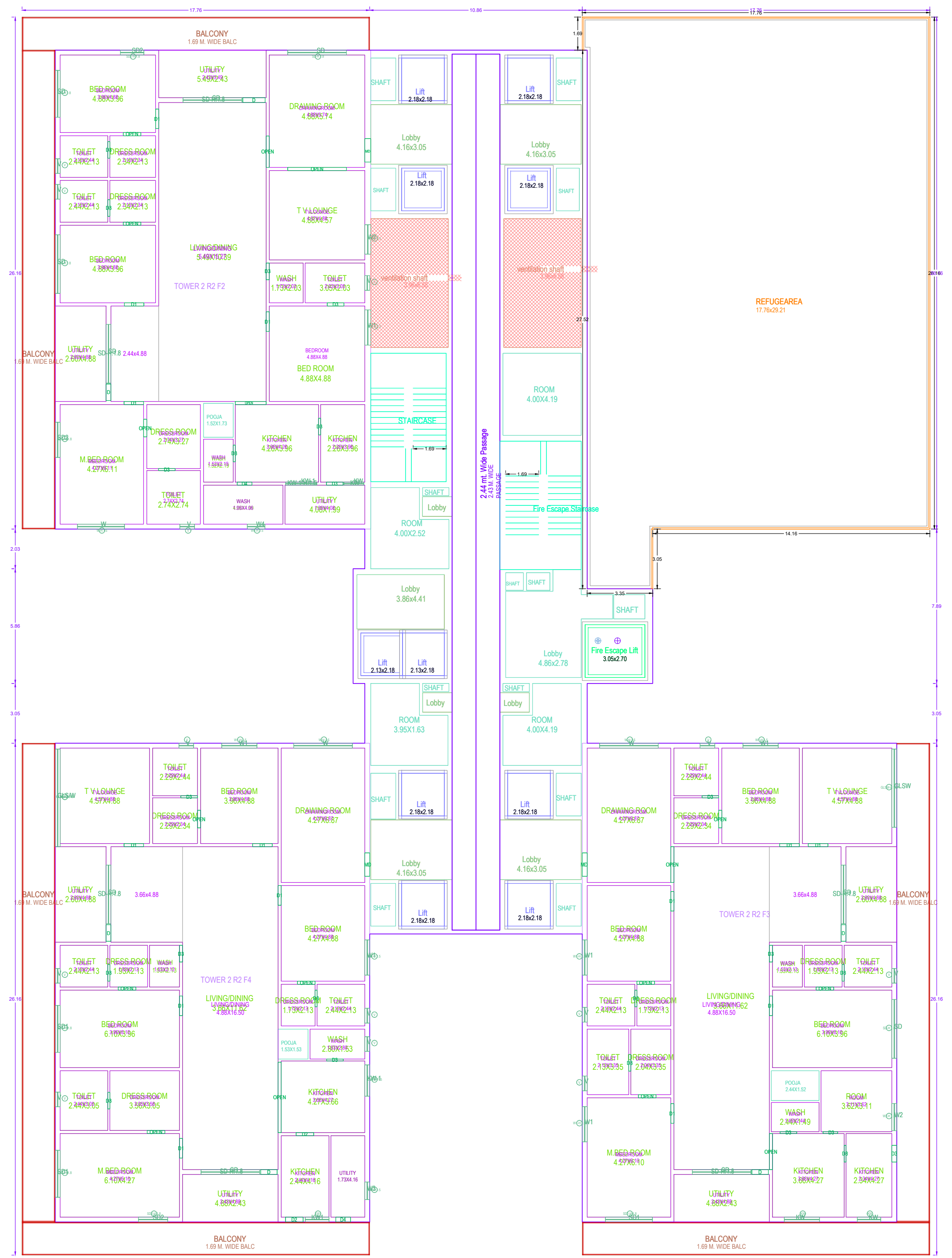
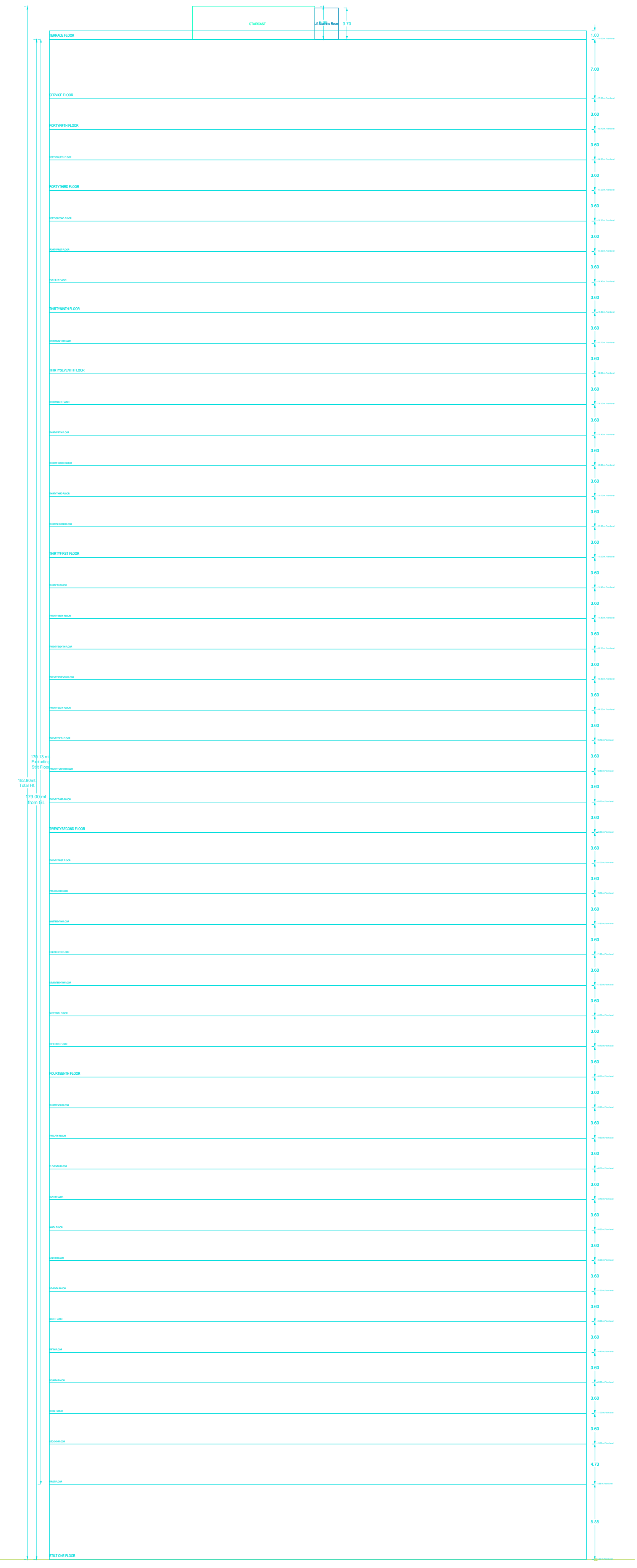
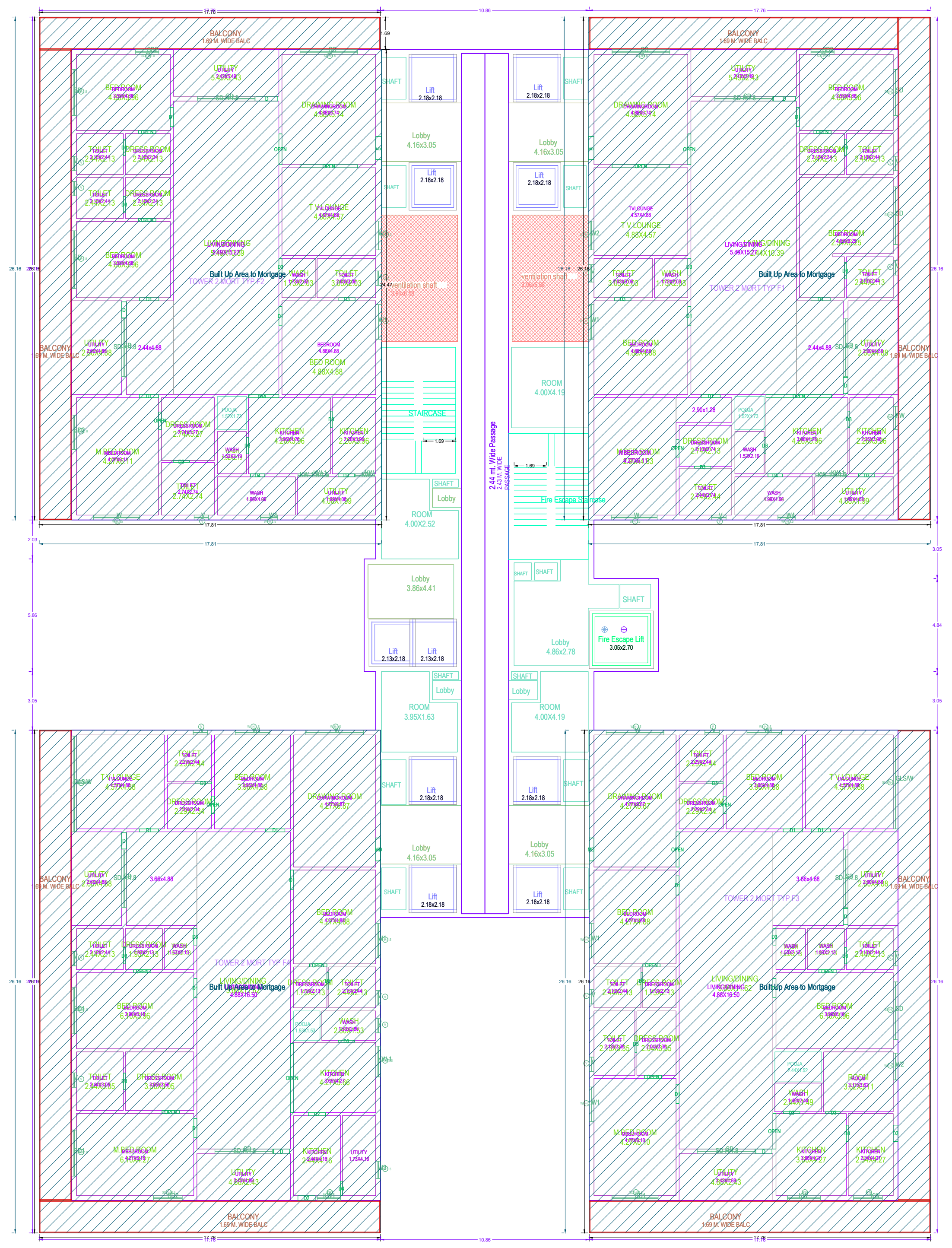
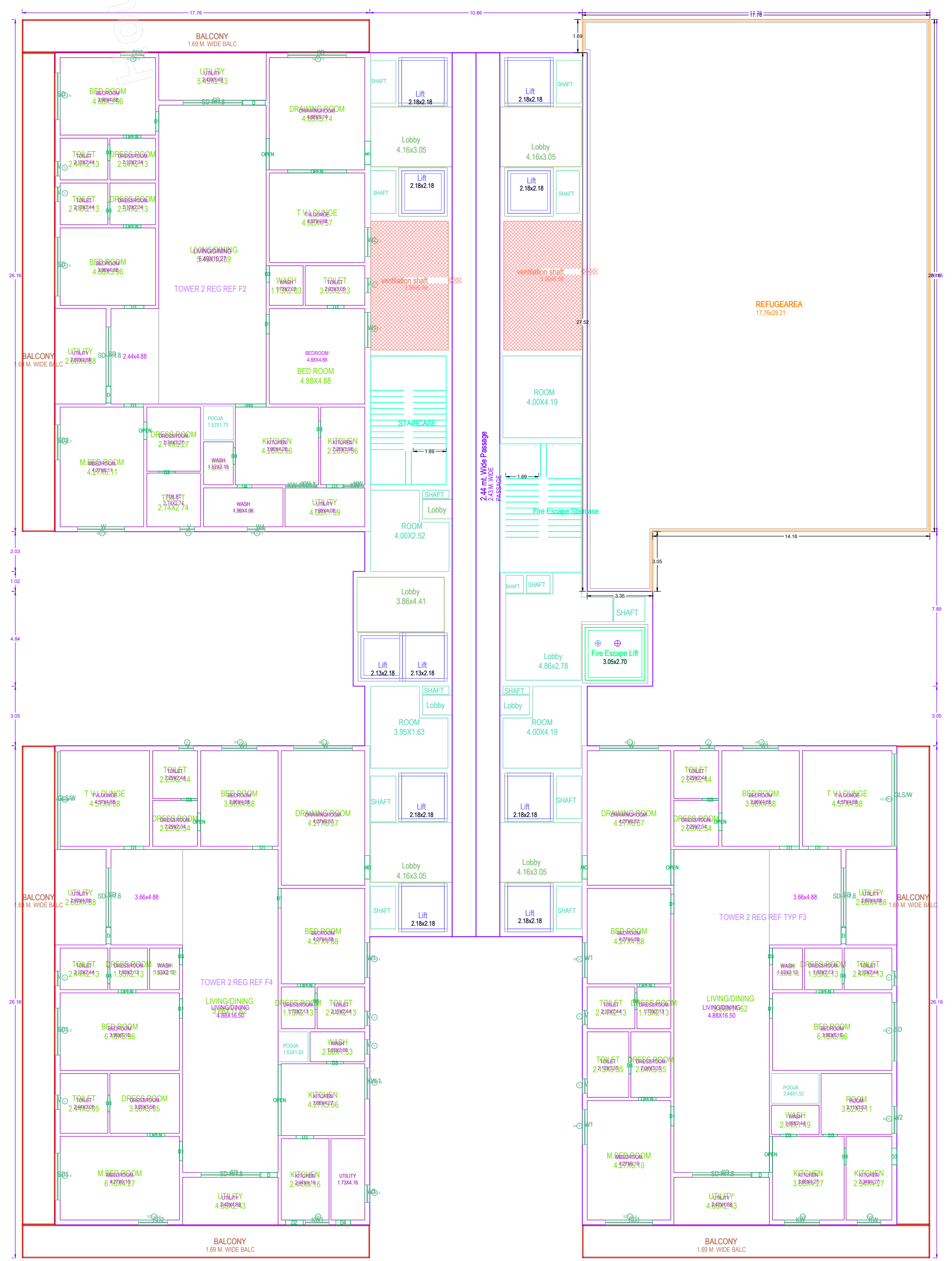
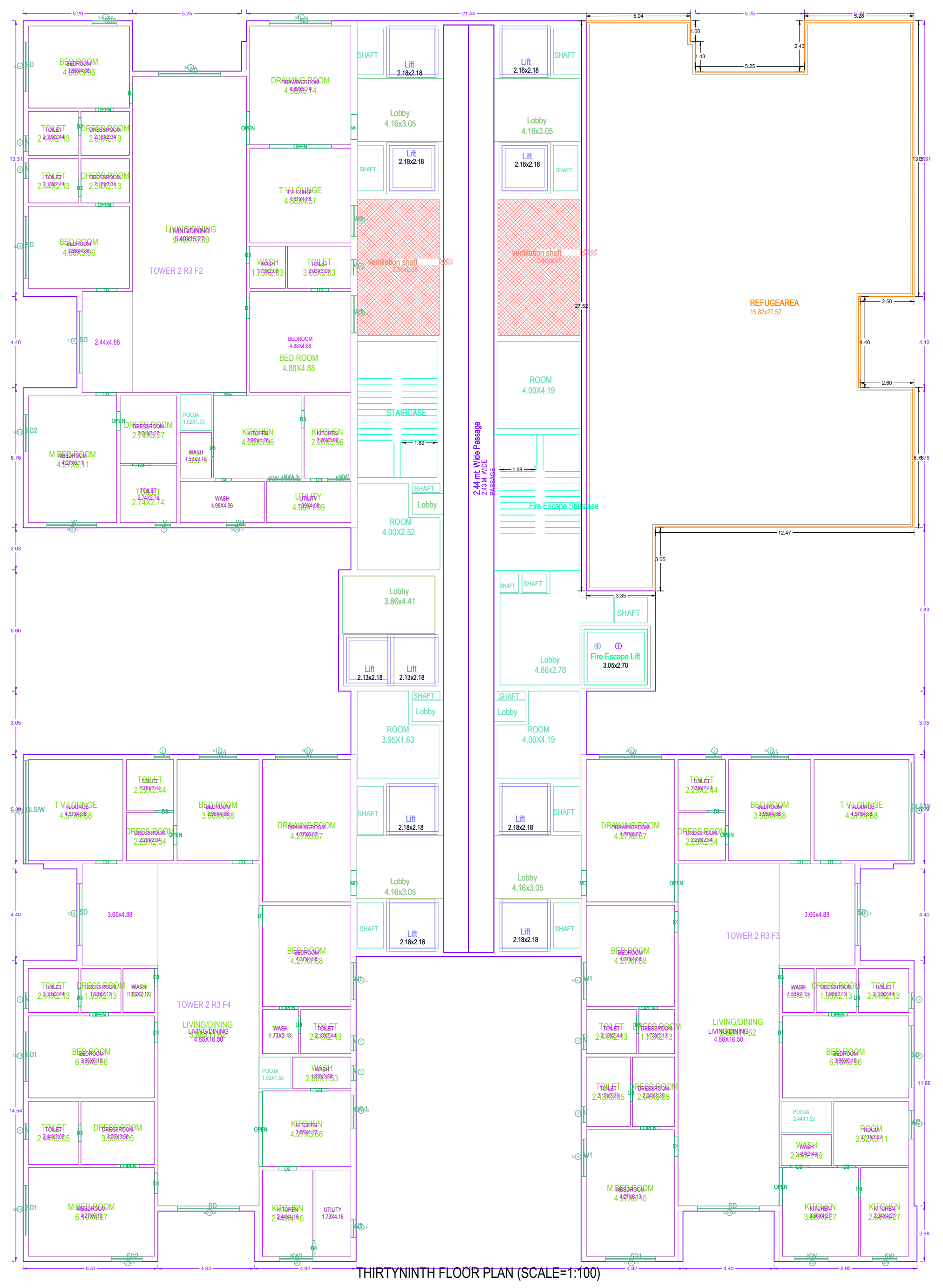

