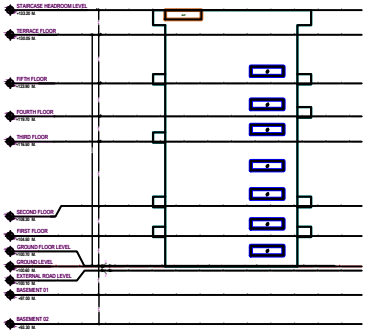
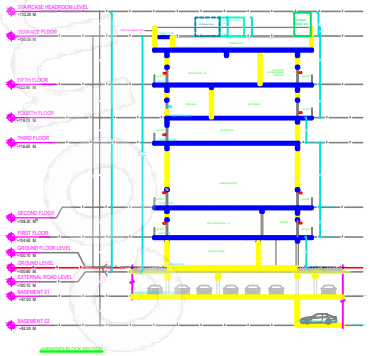
BUILDING :CLUB (HOUSE)

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil





BUILDING :CLUB (HOUSE)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	DEDUCTIONS ACCES	DEDUCTIONS COMM	NET BUA
GROUND FLOOR	314.89	14.01	0.00	20.039	
FIRST FLOOR	257.15	14.21	0.00	242.94	
SECOND FLOOR	280.09	14.01	0.00	266.08	
THIRD FLOOR	280.09	14.01	0.00	266.08	
FOURTH FLOOR	280.09	14.01	0.00	266.08	
FIFTH FLOOR	280.10	14.01	0.00	266.09	
TERRACE FLOOR	142.70	0.00	142.70	0.00	
TOTAL	1835.02	84.66	142.70	1607.65	
TOTAL NO OF BLDG	1				
TOTAL	1835.02	84.66	142.70	1607.65	

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
CLUB (HOUSE)	D1	0.90 X 2.10	05
CLUB (HOUSE)	D8	1.48 X 2.10	01
CLUB (HOUSE)	FD3	1.50 X 2.10	03
CLUB (HOUSE)	SD4	4.03 X 2.10	01

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
CLUB (HOUSE)	SD4	1.83 X 1.23	02
CLUB (HOUSE)	SD4	4.03 X 1.23	01

Project Title

PLAN SHOWING THE PROPOSED Residential
PLOT NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO.
SITUATED AT Hyderabad
SOMAJIGUDA
BELONGING TO : Mr./Ms./Mrs Ms. Sobha Limited
Rep.by Mr. Ramadas Patil

REP BY : Supervisor_C GEETHA K NAIR

LICENCE NO : CA/185/2018/41 APPROVAL NO :

DATE : 03-11-2022 STREET NO. : 17 10

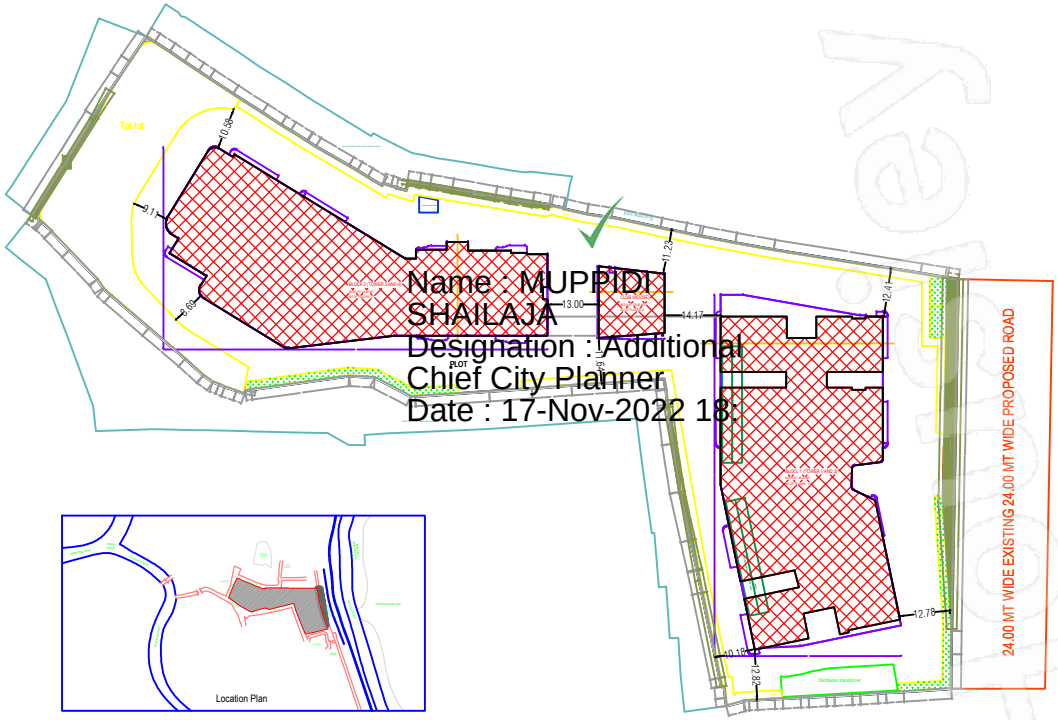
Layout Plan Details AWARD NO. : 1C1705750/2021

SEAL OF APPROVAL

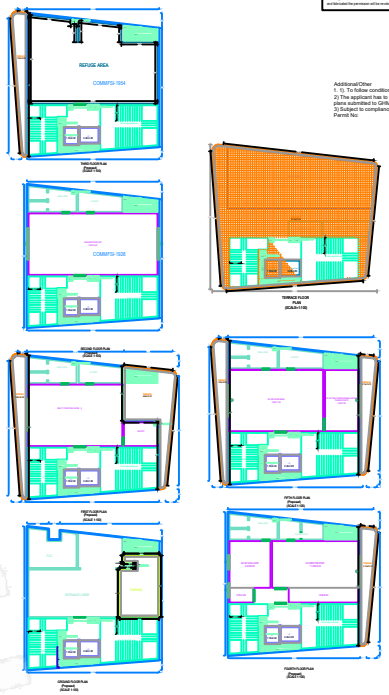
AREA STATEMENT	
PROJECT DETAIL :	
AWARD NO	1C1705750/2021
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT	New
SUB LOCATION	Gram Panchayat Area with Revenue Survey
STREET NAME	
DISTRICT NAME	Hyderabad
STATE NAME	TELANGANA
PINCODE	
MANDAL	
PLOT USE	Residential
PLOT SUB USE	Residential Apartment Bldg
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE	NA
LAND USE ZONE	Residential
LAND SUBUSE ZONE	NA
ABUTTING ROAD WIDTH	24
PLOT NO	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO	
NORTH SIDE DETAIL	Others -ROAD AND NEIGHBOURS LAND
SOUTH SIDE DETAIL	Others -ROAD AND NEIGHBOURS LAND
EAST SIDE DETAIL	ROAD WIDTH - 24
WEST SIDE DETAIL	Others -ROAD
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	10150.02
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	299.25
SPLAY AREA	4.68
Total	303.93
NET AREA OF PLOT	10880.09
ROAD AFFECTED AREA	299.25
TOTAL	299.25
BALANCE AREA OF PLOT	10580.77
URGANT PLOT AREA	5245.08
COVERAGE	
PROPOSED COVERAGE AREA (41.14 %)	6537.03
NET BUA	
RESIDENTIAL NET BUA	57393.97
COMMERCIAL NET BUA	1570.85
BUILT UP AREA	
	52790.39
	74402.20
MORTGAGE AREA	6172.31
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	361

Approval No. :

Additional/Other
1. 1). To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
2) The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC
3) Subject to compliance of all safety norms applicable to High Rise Buildings including obtaining necessary NOCs from Fire Services Dept's and AAI
Permit No:



SITE PLAN
(SCALE=1:200)



COLOR INDEX
PART PLAN(NEW)
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (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.

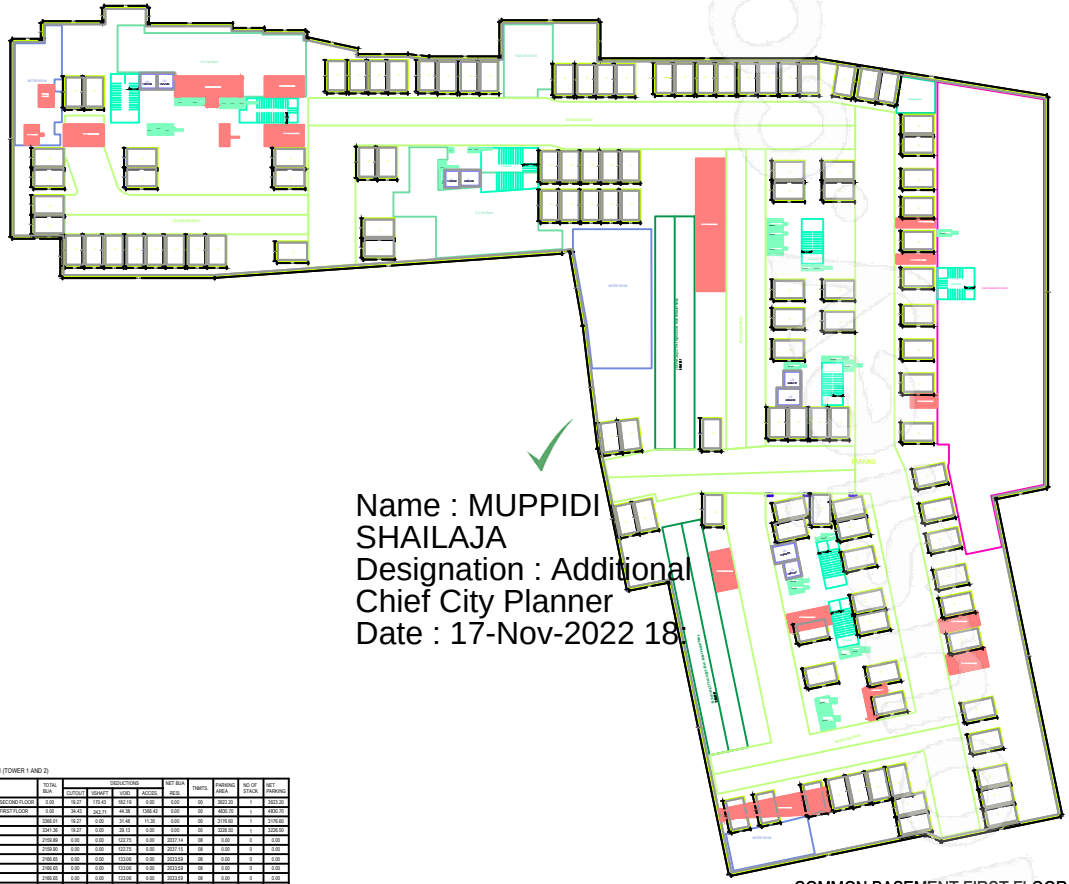
Name : MUPPIDI SHAILAJA
Designation : Additional Chief City Planner
Date : 17-Nov-2022 18:

BLOCK 1 (TOWER 1 AND 2)

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO.	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO	
SITUATED AT	Hyderabad
SOMAJIGUDA	
BELONGING TO : Mr./Ms./Mrs	M/s. Sobha Limited
Rep.by Mr. Ramadas Patil	
REP BY : Supervisor_C	GEETHA K NAIR
LICENCE NO : CA/09301/9641	APPROVAL NO:
DATE : 03-11-2022	SHEET NO : 2 / 10
Layout Plan Details	NAWABS NO. : 1C/1707/87/2021
SEAL OF APPROVAL	


PARKING
PARKING
PARKING

BLOCK 1 (TOWER 1 AND 2)

