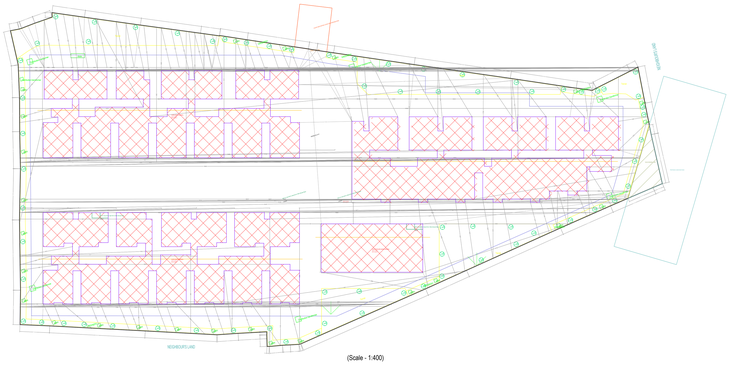

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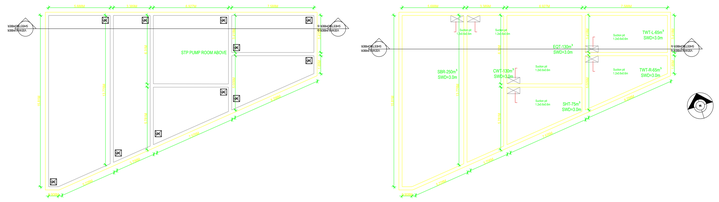
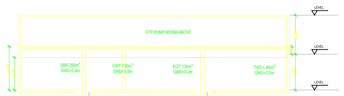




SECTION A-A

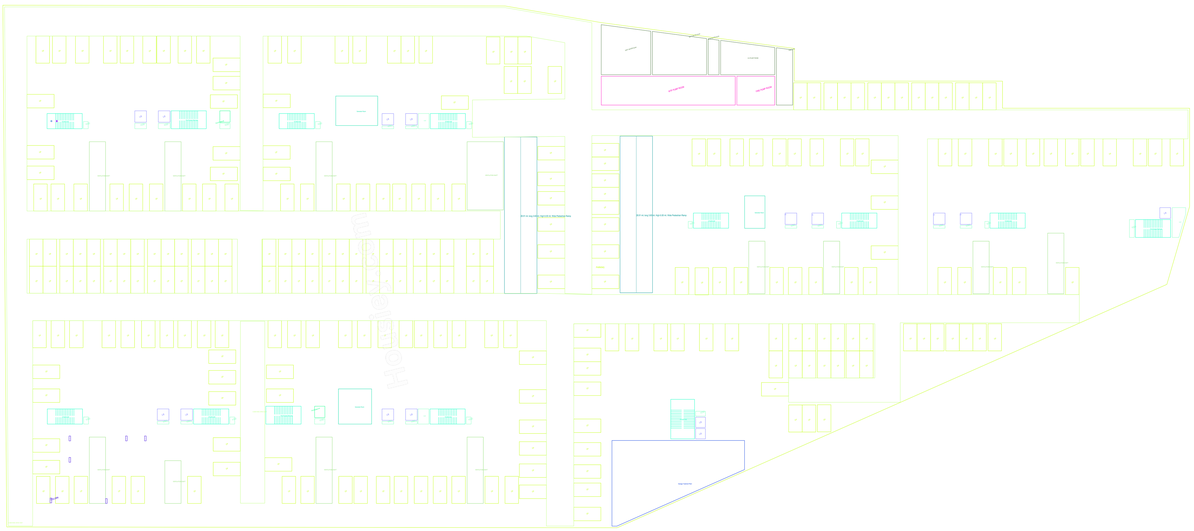
Project Title : PROPOSED PLAN SHOWING THE RESIDENTIAL APARTMENTS IN SURVEY NOS.159/1, 160/1, 161/1, 162/ /1, GAGANPAHAD, RAJENDERNAGAR MANDAL, RANGA REDDY DISTRICT., BELONGING TO: SHRI HARIRAM AGARWAL AND 4 OTHERS REPRESENTED BY GPA M/S DEEVYA SHAKTI PAPER MILLS PVT LTD, REPRESENTED BY ITS DIRECTOR, SHRI. GAURAV AGARWAL S/O. SHRI. RAVINDRA KUMAR AGARWAL

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO.	
SURVEY NO.	
SITUATED AT ,	
BELONGING TO : Mr./Ms./Mrs	
REP BY :	MANOHAR ADIMULAM
LICENCE NO 335/ENGINEER/TP10/GHMC/2018/2018/BC	
DATE : 04-03-2022	SHEET NO. : 1 / 32
Layout Plan Details	INWARD_NO.: TS/013126/2022
SEAL OF APPROVAL	