TWENTYSECOND FLOOR PLAN (SCALE=1:100)
TWENTYSECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)




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


TYPICAL - 14& 31 FLOOR PLAN (SCALE=1:100)
TYPICAL - 14& 31 FLOOR PLAN
(Proposed)
(SCALE 1:100)


THIRTYNINTH FLOOR PLAN (SCALE=1:100)
THIRTYNINTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

BUILDING :TOWER 2 (RESIDENTIAL BUILDING)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
		VSHAFT	ACCES.	RESI.				
STILT ONE FLOOR	2639.72	210.50	218.10	0.00	00	2146.20	1	2146.20
FIRST FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SECOND FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRD FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FIFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SIXTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SEVENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
EIGHTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
NINTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
ELEVENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWELFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FOURTEENTH FLOOR	1915.56	52.11	0.00	1863.45	03	0.00	0	0.00
FIFTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SIXTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
SEVENTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
EIGHTEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
NINETEENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTIETH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYFIRST FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYSECOND FLOOR	1915.56	52.11	0.00	1863.45	03	0.00	0	0.00
TWENTYTHIRD FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYFOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYFIFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYSIXTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYSEVENTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYEIGHTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
TWENTYNINTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTIETH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYFIRST FLOOR	1915.56	52.11	0.00	1863.45	03	0.00	0	0.00
THIRTYSECOND FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYTHIRD FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYFOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYFIFTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYSIXTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYSEVENTH FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
THIRTYEIGHTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
THIRTYNINTH FLOOR	1632.09	52.11	0.00	1579.98	03	0.00	0	0.00
FORTIETH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FORTYFIRST FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
FORTYSECOND FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FORTYTHIRD FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
FORTYFOURTH FLOOR	2374.04	52.11	0.00	2321.93	04	0.00	0	0.00
FORTYFIFTH FLOOR	1994.77	52.11	0.00	1942.66	04	0.00	0	0.00
SERVICE FLOOR	272.00	0.00	6.23	265.77	00	0.00	0	0.00
TERRACE FLOOR	42.01	0.00	24.49	0.00	00	0.00	0	0.00
TOTAL	106151.06	2555.45	248.82	101118.15	176	2146.20		2146.20
TOTAL NO OF BLDG	1							
TOTAL	106151.06	2555.45	248.82	101118.15	176	2146.20		2146.20

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
TOWER 2 (RESIDENTIAL BUILDING)	V	0.75 X 0.90	704
TOWER 2 (RESIDENTIAL BUILDING)	V	0.90 X 0.90	45
TOWER 2 (RESIDENTIAL BUILDING)	W4	0.90 X 1.50	86
TOWER 2 (RESIDENTIAL BUILDING)	KW	1.01 X 0.90	45
TOWER 2 (RESIDENTIAL BUILDING)	KW	1.20 X 0.90	41
TOWER 2 (RESIDENTIAL BUILDING)	KW	1.20 X 1.20	08
TOWER 2 (RESIDENTIAL BUILDING)	SD2	1.20 X 2.10	86
TOWER 2 (RESIDENTIAL BUILDING)	KW1	1.21 X 0.90	40
TOWER 2 (RESIDENTIAL BUILDING)	W2	1.39 X 1.50	45
TOWER 2 (RESIDENTIAL BUILDING)	KW	1.49 X 1.20	37
TOWER 2 (RESIDENTIAL BUILDING)	W2	1.50 X 1.50	86
TOWER 2 (RESIDENTIAL BUILDING)	SD2	1.50 X 2.10	45
TOWER 2 (RESIDENTIAL BUILDING)	KW1	1.60 X 0.90	05
TOWER 2 (RESIDENTIAL BUILDING)	KW	1.60 X 1.20	01
TOWER 2 (RESIDENTIAL BUILDING)	KW-1	1.60 X 1.50	131
TOWER 2 (RESIDENTIAL BUILDING)	KW	1.71 X 1.20	37
TOWER 2 (RESIDENTIAL BUILDING)	KW	1.80 X 1.20	07
TOWER 2 (RESIDENTIAL BUILDING)	W1	1.80 X 1.50	311
TOWER 2 (RESIDENTIAL BUILDING)	SD2	1.80 X 2.10	45
TOWER 2 (RESIDENTIAL BUILDING)	W	1.94 X 1.50	04
TOWER 2 (RESIDENTIAL BUILDING)	W	2.40 X 1.50	86
TOWER 2 (RESIDENTIAL BUILDING)	SD	2.40 X 2.10	86
TOWER 2 (RESIDENTIAL BUILDING)	W	3.00 X 1.50	90
TOWER 2 (RESIDENTIAL BUILDING)	SD	3.00 X 2.10	569
TOWER 2 (RESIDENTIAL BUILDING)	GLSW	4.00 X 2.10	01
TOWER 2 (RESIDENTIAL BUILDING)	GLS/W	4.72 X 1.50	44
TOWER 2 (RESIDENTIAL BUILDING)	GLS/W	4.99 X 1.50	45

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
TOWER 2 (RESIDENTIAL BUILDING)	D4	0.75 X 2.10	131
TOWER 2 (RESIDENTIAL BUILDING)	D	0.84 X 2.10	237
TOWER 2 (RESIDENTIAL BUILDING)	D3	0.85 X 2.10	1318
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	0.90 X 2.10	577
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	0.99 X 2.10	04
TOWER 2 (RESIDENTIAL BUILDING)	D1	1.00 X 2.10	794
TOWER 2 (RESIDENTIAL BUILDING)	D	1.14 X 2.10	77
TOWER 2 (RESIDENTIAL BUILDING)	MD	1.20 X 2.10	176
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	1.58 X 2.10	45
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	1.60 X 2.10	86
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	1.83 X 2.10	45
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	1.84 X 2.10	45
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	3.00 X 2.10	86
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	3.42 X 2.10	41
TOWER 2 (RESIDENTIAL BUILDING)	OPEN	3.60 X 2.10	45

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN	1.69 X 17.76 X 3 X 31	8848.95
	1.69 X 24.47 X 3 X 31	
	1.69 X 26.16 X 1 X 31	
	1.69 X 16.07 X 1 X 31	
TYPICAL - 14& 31 FLOOR PLAN	1.69 X 17.76 X 3 X 2	428.16
	1.69 X 24.47 X 3 X 2	
TWENTYSECOND FLOOR PLAN	1.69 X 17.76 X 3	214.08
	1.69 X 24.47 X 3	
TYPICAL - 1- 6 FLOOR PLAN	1.69 X 17.76 X 3 X 6	1712.70
	1.69 X 24.47 X 3 X 6	
	1.69 X 26.16 X 1 X 6	
	1.69 X 16.07 X 1 X 6	
TOTAL	-	11203.89

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. 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. 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 .
30. 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.
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. 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.

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

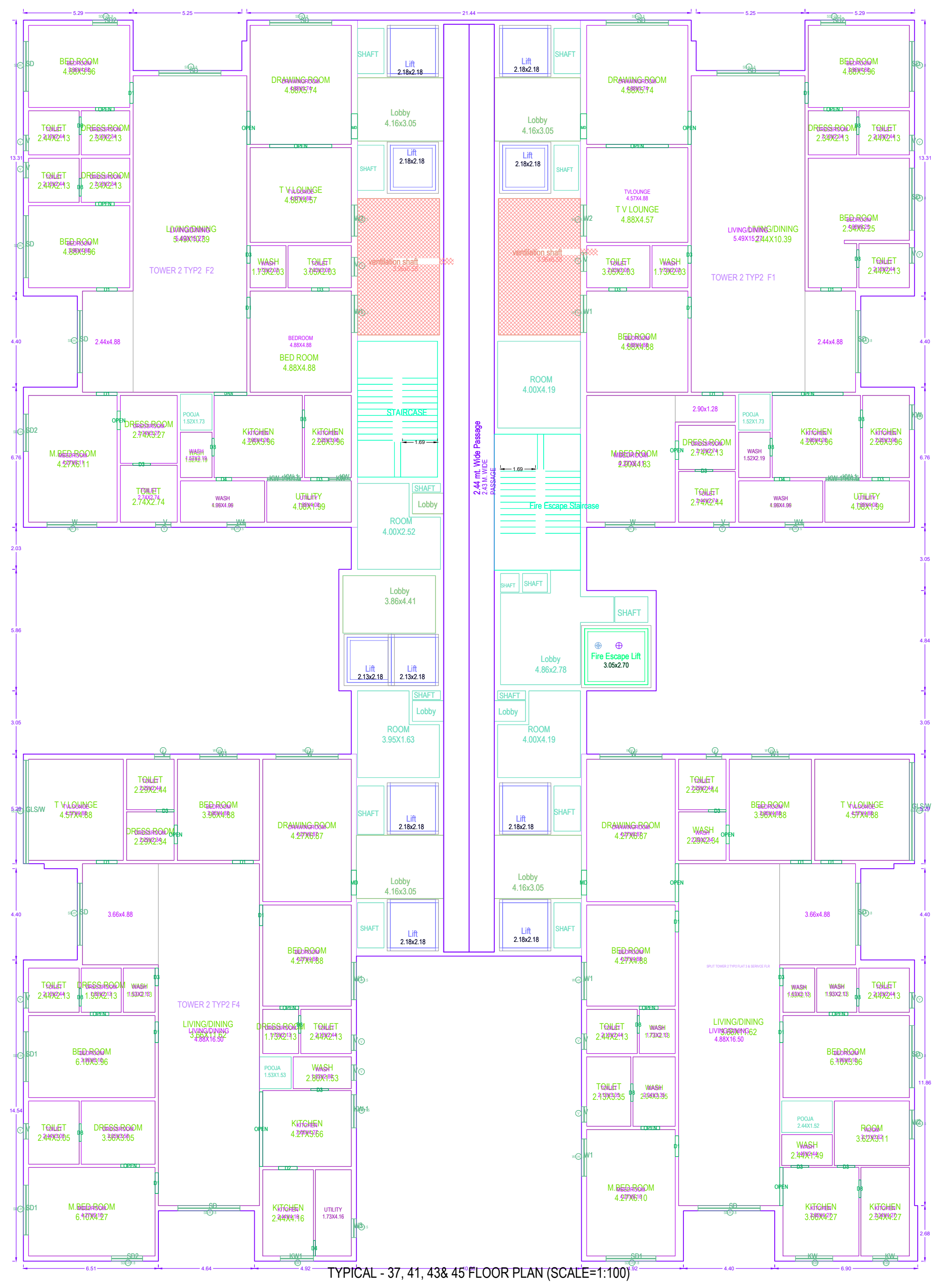
ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

Note: All dimensions are in meters.

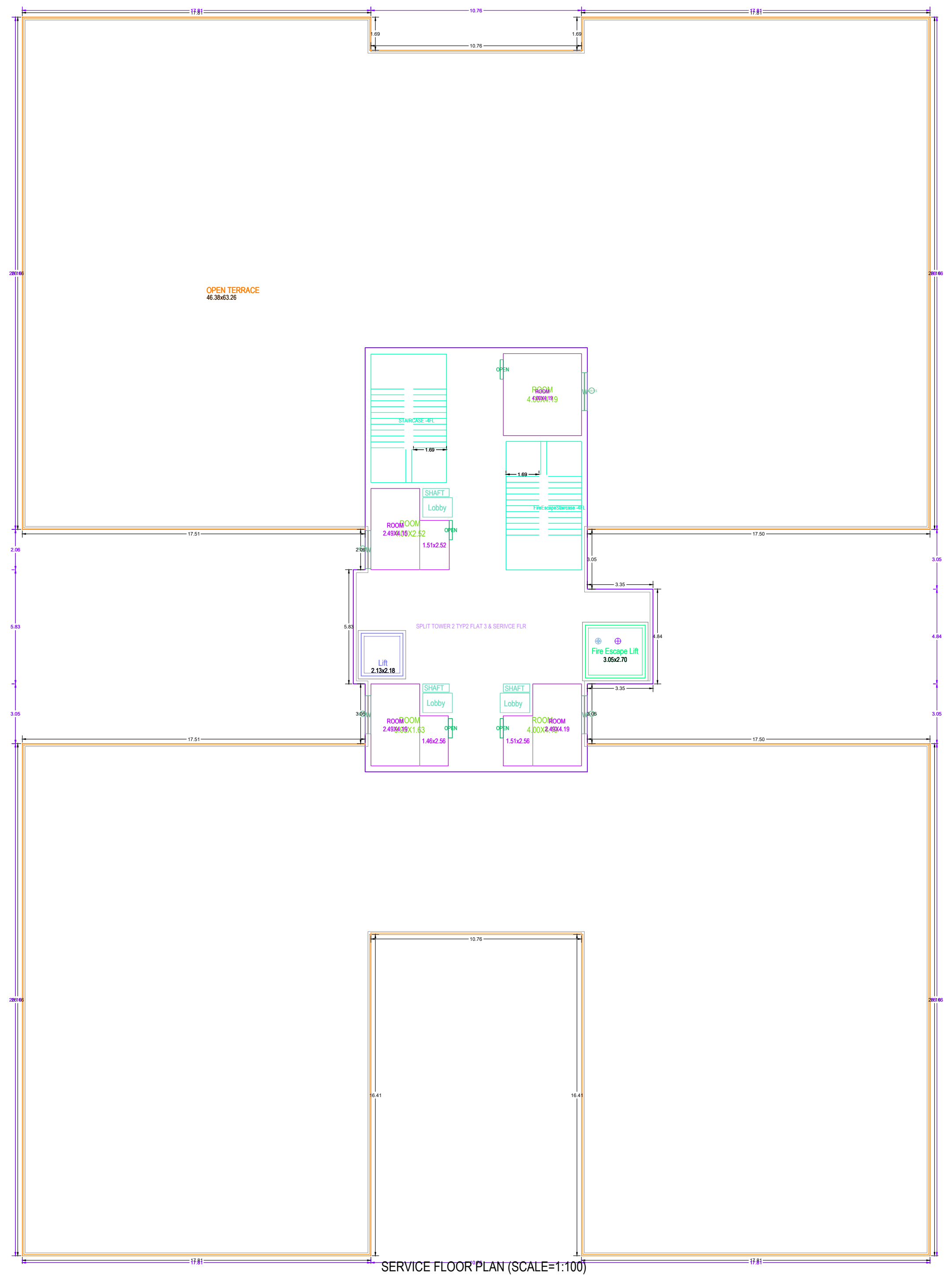
Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS AT SY NO:- 47,48,49,49/P,50/P,50/A,
50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P. SITUATED AT RAIDURG NAVAKHALSA VILLAGE,
SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy