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

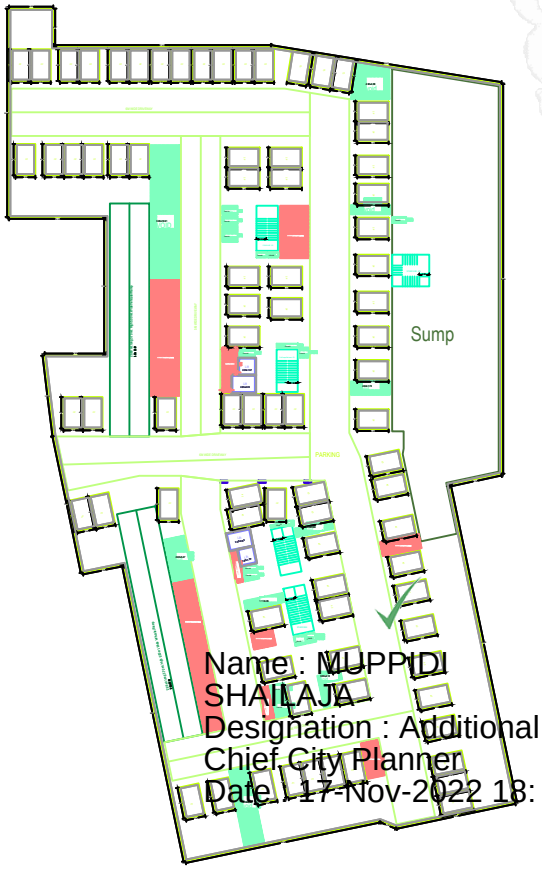
Project Title

PLAN SHOWING THE PROPOSED: Residential
PLOT NO. : 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO. :
SITUATED AT : Hyderabad
SOMAJIGUDA
BELONGING TO : Mr./Ms./Mrs Mrs. Sobha Limited
Rep.by Mr. Ramadas Patil

REP BY : Supervisor_C GEETHA K NAIR

LICENCE NO : CA/1993/15641 APPROVAL NO :

DATE : 03-11-2022 SHEET NO. : 3 / 10
Layout Plan Details AWARD NO. : 1C/170/787/2021
SEAL OF APPROVAL



COMMON BASEMENT SECOND FLOOR PLAN
(SCALE=1:100)

STILT ONE FLOOR PLAN
(SCALE=1:100)

BUILDING :BLOCK 1 (TOWER 1 AND 2)

FLOOR NAME	TOTAL BUA	DEDUCTIONS					NET BUA	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		CUTOUT	VSHAFT	VOID	ACCES.	RESI.					
COMMON BASEMENT SECOND FLOOR	0.00	16.27	170.45	182.18	0.00	0.00	0.0	00	3622.20	1	3622.20
COMMON BASEMENT FIRST FLOOR	0.00	34.43	242.77	44.38	1366.42	0.00	0.0	00	4830.70	1	4830.70
STILT ONE FLOOR	3366.01	16.27	0.00	31.48	11.33	0.00	0.0	00	3318.93	1	3318.93
STILT TWO FLOOR	3341.36	16.27	0.00	29.13	0.00	0.00	0.0	00	3235.93	1	3235.93
FIRST FLOOR	2159.89	0.00	0.00	122.75	0.00	2037.14	0.0	08	0.00	0	0.00
SECOND FLOOR	2159.89	0.00	0.00	122.75	0.00	2037.13	0.0	08	0.00	0	0.00
THIRD FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
FOURTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
FIFTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
SIXTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
SEVENTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
EIGHTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
NINTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
TENTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
ELEVENTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
TWELFTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
THIRTEENTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
FOURTEENTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
FIFTEENTH FLOOR	2166.65	0.00	0.00	133.08	0.00	2033.59	0.0	08	0.00	0	0.00
TERRACE FLOOR	77.02	0.00	0.00	0.00	0.00	0.00	0.0	00	0.00	0	0.00
TOTAL	35071.37	82.94	413.14	2282.46	1377.77	33115.06	0.0	120	14857.33		14857.33
TOTAL NO OF BLDG	1										
TOTAL	35071.37	82.94	413.14	2282.46	1377.77	33115.06	0.0	120	14857.33		14857.33

GENERAL:
1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 445 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. Basic Amenities such as Water Supply, Electricity, Conveniences will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Plot Demarcation should be obtained from the Competent Authority before start of construction.
7. Trees should be thinned and shall be maintained as greenery all seasons and before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Adequate Fire Protection measures should be taken care during the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. Cellar and attic spaces not fit for parking in the plan should be used exclusively for parking of vehicles without partition walls.
12. Sanction of Water Connection shall not be construed or released for any other purpose at any time in future as per undertaking submitted.
13. No, of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
14. Applicant shall be responsible for any litigations, if any, pertaining to ownership of the site to GHMC free of cost with out claiming any compensation of any kind as per the undertaking submitted.
15. Strip of greenery on periphery of the site shall be maintained as per rules.
16. Applicant shall be responsible for any litigations, if any, pertaining to dedication for free movement of public & vehicles shall not be done. Acting which permission is liable to be suspended.
17. The permission accorded does not be the application or provisions of Urban Land Ceiling & Regulations Act 1976.
18. Fire Safety, Water Supply, Sewerage, Drainage, Electrical Installations shall be provided as per the rules in force.
19. 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.
20. Ramp for Physically challenged persons, 10 mt. road width shall be allowed and only low grill or Low height gyrenery hedge shall be allowed.
21. Gyrenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is rectified.
22. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
23. Fire NOC shall be obtained from the Fire Department for registration only after an Occupancy Certificate is produced.
24. The Registration authority shall register only the permitted built up area as per sanctioned plan.
25. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
28. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be submitted to GHMC.
29. Construction shall be commenced under free ventilation of all rooms and the issue of occupancy certificate (wherever applicable).
30. As per the undertaking executed in terms of G.O. Ms. No. 168, Dt. 07.11.2005 (wherever applicable) i. The Owner shall be bound by the owner, only to construct the plot/ sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition mandatory/ legal action. ii. The Owner, Architect, Structural Engineer and site engineer are responsible for the safety and stability of the entire structure. iii. Structural Engineer is not responsible for the design of the structure, i. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O. The Owner / Builder shall not deliver the possession of any part of the building or any of the building, to any of Sale / Lease entities until Occupancy Certificate is obtained from the GHMC. The Owner, Architect, Structural Engineer and site engineer are jointly and severally for 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 constructed as per the structural design and is structurally safe for occupancy. The Owner shall also ensure the site engineer conducting inspection reports of Site Engineer, Structural Engineer and Architect (iii) Insurance Policy for the completed building for a minimum period of three years.
31. Fire Safety, Water Supply, Sewerage, Drainage, Electrical Installations are the responsibility of the Owner, Builder Developer, Architect and S.E. Engineer to provide all necessary. Fire Fighting installations as stipulated in National Building Code of India, 2005 Rev. (i) To provide one entry and one exit to the premises with a minimum width of 3.0mts. and height clearance of 4mts. (ii) Fire Water Requirements (iii) Fire Water Tank, Pump House (iv) Fire Water Pump (v) Fire Water Hydrant (vi) Fire Alarm (vii) Electric supply, (viii) Emergency Lighting in the Corridor / Common passages and stair case. (Two numbers under ignition fire extinguishers for every 500 Sq.mts. of Floor area with minimum of two numbers fire extinguishers per Floor and 3kl DCP Powder type Fire Fighter for every 50 mts. of Floor area) (ix) Hose Reel (x) Sprinkler (xi) Fire Alarm (xii) Fire Pump (xiii) Fire Tank. TWC. (xiv) Manually operated and stand-a-system in the entire buildings. (x) Separate Underground static water storage tank capacity of 30, 000 ltrs. Capacity. (xi) Separate Terrace Tank of 20,000ltrs. capacity for Residential buildings. (xii) Separate Fire Pump room with two numbers of Fire Pumps of equal capacity (xiii) Automatic Fire Alarm System. (xiv) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. (xi) Transformers shall be protected with 4 hours rating fire resist combustibles. (xii) To create a pump room spaces with separate fire fighting / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in vehicle zone.
32. The Builder/Developer shall register the project in the RERA website after the launch in July 2016.
33. Sanctioned Plan shall be displayed at the site at a prominent place. Failure of the same shall attract daily paying imposed fees.
34. Sanctioned Plan shall be followed strictly while making the construction.
35. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
36. The plan sanctioned is subject to the court case if any pending in the court. As a bona vitagai it is found that the documents are false and fabricated the permission will be revoked U/s 450 of GHMC Act 1955.

AREA STATEMENT

PROJECT DETAIL :	
AWARD NO :	1C/170/787/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Gram Panchayat Area with Revenue Survey
STREET NAME :	
DISTRICT NAME :	Hyderabad
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential Apartment Bldg
PLOT NEAR BY NOTIFIED /RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	24
PLOT NO :	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO :	
NORTH SIDE DETAIL :	Others - ROAD AND NEIGHBOURS LAND
SOUTH SIDE DETAIL :	Others - ROAD AND NEIGHBOURS LAND
EAST SIDE DETAIL :	ROAD WIDTH - 24
WEST SIDE DETAIL :	Others - ROAD

AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	15180.02
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	299.25
SPLAY AREA	4.68
Total	303.93
NET AREA OF PLOT	15880.09
ROAD AFFECTED AREA	299.25
TOTAL	299.25
BALANCE AREA OF PLOT	15880.77
VACANT PLOT AREA	5548.66
COVERAGE	
PROPOSED COVERAGE AREA (41.14 %)	6537.03
NET BUA	
RESIDENTIAL NET BUA	57293.97
COMMERCIAL NET BUA	1570.85
BUILT UP AREA	
	52760.30
	74402.22
MORTGAGE AREA	0172.31
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	361

Approval No. :

Additional Other
1. 1). To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
2) The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.
3) Subject to compliance of all safety norms applicable to High Rise Buildings including obtaining necessary NOCs from Fire Services Dep't and AAI Permit No:

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X W	NOS
BLOCK 1 (TOWER 1 AND 2)	D2	0.84 X 2.10	14
BLOCK 1 (TOWER 1 AND 2)	D3	0.85 X 2.10	290
BLOCK 1 (TOWER 1 AND 2)	D1	0.95 X 2.10	304
BLOCK 1 (TOWER 1 AND 2)	MD	1.05 X 2.10	120
BLOCK 1 (TOWER 1 AND 2)	SD1	1.53 X 2.10	47
BLOCK 1 (TOWER 1 AND 2)	SD4	2.33 X 2.10	14
BLOCK 1 (TOWER 1 AND 2)	SD	3.03 X 2.10	29
BLOCK 1 (TOWER 1 AND 2)	SD	3.80 X 2.10	47

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X W	NOS
BLOCK 1 (TOWER 1 AND 2)	V1	0.53 X 1.20	70
BLOCK 1 (TOWER 1 AND 2)	V4	0.76 X 1.20	155
BLOCK 1 (TOWER 1 AND 2)	KW	1.03 X 1.20	30
BLOCK 1 (TOWER 1 AND 2)	CW	1.20 X 1.20	30
BLOCK 1 (TOWER 1 AND 2)	W3	1.23 X 1.20	40
BLOCK 1 (TOWER 1 AND 2)	SD4	1.53 X 1.20	17
BLOCK 1 (TOWER 1 AND 2)	W1	1.83 X 1.20	198
BLOCK 1 (TOWER 1 AND 2)	SD	2.33 X 1.20	46
BLOCK 1 (TOWER 1 AND 2)	CW1L-6	2.40 X 1.45	30
BLOCK 1 (TOWER 1 AND 2)	SD2 T1	3.03 X 2.10	29
BLOCK 1 (TOWER 1 AND 2)	SD2 T6	3.80 X 1.80	47

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 11.70 X 1	136.26
	1.20 X 1.60 X 1	
	1.21 X 2.81 X 7	
	1.20 X 10.35 X 2	
	1.21 X 10.35 X 1	
	1.78 X 6.28 X 3	
	1.20 X 9.20 X 1	
SECOND FLOOR PLAN	1.20 X 1.60 X 1	136.26
	1.21 X 2.81 X 7	
	1.20 X 10.35 X 2	
	1.21 X 10.35 X 1	
	1.78 X 6.28 X 3	
	1.20 X 9.20 X 1	
TYPICAL -3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14& 15 FLOOR PLAN	1.20 X 1.60 X 1 X 13	1771.38
	1.21 X 2.81 X 7 X 13	
	1.20 X 10.35 X 2 X 13	
	1.21 X 10.35 X 1 X 13	
	1.78 X 6.28 X 3 X 13	
	1.20 X 9.20 X 1 X 13	
	1.20 X 1.60 X 1 X 13	
	1.20 X 11.70 X 1 X 13	
TOTAL	-	2043.50

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
SETBACK (Line Plan)
SETBACK (Tube Wells)

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

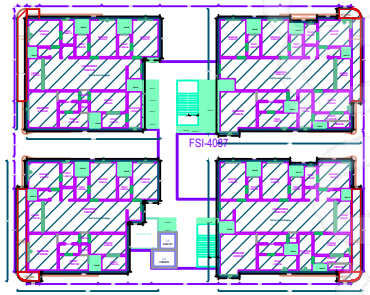
ARCHITECT'S NAME AND SIGNATURE

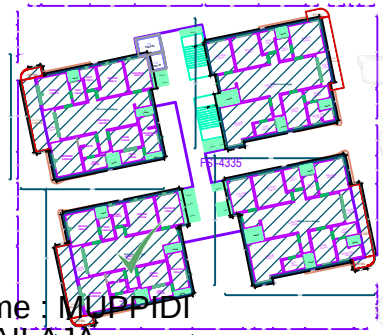
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

Note: All dimensions are in meters.