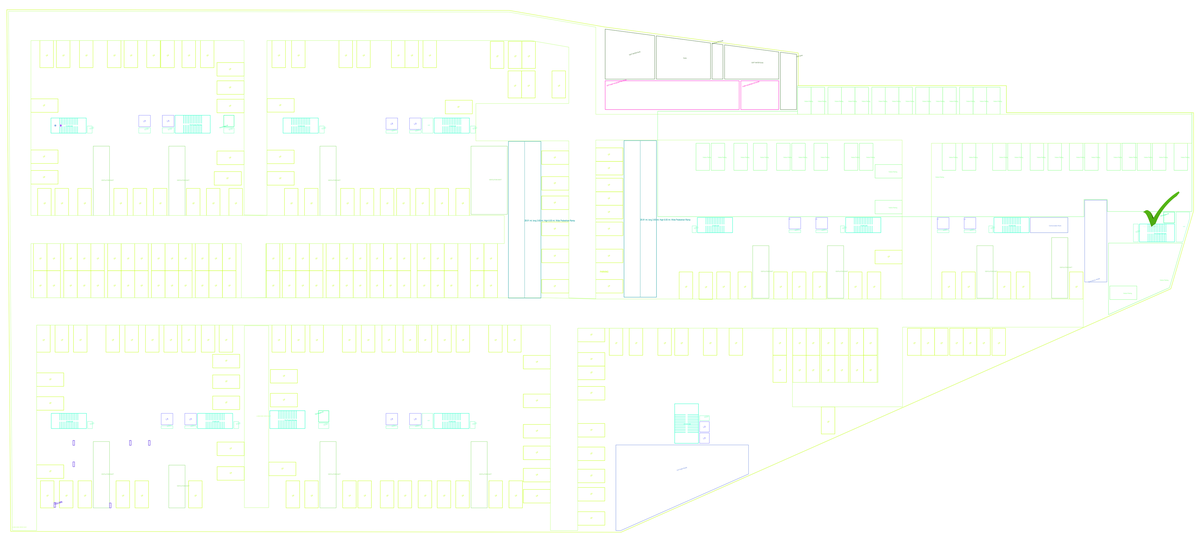
AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	TS/013126/2022
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
STREET NAME:	
DISTRICT NAME :	
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	NA
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	0
PLOT NO :	
SURVEY NO :	
NORTH SIDE DETAIL :	-
SOUTH SIDE DETAIL :	-
EAST SIDE DETAIL :	-
WEST SIDE DETAIL :	-
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	20979.60
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	149.66
Total	149.66
NET AREA OF PLOT	20829.94
VACANT PLOT AREA	13214.93
COVERAGE	
PROPOSED COVERAGE AREA (36.56 %)	7615.01
NET BUA	
RESIDENTIAL NET BUA	72693.77
COMMERCIAL NET BUA	2646.36
BUILT UP AREA	
	79292.29
	111035.69
MORTGAGE AREA	7705.27
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	546

CONDITION:

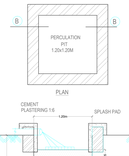
1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Utilities 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. Yet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Proper Drainage and Sewerage Facilities shall be provided to the premises.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view .
10. Garbage House shall be made within the premises
11. Stilt Floor / Basement Floor / Portion of Ground Floor shall be used exclusively for parking of vehicles without partition walls & voting shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time in future as per undertaking submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be allowed during the course of construction of building.
16. The permission accorded does not ban the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 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. Fire Fighting arrangements for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of G.O.Ms.No.168.
22. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and institutions shall extend loans facilities only for the permitted built-up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. The Insurance shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2006 (wherever applicable),a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action. b. The owner, Builder, Architect, Structural Engineer and Site Engineer shall ensure that the construction is carried out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC.e. The owner / Builder should not market the flats/ units/ plots in any manner, prior to submitting the following:(i) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.(ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is safe and stable and complying with the requirements of structural stability.(iii) Lift Completion Certificate duly certifying the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.(iv) Insurance Policy for the completed building for a minimum period of three years.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 Wet, (To provide one entry and one exit to the premises with a minimum width of 6.5mts. and height clearance of 3mts. Of Hostle Fire resistant swing door for the collapsible lifts in all floors. b)Hostle Generator, as alternate source of electric supply. c)Emergency Lighting in the Corridor / Common passages and stair case. d)Two numbers water type fire extinguishers for every floor. e)Hose reels and sufficient quantity of water shall be provided on each floor for the fire extinguishers minimum 5 litres, each at Generator and Transformer area shall be provided as per I.S.I. specification - No.2190 - 1992. v)i Manually operated and alarm system in the entire buildings. vii) Separate Underground static water storage tank capacity of 20, 000 ltr. Capacity. viii)Separate Tarrace Tank of 20,000ltr capacity for Residential buildings. ix)Hose Reel, Down Corner. x)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. xi)Provision of Fire Resistant Doors shall be made in the Lift lobby of the residential apartments/ Offices. xii)Transformers shall be protected with 4 hours rating fire resist constructions. xiii) To create a joint open spaces with the neighbours building / premises for manoeuvreability of fire vehicles. No parking or any constructions shall be made in set Backs area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2016.
32. Separate Fire Protection and Fire Fighting Systems plans shall be submitted after duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. The permission accorded does not confer any ownership rights. As a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.