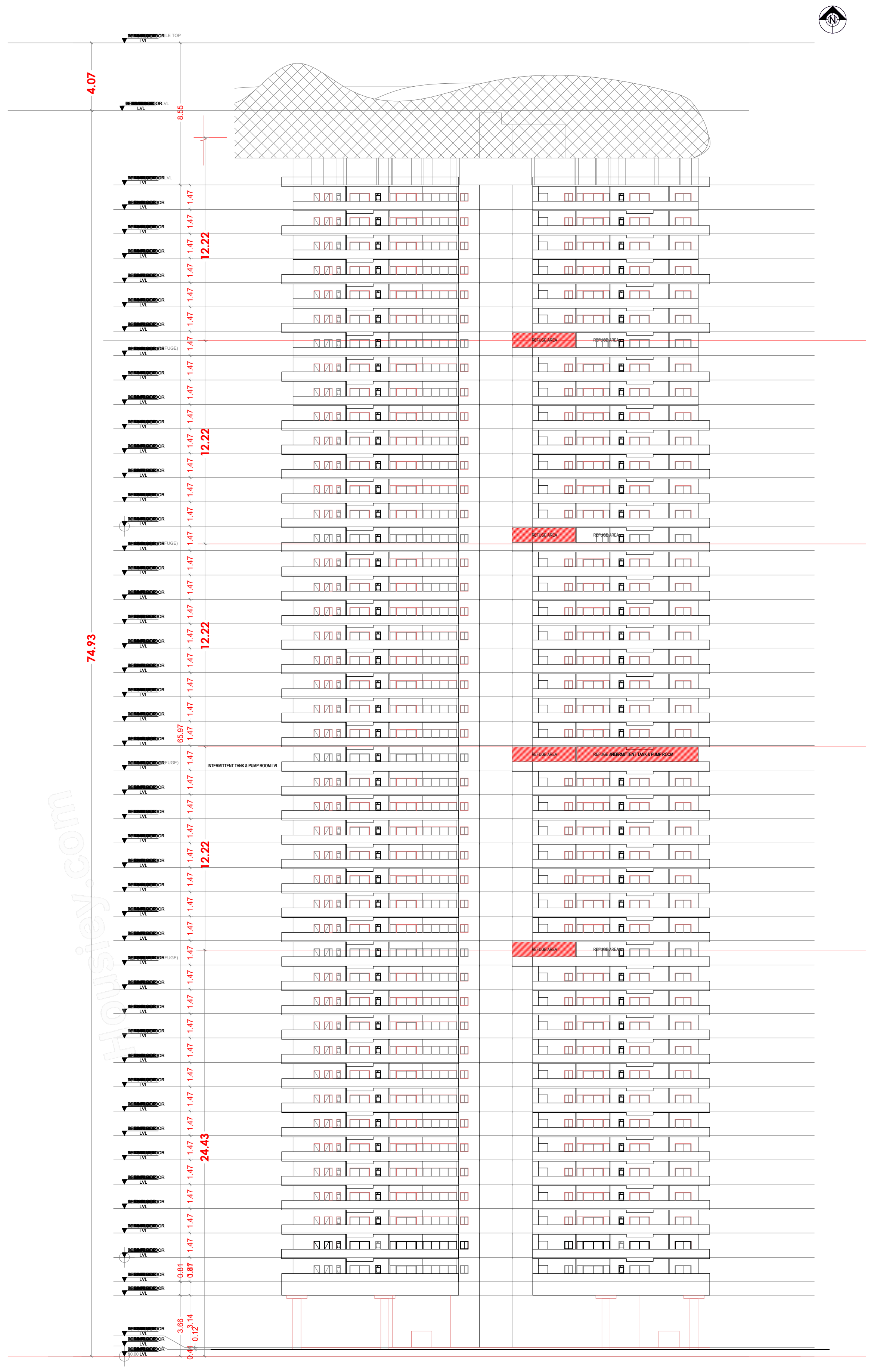
TYPICAL - 37, 41, 43& 45 FLOOR PLAN (SCALE=1:100)

TYPICAL - 37, 41, 43& 45 FLOOR PLAN
(Proposed)
(SCALE 1:100)



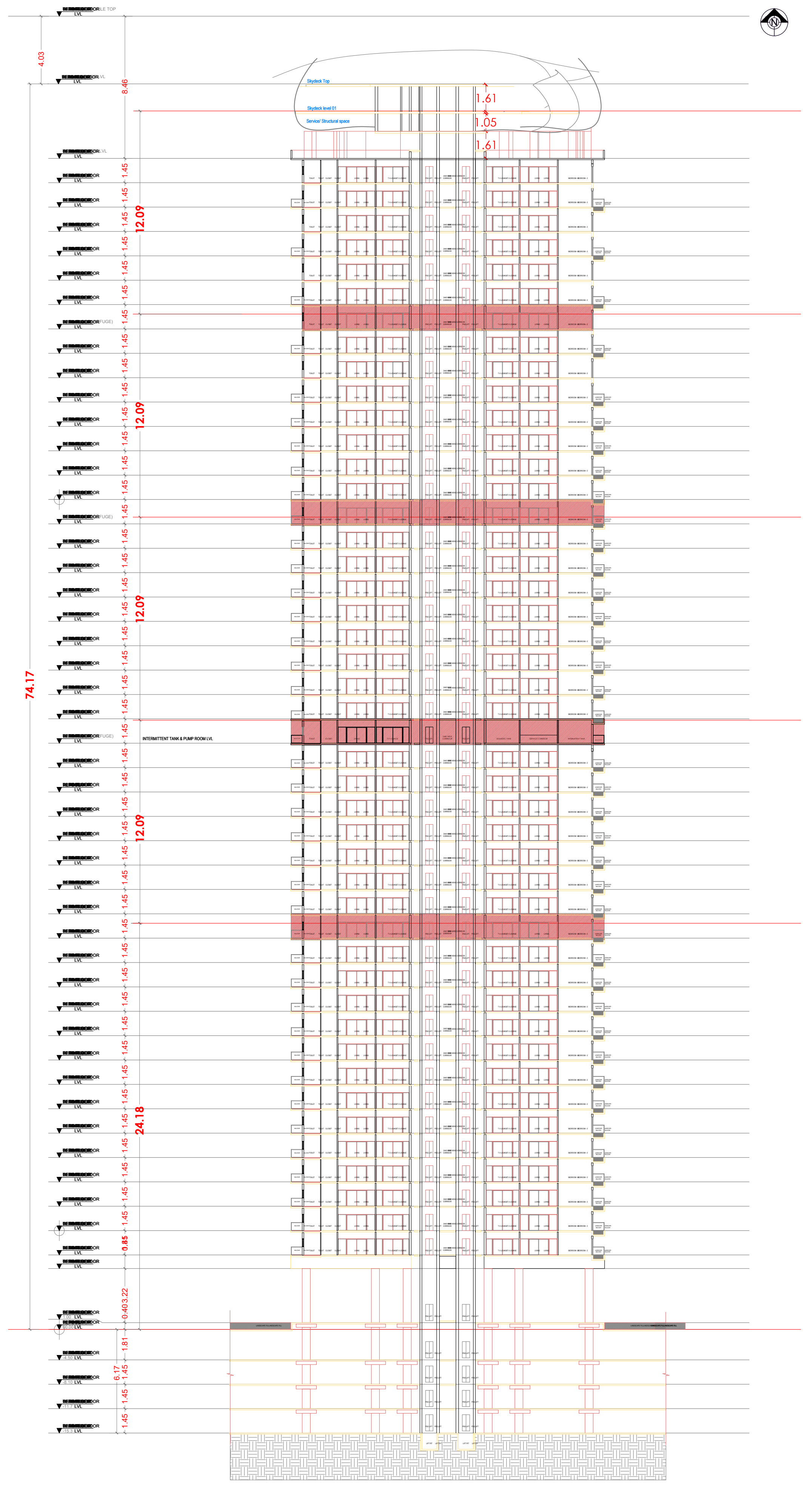
SERVICE FLOOR PLAN (SCALE=1:100)

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



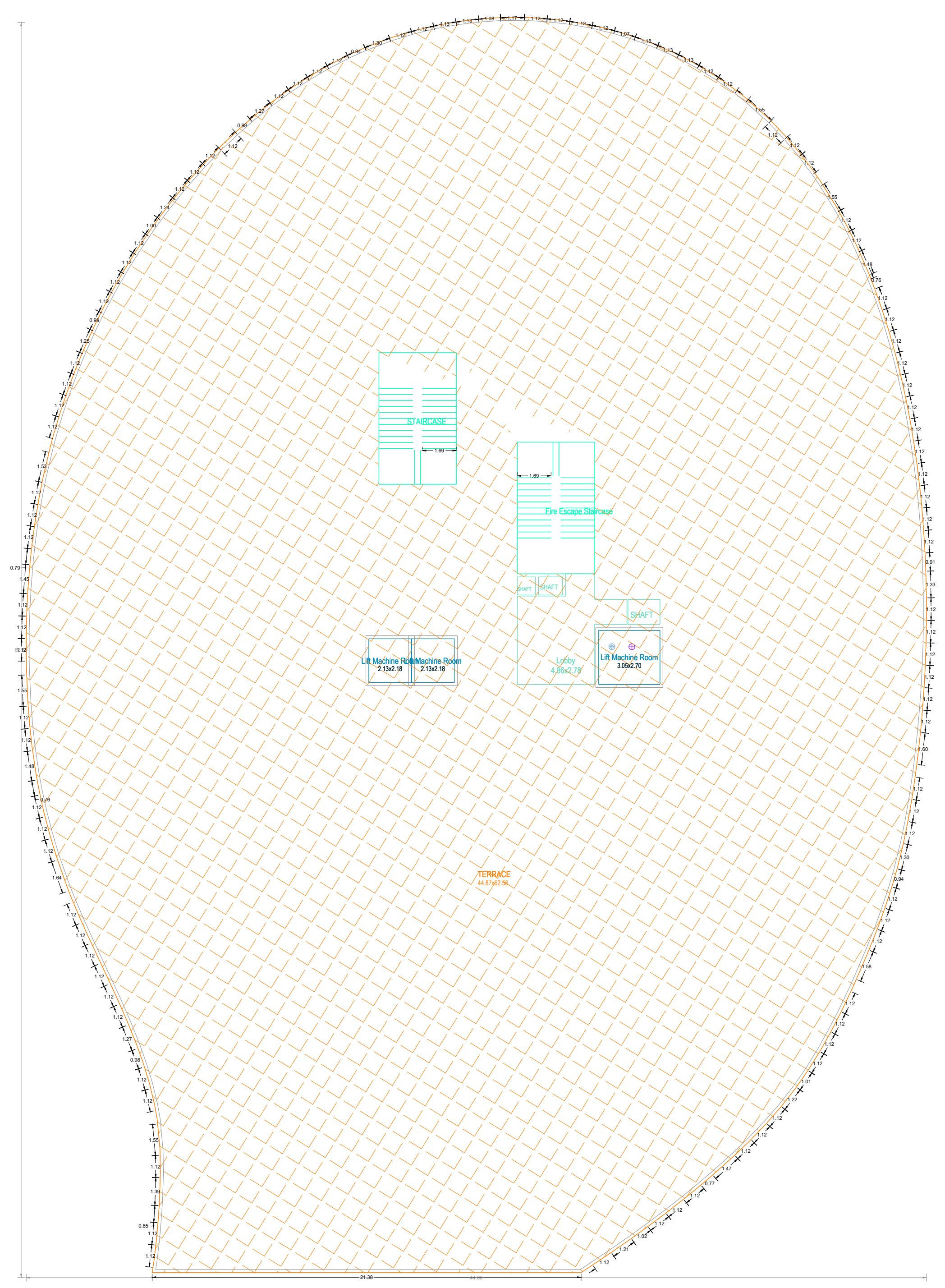
TOWER 2 - EAST ELEVATION

TOWER 2 - EAST ELEVATION



SECTION BB

SECTION BB



TERRACE FLOOR
PLAN
(SCALE=1:100)

TERRACE FLOOR PLAN
(SCALE 1:100)

Project Title	
PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO SITUATED AT ,	Residential
BELONGING TO : Mr./Ms./Mrs	
REP BY :	panduranga murthy
LICENCE NO: CA/2004/32747	APPROVAL NO: Permit Number
DATE : 02-06-2022	SHEET NO.: 6 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022

CONDITION:

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10. Garbage House shall be made within the premises
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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.
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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. 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 .
30. 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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34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
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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

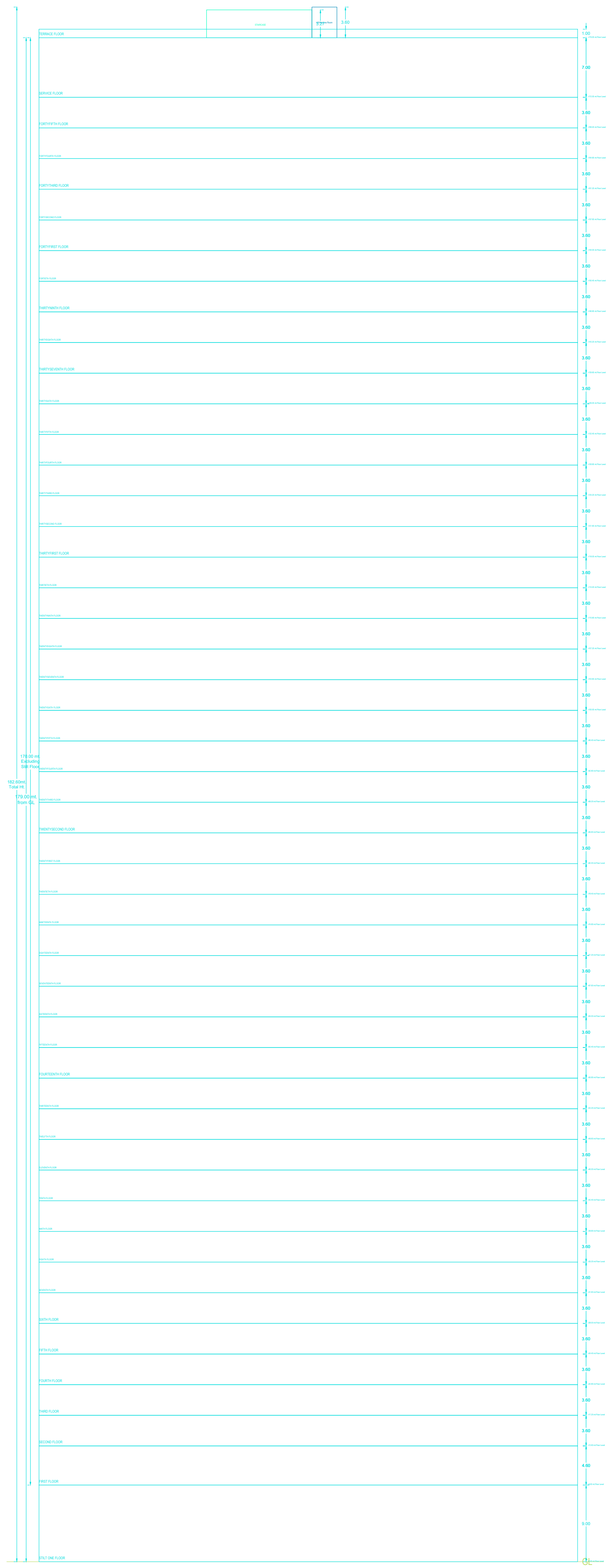
ARCHITECT'S NAME AND SIGNATURE

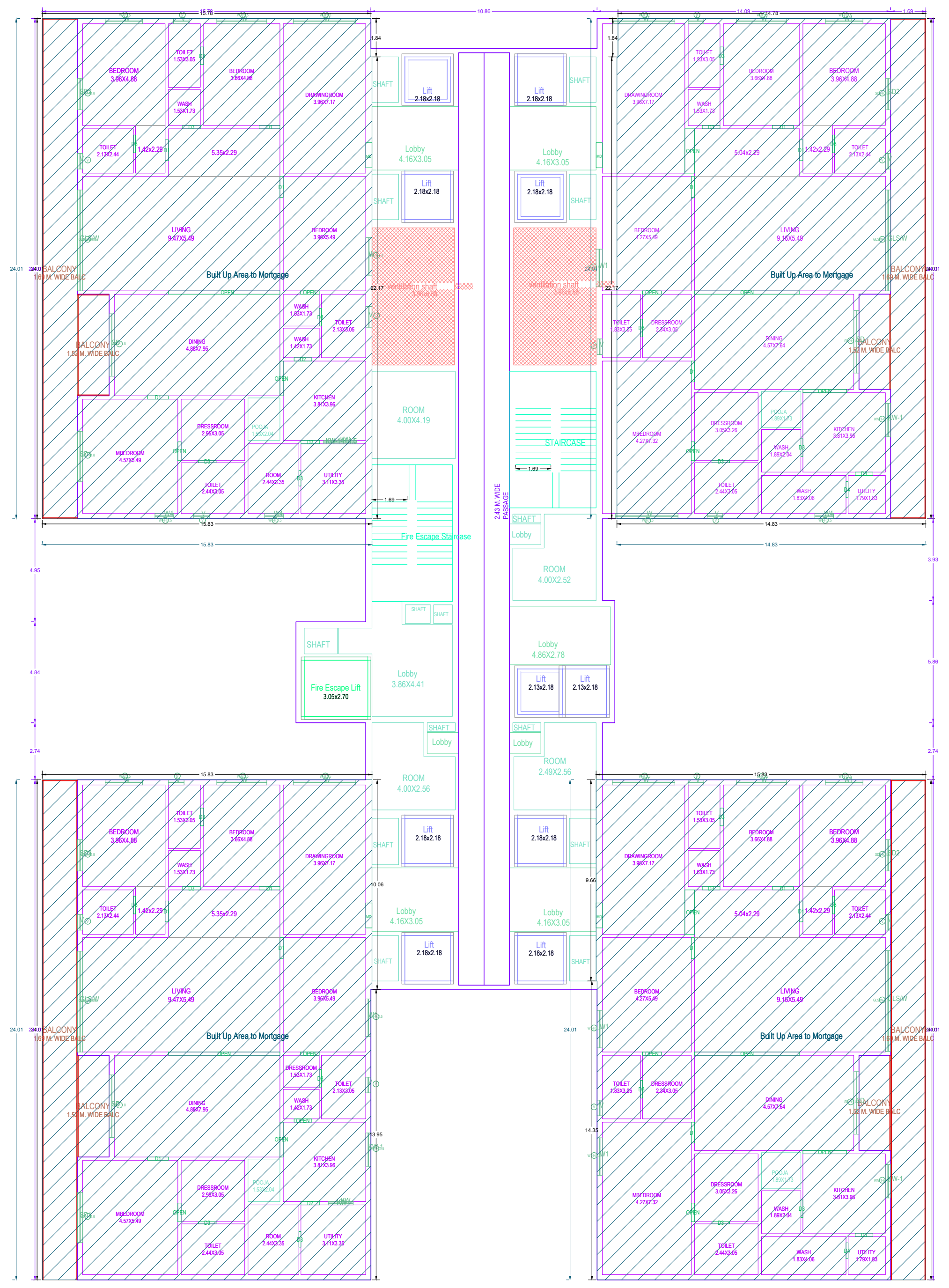
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