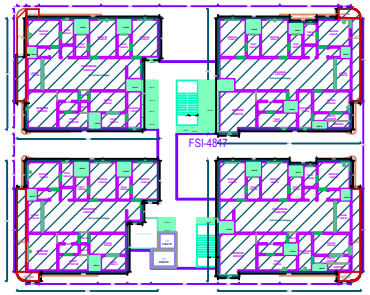
BLOCK 1 (TOWER 1 AND 2)

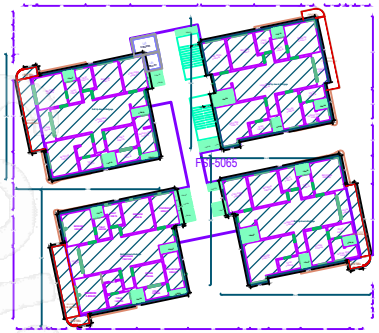
STILT TWO FLOOR PLAN
(SCALE=1:100)





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





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

Name : MUPPIDI SHAILAJA
Designation : Additional Chief City Planner
Date : 17-Nov-2022 18:

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project Title

PLAN SHOWING THE PROPOSED Residential
PLOT NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO
SITUATED AT Hyderabad
SOMAJIGUDA
BELONGING TO :- Mr./Ms./Mrs Ms. Sobha Limited
Rep.by Mr. Ramadas Patil

REP BY : Supervisor_C GEETHA K NAIR

LICENCE NO : CA/18003/18041 APPROVAL NO :
DATE : 03-11-2022 SHEET NO. : 4 / 10
Layout Plan Details INWARD. NO. : 1C1707/87/2021
SEAL OF APPROVAL

GENERAL NOTES

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 455 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. Basic 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. Fire Safety measures should be provided in the building as per the Fire Safety norms.
7. Tank bund shall be fenced and shall be maintained as greenery all seasons and before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Trees shall be planted and maintained on the open spaces including the setbacks 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. Any other use or partition walls shall not be permitted or released for any other purpose at any time in future as per controlling authority.
12. No, of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
13. Applicant shall submit the Completion Certificate in the prescribed proforma of the rules to GHMC free of cost with civil attorney any communication at any time as per the controlling authorities.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Open Space, Parking Space, Stairs, Passages and Lobbies forming distribution to free movement of public & vehicles shall not be done. Acting which permission is liable to be suspended.
16. The permission accorded does not free the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. Fire Safety measures should be provided in the building as per the Fire Safety norms. Fire Safety Plan should be submitted.
18. A safe distance of minimum 2.5mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. Drinking water wells, if any, shall be at a safe distance.
20. Proper fire extinguisher shall be fitted in the building. 15 mt. road width shall be attained and only two grill or Low height greenery hedge shall be allowed.
21. Engineering is not mentioned. 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
22. All Public and Semi Public buildings above 2000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of ERM.
23. The Building/Structure shall not be occupied for registration only after an Occupancy Certificate is produced.
24. The Parking Space shall be used for the permitted Use only as per sanctioned plan.
25. The Planning Department shall retain Green Buildings only to the permitted built-up area as per sanctioned plan.
26. The Services like Sanitary, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
28. The Services like Sanitary, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
29. In case of any Structural Defect / Damages, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
30. Construction shall not exceed under the certificates of Hon.Incumbent till the issue of occupancy certificate (wherever applicable).
31. Permit for undertaking executed in terms of G.O. Ms. No. 167, 168, 169, 170, 171, 2000 (wherever applicable). The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect / Structural Engineer / Supervisor. Failure of the owner to comply with the above conditions shall attract penal action. The owner, builder, Architect, Structural Engineer and the supervisor are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plans. The Owner, Builder, Architect, Structural Engineer and the Supervisor shall be jointly and severally responsible for any violation or deviation in the construction and should strictly adhere to all the conditions in the G.O. 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 the GHMC. The Owner / Builder / Architect / Structural Engineer / Supervisor shall be responsible for submitting the following:(i) Building Completion Certificate issued by the Architect stating that the building is completed as per the sanctioned plan (ii) Structural Stability Certificate issued by the Structural Engineer only certifying that the building is constructed as per the structural plan and is structurally safe for occupancy. The owner / builder shall also register a statutory warranty in favour of the Engineer, Structural Engineer and Architect (in Insurance Policy for the completed building for a minimum period of three years.
32. Fire Safety Plan, Lifts, Water Supply, Electrical Installations are the responsibility of the Owner, Builder Developer, Architect and SE Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India. 2005 Sec. (1) to provide one entry and one exit to the premises with a minimum width of 3.0mts. and height clearance of 4mts. (2) Fire Fighting Equipment as per G.O.Ms.No.168 MA dt.11-04-2000 (3) Fire Alarm System (4) Fire Hydrant (5) Electrical wiring, Lighting in the Corridor / Common passages and stair case. (Two numbers outlet (point for ceiling/wall fan for every 200 Sq.mts. of floor area with minimum of two numbers fire extinguisher per floor and 50 DCP fire extinguisher for every 500 Sq.mts. of floor area (6) Fire Alarm System (7) Hydrant System (8) Fire Pump (9) Fire Tank (Underground or Overhead water storage) for either buildings. (10) Separate Drinking water tank / water storage tank capacity of 50, 000 ltrs. Capacity. (11)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings. (12) Fire Tank (Underground or Overhead water storage) for either buildings. (13) Automatic Sprinkler System (14) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. (15)Transformers shall be protected with 4 hours rating fire resist constructions. (16) To create a pump room spaces with minimum 4hrs. fire rating / premises for mains/installing of fire vehicles. No parking or any construction shall be made in setback area.
33. The Builder/Developer shall register the project in the RERA website after the launch in July 2016.
34. Rain Water Harvesting Structure (percolation pit) shall be constructed. Roof Top solar Photo Voltaic (PV) system shall be installed for every 200 Sq.mts. of roof area (minimum) either on the roof or on the ground.
35. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
36. The permission accorded does not confer any ownership rights. But later stage if it is found that the documents are false and the building plan permission will be revoked U/s 455 of HMC Act 1955.

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO	1C1707/87/2021
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT	New
SUB LOCATION	Gram Panchayat Area with Revenue Survey
STREET NAME	
DISTRICT NAME	Hyderabad
STATE NAME	TELANGANA
PINCODE	
MANDAL	
PLOT USE	Residential
PLOT SUB USE	Residential Apartment Bldg
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE	NA
LAND USE ZONE	Residential
LAND SUBUSE ZONE	NA
ABUTTING ROAD WIDTH	24
PLOT NO.	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO	
NORTH SIDE DETAIL	Others -ROAD AND NEIGHBOURS LAND
SOUTH SIDE DETAIL	Others -ROAD AND NEIGHBOURS LAND
EAST SIDE DETAIL	ROAD WIDTH - 24
WEST SIDE DETAIL	Others -ROAD
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	10150.02
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA (ROAD WIDENING AREA	299.25
SPLAY AREA	4.68
TOND	202.63
NET AREA OF PLOT	10885.09
ROAD AFFECTED AREA	299.25
TOTAL	299.25
BALANCE AREA OF PLOT	10585.77
VACANT PLOT AREA	5545.08
COVERAGE	
PROPOSED COVERAGE AREA (41.14 %)	6537.03
NET SUA	
RESIDENTIAL NET SUA	57353.97
COMMERCIAL NET SUA	1570.85
BUILT UP AREA	
	53790.32
	74408.20
MORTGAGE AREA	6172.03
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	361

Approval No. :

Additional Other
1. 1). To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
2) The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC
3) Subject to compliance of all safety norms applicable to High Rise Buildings including obtaining necessary NOCs from Fire Services Dep't and AAI
Permit No:

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X W	NOS
BLOCL 1 (TOWER 1 AND 2)	D2	0.84 X 2.10	14
BLOCL 1 (TOWER 1 AND 2)	D3	0.85 X 2.10	280
BLOCL 1 (TOWER 1 AND 2)	D1	0.95 X 2.10	304
BLOCL 1 (TOWER 1 AND 2)	MD	1.20 X 2.10	120
BLOCL 1 (TOWER 1 AND 2)	SD1	1.53 X 2.10	47
BLOCL 1 (TOWER 1 AND 2)	SD1	2.33 X 2.10	14
BLOCL 1 (TOWER 1 AND 2)	SD	3.03 X 2.10	29
BLOCL 1 (TOWER 1 AND 2)	SD	3.80 X 2.10	47

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X W	NOS
BLOCL 1 (TOWER 1 AND 2)	V1	0.63 X 1.20	76
BLOCL 1 (TOWER 1 AND 2)	V4	0.78 X 1.20	155
BLOCL 1 (TOWER 1 AND 2)	KW	1.03 X 1.20	30
BLOCL 1 (TOWER 1 AND 2)	CW	1.20 X 1.20	30
BLOCL 1 (TOWER 1 AND 2)	WD	1.23 X 1.20	45
BLOCL 1 (TOWER 1 AND 2)	SD1	1.53 X 1.20	17
BLOCL 1 (TOWER 1 AND 2)	SD	1.63 X 1.20	188
BLOCL 1 (TOWER 1 AND 2)	SD	2.33 X 1.20	46
BLOCL 1 (TOWER 1 AND 2)	CW1(1.8)	2.40 X 1.40	30
BLOCL 1 (TOWER 1 AND 2)	SD2 T1	3.03 X 2.10	29
BLOCL 1 (TOWER 1 AND 2)	SD2 (1.8)	3.80 X 1.80	47

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 11.25 X 1	136.26
	1.25 X 1.80 X 1	
	1.21 X 2.81 X 7	
	1.20 X 10.33 X 2	
	1.21 X 10.35 X 1	
	1.78 X 5.20 X 2	
	1.20 X 8.20 X 1	
SECOND FLOOR PLAN	1.20 X 1.80 X 1	136.26
	1.21 X 2.81 X 7	
	1.20 X 10.33 X 2	
	1.21 X 10.35 X 1	
	1.78 X 5.20 X 2	
	1.20 X 8.20 X 1	
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14& 15 FLOOR PLAN	1.20 X 1.80 X 1 X 13	1771.38
	1.21 X 2.81 X 7 X 13	
	1.20 X 10.33 X 2 X 13	
	1.21 X 10.35 X 1 X 13	
	1.78 X 5.20 X 2 X 13	
	1.20 X 8.20 X 1 X 13	
	1.20 X 1.75 X 1	
	1.25 X 1.75 X 1 X 13	
TOTAL	- -	2043.90

BUILDING :BLOCL 1 (TOWER 1 AND 2)