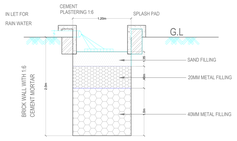
BASEMENT SECOND FLOOR PLAN



BASEMENT FIRST FLOOR PLAN

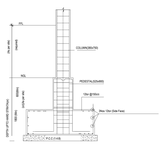


PLAN

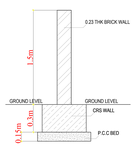


SECTION "B"B"

DETAILS OF PERCOLATION PIT



TYPICAL COLUMN CROSS SECTION



COMPOUND WALL SECTION

NOT TO SCALE

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIZE	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 13.80 X 2	220.21
	1.75 X 3.30 X 8	
	1.75 X 3.30 X 8	
	1.75 X 3.30 X 2	
	1.75 X 3.30 X 1	
	1.75 X 3.30 X 1	
	[(2.00 X 3.45 X 1	
FIRST FLOOR PLAN	1.75 X 13.80 X 2	192.24
	1.00 X 3.30 X 6	
	1.25 X 3.30 X 3	
	1.75 X 3.45 X 2	
	1.85 X 3.30 X 1	
	1.75 X 3.30 X 1	
GROUND FLOOR PLAN	1.25 X 3.30 X 6	108.87
	1.25 X 3.30 X 3	
	1.75 X 3.30 X 8	
	1.75 X 3.30 X 2	
TYPICAL (3&7 FLOOR PLAN	1.75 X 13.80 X 2	468.76
	[(2.00 X 3.30 X 1 X 2	
	[(2.00 X 3.45 X 1 X 2	
	1.75 X 3.30 X 1 X 2	
	[(2.00 X 3.07 X 1 X 2	
	1.75 X 3.00 X 1 X 2	
	[(2.00 X 3.00 X 1 X 2	
	[(2.00 X 3.00 X 1 X 2	
TYPICAL 4,5&6 FLOOR PLAN	1.75 X 13.80 X 3 X 3	621.41
	1.75 X 3.30 X 3 X 3	
	1.75 X 3.00 X 3 X 3	
	1.75 X 3.30 X 3 X 3	
	1.75 X 3.45 X 3 X 3	
	1.75 X 3.70 X 3 X 3	
	1.75 X 3.30 X 3 X 3	
	1.75 X 3.00 X 3 X 3	
	[(2.00 X 3.45 X 1 X 3	
FIFTH FLOOR PLAN	1.75 X 3.30 X 1	234.22
	[(2.00 X 3.45 X 1	
	1.75 X 3.30 X 8	
	1.75 X 3.00 X 1	
	[(2.00 X 3.45 X 1	
	[(2.00 X 3.30 X 1	
	1.75 X 3.30 X 1	
	1.75 X 3.70 X 1	
	[(2.00 X 3.30 X 1	
	[(2.00 X 3.45 X 1	
	[(2.00 X 3.07 X 1	
	[(2.00 X 3.00 X 1	
SIXTH FLOOR PLAN	1.75 X 3.30 X 2 X 2	234.22
	[(2.00 X 3.30 X 1	
	[(2.00 X 3.45 X 1	
	1.75 X 3.30 X 2	
	[(2.00 X 3.30 X 1	
	[(2.00 X 3.45 X 1 X 3	
	1.75 X 3.30 X 1	
	1.75 X 3.70 X 1	
	[(2.00 X 3.30 X 1	
	[(2.00 X 3.45 X 1	
	[(2.00 X 3.07 X 1	
	[(2.00 X 3.00 X 1	
TOTAL	-	2168.93

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (MR GAURAV AGARWAL)	D	0.90 X 2.10	40
A (MR GAURAV AGARWAL)	D1	0.90 X 2.10	70
A (MR GAURAV AGARWAL)	MD	1.20 X 2.10	138