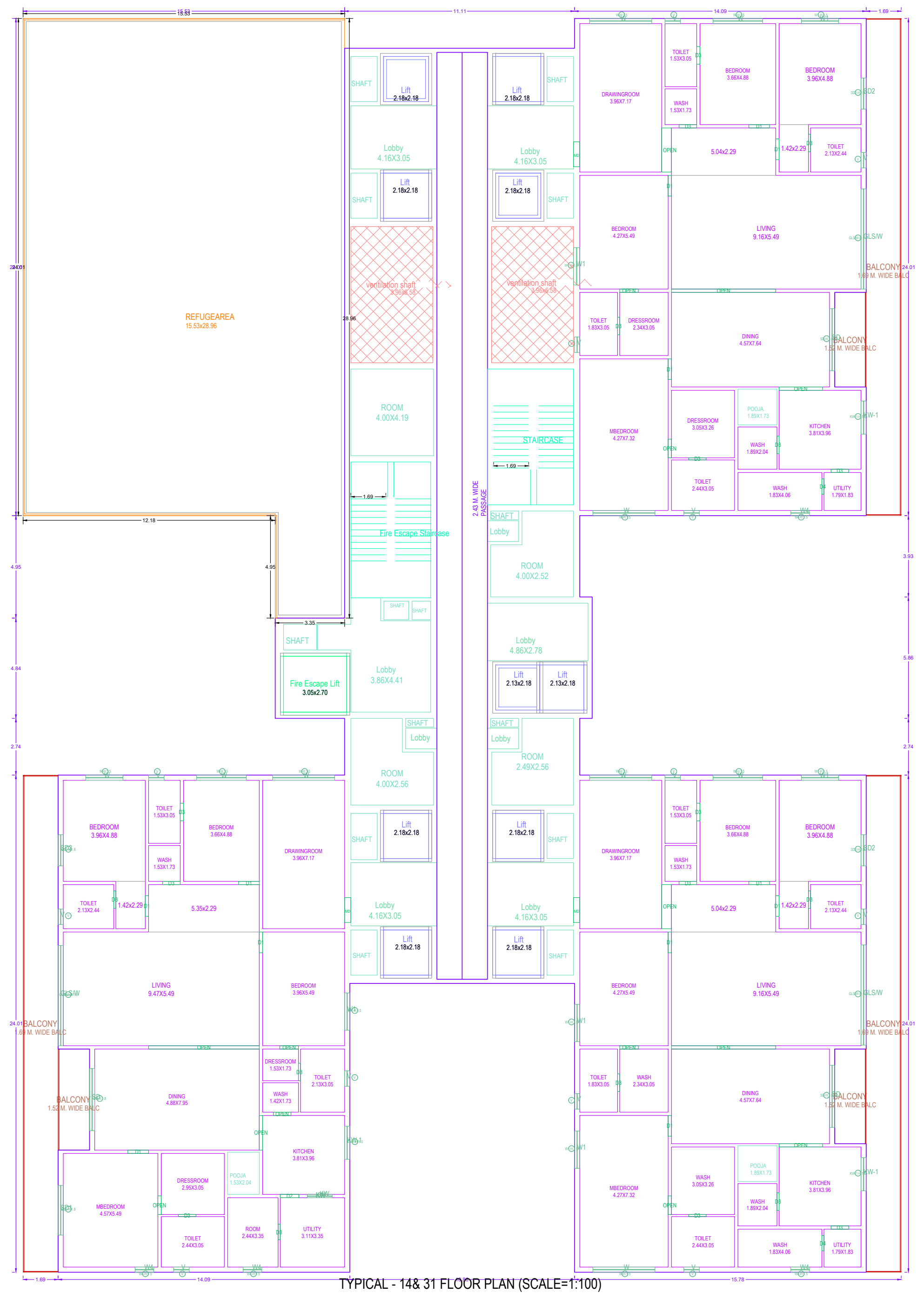
Note: All dimensions are in meters.

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS AT SY NO:- 47,48,49,49/P,50/P,50/A,
50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P. SITUATED AT RAIDURG NAVAKHALSA VILLAGE,
SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy

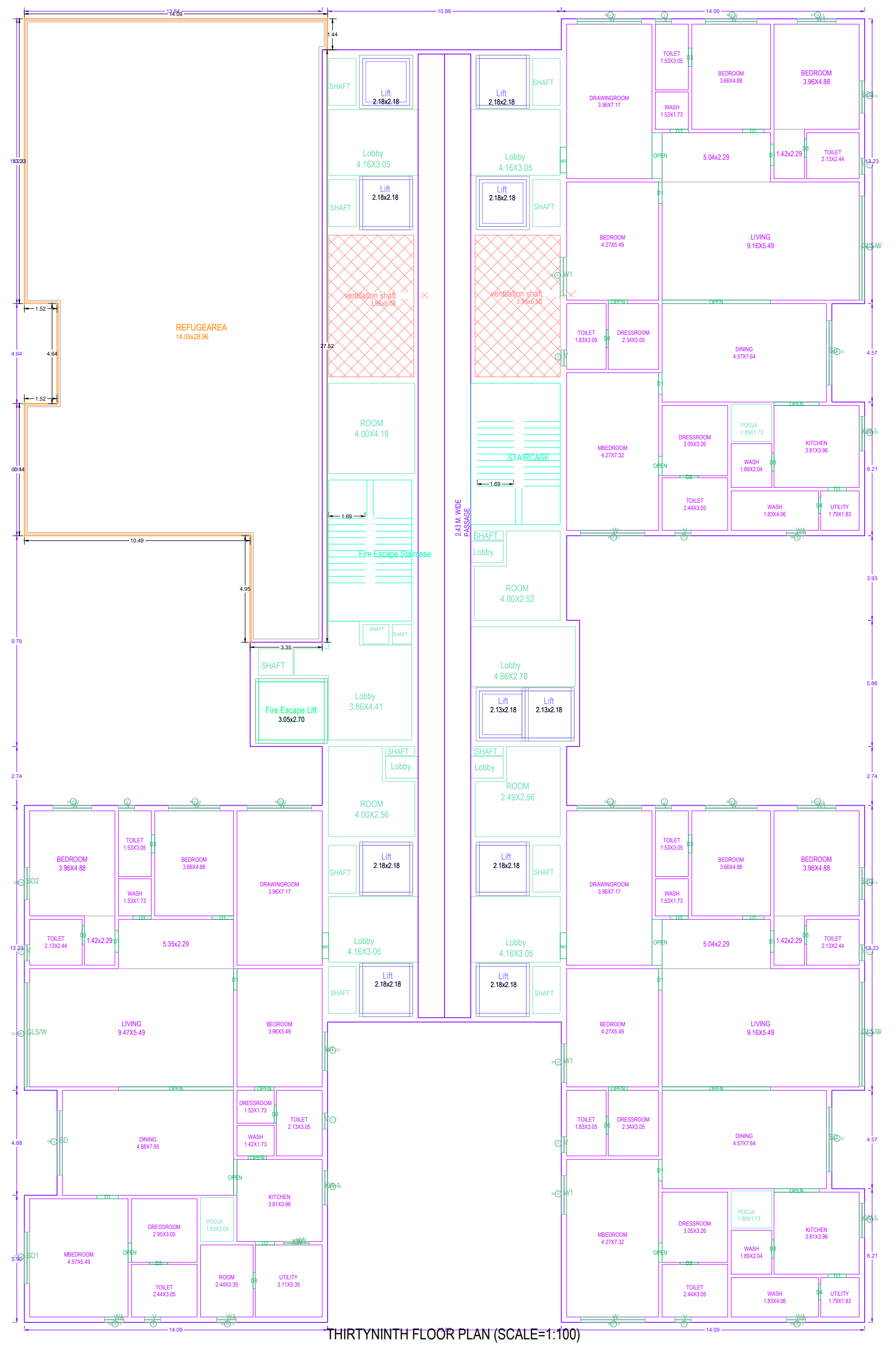






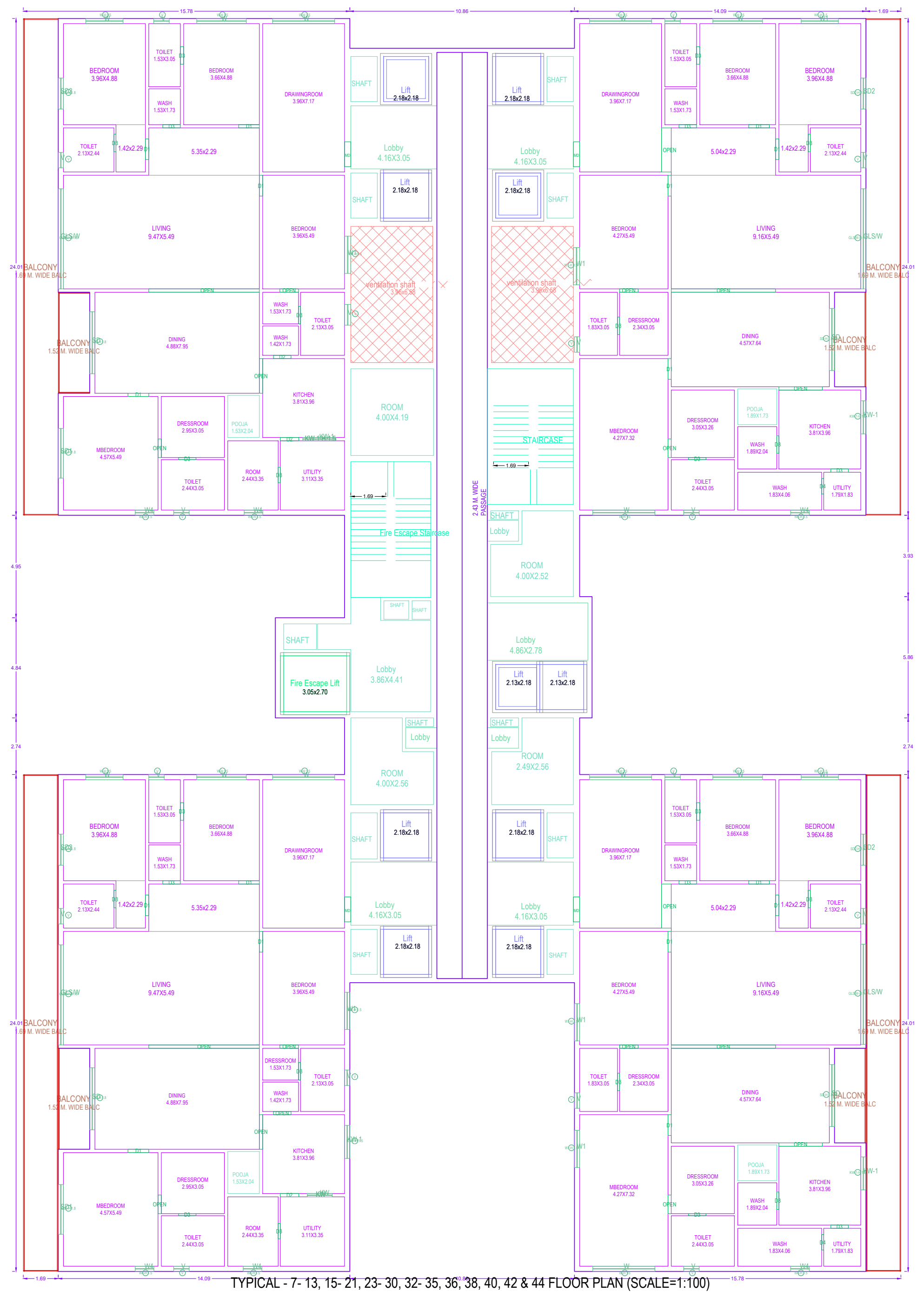
TYPICAL - 14& 31 FLOOR PLAN (SCALE=1:100)

TYPICAL - 14& 31 FLOOR PLAN
(Proposed)
(SCALE 1:100)



THIRTYNINTH FLOOR PLAN (SCALE=1:100)

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



TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN (SCALE=1:100)

TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN
(Proposed)
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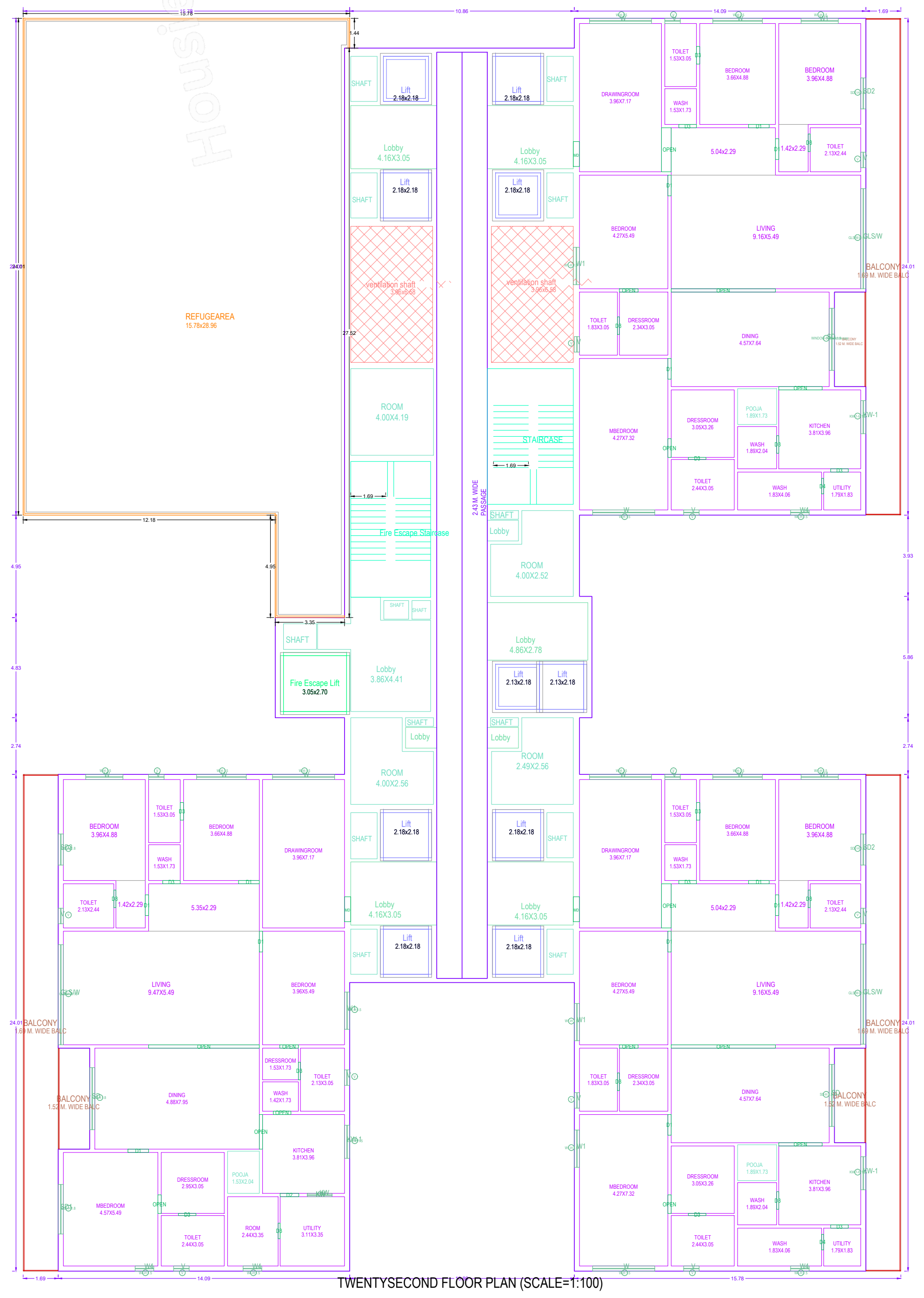
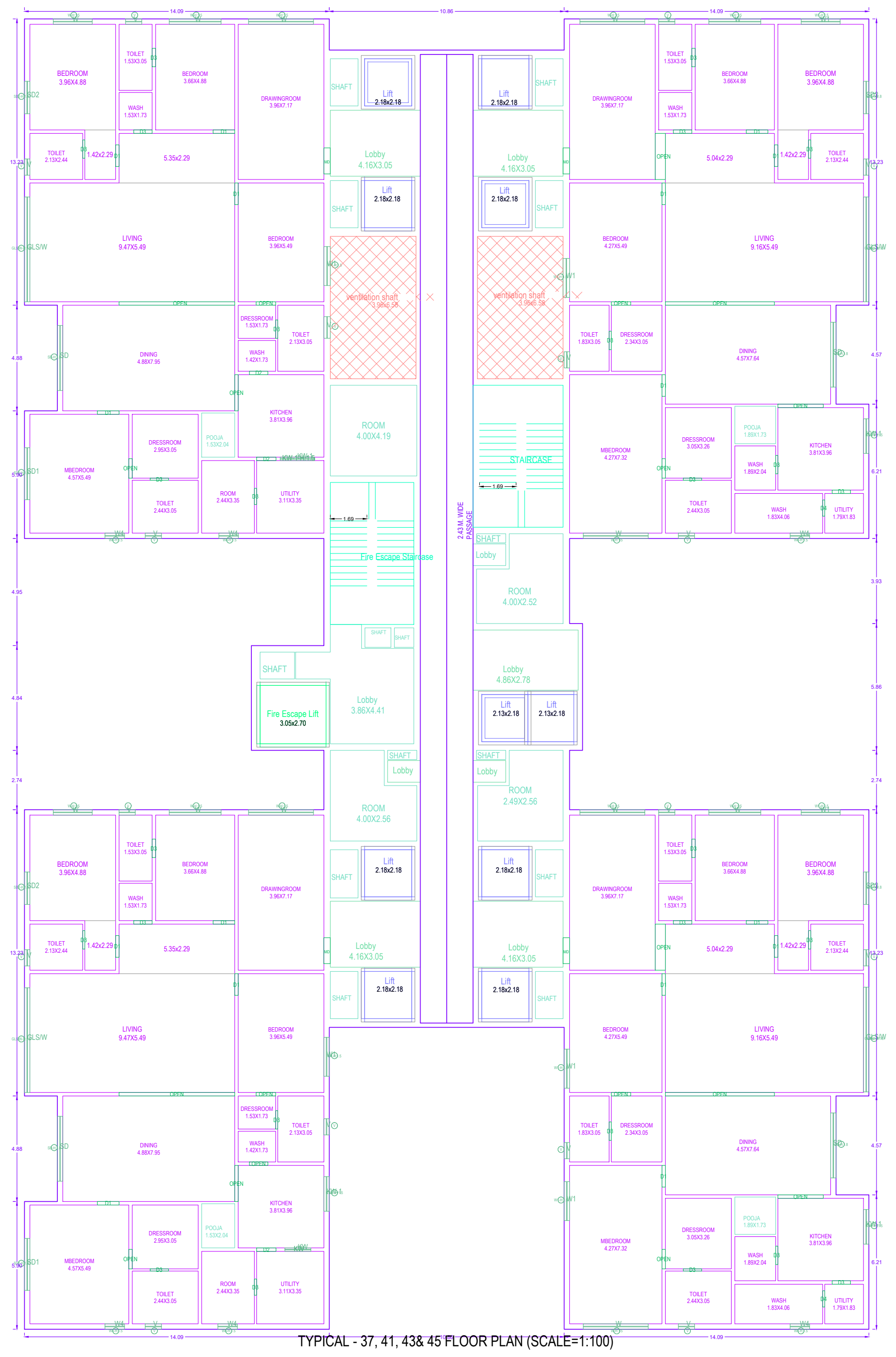


TWENTYSECOND FLOOR PLAN (SCALE=1:100)

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



TYPICAL - 37, 41, 43& 45 FLOOR PLAN (SCALE=1:100)

TYPICAL - 37, 41, 43& 45 FLOOR PLAN
(Proposed)
(SCALE 1:100)

BUILDING :TOWER 3 (RESIDENTIAL BUILDING)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
		VSHAFT	ACCES.	RESI.				
STILT ONE FLOOR	2431.25	202.22	218.65	0.00	00	1943.10	1	1943.10
FIRST FLOOR	2031.93	52.11	0.00	1979.82	04	0.00	0	0.00
SECOND FLOOR	2031.93	52.11	0.00	1979.82	04	0.00	0	0.00
THIRD FLOOR	2031.93	52.11	0.00	1979.82	04	0.00	0	0.00
FOURTH FLOOR	2031.93	52.11	0.00	1979.82	04	0.00	0	0.00
FIFTH FLOOR	2031.93	52.11	0.00	1979.82	04	0.00	0	0.00
SIXTH FLOOR	2031.93	52.11	0.00	1979.82	04	0.00	0	0.00
SEVENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
EIGHTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
NINTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
ELEVENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWELFTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTEENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
FOURTEENTH FLOOR	1658.71	52.11	0.00	1606.60	03	0.00	0	0.00
FIFTEENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
SIXTEENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
SEVENTEENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
EIGHTEENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
NINETEENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTIETH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYFIRST FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYSECOND FLOOR	1658.68	52.11	0.00	1606.57	00	0.00	0	0.00
TWENTYTHIRD FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYFOURTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYFIFTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYSIXTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYSEVENTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYEIGHTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
TWENTYNINTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTIETH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTYFIRST FLOOR	1658.71	52.11	0.00	1606.60	03	0.00	0	0.00
THIRTYSECOND FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTYTHIRD FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTYFOURTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTYFIFTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTYSIXTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTYSEVENTH FLOOR	1840.90	52.11	0.00	1788.79	01	0.00	0	0.00
THIRTYEIGHTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
THIRTYNINTH FLOOR	1515.66	52.11	0.00	1463.55	00	0.00	0	0.00
FORTIETH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
FORTYFIRST FLOOR	1840.90	52.11	0.00	1788.79	01	0.00	0	0.00
FORTYSECOND FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
FORTYTHIRD FLOOR	1840.90	52.11	0.00	1788.79	01	0.00	0	0.00
FORTYFOURTH FLOOR	2031.93	52.11	0.00	1979.82	00	0.00	0	0.00
FORTYFIFTH FLOOR	1840.90	52.11	0.00	1788.79	01	0.00	0	0.00
SERVICE FLOOR	317.73	0.00	66.39	234.81	00	0.00	0	0.00
TERRACE FLOOR	55.51	0.00	24.48	0.00	00	0.00	0	0.00
TOTAL	91841.26	2547.17	309.52	86926.63	34	1943.10		1943.10
TOTAL NO OF BLDG	1							
TOTAL	91841.26	2547.17	309.52	86926.63	34	1943.10		1943.10

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
TOWER 3 (RESIDENTIAL BUILDING)	D3	0.75 X 2.10	86
TOWER 3 (RESIDENTIAL BUILDING)	D3	0.85 X 2.10	1060
TOWER 3 (RESIDENTIAL BUILDING)	OPEN	0.90 X 2.10	352
TOWER 3 (RESIDENTIAL BUILDING)	OPEN	0.99 X 2.10	03
TOWER 3 (RESIDENTIAL BUILDING)	D1	1.00 X 2.10	704
TOWER 3 (RESIDENTIAL BUILDING)	MD	1.20 X 2.10	176
TOWER 3 (RESIDENTIAL BUILDING)	OPEN	1.67 X 2.10	86
TOWER 3 (RESIDENTIAL BUILDING)	OPEN	2.10 X 2.10	90
TOWER 3 (RESIDENTIAL BUILDING)	OPEN	2.13 X 2.10	90
TOWER 3 (RESIDENTIAL BUILDING)	OPEN	5.04 X 2.10	90
TOWER 3 (RESIDENTIAL BUILDING)	OPEN	5.35 X 2.10	86

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
TOWER 3 (RESIDENTIAL BUILDING)	V	0.75 X 0.90	663
TOWER 3 (RESIDENTIAL BUILDING)	W4	0.90 X 1.50	262
TOWER 3 (RESIDENTIAL BUILDING)	V	1.00 X 0.90	41
TOWER 3 (RESIDENTIAL BUILDING)	KW	1.20 X 0.90	45
TOWER 3 (RESIDENTIAL BUILDING)	W	1.50 X 1.50	03
TOWER 3 (RESIDENTIAL BUILDING)	SD2	1.50 X 2.10	176
TOWER 3 (RESIDENTIAL BUILDING)	KW-1	1.60 X 1.50	176
TOWER 3 (RESIDENTIAL BUILDING)	W	1.80 X 1.50	86
TOWER 3 (RESIDENTIAL BUILDING)	W	2.40 X 1.50	176
TOWER 3 (RESIDENTIAL BUILDING)	SD1	2.40 X 2.10	86
TOWER 3 (RESIDENTIAL BUILDING)	W	3.00 X 1.50	266
TOWER 3 (RESIDENTIAL BUILDING)	SD	3.00 X 2.10	175
TOWER 3 (RESIDENTIAL BUILDING)	GLS/W	4.84 X 1.50	176

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
TYPICAL - 7- 13, 15- 21, 23- 30, 32- 35, 36, 38, 40, 42 & 44 FLOOR PLAN	1.52 X 4.88 X 2 X 31	5922.24
	1.52 X 4.57 X 2 X 31	
	1.69 X 24.01 X 4 X 31	
TYPICAL - 14& 31 FLOOR PLAN	1.52 X 4.57 X 2 X 2	286.12
	1.52 X 4.88 X 1 X 2	
	1.69 X 24.01 X 3 X 2	
TWENTYSECOND FLOOR PLAN	1.52 X 4.57 X 2	143.06
	1.52 X 4.88 X 1	
	1.69 X 24.01 X 3	
TYPICAL - 1- 6 FLOOR PLAN	1.52 X 4.88 X 2 X 6	1146.24
	1.52 X 4.57 X 2 X 6	
	1.69 X 24.01 X 4 X 6	
TOTAL	-	7497.66

Project Title
PLAN SHOWING THE PROPOSED Residential
PLOT NO.
SURVEY NO
SITUATED AT ,

BELONGING TO : Mr./Ms./Mrs

REP BY : panduranga murthy

LICENCE NO: CA/2004/32747 APPROVAL NO: Permit Number

DATE : 02-06-2022	SHEET NO.: 7 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022

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. 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. 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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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

Note: All dimensions are in meters.

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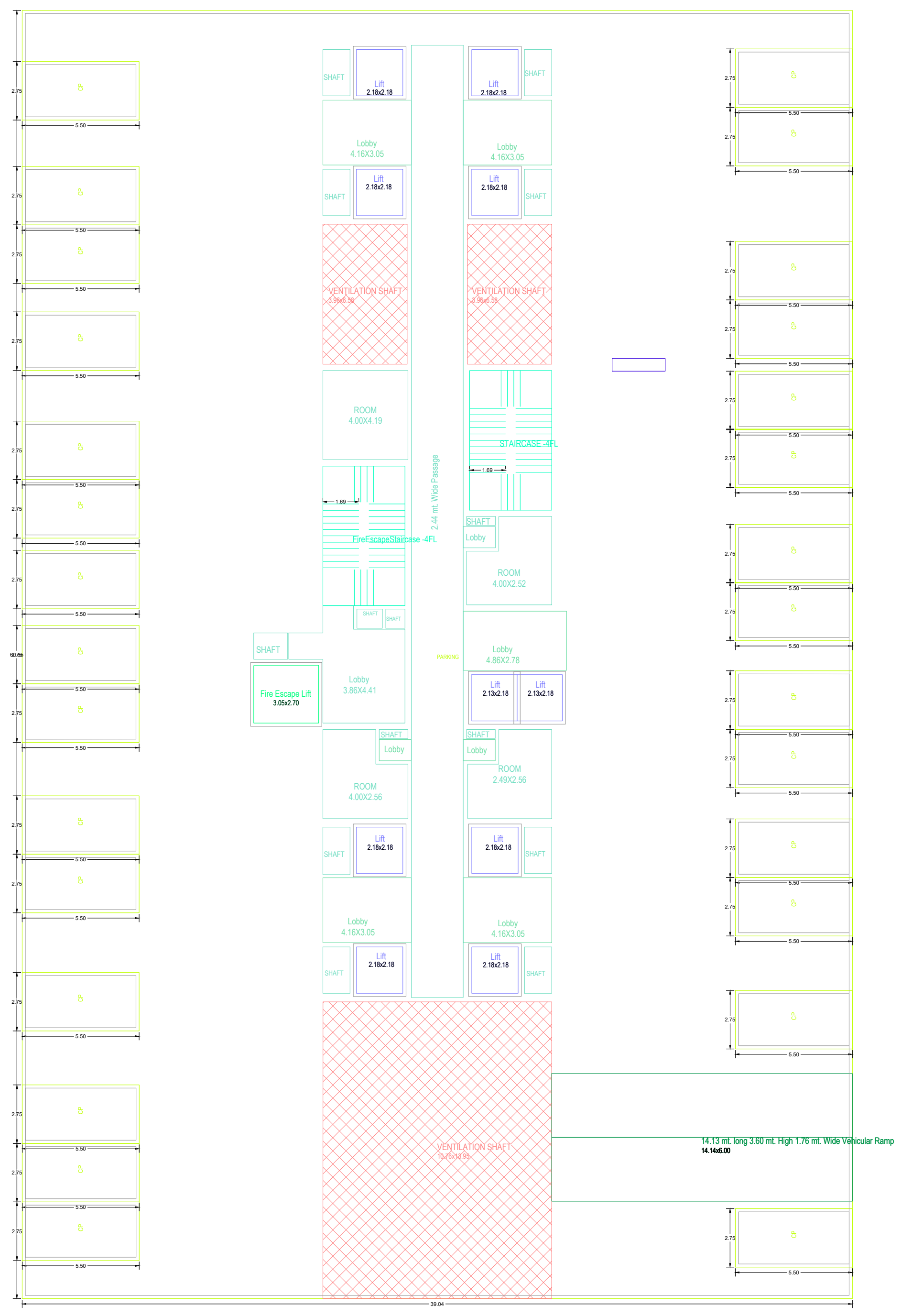
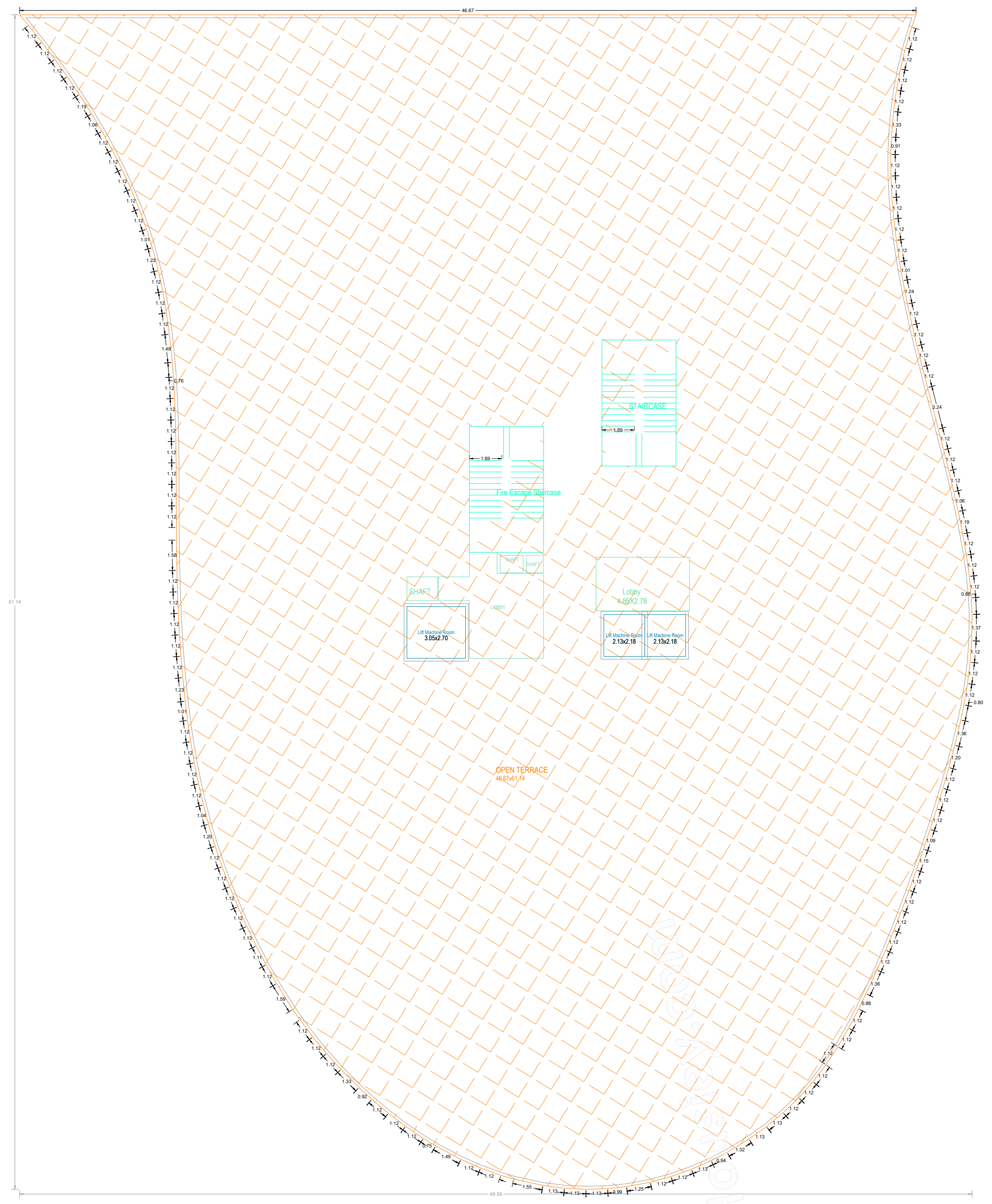
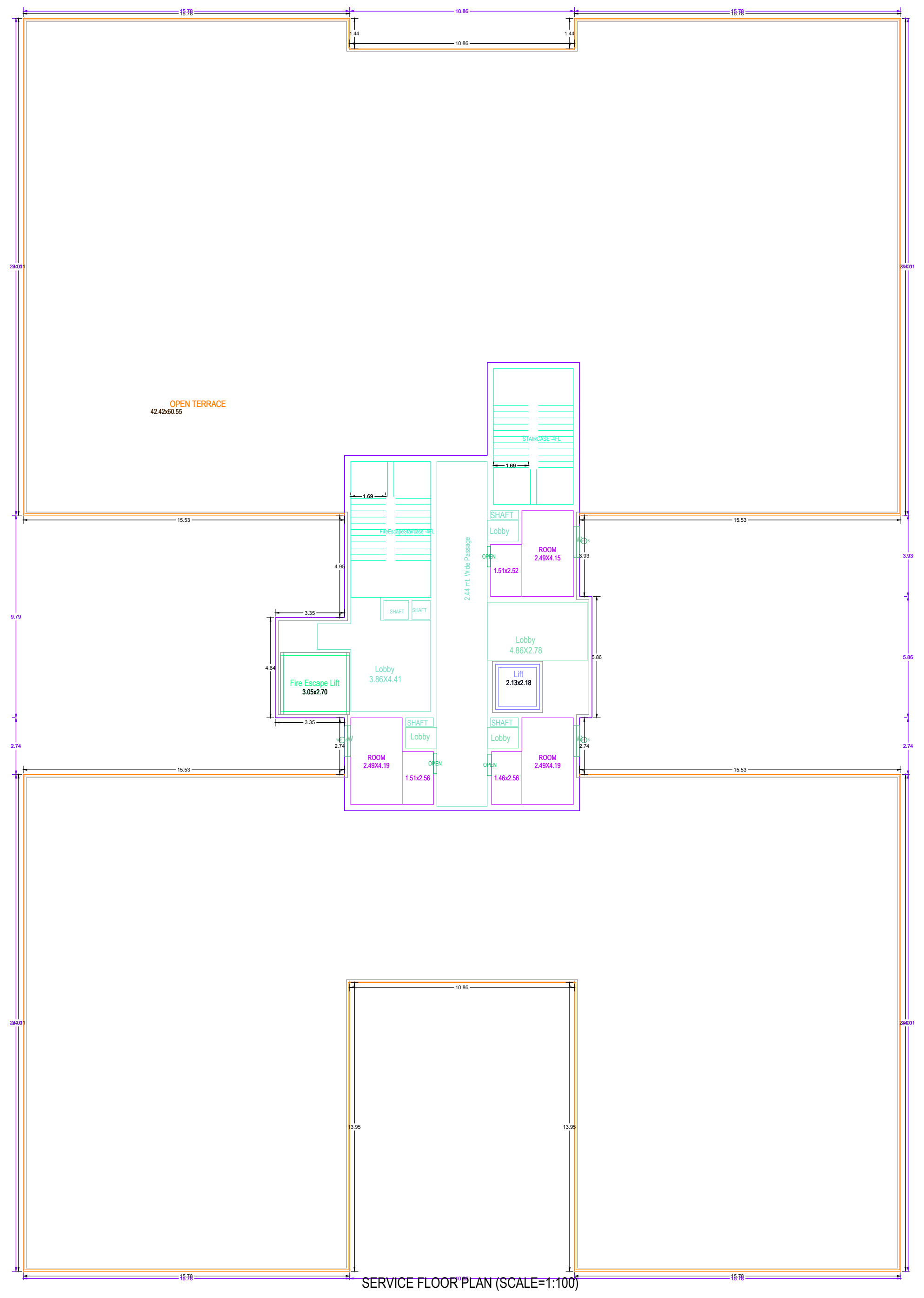
BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy



