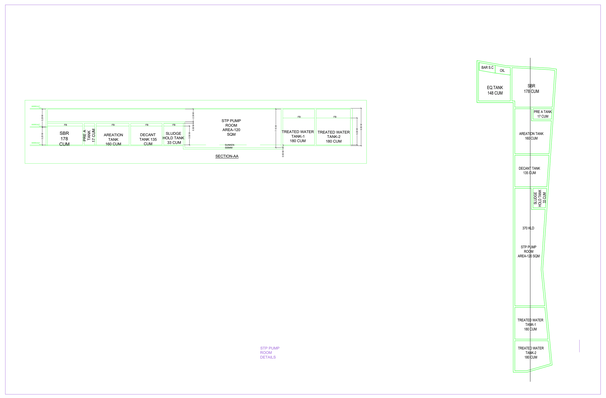
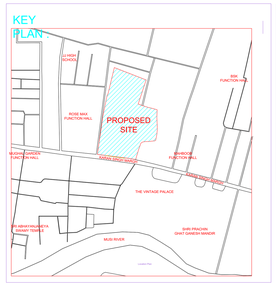
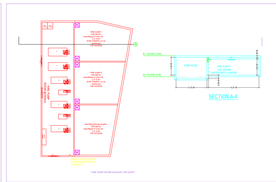
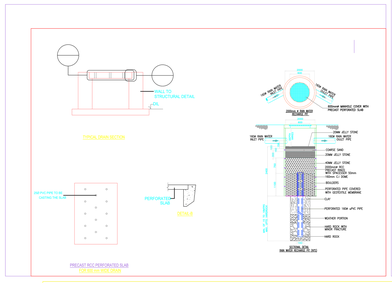
Project Title :PLANSHOWING THE PROPOSED BUILDING CONSISTING OF 3BLOCKS WITH 3 B +G+35 UF, CLUB HOUSE WITH 3B + G + 5 UF AT BLOCK-19, WARD-11, GHMC H.NO:13-6-419 & 420, 13-6-422/A TO 425/A IN SY NO'S. 197/P, 198/P, 199/P, 200/P & 204/P AT KARAVAN , GUDIMALKAPUR VILLAGE, HYDERABADDIST.BELONGS TO :M/S G.S.G.BUILDERS & INFRASTRUCTURE LIMITED REPRESENTED BYDAGPA HOLDERM / S. CASAGRAND HYDERWISE PVT LTD HYDERABAD.

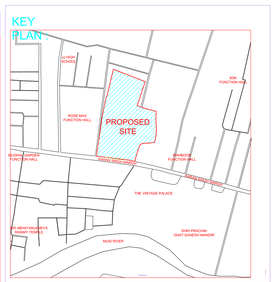
SITE PLAN
(Scale - 1:200)

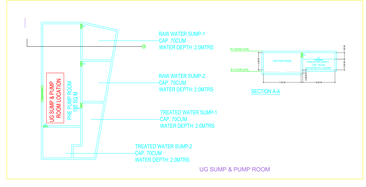












FILE DETAILS	
U.R.N.number	crete global
U.P.I.LICENCE NO.	DATE 27-01-2020
FILE NO.	TS/09/BP/0/0/0 SHEET NO. 1 / 11
Project Title	Layout Plan Details , Building Plan Details
AREA STATEMENT	
PROJECT DETAIL	
Authority	Building Permission
NATURE OF DEVELOPMENT	New
Authority	GHMC
Zone	Zone-3
LOCATION	Within Municipal Corporation
SUB LOCATION	Non Flood / Approved Layout Area
Area	TS-GHMC
Ward	Residential
Building Side USE	Residential
BUILDING TYPE	
Area Regulation Area	Special Regulation Area
AREA DETAILS	
AREA OF PLOT (Minimum)	5961.00
EXCLUSION FOR NET PLOT AREA	
ROAD WIDENING AREA (ROAD WIDENING AREA)	531.12
NALA WIDENING AREA	4630.27
TOT	5161.39
NET AREA OF PLOT	5161.39
EXCLUSION FOR BALANCE PLOT AREA	
ROAD AFFECTED AREA	531.12
NALA	4630.27
TOTAL	5161.39
BALANCE AREA OF PLOT	14250.11
PROPOSED BUILT UP AREA DETAILS	
BELOW GROUND AREA	7214.00
VACANT PLOT AREA	13801.00
TOTAL PROPOSED BUILT UP AREA (EXCLUDING BELOW)	55864.00
TOTAL PROPOSED BUILT UP AREA INCLUDING BELOW	147228.00
Color Notes	
COLOR INDEX	
PROPOSED WORK	
NOT PROPOSED	
PROPOSED CONSTRUCTION	
EXISTING WALL	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BUILDING POWER 1	Residential	Residential Apartment Bldg.	NA	B Lower Floor + G Upper Floor + 35 Floors
BUILDING POWER 2	Residential	Residential Apartment Bldg.	NA	B Lower Floor + G Upper Floor + 35 Floors
BUILDING POWER 3	Residential	Residential Apartment Bldg.	NA	B Lower Floor + G Upper Floor + 35 Floors
BUILDING (CLUBHOUSE)	Commercial	Residential Apartment Bldg. Commercial Building	NA	B Lower floors + G Upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BLTA	DEDUCTIONS					NET BLTA	TNMTS	Dwelling unit size (Sq.mt.)	PARKING	NET PARKING
			VOID	ACCESS	RECS.	COMM.						
BUILDING POWER 1	1	30125.16	1970.71	12.48	3314.61	0.00	1.96	24827.60	0.00	1.96	0.00	0.00
BUILDING POWER 2	1	30125.16	3067.45	1079.89	26057.81	0.00	1.96	24127.87	0.00	1.96	0.00	0.00
BUILDING POWER 3	1	37396.65	2936.76	0.00	34459.89	0.00	1.96	176.00	0.00	1.96	0.00	0.00
BUILDING (CLUBHOUSE)	1	2991.90	306.21	2918.32	0.00	3203.76	00	0.00	0.00	00	0.00	0.00
GRAND TOTAL	4	100638.47	7534.14	3710.69	118832.31	3203.76	400.00	98131.46	0.00	400.00	0.00	0.00