FLOOR NAME	TOTAL BUA	DEDUCTIONS				NET BUA RESI.	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		CUTOUT	VSHAFT	VOID	ACCES.					
COMMON BASEMENT SECOND FLOOR	3.05	19.27	170.43	82.19	0.00	0.00	00	3623.20	1	3623.20
COMMON BASEMENT FIRST FLOOR	0.00	34.43	242.71	44.38	1560.42	0.00	00	4832.70	1	4832.70
STILT ONE FLOOR	3398.07	19.27	0.00	31.48	11.35	0.00	00	3176.00	1	3176.00
STILT TWO FLOOR	3341.30	19.27	0.00	35.13	0.00	0.00	00	3256.50	1	3256.50
FIRST FLOOR	2158.88	0.00	0.00	132.75	0.00	2037.14	08	0.00	0	0.00
SECOND FLOOR	2159.90	0.00	0.00	132.75	0.00	2027.15	08	0.00	0	0.00
THIRD FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
FOURTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
FIFTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
SIXTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
SEVENTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
EIGHTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
NINTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
TENTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
ELEVENTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
TWELFTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
THIRTEENTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
FOURTEENTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
FIFTEENTH FLOOR	2166.60	0.00	0.00	133.08	0.00	2033.52	08	0.00	0	0.00
TERRACE FLOOR	17.00	0.00	0.00	0.00	0.00	0.00	00	0.00	0	0.00
TOTAL	36271.37	92.24	412.14	2262.46	1571.77	30016.56	123	14857.90	-	14857.90
TOTAL NO OF BLDG	1	-	-	-	-	-	-	-	-	-
TOTAL	36271.37	92.24	412.14	2262.46	1571.77	30016.56	123	14857.90	-	14857.90

KEY PLAN

KEY PLAN
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
ROAD VACATED AREA
SETBACK (To be relaxed)

OWNER'S NAME AND SIGNATURE

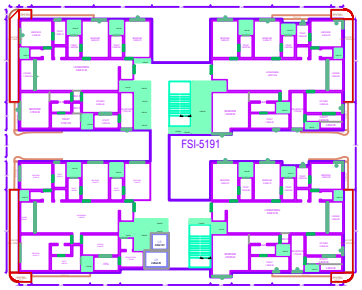
BUILDER'S NAME AND SIGNATURE

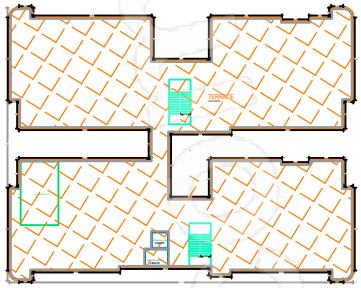
ARCHITECT'S NAME AND SIGNATURE

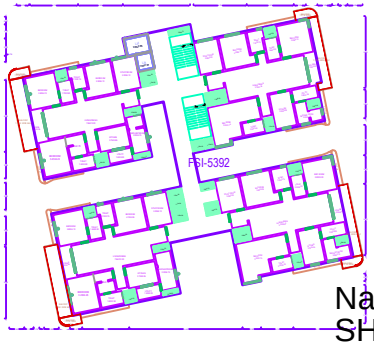
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

Note: All dimensions are in meters.

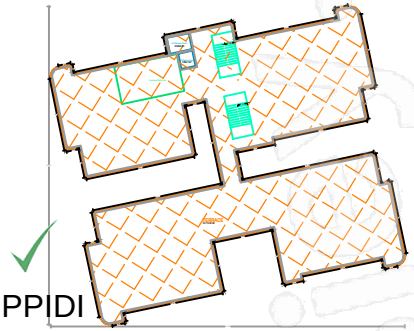
BLOCK 1 (TOWER 1 AND 2)







TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14& 15 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR
PLAN
(SCALE=1:100)

Name : MUPPIDI SHAILAJA
Designation : Additional Chief City Planner
Date : 17-Nov-2022 18:

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project title

PLAN SHOWING THE PROPOSED	Residential
PLOT NO.	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO	
SITUATED AT	Hyderabad
SOMAJIGUDA	
BELONGING TO : Mr./Ms./Mrs	M/s. Sobha Limited
Rep.by Mr. Ramadas Patil	
REP BY : Supervisor_C	GEETHA K NAIR
LICENCE NO : CA/185D/13641	APPROVAL NO.
DATE : 02-11-2022	SHEET NO.: 1 / 13
Layout Plan Sketch	AWARD_NO : UC17/87/87/2021
SEAL OF APPROVAL	

Conditions

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 635 of HMC Act.
2. Occupancy Certificate shall be obtained before occupying the building. Failure to 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. Rain Water Harvesting Structure shall be constructed and maintained in working condition 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. Fire Safety measures shall be provided as per norms.
11. Cellar and stilts approved for parking in the plan should not be used exclusively for parking of vehicles without partition walls. Building shutters and the same should not be converted or misused for any other purpose at any time in future as per Municipal Bye-laws.
12. No all units are permitted shall not be increased without prior approval of GHMC at any time in future.
13. This transaction is accordance on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at the time of Road widening in future.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stacking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be allowed at any time during construction of building.
16. The permission accorded does not bar the application of 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. Adequate measures shall be taken for preventing inconvenience to neighbourhood premises.
19. No food is prepared nor for the site situating 15 mt. road width shall be allowed and only tiny grill or Low height greenery shall be allowed.
20. Egress is to be maintained. 15% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. Stilts and Semi Stilts buildings above 3000sq mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of BIS.
22. The mortgaged built up area shall be released for registration only after an Occupancy Certificate is produced.
23. The Parking space in the mortgaged built up area shall not be used as pay and park basis.
24. The Proposed Projects in Hyderabad Metro Influence Zone (metro development) shall be developed as per sanctioned GO 168.
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. If any Court cases are filed or if any dispute arises in the premises, 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. Apart from the undertaking executed in terms of G.O. Ms. No. 168, dt. 17.11.2008 (wherever applicable) i. 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. ii. Architect, Structural Engineer and site engineer are responsible to inform the owner not to carry out and complete the construction strictly in accordance with sanctioned plan. iii. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and even after completion of the building. iv. Architect, Structural Engineer and Site Engineer shall be present at the commencement of every part of built up area of the building, v. In case of Stilt + Lower ceiling and with Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and only thereafter if any person / persons, Association of persons, Society, Company, Firm, Trust, Institutions, Educational institutions occupies the sanctioned plan (i.e. 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 (ii) the instant of the occupancy of the building shall be treated as the violation of the Act, Rules, Structural Engineer and Architect (iii) Insurance Policy for the complete building for a minimum period of three years.
30. Structural Stability and Fire Safety Requirements shall be the responsibility of the Owner, Builder Developer, Architect and Structural Engineer. Structural Engineer shall be responsible for structural safety of the building. Fire Safety as per the Act, Rules, Bye- Laws shall be ensured by the owners with a minimum staff of A Grade, and Height clearance of Fire Officer/Fire Prevention Officer shall be responsible for the compliance of the Fire Safety measures. Fire Safety measures shall be provided as per the Fire Safety Bye-Laws of the Municipal Corporation of Hyderabad

BLOCK 1 (TOWER 1 AND 2)

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO. / SURVEY NO	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SITUATED AT / SOMAJIGUDA	Hyderabad
BELONGING TO : Mr./Ms./Mrs Rep.by Mr. Ramadas Patil	M/s. Sobha Limited
REP BY : Supervisor_C	GEETHA K NAIR
LICENCE NO : CA/18920/19041	APPROVAL NO:
DATE : 03-11-2022	SHEET NO.: 01 / 10
Layout Plan Sketch	PRAMAN NO. : UC110/18782/2021
SEAL OF APPROVAL	

BUILDING :BLOCL 1 (TOWER 1 AND 2)

FLOOR NAME	TOTAL BUA	CUTOUT	VISAHFT	VOID	ACCES.	NET BUA (INCL.	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		DEDUCTIONS								
COMMON BASEMENT SECOND FLOOR	6.00	19.27	170.42	182.19	0.00	0.00	00	3923.30	1	3923.30
COMMON BASEMENT FIRST FLOOR	6.00	34.43	242.71	44.38	1262.42	0.00	00	4830.70	1	4830.70
STILT ONE FLOOR	3356.01	19.27	0.00	31.48	11.35	0.00	00	3176.82	1	3176.82
STILT WO FLOOR	3341.38	19.27	0.00	29.15	0.00	0.00	00	3326.50	1	3326.50
FIRST FLOOR	2155.88	0.00	0.00	122.75	0.00	2037.13	08	0.00	0	0.00
SECOND FLOOR	2155.88	0.00	0.00	122.75	0.00	2037.13	08	0.00	0	0.00
THIRD FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
FOURTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
FIFTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
SIXTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
SEVENTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
EIGHTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
NINTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
TENTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
ELEVENTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
TWELVETH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
THIRTEENTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
FOURTEENTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
FIFTEENTH FLOOR	2155.88	0.00	0.00	133.68	0.00	2022.09	08	0.00	0	0.00
TERRACE FLOOR	77.00	0.00	0.00	0.00	0.00	0.00	00	0.00	0	0.00
TOTAL	35071.37	92.24	413.14	2262.44	1277.77	30510.68	120	14857.02		14857.02
TOTAL NO OF BLDG										
TOTAL	35071.37	92.24	413.14	2262.44	1277.77	30510.68	120	14857.02		14857.02