STILT ONE FLOOR
(SCALE 1:100)
(SCALE=1:100)

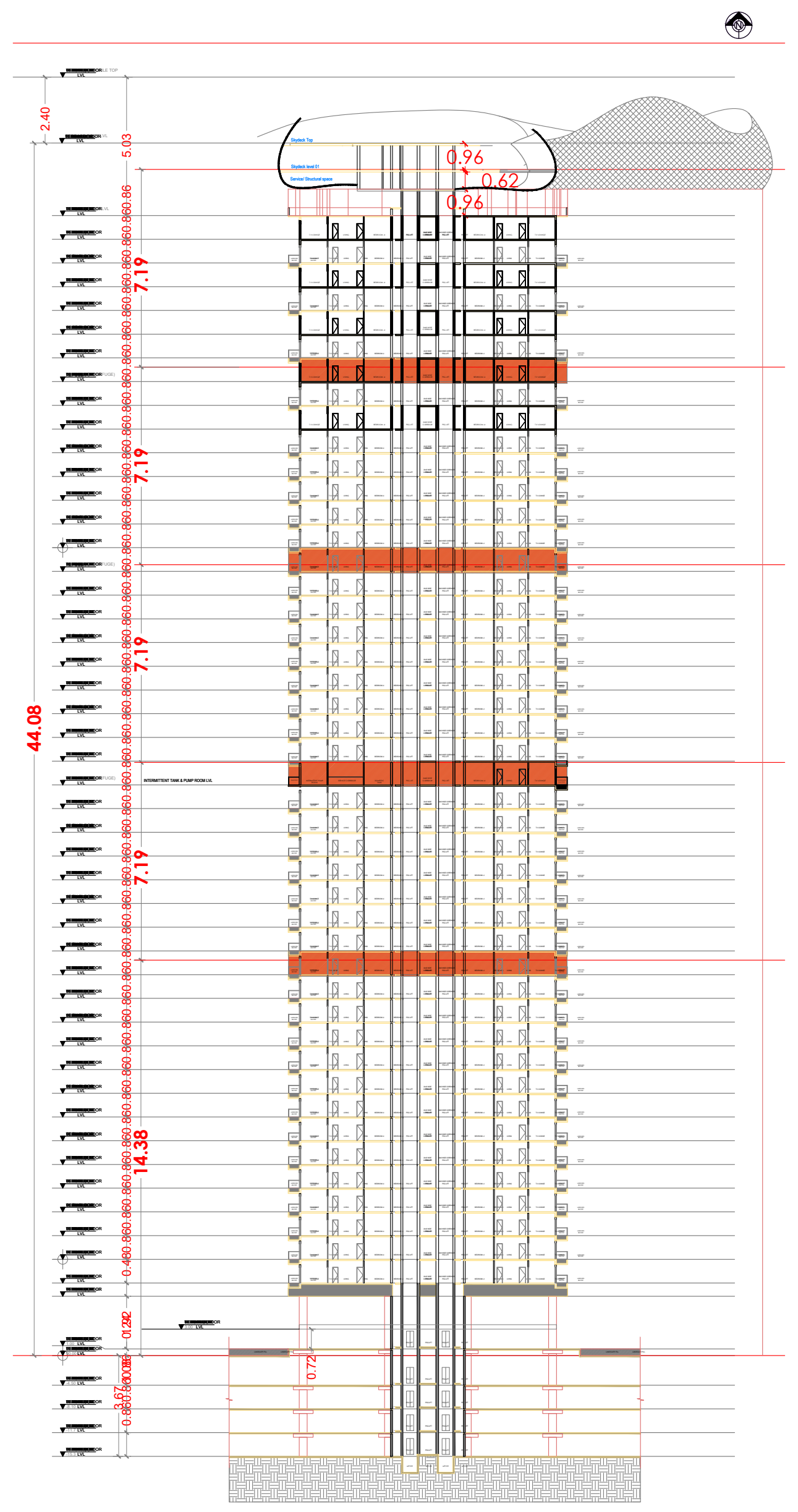


TERRACE FLOOR
PLAN
(SCALE=1:100)
TERRACE FLOOR PLAN
(SCALE 1:100)

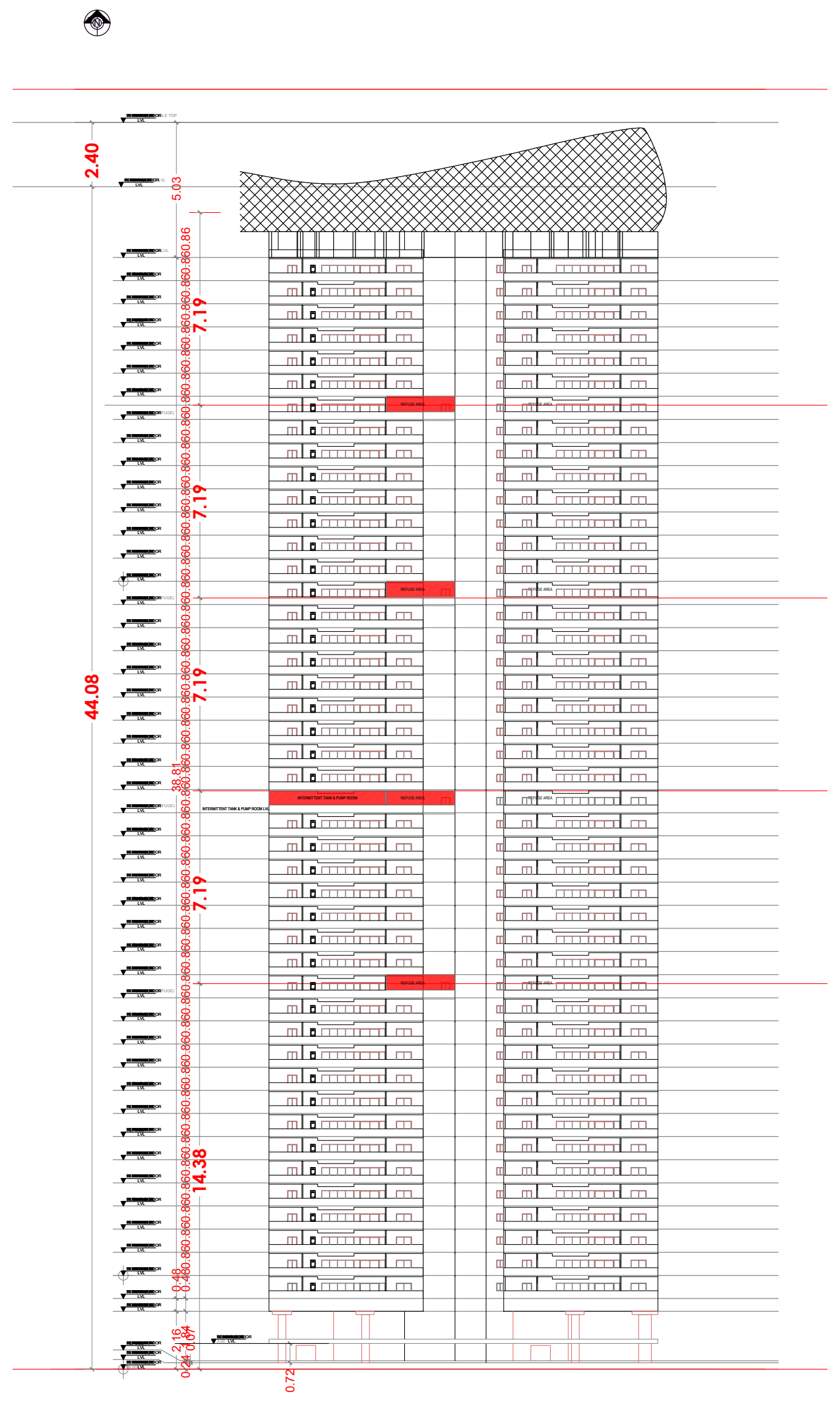


SERVICE FLOOR PLAN (SCALE=1:100)

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



SECTION BB



TOWER 3 - WEST ELEVATION

SECTION BB

TOWER 3 - WEST ELEVATION

Project Title
PLAN SHOWING THE PROPOSED Residential
PLOT NO.
SURVEY NO
SITUATED AT ,

BELONGING TO : Mr./Ms./Mrs

REP BY : panduranga murthy

LICENCE NO: CA/2004/32747 APPROVAL NO: Permit Number

DATE : 02-06-2022	SHEET NO.: 8 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022

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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.
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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
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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. 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 .
30. 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 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. 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.

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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