Mortgage Area Details

Type of Mortgage	Building Name	Floor Name	Proposed Carpet Area Name	Mortgage Area(Sq.mt.) Required	Proposed
Built Up Area to be Mortgaged	BUILDING POWER 1, BUILDING POWER 2, BUILDING POWER 3,	TYPICAL - (1-7), FLOOR PLAN, TYPICAL - (8-14), FLOOR PLAN, TYPICAL - (15-21), FLOOR PLAN, TYPICAL - (22-28), FLOOR PLAN, TYPICAL - (29-35), FLOOR PLAN	TYPICAL - (1-7) FLAT-01,FLAT-02, FLAT-03,FLAT-04, TYPICAL - (8-14) FLAT-01,FLAT-02, FLAT-03,FLAT-04, TYPICAL - (15-21) FLAT-01,FLAT-02, FLAT-03,FLAT-04, TYPICAL - (22-28) FLAT-01,FLAT-02, FLAT-03,FLAT-04, TYPICAL - (29-35) FLAT-01,FLAT-02, FLAT-03,FLAT-04,	15994.35 (15%)	17139.02

Buffer Zone Details

S.No.	Type of Buffer Zone	Buffer Area (Sq.Mt)
1	Vara Buffer	1324.47
2	Nala Buffer	741.71
Total		2066.18

REQUIRED PARKING

Building Name	Type	Subuse	Proposed Net Built-up Area	Parking Percentage	Impact Parking Percentage	Bike Parking (Nos.)
BUILDING POWER 1	Residential	Residential Apartment Bldg.	24140.16	35% (12.07 %)	38% (12.74 %)	1505(R.40)
BUILDING POWER 2	Residential	Residential Apartment Bldg.	30057.81	35% (15.03 %)	35% (28.38 %) 1146 (23.13 %)	1224(1.22)
BUILDING POWER 3	Residential	Residential Apartment Bldg.	35290.89	35% (17.65 %)	35% (28.38 %) 1000 (17.65 %)	1164(0.38)
BUILDING (CLUBHOUSE)	Commercial	Commercial Building	3203.76	15% (16.46 %)	15% (16.46 %)	1440(0.00)

Parking Check

Vehicle Type	Required	Proposed-Area(Sq.mt.)
Parking Area	20203.75	39000.00
Visitor's Car Parking	2020.32	4720.00
No.Lifts		25.00
Lift Area	3000.00	6750.00
No.of Cars Proposed	1202	

GENERAL CONDITIONS

1. Commencement Notice shall be submitted by the applicant before commencement of the building to the HMDA/GHMC and shall be displayed in a conspicuous place in the premises and shall be maintained till completion of the building.
2. Occupancy Certificate is mandatory before occupying the building.
3. Provision for disabled persons shall be made in the building as per the rules and regulations of concerned authorities.
4. Parking approach should not be obstructed separately for any modification in the construction.
5. Fire safety measures should be provided in the building as per the rules and regulations.
6. The owner/ builder shall not be permitted to occupy or cause to be occupied any portion/ area of a occupancy certificate.
7. Rain Water Harvesting Structure construction is a must as per the rules.
8. Solar Water Heating System should be provided in the building as per the rules and regulations.
9. Drinking water facility should be made available to the visitors and employees.
10. Labour cess shall be paid to the authorities as per the rules and regulations.
11. Adequate measures should be taken for safety of the workers employed in the building and proper safety measures should be provided for workers.
12. Permission granted shall not be construed to mean permission for violation of any law in force.
13. The structure should be constructed in the areas allotted in the layout as per the rules and regulations of the concerned authorities.
14. The owner/builder/developer shall not encroach the adjacent land/ property/ road/ footpath/ drainage/ open space/ nala/ nala bed/ nala bund/ nala buffer/ cemetery/ burial/ grave yard/ water bodies/ water ponds/ water courses/ water channels/ water lines/ water pipelines/ water tanks/ water reservoirs/ water works/ water supply/ water sheds/ water shed areas/ water ways/ water bodies/ water ponds/ water courses/ water channels/ water lines/ water pipelines/ water tanks/ water reservoirs/ water works/ water supply/ water sheds/ water shed areas/ water ways/ Hill Top/ Hill Slope/ Forest/ Protected Forest/ Reserve Forest/ Land in the vicinity of Archeological monuments/ Archeological sites/ Archeological remains/ Heritage structures/ Heritage sites/ Heritage zone/ Land in the vicinity of Airport/ Airport Authority of India/ Land in the vicinity of Defence establishments/ Land in the vicinity of Power lines/ High tension electric lines/ Electric installations/ Electric substations/ Electric poles/ Electric wires/ Land in the vicinity of Major irrigation projects/ Irrigation channels/ Canals/ Canal banks/ Canal beds/ Canal waters/ Canal feeders/ Canal head works/ Canal bridges/ Canal culverts/ Canal roads/ Canal embankments/ Canal boundaries/ Canal water spreads/ Canal water spread boundaries/ Canal water spread boundary roads/ Canal water spread boundary roads embankments/ Canal water spread boundary roads embankments boundaries/ Land in the vicinity of Railway lines/ Railway stations/ Railway station premises/ Railway station premises boundaries