NOTIFICATION

1. Commencement Notice shall be submitted by the applicant before commencement of the building (Vide G.O.Ms.No.168 of MAUD Act 2008 read with G.O.Ms.No.86 of MA dated 13-03-2012 read with G.O.Ms.No.168 of MA dated 09-06-2014). Before occupancy certificate (Vide G.O.Ms.No.168 of MAUD Act 2008 read with G.O.Ms.No.86 of MA dated 13-03-2012 read with G.O.Ms.No.168 of MA dated 09-06-2014).
2. Occupancy Certificate is compulsory before occupying any building.
3. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
4. Prior Approval should be obtained separately for any modification in the construction.
5. Tree Plantation shall be done along the periphery and also in front of the premises.
6. Rain Water Harvesting Structure shall be constructed before occupancy and before issue of occupancy certificate.
7. Rain Water Harvesting Structure (percolation pit) shall be maintained.
8. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
9. Fire Safety measures should be provided in the premises.
10. Care and safety measures for the workers should be taken and mandatory for getting occupancy certificate.
11. Cutting and filling approved earth shall not be removed without prior approval of GHMC and any fine is to follow.
12. The executor is accordance to ownership 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.
13. Drinking water facility should be provided for the construction work sites.
14. Disposing of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done. Acting which prevention is liable to be suspended.
15. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
16. Provision of Rain Water Harvesting Structure and Solar Water Heating Systems are mandatory as per G.O.Ms.No.168 MA dt:09-06-2014.
17. A safe distance minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.0mts. for Low Tension electrical line shall be maintained.
18. Ground water shall not be used for the building. 10 % of total width shall be allotted and only tree gill or Low height greenery hedge shall be allowed.
19. If greenery is not maintained, 10% additional property tax shall be imposed as penalty every year till the condition is rectified.
20. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
21. The Building Plan Approval is valid for three years from the registration only after an Occupancy Certificate is produced.
22. The Registration authority shall register only the permitted built up area as per sanctioned plan.
23. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
24. The services like Sanitary, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
25. The services like Sanitary, 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 submitted to GHMC.
28. Consent letter of the owners under the constraints of all the owners in the case of ownership certificate (wherever applicable).
29. Under the undertaking executed in terms of G.O. Ms. No. 168 Ma. dt. 17.11.2008 (wherever applicable) is. The construction shall be done by the owner only in accordance with sanction Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action. The owner / developer shall ensure that the Architect, Structural Engineer and site engineer shall inspect the work and submit complete the construction details in accordance with standard practice. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and thereafter for a period of five years. The Owner / Builder shall not, after the completion of the construction of any part of built up area of the building, to any of Sale / Lease orders and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly handing over the Rain Water Harvesting Structure (percolation pit) and Solar Water Heating Systems to the Association. The owner/developer and the architect/structural Engineer / 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 (IS) to be handed off the Association of Apartments / Society / Owners of the building. Structural Engineer and Architect (in) Insurance Policy to the Association of Apartments / Society / Owners of the building.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder Developer, Architect and Structural Engineer. Structural Engineer shall ensure the structural safety of the building as per the provisions of NBC Part 6 (Part 5) Section 2 (Loads and assumptions) Part 6 (Design and Aesthetics) Part 8 (Buildings and services) Part 4 (Fire and Safety) Part 9 (Fire resistant rating) Part 10 (Fire safety) Part 11 (Fire Safety). All Provide Generator, sufficient source of power to run the lifts, water pumps and other equipment in the event of failure of power supply. Provision of Lift for the building exceeding height of 10.0 mts. or 3 floors and with minimum of four members the voting power per floor and 50 % of voting power minimum 2 floors, exact of Generator and Transformer area shall be provided (as per U.L. specification No.2700, 1993, or Equivalent) and also in addition to the vertical built up area. (iii) Separate Underground cable water connections shall be provided for Fire Fighting and Domestic purpose. Fire Hydrant System as per the norms of Fire Safety Officer. Fire Hydrant system shall be provided in the basement area exceed 200 Sq.mts. (iv) Provide Fire resistant swing door for the collapsible lifts in all floors. (v) Provide Generator, sufficient source of power to run the lifts, water pumps and other equipment in the event of failure of power supply. Provision of Lift for the building exceeding height of 10.0 mts. or 3 floors and with minimum of four members the voting power per floor and 50 % of voting power minimum 2 floors, exact of Generator and Transformer area shall be provided (as per U.L. specification No.2700, 1993, or Equivalent) and also in addition to the vertical built up area. (vi) Separate Underground cable water connections shall be provided for Fire Fighting and Domestic purpose. Fire Hydrant System as per the norms of Fire Safety Officer. (vii) Provide Fire resistant swing door for the collapsible lifts in all floors. (viii) Provide Generator, sufficient source of power to run the lifts, water pumps and other equipment in the event of failure of power supply. Provision of Lift for the building exceeding height of 10.0 mts. or 3 floors and with minimum of four members the voting power per floor and 50 % of voting power minimum 2 floors, exact of Generator and Transformer area shall be provided (as per U.L. specification No.2700, 1993, or Equivalent) and also in addition to the vertical built up area. (ix) Separate Underground cable water connections shall be provided for Fire Fighting and Domestic purpose. Fire Hydrant System as per the norms of Fire Safety Officer. Heat, Clean, Carbon, a Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. (x)Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. (xi)Transformers shall be protected with 4 hours rating fire resist constructions. (xii) The waste water septic spaces with proper ventilation, plumbing / premises for manoeuverability of the vehicles. No parking or any constructions shall be made in setback area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2016.
32. Provision for Electric Vehicle charging station shall be made in the premises as per the standards drawn in city parking mapped here.
33. Environment Plan shall be followed strictly while making the construction.
34. Environment Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. Environmental Management Plan (EMP) shall be implemented. 36. If at any stage it is found that the documents are false and fabricated the permission will be revoked (Vide G.O.Ms.No.168).

AREA STATEMENT
PROJECT DETAIL :

PERMIT NO	UC110/18782/2021
PROJECT TYPE	Building Permission
NATURE OF DEVELOPMENT	New
SUB LOCATION	Gram Panchayat Area with Revenue Survey
STREET NAME	
DISTRICT NAME	Hyderabad
STATE NAME	TELANGANA
PINCODE	
MANDAL	
PLOT USE	Residential
PLOT SUB USE	Residential Apartment Bldg
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE	NA
LAND USE ZONE	Residential
LAND SUBUSE ZONE	NA
ABUTTING ROAD WIDTH	24
PLOT NO	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO	
NORTH SIDE DETAIL	Others - ROAD AND NEIGHBOURS LAND
SOUTH SIDE DETAIL	Others - ROAD AND NEIGHBOURS LAND
EAST SIDE DETAIL	ROAD WIDTH - 24
WEST SIDE DETAIL	Others - ROAD

AREA DETAILS :

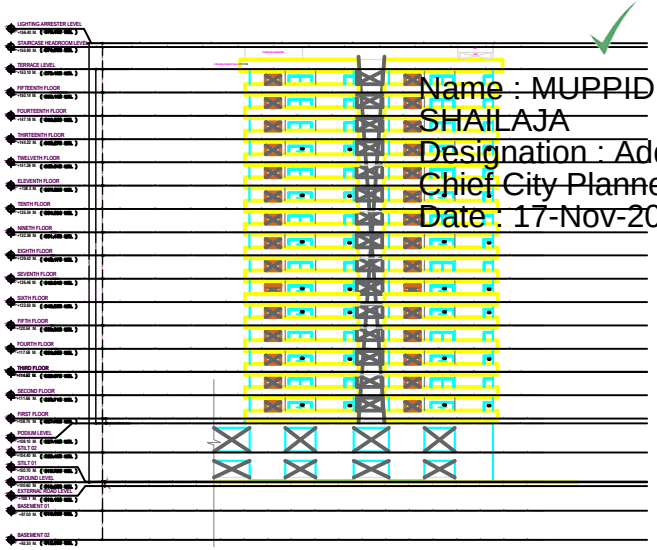
	SQ.MT.
AREA OF PLOT (Minimum)	10180.00
REDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	299.25
SPLAY AREA	4.68
Total	303.93
NET AREA OF PLOT	10180.09
ROAD AFFECTED AREA	299.25
TOTAL	299.25
BALANCE AREA OF PLOT	10180.77
VACANT PLOT AREA	5340.08
COVERAGE	
PROPOSED COVERAGE AREA (41.14 %)	8237.03
NET BUA	
RESIDENTIAL NET BUA	57293.97
COMMERCIAL NET BUA	1570.80
BUILT UP AREA	
	60795.30
	74408.20
MORTGAGE AREA	4172.21
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	361

Approval No.

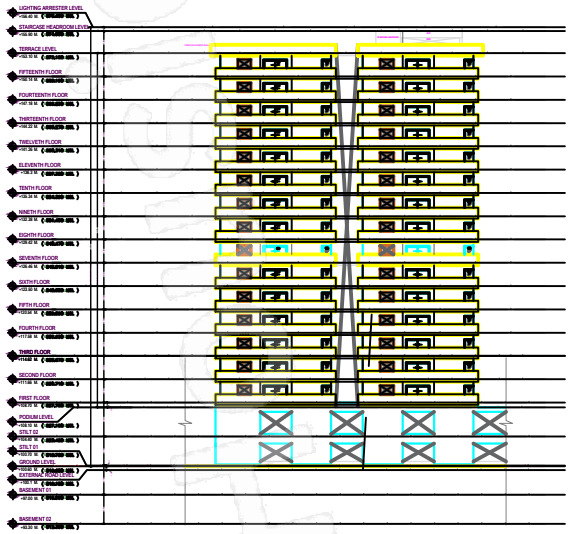
Additional/Other
1. 1) To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
2) The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.
3) Subject to compliance of all safety norms applicable to High Rise Buildings including obtaining necessary NOCs from Fire Services Dep't and AAI Permit fee.

SECTION AT XX

SECTION



BLOCK 01 - ELEVATION



BLOCK 02 - ELEVATION

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLOCL 1 (TOWER 1 AND 2)	D2	0.84 X 2.10	14
BLOCL 1 (TOWER 1 AND 2)	D3	0.90 X 2.10	280
BLOCL 1 (TOWER 1 AND 2)	D1	0.90 X 2.10	304
BLOCL 1 (TOWER 1 AND 2)	MD	1.05 X 2.10	122
BLOCL 1 (TOWER 1 AND 2)	SD1	1.23 X 2.10	47
BLOCL 1 (TOWER 1 AND 2)	SD1t	1.23 X 2.10	14
BLOCL 1 (TOWER 1 AND 2)	SD	2.03 X 2.10	29
BLOCL 1 (TOWER 1 AND 2)	SD	2.80 X 2.10	47

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLOCL 1 (TOWER 1 AND 2)	V1	0.63 X 1.20	76
BLOCL 1 (TOWER 1 AND 2)	V8	0.76 X 1.20	122
BLOCL 1 (TOWER 1 AND 2)	KW	1.03 X 1.20	30
BLOCL 1 (TOWER 1 AND 2)	CW	1.20 X 1.20	30
BLOCL 1 (TOWER 1 AND 2)	VD	1.20 X 1.20	45
BLOCL 1 (TOWER 1 AND 2)	SD1	1.03 X 1.20	17
BLOCL 1 (TOWER 1 AND 2)	WY	1.83 X 1.20	198
BLOCL 1 (TOWER 1 AND 2)	D2	0.83 X 1.20	46
BLOCL 1 (TOWER 1 AND 2)	CWY(1.4)	2.46 X 1.45	30
BLOCL 1 (TOWER 1 AND 2)	SD2(1)	2.03 X 2.10	29
BLOCL 1 (TOWER 1 AND 2)	SD2(1)	2.80 X 2.10	47

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 11.75 X 1	136.26
	1.20 X 1.60 X 1	
	1.21 X 2.81 X 7	
	1.20 X 10.35 X 2	
	1.21 X 10.35 X 1	
	1.78 X 0.29 X 3	
	1.22 X 0.29 X 1	
	1.20 X 11.75 X 1	
SECOND FLOOR PLAN	1.20 X 1.60 X 1	136.26
	1.21 X 2.81 X 7	
	1.20 X 10.35 X 2	
	1.21 X 10.35 X 1	
	1.78 X 0.29 X 3	
	1.22 X 0.29 X 1	
	1.20 X 11.75 X 1	
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14& 15 FLOOR PLANS	1.20 X 1.60 X 1 X 13	1711.24
	1.21 X 2.81 X 7 X 13	
	1.20 X 10.35 X 2 X 13	
	1.21 X 10.35 X 1 X 13	
	1.78 X 0.29 X 3 X 13	
	1.20 X 0.29 X 1 X 13	
	1.20 X 11.75 X 1 X 13	
TOTAL		2043.80

KEY OF INDEX
POST BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
ROAD AFFECTED
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

Name : MUPPIDI SHAILAJA
Designation : Additional Chief City Planner
Date : 17-Nov-2022 18:

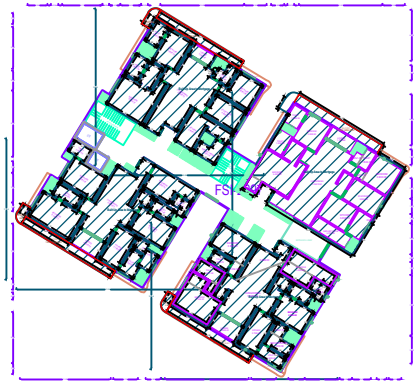
Note: All dimensions are in meters.