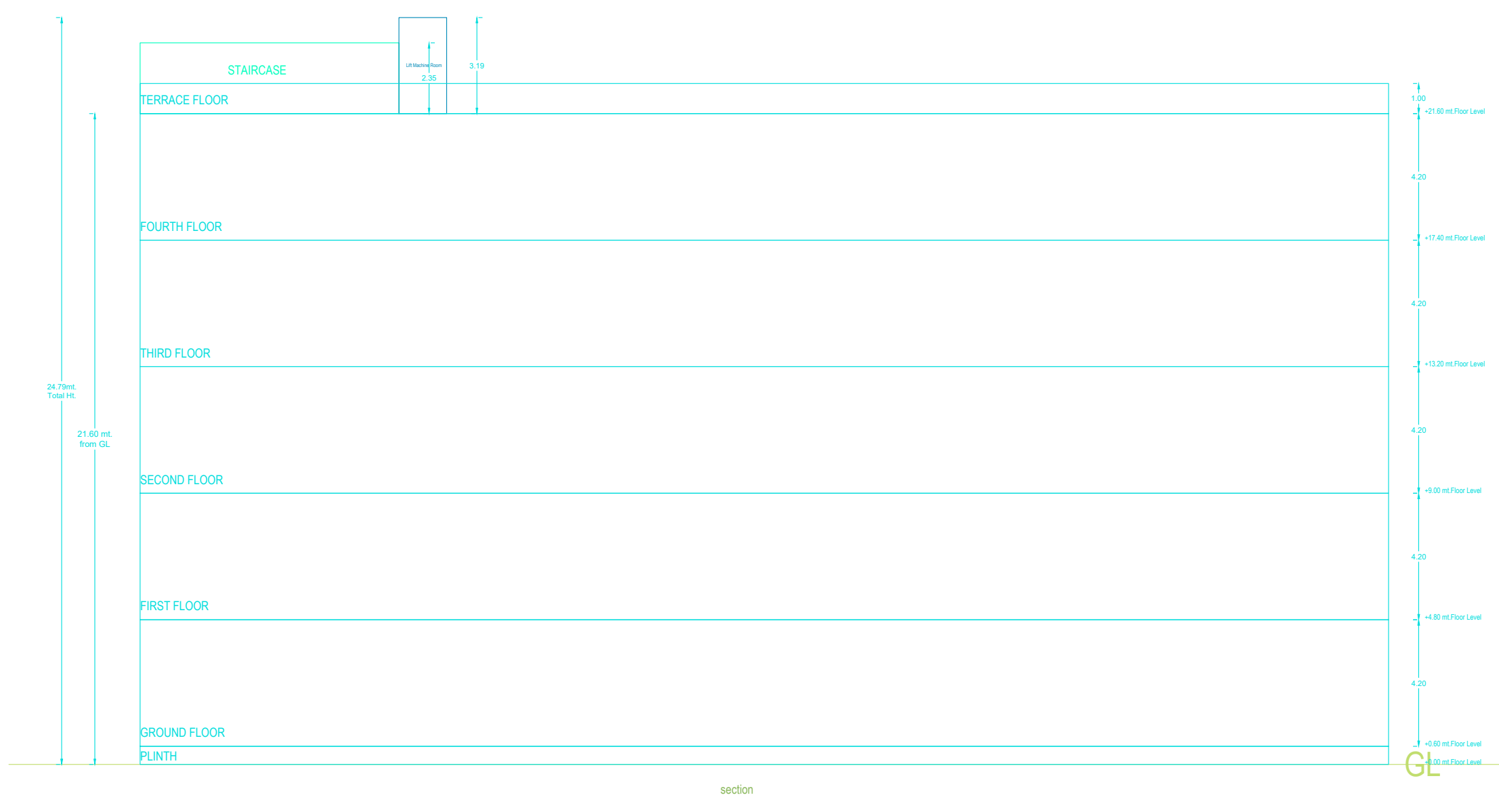
ARCHITECT'S NAME AND SIGNATURE

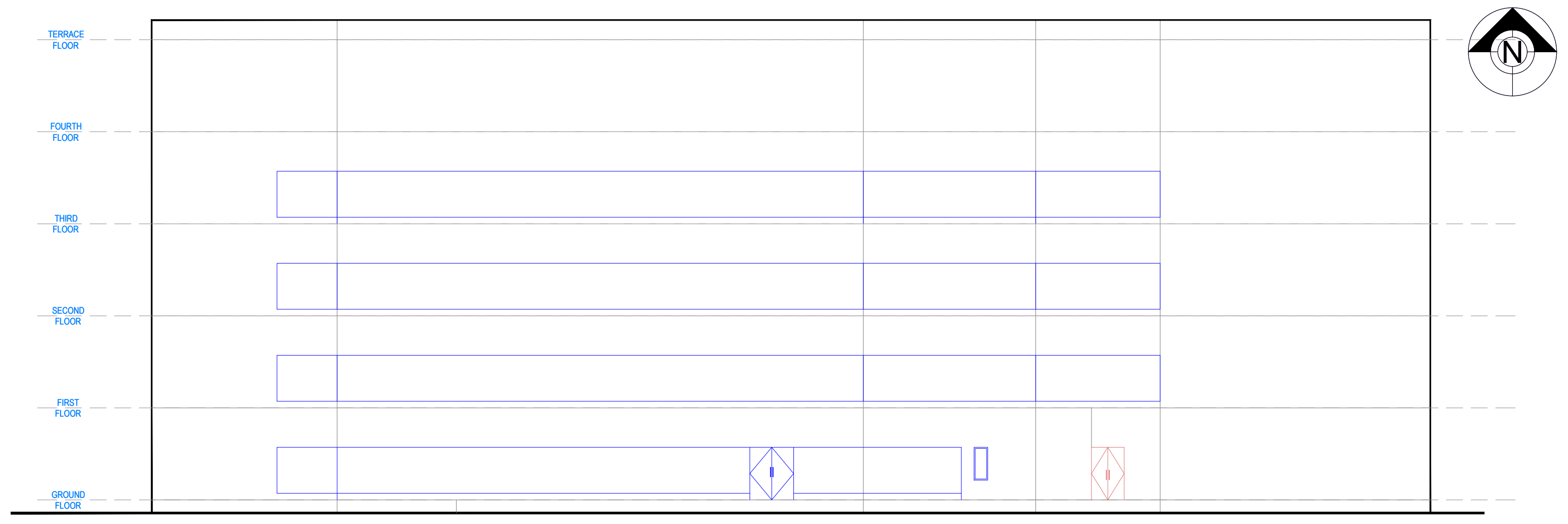
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

Note: All dimensions are in meters.

Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENTS AT SY NO:- 47,48,49,49/P,50/P,50/A, 50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P. SITUATED AT RAIDURG NAVAKHALSA VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

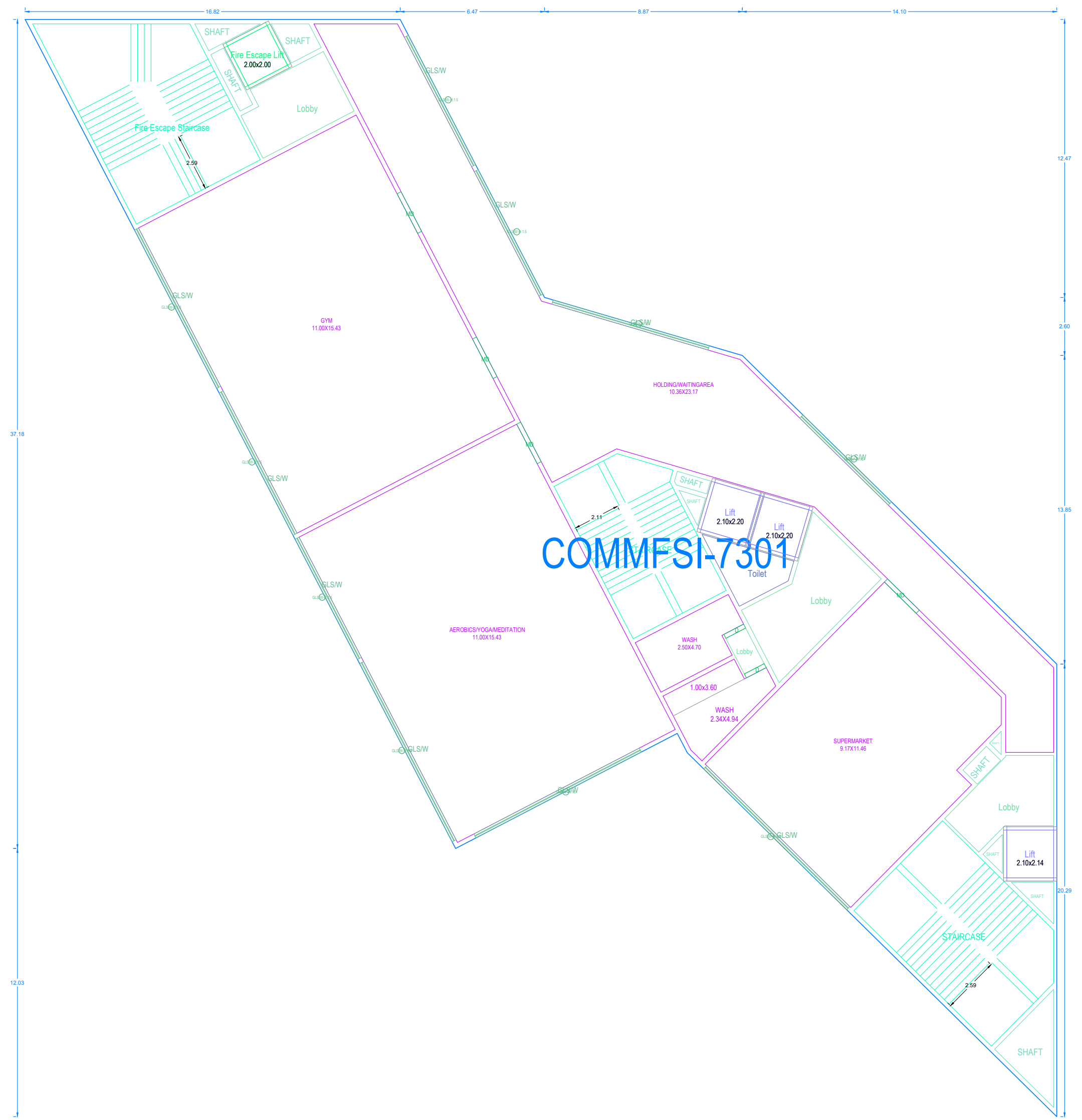
BELONGING TO:
M/s.RAGHAVA PROJECTS,
REP BY ITS MANAGING PATNER
SRI PONGULETI HARSHA REDDY
S/o Sri. Ponguleti Srinivas Reddy



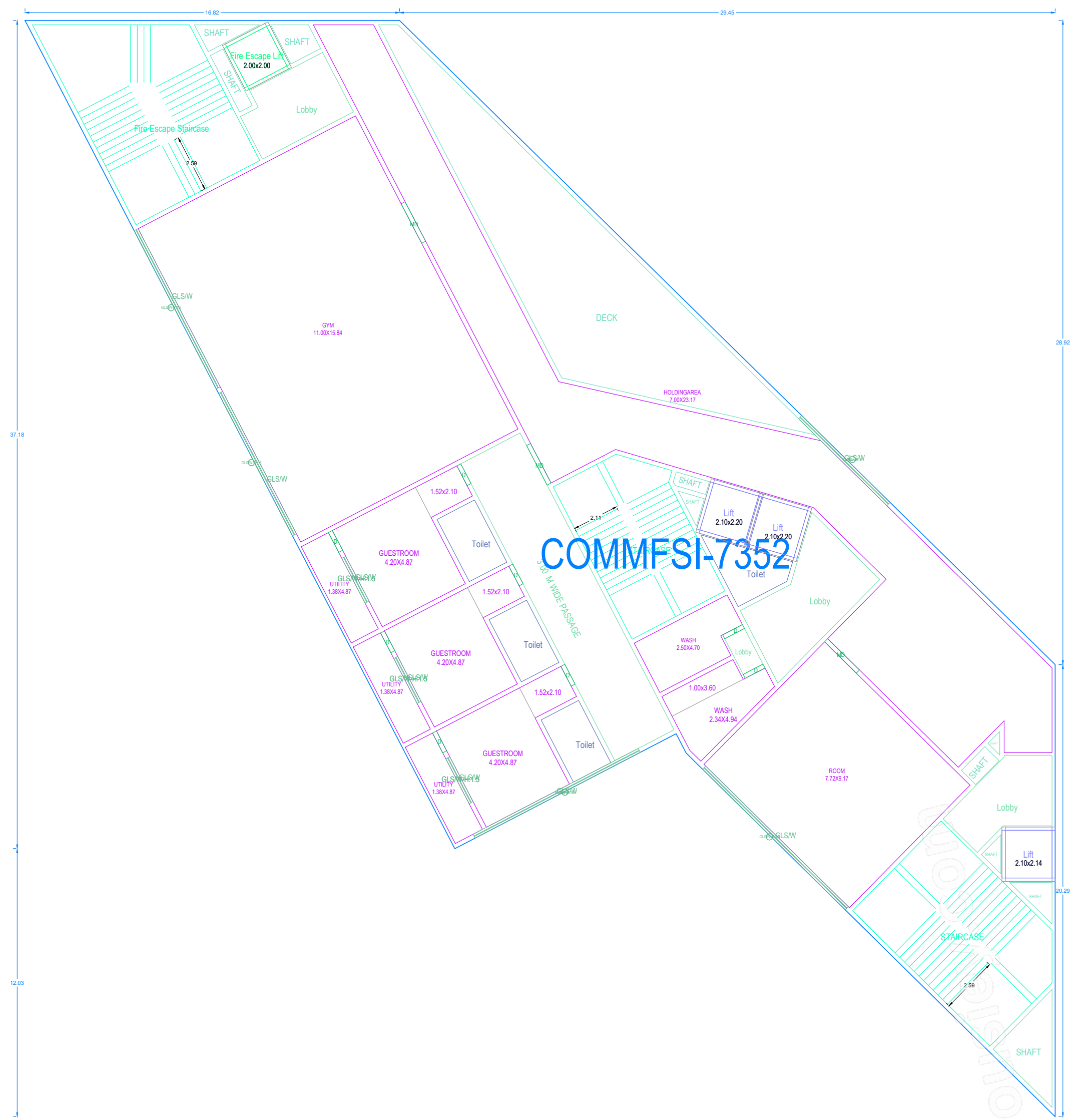


FRONT SIDE ELEVATION

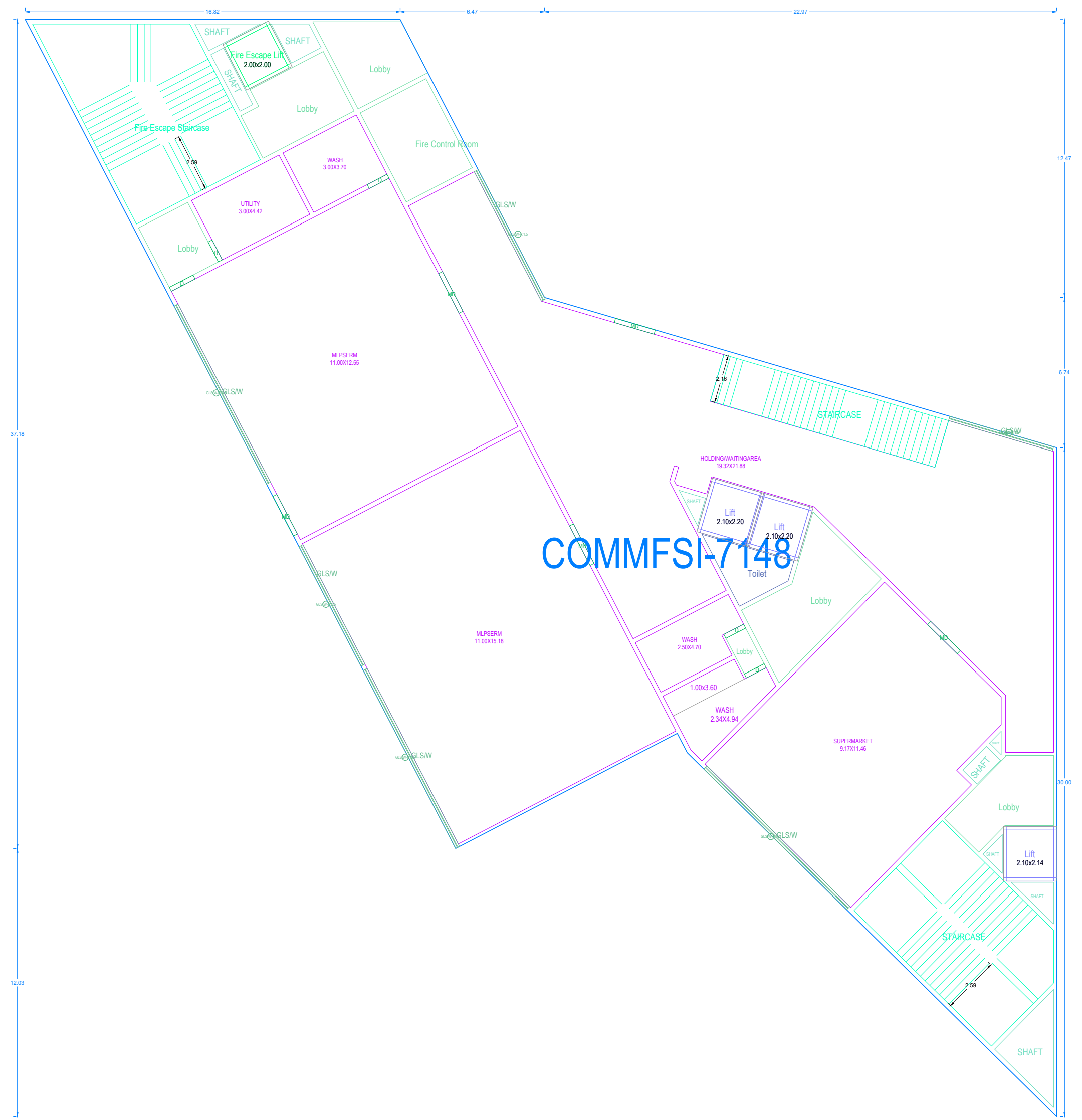
Project Title	
PLAN SHOWING THE PROPOSED PLOT NO. SURVEY NO SITUATED AT ,	Residential
BELONGING TO : Mr./Ms./Mrs	
REP BY :	panduranga murthy
LICENCE NO: CA/2004/32747	APPROVAL NO:
DATE : 02-06-2022	SHEET NO.: 9 / 9
Layout Plan Details	INWARD_NO.: TS/035255/2022