BLOCK 2 (TOWER 3 AND 4)

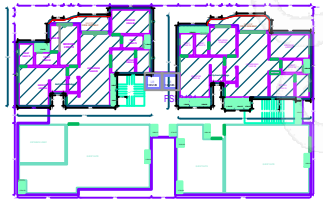
PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

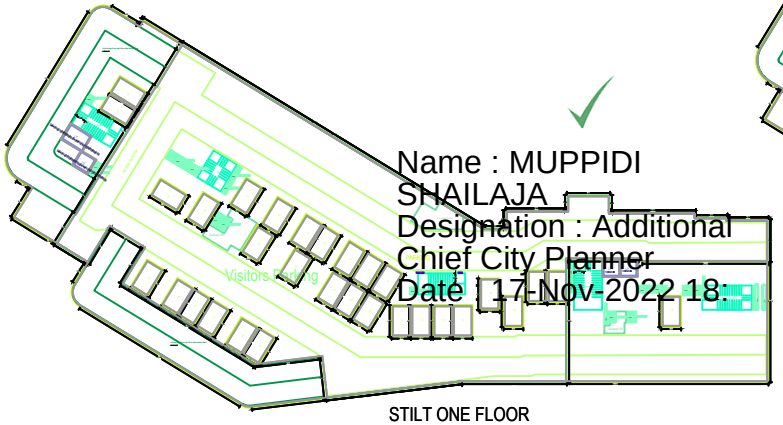
BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO.	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO	
SITUATED AT	Hyderabad
SOMAJIGUDA	
BELONGING TO : Mr./Ms./Mrs	M/s. Sobha Limited
Rep.by Mr. Ramadas Patil	
REP BY : Supervisor_C	GEETHA K NAIR
LICENCE NO. CA/1992/15641	APPROVAL NO:
DATE : 02-11-2022	SHEET NO : 2 / 10
Layout Plan Details	PERMIT NO. : TC1707/87/2021
SEAL OF APPROVAL	



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





STILT ONE FLOOR
PLAN
(SCALE=1:100)

Name : MUPPIDI SHAILAJA
Designation : Additional Chief City Planner
Date : 17-Nov-2022 18:

STILT TWO FLOOR
PLAN
(SCALE=1:100)

BUILDING: BLOCK 2 (TOWER 3 AND 4)									
FLOOR NAME	TOTAL BUA	DEDUCTIONS			NET BUA	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		CUTOUT	VOID	ACCESS	REQ				
STILT ONE FLOOR	2805.87	16.78	78.75	16.28	0.00	00	2632.10	1	2632.10
STILT TWO FLOOR	2722.23	16.78	27.88	0.00	0.00	00	2591.58	1	2591.58
FIRST FLOOR	1843.15	0.00	65.58	0.00	1774.47	06	0.00	0	0.00
SECOND FLOOR	1872.76	0.00	65.58	0.00	1789.92	08	0.00	0	0.00
THIRD FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
FOURTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
FIFTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
SIXTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
SEVENTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
EIGHTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
NINTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
TENTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
ELEVENTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
TWELFTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
THIRTEENTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
FOURTEENTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
FIFTEENTH FLOOR	1855.86	0.00	65.58	0.00	1790.28	08	0.00	0	0.00
TERRACE FLOOR	77.79	0.00	0.00	0.00	0.00	00	0.00	0	0.00
TOTAL	32451.03	33.56	1110.74	16.28	26783.31	118	5224.00		5224.00
TOTAL NO OF BLDGS	1								
TOTAL	32451.03	33.56	1110.74	16.28	26783.31	118	5224.00		5224.00

BALCONY CALCULATIONS TABLE		
FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.21 X 2.47 X 2	97.08
	1.20 X 13.30 X 1	
	1.20 X 12.30 X 1	
	1.21 X 2.41 X 1	
	1.20 X 12.42 X 2	
	2.02 X 7.80 X 1	
	2.20 X 7.80 X 1	
SECOND FLOOR PLAN	1.21 X 2.47 X 2	118.08
	1.20 X 13.30 X 1	
	1.20 X 12.30 X 1	
	1.21 X 2.41 X 2	
	1.20 X 12.42 X 2	
	2.02 X 7.80 X 1	
	2.20 X 7.80 X 1	
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14& 15 FLOOR PLAN	1.21 X 2.47 X 2 X 15	1535.77
	1.20 X 13.30 X 1 X 15	
	1.20 X 12.30 X 1 X 15	
	1.21 X 2.00 X 2 X 15	
	1.20 X 12.42 X 2 X 15	
	2.00 X 0.92 X 2 X 15	
	2.00 X 7.80 X 1 X 15	
	2.00 X 7.80 X 1 X 15	
TOTAL		1744.32

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLOCK 2 (TOWER 3 AND 4)	D2	0.92 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	D3	0.85 X 2.10	225
BLOCK 2 (TOWER 3 AND 4)	D1	0.85 X 2.10	227
BLOCK 2 (TOWER 3 AND 4)	MD	1.00 X 2.10	74
BLOCK 2 (TOWER 3 AND 4)	MD	1.00 X 2.10	14
BLOCK 2 (TOWER 3 AND 4)	GD2	1.20 X 2.10	03
BLOCK 2 (TOWER 3 AND 4)	OPEN	1.20 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	open	1.20 X 2.10	29
BLOCK 2 (TOWER 3 AND 4)	SD2	1.53 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD1	1.83 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD3	3.03 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD3	3.03 X 2.10	29

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLOCK 2 (TOWER 3 AND 4)	V1	0.61 X 1.20	162
BLOCK 2 (TOWER 3 AND 4)	V1	0.76 X 1.20	45
BLOCK 2 (TOWER 3 AND 4)	W1	1.22 X 1.20	14
BLOCK 2 (TOWER 3 AND 4)	W1(1.5)	1.22 X 1.50	15
BLOCK 2 (TOWER 3 AND 4)	W2	1.53 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	W2	1.83 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	W2	1.83 X 1.20	75
BLOCK 2 (TOWER 3 AND 4)	W1(1.5)	1.83 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	W1(1.4)	1.83 X 1.40	15
BLOCK 2 (TOWER 3 AND 4)	W2(1.8)	1.83 X 1.80	15
BLOCK 2 (TOWER 3 AND 4)	W3	2.90 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	KW	2.00 X 1.20	29
BLOCK 2 (TOWER 3 AND 4)	SD2(1)	3.03 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD2(1)	3.03 X 2.10	44

AREA STATEMENT	
PROJECT DETAIL :	
AWARD NO :	TC1707/87/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Green Panchayat Area with Revenue Survey
STREET NAME :	
DISTRICT NAME :	Hyderabad
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential Apartment Bldg
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	24
PLOT NO :	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO :	
NORTH SIDE DETAIL :	Others - ROAD AND NEIGHBOURS LAND
SOUTH SIDE DETAIL :	Others - ROAD AND NEIGHBOURS LAND
EAST SIDE DETAIL :	ROAD WIDTH - 24
WEST SIDE DETAIL :	Others - ROAD
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	16190.02
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	299.25
SPLAY AREA	4.68
Total	303.93
NET AREA OF PLOT	15886.09
ROAD AFFECTED AREA	299.25
TOTAL	299.25
BALANCE AREA OF PLOT	15886.77
VACANT PLOT AREA	5348.06
COVERAGE	
PROPOSED COVERAGE AREA (41.18 %)	6537.63
NET BUA	
RESIDENTIAL NET BUA	57353.97
COMMERCIAL NET BUA	1570.86
BUILT UP AREA	
	32750.30
	74435.20
MORTGAGE AREA	6172.31
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	361

Approval No :

Additional/Other
1. 1). To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
2). To the applicant has to follow Services, Utilities, Storm Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC
3) Subject to compliance of all safety norms applicable to High Rise Buildings including obtaining necessary NOCs from Fire Services Dep't and AAI Permit No:

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
EXISTING (To be retained)
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

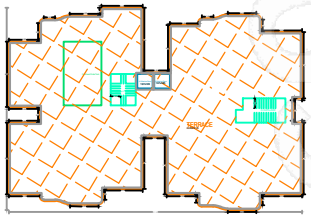
Note: All dimensions are in meters.

BLOCK 2 (TOWER 3 AND 4)

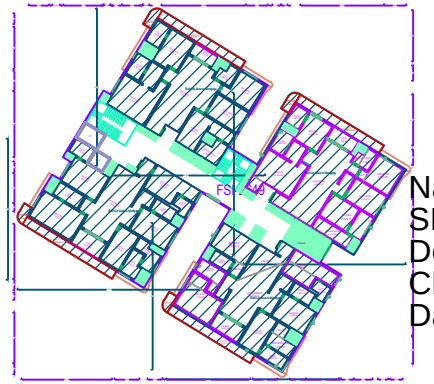
PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

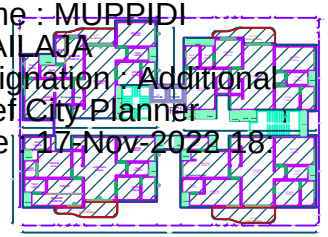
BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO.	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO	
SITUATED AT :	Hyderabad
SOMAJIGUDA	
BELONGING TO : Mr./Ms./Mrs	M/s. Sobha Limited
Rep.by Mr. Ramadas Patil	
REP BY : Supervisor_C	GEETHA K NAIR
LICENCE NO : CA/15820/15641	APPROVAL NO:
DATE : 02-11-2022	SHEET NO : 0 / 10
Layout Plan Details	WARD. NO : 1C17073732021
SEAL OF APPROVAL	

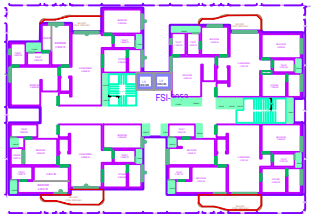


TERRACE FLOOR PLAN
(SCALE=1:100)





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



TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14& 15 FLOOR PLAN
(Proposed)
(SCALE 1:100)

Name : MUPPIDI SHAILAJA
Designation : Additional Chief City Planner
Date : 17-Nov-2022 18:

GENERAL:

1. Commencement Notice shall be submitted by the applicant before commencement of the building (As 650 of HMC Act
2. Occupation Notice shall be submitted after completion of the building & obtain occupancy certificate (As 350 of HMC Act
3. Occupation Certificate is mandatory before occupying the building
4. Public Health Services like Water Supply, Sewerage, Drainage etc. shall be provided only on production of occupancy certificate
5. Minor deviations should not attracted separately for any modifications in the construction
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Garbage bins shall be provided and maintained at premises all seasons and before issue of occupancy certificate.
8. Rain Water Harvesting Pits shall be constructed as per the norms.
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. Ceiling and ventilation requirement for parking in the plan should be used exclusively for parking of vehicles without partition walls
12. Ramp for the basement should not be converted or misused for any other purpose at any time in future as per underlying controlled.
13. No all units are sanctioned shall not be increased without prior approval of GHMC at any time in future
14. Permission is granted based on the information and declaration given by the owner to GHMC hence if said with out it entering any compensation at any time as per the underlying controlled.
15. Strip of greenery on periphery of the site shall be maintained as per rules.
16. Drinking water supply shall be ensured by the owner/developer without any disturbance to free movement of public & vehicles shall not be done. Selling which permission is liable to be suspended.
17. The permission accorded does not be the application or provisions of Urban Land Ceiling & Regulations Act 1976
18. Fire Safety measures as per the Fire Services Department shall be provided in the premises. Fire Safety Plan shall be submitted.
19. A safe distance of minimum 3.0mtrs. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.0mtrs. for Low Tension electrical line shall be maintained.
20. Adequate Lift shall be provided for the ease of building. 10 no. road width shall be allowed and only two grill or Low height geyserey hedge shall be allowed.
21. Engineering is not mainstream 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
22. All Public and Semi Public buildings above 2000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
23. Fire NOC shall be obtained from the concerned fire station for registration only after an Occupancy Certificate is produced.
24. The Registration authority shall register only the permitted built up areas as per sanctioned plan.
25. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up areas as per sanctioned plan.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervisions of Qualified Technical Personnel.
27. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervisions of Qualified Technical Personnel.
28. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be submitted to GHMC.
29. Construction shall be carried out by the contractors of old. Incorporation of the name of occupancy certificate (wherever applicable).
30. Apart from the undertaking executed in terms of G.O. Ms. No. 168, Dt. 11-11-2005 (wherever applicable) i. 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. ii. The Owner, Architect, Structural Engineer and site engineer are jointly and severally responsible for the structural safety during the building construction. iii. Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and upon completion of the building. iv. Structural Engineer, Site Engineer, Owner / Builder shall be responsible for the safety of the public during the building. In case of failure, the Owner, Builder and Structural Engineer shall be prosecuted. v. Occupancy Certificate to be obtained from GHMC after production of the regular service connections to each portion of the building and duly completed by the Owner, Architect, Structural Engineer and Site Engineer. vi. Structural Engineer shall be responsible for the structural safety as per the provisions of A.P. Structural Stability Certificate issued by the Structural Engineer only and failing that the building is not safe and the construction is in accordance with the specified designs (iii) the violation of the site regulations constituting misconduct against the Site Engineer, Structural Engineer and Architect (iv) Insurance Policy for Structural Stability of the building for a period of 5 years.
31. 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 Blue. (To provide one entry and one exit to the premises with a minimum width of 3.0mtr. and height clearance of 4mtr. Fire Fighting Equipment as per Fire Services Act. 1999 Fire Fighting Equipment, Fire Alarm System, Fire Pump, Water Reserve, electric supply, Lift Emergency Lighting in the Corridor / Common passages and stair case. (Fire Hydrants water signs for extinguishers for every 600 Sq.mts. of floor area with minimum of two numbers fire extinguishers per floor and 3x 200 Sq.mts. Capacity Water Tanks for Fire Fighting Purpose Exclusively. Fire Pump Room of size 3.0mtrs. x 4.0mtrs. x 2.5mtrs. Ht. (To ENE. 1992, a) Manually operated and alarm system in the entire buildings. a2) Separate Underground static water storage tank capacity of 30, 000 ltrs. Capacity. a3) Separate Terrace Tank of 20,000ltrs capacity for Residential buildings and 50,000ltrs. for Commercial buildings. a4) Fire Hydrant system and Sprinkler system as per Fire Safety Norms. a5) Electrical fitting and installation shall be certified by the electrical engineers to ensure electrical fire safety. a6) Transformers shall be protected with 4 hours rating fire resist combustibles. a7) To create a pump room opposite with the parking / premises for manoeuverability of fire vehicle. No parking or any constructions shall be made in setback area.
32. The Builder/Developer shall register the project in the RERA website after the launch in July 2016
33. Developer shall not mortgage or create a charge on the flats after the sale deed is executed in favour of the purchaser.
34. Grey water shall be reused strictly while making the construction.
35. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
36. Any misrepresentation of the facts or suppression of facts shall invite legal action. At any stage if it is found that the documents are false or misrepresented the permission will be revoked. (G.O. MA. 168 Dt. 11-11-2005)