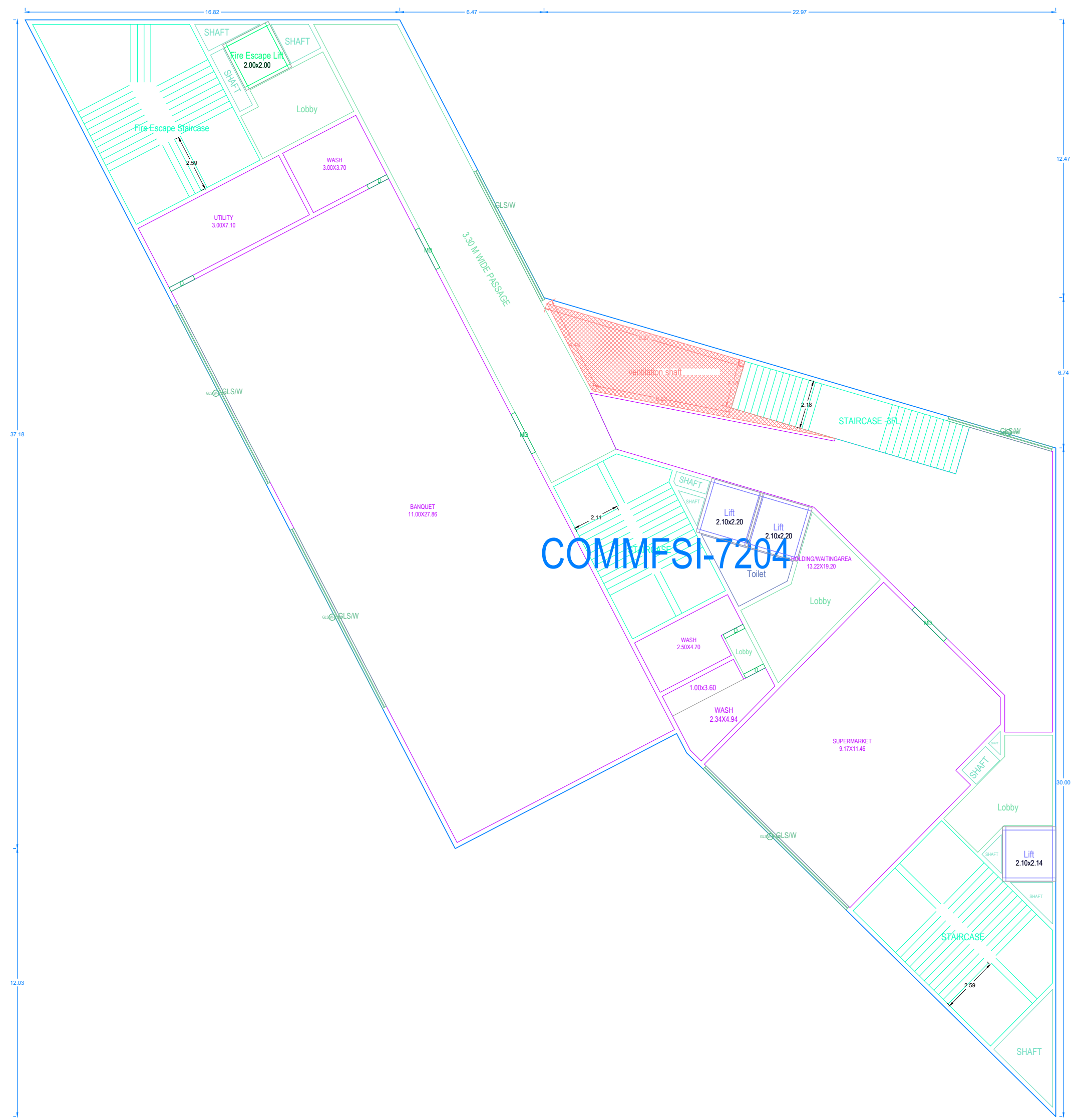
THIRD FLOOR PLAN (SCALE=1:100)



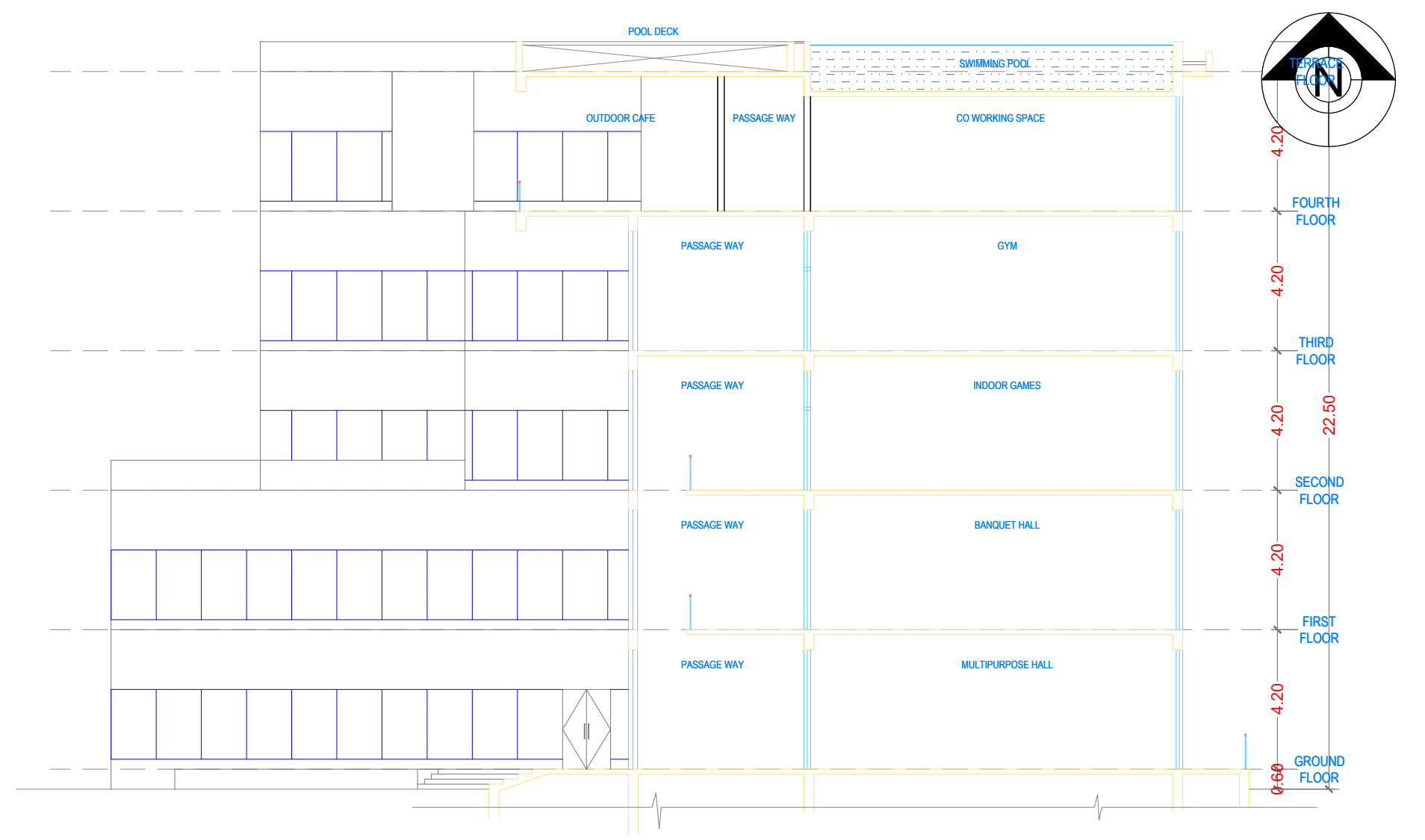
FOURTH FLOOR PLAN (SCALE=1:100)



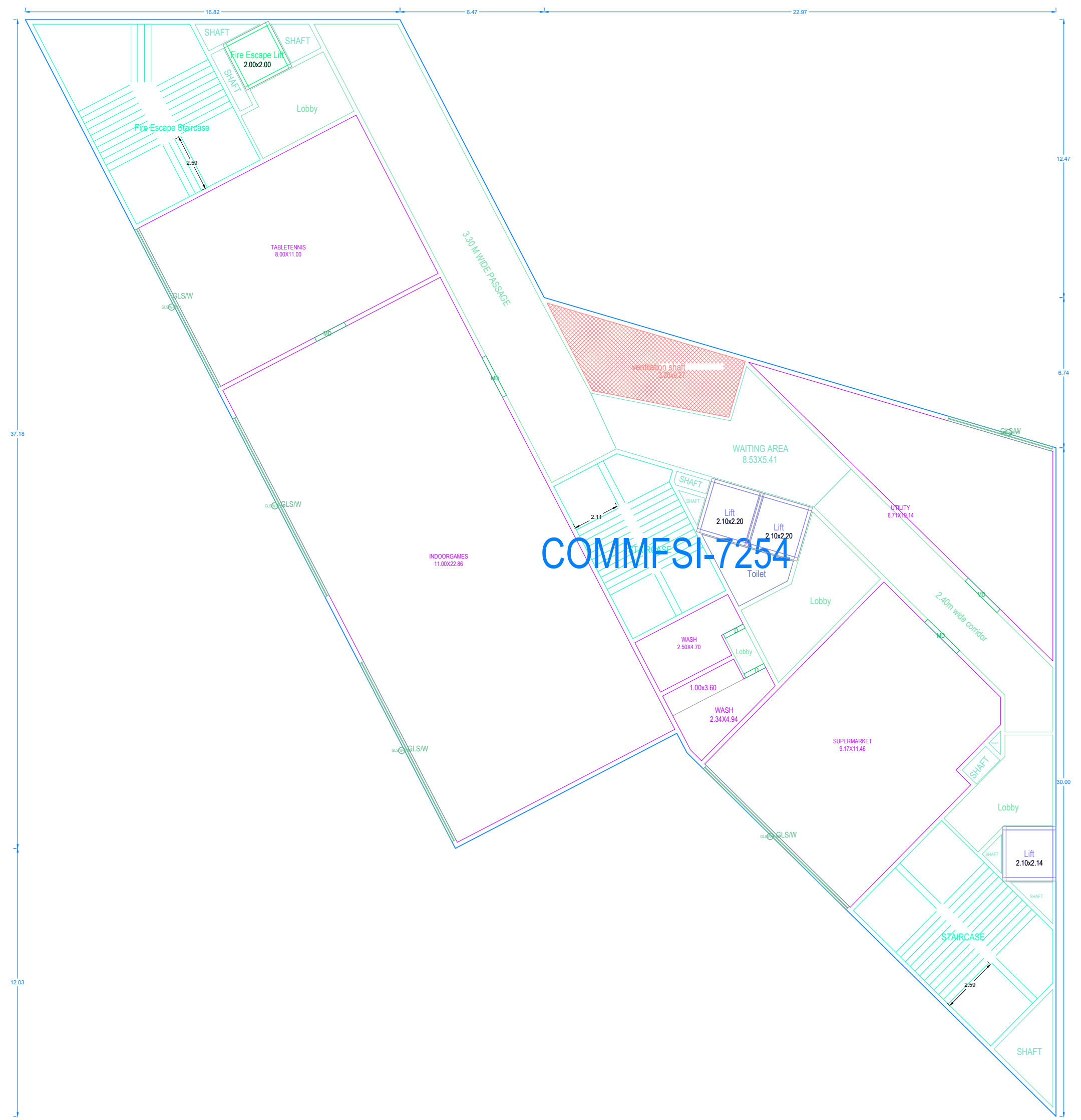
GROUND FLOOR PLAN (SCALE=1:100)



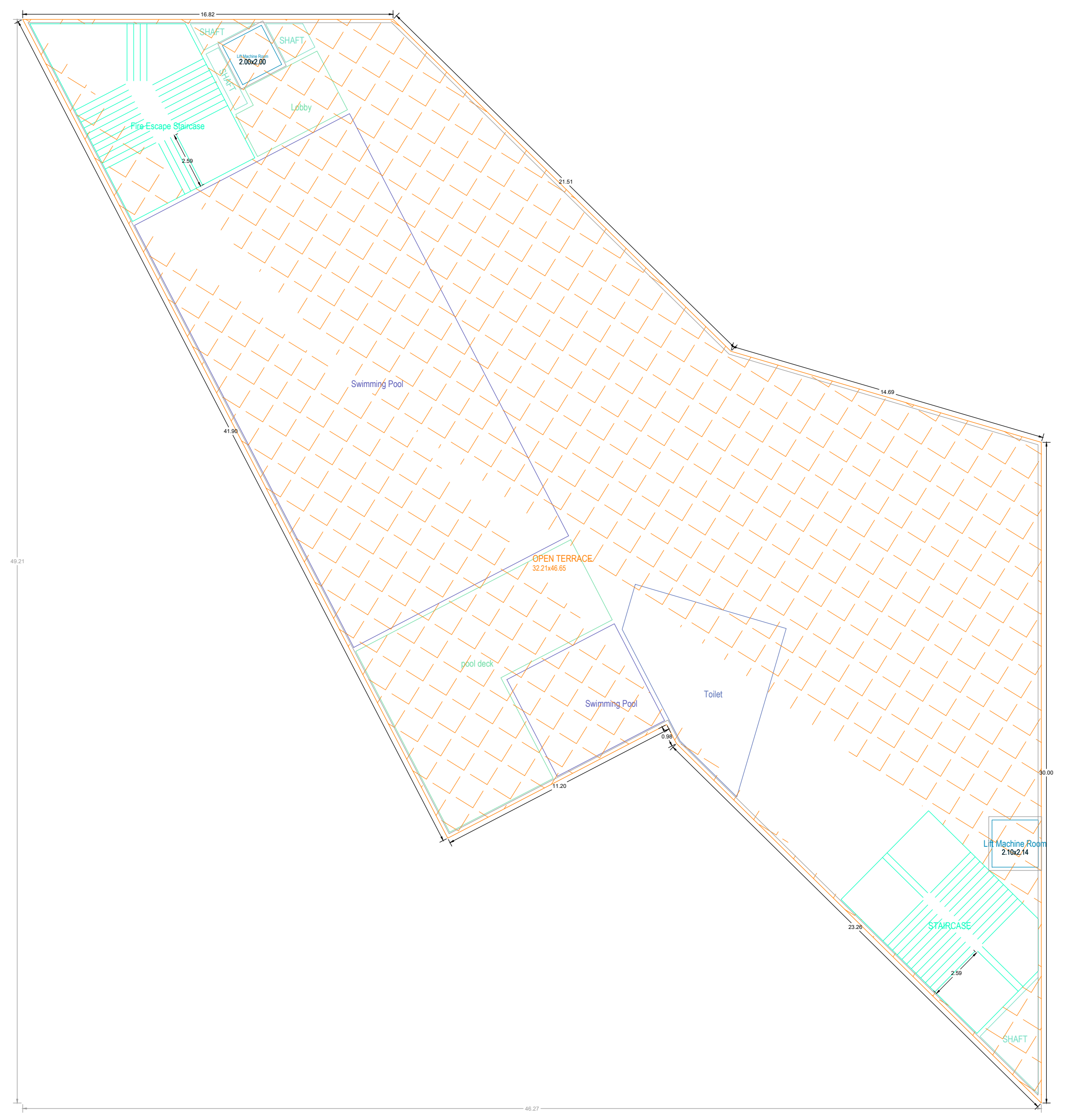
FIRST FLOOR PLAN (SCALE=1:100)



SECTION - 'B-B'



SECOND FLOOR PLAN (SCALE=1:100)



TERRACE FLOOR PLAN (SCALE=1:100)

BUILDING :AMENITIES (AMENITIES BUILDING)

FLOOR NAME	TOTAL BUA	DEDUCTIONS		NET BUA
		VSHAFT	ACCES.	COMM.
GROUND FLOOR	993.49	0.00	0.00	993.49
FIRST FLOOR	993.49	24.05	0.00	969.44
SECOND FLOOR	993.49	22.97	0.00	970.52
THIRD FLOOR	925.04	0.00	0.00	925.04
FOURTH FLOOR	971.94	0.00	0.00	971.94
TERRACE FLOOR	411.03	0.00	317.05	0.00
TOTAL	5288.48	47.02	317.05	4830.43
TOTAL NO OF BLDG	1			
TOTAL	5288.48	47.02	317.05	4830.43

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
AMENITIES (AMENITIES BUILDING)	D	1.00 X 2.10	19
AMENITIES (AMENITIES BUILDING)	D	1.20 X 2.10	02
AMENITIES (AMENITIES BUILDING)	MD	1.50 X 2.10	01
AMENITIES (AMENITIES BUILDING)	MD	1.86 X 2.10	02
AMENITIES (AMENITIES BUILDING)	MD	2.00 X 2.10	16

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
AMENITIES (AMENITIES BUILDING)	GLS/W	2.27 X 1.50	03
AMENITIES (AMENITIES BUILDING)	GLS/W	4.85 X 1.50	03
AMENITIES (AMENITIES BUILDING)	GLS/W	5.56 X 1.50	02
AMENITIES (AMENITIES BUILDING)	GLS/W	6.04 X 1.50	01
AMENITIES (AMENITIES BUILDING)	GLS/W	6.08 X 1.50	01
AMENITIES (AMENITIES BUILDING)	GLS/W	6.29 X 1.50	01
AMENITIES (AMENITIES BUILDING)	GLS/W	6.54 X 1.50	02
AMENITIES (AMENITIES BUILDING)	GLS/W	7.19 X 1.50	02
AMENITIES (AMENITIES BUILDING)	GLS/W	7.30 X 1.50	01
AMENITIES (AMENITIES BUILDING)	GLS/W	8.00 X 1.50	03
AMENITIES (AMENITIES BUILDING)	GLS/W	8.36 X 1.50	02
AMENITIES (AMENITIES BUILDING)	GLS/W	9.00 X 1.50	12

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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.
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