AREA STATEMENT	
PROJECT DETAIL :	
WARD. NO :	1C17073732021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	Given Panchayat Area with Revenue Survey
STREET NAME :	
DISTRICT NAME :	Hyderabad
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential Apartment Bldg
PLOT NOAM BY NOTIFIED /RELEGOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SURVEY ZONE :	NA
ABUTTING ROAD WIDTH :	24
PLOT NO :	6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO :	
NORTH SIDE DETAIL :	Others - ROAD AND NEIGHBOURS LAND
SOUTH SIDE DETAIL :	Others - ROAD AND NEIGHBOURS LAND
EAST SIDE DETAIL :	ROAD WIDTH - 24
WEST SIDE DETAIL :	Others - ROAD
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) :	16185.02
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	299.25
SPLAY AREA	4.68
Total	303.93
NET AREA OF PLOT	15881.09
ROAD AFFECTED AREA	299.25
TOTAL	299.25
BALANCE AREA OF PLOT	15881.77
VACANT PLOT AREA	5348.06
COVERAGE	
PROPOSED COVERAGE AREA (41.18 %)	6537.63
NET BUA	
RESIDENTIAL NET BUA	57353.97
COMMERCIAL NET BUA	1570.80
BUILT UP AREA	
	52795.33
	74458.33
MORTGAGE AREA	6172.03
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	361

Additional Other
i). To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
ii). To follow conditions stipulated by Police Services, Utilities, Storm Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the above application Order.
3) Subject to compliance of all safety norms applicable to High Rise Buildings including obtaining necessary NOCs from Fire Services Dep't and AAI Permit No

BUILDING :BLOCK 2 (TOWER 3 AND 4)

FLOOR NAME	TOTAL BUA	DEDUCTIONS			NET BUA RESI.	TNMTS.	PARKING AREA	NO OF STACK	NET PARKING
		CUTOUT	VOID	ACCESS					
STILT ONE FLOOR	2665.87	16.78	28.75	16.28	0.00	03	2632.16	1	2632.16
STILT TWO FLOOR	2725.27	16.78	27.88	0.00	0.00	03	2581.00	1	2581.00
FIRST FLOOR	1863.15	0.00	69.68	0.00	1774.47	03	0.00	0	0.00
SECOND FLOOR	1872.79	0.00	85.89	0.00	1786.90	03	0.00	0	0.00
THIRD FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
FOURTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
FIFTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
SIXTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
SEVENTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
EIGHTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
NINTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
TENTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
ELEVENTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
TWELFTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
THIRTEENTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
FOURTEENTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
FIFTEENTH FLOOR	1863.88	0.00	69.68	0.00	1786.20	03	0.00	0	0.00
TERRACE FLOOR	77.78	0.00	0.00	0.00	0.00	03	0.00	0	0.00
TOTAL	23451.02	33.56	1115.74	16.28	22785.51	118	5214.00		5214.00
TOTAL NO OF BLDGS	1								
TOTAL	23451.02	33.56	1115.74	16.28	22785.51	118	5214.00		5214.00

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
FIRST FLOOR PLAN	1.21 X 2.41 X 2	87.58
	1.20 X 13.35 X 1	
	1.20 X 12.35 X 1	
	1.21 X 2.41 X 1	
	1.20 X 12.40 X 2	
	2.00 X 7.80 X 1	
	2.00 X 1.80 X 1	
SECOND FLOOR PLAN	1.21 X 2.41 X 2	116.08
	1.20 X 13.35 X 1	
	1.20 X 12.35 X 1	
	1.21 X 2.41 X 2	
	1.20 X 12.40 X 2	
	2.00 X 8.03 X 2	
	2.00 X 7.80 X 1	
	2.00 X 7.85 X 1	
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14& 15 FLOOR PLAN	1.21 X 2.41 X 2 X 2 X 11	1535.12
	1.20 X 13.35 X 1 X 15	
	1.20 X 12.35 X 1 X 15	
	1.21 X 2.41 X 2 X 15	
	1.20 X 12.40 X 2 X 15	
	2.00 X 8.03 X 2 X 15	
	2.00 X 7.80 X 1 X 15	
	2.00 X 1.80 X 1 X 15	
TOTAL		1744.32

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X W	NOS
BLOCK 2 (TOWER 3 AND 4)	D2	0.83 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	D3	0.90 X 2.10	226
BLOCK 2 (TOWER 3 AND 4)	D1	0.93 X 2.10	207
BLOCK 2 (TOWER 3 AND 4)	MD	1.00 X 2.10	74
BLOCK 2 (TOWER 3 AND 4)	MD	1.20 X 2.10	14
BLOCK 2 (TOWER 3 AND 4)	SD2	1.20 X 2.10	63
BLOCK 2 (TOWER 3 AND 4)	OPEN	1.30 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SWH	1.50 X 2.10	29
BLOCK 2 (TOWER 3 AND 4)	SD3	1.53 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD1	1.83 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD3	3.03 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD3	3.03 X 2.10	29

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X W	NOS
BLOCK 2 (TOWER 3 AND 4)	V3	0.60 X 1.20	162
BLOCK 2 (TOWER 3 AND 4)	V1	0.76 X 1.20	45
BLOCK 2 (TOWER 3 AND 4)	MH	1.23 X 1.20	14
BLOCK 2 (TOWER 3 AND 4)	W10 LB	1.23 X 1.60	15
BLOCK 2 (TOWER 3 AND 4)	W2	1.53 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	W2	1.68 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	W2	1.83 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	W10 D	1.83 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	W10 LB	1.83 X 1.60	15
BLOCK 2 (TOWER 3 AND 4)	W20 D	1.83 X 1.80	15
BLOCK 2 (TOWER 3 AND 4)	W2	1.90 X 1.20	15
BLOCK 2 (TOWER 3 AND 4)	KW	2.08 X 1.20	29
BLOCK 2 (TOWER 3 AND 4)	SD2 D	3.03 X 2.10	15
BLOCK 2 (TOWER 3 AND 4)	SD2 D	3.03 X 2.10	44

COLOUR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
SETBACK AREA	
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.

BLOCK 2 (TOWER 3 AND 4)

OVERALL SECTION AT XX

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project Title
PLAN SHOWING THE PROPOSED Residential
PLOT NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO.
SITUATED AT ,Hyderabad
SOMAJIGUDA
BELONGING TO : Mr./Ms/Mrs M/s. Sobha Limited
Rep.by Mr. Ramadas Patil

REP BY : Supervisor_C GEETHA K NAIR

LICENCE NO : CA/1993/13641 APPROVAL NO.

DATE : 03-11-2022	SHEET NO. : 3 / 10
Layout Plan Details	PERMIT NO. : TC1/1597/2021
SEAL OF APPROVAL	

Conditions

1. Commencement Notice shall be submitted by the applicant before commencement of the building (U.S.Sec.455 of HMC Act
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U.S.455 of HMC Act.
3. Water Supply, Sewerage, Drainage connections shall be obtained.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Tree Permit shall be obtained separately for any modification to 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 all owners and before issue of occupancy certificate
8. Fire Safety NOC shall be obtained from Fire Services Department.
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. Open Space, Recreational Space and Parking Space shall be used exclusively for parking of vehicles without partition walls.
12. Ceiling height of the tenement should not be exceeded or changed for any other purpose at any time in future as per underlying sustainability.
13. The Plan sanctioned shall not be transferred without prior approval of GHMC.Failure to follow
14. 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.
15. Roads, Drains, Footpaths, Open Spaces, Parks, etc. shall be developed as per rules.
16. Blocking 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.
17. The Plan sanctioned is subject to the provisions of the Regulations of Urban Land Ceiling & Regulations Act 1976.
18. The Developer / Builder / Owner to provide service road wherever required with specified standards, at their own cost.
19. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines shall be left as per the Electricity Act and Rules in force from time to time.
20. No form-work or wall for the site abutting 18 mt. road width shall be allowed and only temporary sheds or one metre greenery hedge wall be allowed.
21. Open Space to be maintained 100% additional property tax shall be imposed as penalty every year till the condition is satisfied.
22. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per Municipal Act & Rules.
23. The mortgaged building/ areas shall not be allowed for regularisation only after an Occupancy Certificate is produced.
24. The Regularisation authority shall register only the permitted built up areas as per sanctioned plan.
25. The Financial Agencies and Institutions shall extend loans/ facilities only to the permitted built up areas as per sanctioned plan.
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 submitted to the Department.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate Unknown risks are not covered.
29. If anyone has violated any executed in terms of G.O. Ms. No. 101 Ms. 101 & 111 2000 (wherever applicable) or 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 actions. The owner, builder, Architect, Structural Engineer and site engineers are jointly & severally responsible to carry out the construction in accordance with the sanctioned plan and the provisions of the Act. The owner, Architect, Structural Engineer and Site Engineer are jointly and severally are fully responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O. Cut. The Owner / Builder should not deface the monuments and should not encroach on the Nala / Nala Buffer. The Owner / Builder should not sell the flats/ apartments unless obtained from GHMC after providing all the regular service connections to each unit/ flat/ unit of the building and only submitting the following (i) Building Completion Certificate issued by the Architect duly certifying that the building is constructed as per the sanctioned plans (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 regulars containing inspection reports of Civil Engineer, Structural Engineer and Architect (iv) Insurance Policy for Structural Stability of the building for a minimum period of 5 years.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and Structural Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 and A.P. Fire Services Act 1999 and to obtain Provisional Fire NOC from Fire Services Department. Based on the Provisional Fire NOC issued and on completion of the building, the owner shall apply for the Fire NOC to the Fire Services Department. Based on the Fire NOC issued by the Department, the owner shall be responsible to maintain the fire safety measures in the building.
31. Drainage and Water Supply connections to be provided to the satisfaction of the Executive Engineer, HMWS&SB.
32. Provision of Rain Water Harvesting structure as per the norms shall be made in the premises.
33. Solar Water Heating systems should be provided in the premises as per the norms.
34. Provision for Street Lighting and Electrical Distribution Network in the premises should be made as per the norms of the Electrical Department.
35. Adequate Drinking Water facilities shall be made available to the workers employed in the premises.
36. Sufficient Toilet facilities shall be made available to the workers employed in the premises.
37. Provision for Solid Waste Management shall be made in the premises as per the norms of the Municipal Authorities.
38. Provision for Street Trees shall be made in the premises as per the norms of the Municipal Authorities.
39. Provision for Parking of Vehicles shall be made in the premises as per the norms of the Municipal Authorities.
40. Provision for Electrical Substation shall be made in the premises as per the norms of the Electrical Department.
41. Provision for Telecommunications Network shall be made in the premises as per the norms of the Telecommunications Department.
42. Provision for Cable Television Network shall be made in the premises as per the norms of the Cable Television Network Operators.
43. Provision for Gas Pipeline Network shall be made in the premises as per the norms of the Gas Pipeline Network Operators.
44. Provision for Public Toilets shall be made in the premises as per the norms of the Municipal Authorities.
45. Provision for Public Telephones shall be made in the premises as per the norms of the Telecommunications Department.
46. Provision for Public Transport Facilities shall be made in the premises as per the norms of the Municipal Authorities.
47. Provision for Parking of Vehicles shall be made in the premises as per the norms of the Municipal Authorities.
48. Provision for Electrical Substation shall be made in the premises as per the norms of the Electrical Department.
49. Provision for Telecommunications Network shall be made in the premises as per the norms of the Telecommunications Department.
50. Provision for Cable Television Network shall be made in the premises as per the norms of the Cable Television Network Operators.
51. Provision for Gas Pipeline Network shall be made in the premises as per the norms of the Gas Pipeline Network Operators.
52. Provision for Public Toilets shall be made in the premises as per the norms of the Municipal Authorities.
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355. Provision for Gas Pipeline Network shall be made in the premises as per the norms of the Gas Pipeline Network Operators.
356. Provision for Public Toilets shall be made in the premises as per the norms of the Municipal Authorities.
357. Provision for Public Telephones shall be made in the premises as per the norms of the Telecommunications Department.
358. Provision for Public Transport Facilities shall be made in the premises as per the norms of the Municipal Authorities.
359. Provision for Parking of Vehicles shall be made in the premises as per the norms of the Municipal Authorities.
360. Provision for Electrical Substation shall be made in the premises as per the norms of the Electrical Department.
361. Provision for Telecommunications Network shall be made in the premises as per the norms of the Telecommunications Department.
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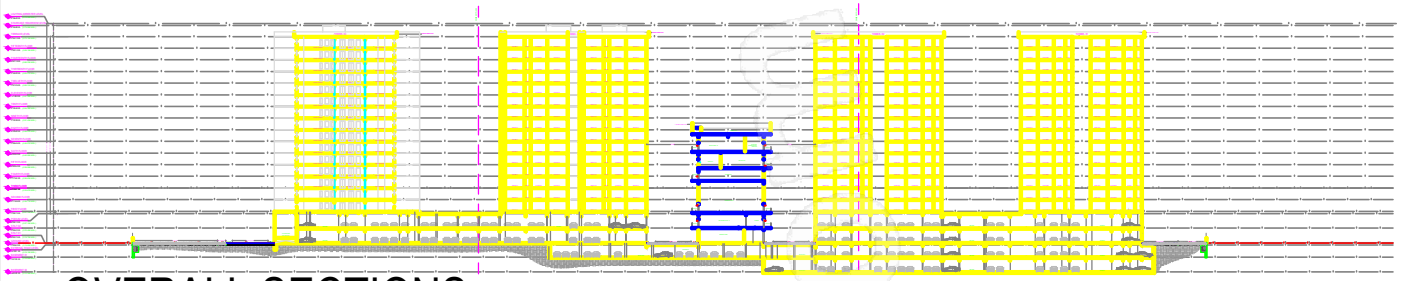
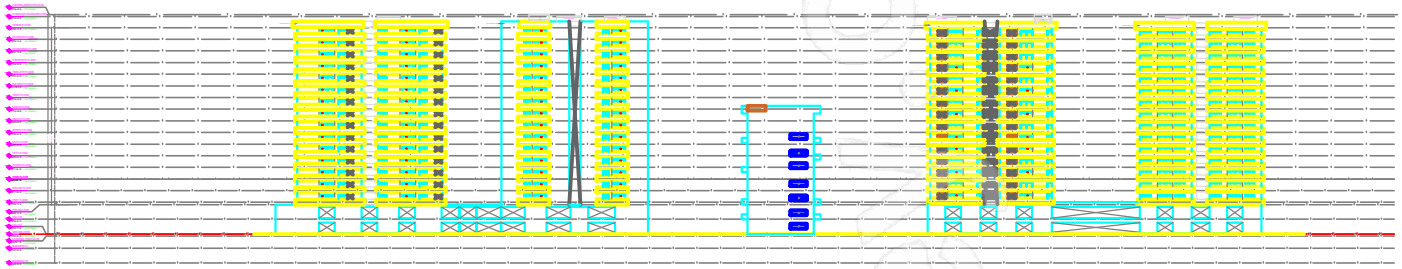
372. Provision for Public Toilets shall be made in the premises as per the norms of the Municipal Authorities.
373. Provision for Public



OVERALL SECTIONS
(SCALE=1:200)



OVERALL ELEVATION
(SCALE=1:200)

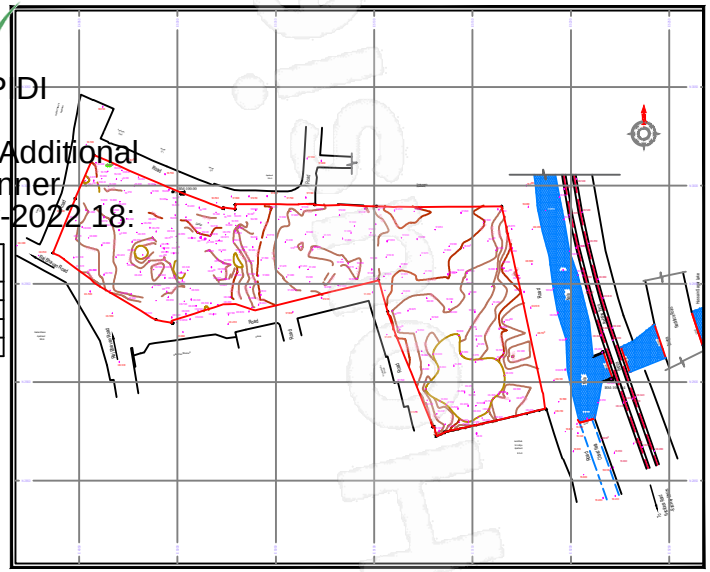
BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
CLUB (HOUSE)		Residential Apartment Bldg	NA	Ground + Upper floors
BLOCK 2 (TOWER 3 AND 4)	Residential	Residential Apartment Bldg	NA	Stilt + Ground + 15 upper floors
BLOCL 1 (TOWER 1 AND 2)	Residential	Residential Apartment Bldg	NA	2 Cellar + 2 Stilt + 15 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS			NET BUA		TNMTS.	PARKING AREA	NET PARKING
			VSHAFT	VOID	ACCES.	RESI.	COMM.			
CLUB (HOUSE)	1	1835.02	0.00	84.86	142.70	0.00	1570.85	00	36.60	36.60
BLOCK 2 (TOWER 3 AND 4)	1	33451.02	0.00	1115.74	16.28	26783.01	0.00	118	5224.00	5224.00
BLOCL 1 (TOWER 1 AND 2)	1	39271.37	413.14	2262.46	1377.77	30510.96	0.00	120	14857.00	14857.00
GRAND TOTAL	3	74557.41	413.14	3463.06	1536.75	57293.97	1570.85	238.00	20117.60	20117.60

Name : MUPPI DI SHALIÂ ZA
Designation : Additional Chief City Planner
Date : 17-Nov-2022 18:



Contours

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MULTI STORIED RESIDENTIAL APARTMENT IN PR.NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1 IN TS NO. 37,38,39,40/P, 43/3/B/1, 43/3/B/2, 20/1/B SITUATED AT SOMAJIGUDA.

BELONGS TO :- M/s. Sobha Limited Rep.by Mr. Ramadas Patil

Project Title
PLAN SHOWING THE PROPOSED Residential
PLOT NO. 6-3-1100/A, 6-3-1100/B, 6-3-1100/C, 6-3-1100/4/1
SURVEY NO
SITUATED AT Hyderabad
SOMAJIGUDA
BELONGING TO : Mr./Ms./Mrs Ms. Sobha Limited
Rep.by Mr. Ramadas Patil

REP BY : Supervisor_C GEETHA K NAIR

LICENCE NO. CA/19/24315/41 APPROVAL NO:
DATE 03-11-2022 SHEET NO:- 01 / 01
Land Plan Details DRAWING NO:- 1021/02/B/01/2021
SEAL OF APPROVAL

NOTE:
1. Commencement Notice shall be submitted by the applicant before commencement of the building (As 455 of HMC Act)
2. Occupancy Certificate shall be obtained before occupying the building & obtain occupancy certificate (As 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. Rain Water Harvesting Structure provision shall be made in the premises before issue of occupancy certificate.
8. Rain Water Harvesting Structure provision shall be maintained.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Fire Safety measures shall be provided as per norms.
11. Cellar and stilts approved for car parking in the plan should not be converted into residential or any other purpose at any time in future as per G.O Ms. No. 168 dt:- 11-03-2002.
12. No. of units as mentioned in detail not be increased without prior approval of GHMC since time to time.
13. This sanction is accorded on non-encroaching of Road affected portion of the site for GHMC Road and with out claiming any compensation towards road widening portion of land.
14. Site out gateway or compound wall of the site shall be maintained in pure state.
15. Stacking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be allowed. Violation of this condition is liable to be prosecuted.
16. The owner/developer shall comply with the provisions of Hyderabad Urban Development Authority (HUDA) Act 1975.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 2.5mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. Ht. of the building measured from the mid-road level. 15 mt. road width shall be allowed and only low gain & Low height greenery hedge shall be allowed.
20. Engineering is not mentioned 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 2000sq.mts. shall be constructed to provide facilities to physically handicapped persons except provisions of NBC vol.2.
22. The Building Permit shall be valid only for one year from the date of issue of the permit.
23. The Regularization authority shall register only the permitted built up area as per sanctioned plan.
24. The Potential Hyperlinks and Hotlines/Hotlines shall related Users 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 submitted to 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 O.S. No. 347, 348, 349, 350, 351 of 2011 (wherever applicable) i. 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 (wrongful construction). ii. The owner shall be responsible for any violations or deviations from the sanctioned plan. If the owner does not and complete the construction strictly in accordance with sanctioned plans, Then Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and also after completion of the building. iii. The owner, Builder, Architect, Structural Engineer, after construction of any part of built up area of the building, by way of Mini Certificate (where, after with Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly certified by the Architect, Structural Engineer and Site Engineer, shall be responsible for the safety of the building, if complied as per the sanctioned plan.(2) 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.(3) In extent of the owner/builder/developer, Architect, Structural Engineer and Site Engineer, Structural Engineer and Architect (in Insurance Policy for the concerned 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, Structural Engineer and Site Engineer. Structural Engineer and Architect (in Insurance Policy for a period of three years). 31. Ground floor + 15 upper floors residential apartment building with a minimum width of 9.0mts. and height clearance of 4mts. (Plinth to Ceiling) is proposed with Fire Staircase, Lift, Electrical Meter Room, Lift Room, Generator, etc.,Alternate source of power shall be provided for the lifts and common amenities in the apartment. Fire Fighting Equipment shall be provided as per the recommendations by Fire Officer. Fire Fighting Equipment shall be installed to the satisfaction of Fire Officer. Fire Safety measures shall be provided as per G.O. Ms. No. 168 dt:- 11-03-2002 and