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
A (MR GAURAV AGARWAL)	V	1.20 X 1.20	40
A (MR GAURAV AGARWAL)	MH	0.90 X 1.80	38
A (MR GAURAV AGARWAL)	WB	1.00 X 0.60	138
A (MR GAURAV AGARWAL)	W3	1.20 X 1.80	329
A (MR GAURAV AGARWAL)	W2	1.80 X 1.80	38
A (MR GAURAV AGARWAL)	W1	2.40 X 1.80	81

PARKING CHECK

VEHICLE TYPE	TOTAL CARS REQ.	VISITORS CARS REQ.
REQ. AREA	20829.94	20829.94
REQ. NO.	521	21
PROP. AREA	6212.15	2541.00
PROP. NO.	155	236.38
TOTAL	33933.45	-

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
A (MR GAURAV AGARWAL)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 8 upper floors
B (MR GAURAV AGARWAL)	Residential	Residential Apartment Bldg	NA	1 Ground + 3 upper floors
C (MR GAURAV AGARWAL)	Residential	Residential Apartment Bldg	NA	1 Ground + 3 upper floors
CLUB HOUSE (MR GAURAV AGARWAL)	Commercial	Shop	NA	1 Ground + 3 upper floors

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

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

BUILDING - A (MR GAURAV AGARWAL)

FLOOR NAME	TOTAL BUA	DEDUCTIONS				NET BUA	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		UTANT	UDS	ACCES	REQ.					
BASEMENT SECOND FLOOR	1749.26	49.27	33.48	537.52	0.00	00	1089.39	1		1089.39
BASEMENT FIRST FLOOR	1749.26	49.27	33.48	314.15	0.00	00	1089.39	1		1089.39
GROUND FLOOR	2474.44	187.82	124.32	0.00	0.00	12	2162.40	0		0.00
FIRST FLOOR	2622.08	0.00	17.45	0.00	2604.64	14	0.00	0		0.00
SECOND FLOOR	2468.70	0.00	17.45	0.00	2451.25	14	0.00	0		0.00
THIRD FLOOR	2472.82	0.00	17.45	0.00	2455.37	14	0.00	0		0.00
FOURTH FLOOR	2468.00	0.00	17.45	0.00	2451.55	14	0.00	0		0.00
FIFTH FLOOR	2472.76	0.00	17.45	0.00	2455.31	14	0.00	0		0.00
SIXTH FLOOR	2468.00	0.00	17.45	0.00	2451.55	14	0.00	0		0.00
SEVENTH FLOOR	2472.76	0.00	17.45	0.00	2455.31	14	0.00	0		0.00
EIGHTH FLOOR	2468.00	0.00	17.45	0.00	2451.55	14	0.00	0		0.00
NINTH FLOOR	2472.76	0.00	17.45	0.00	2455.31	14	0.00	0		0.00
TERRACE FLOOR	48.91	0.00	0.00	0.00	0.00	00	0.00	0		0.00
TOTAL	30902.93	1236.36	262.33	1851.67	24452.93	138	27762.40			27762.40
TOTAL NO OF BLDG	1									
TOTAL	30902.93	1236.36	262.33	1851.67	24452.93	138	27762.40			27762.40

OWNERS NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

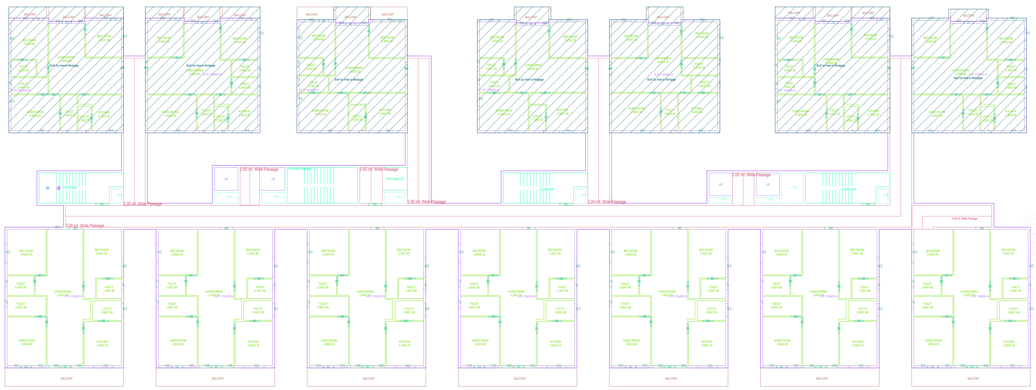
ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

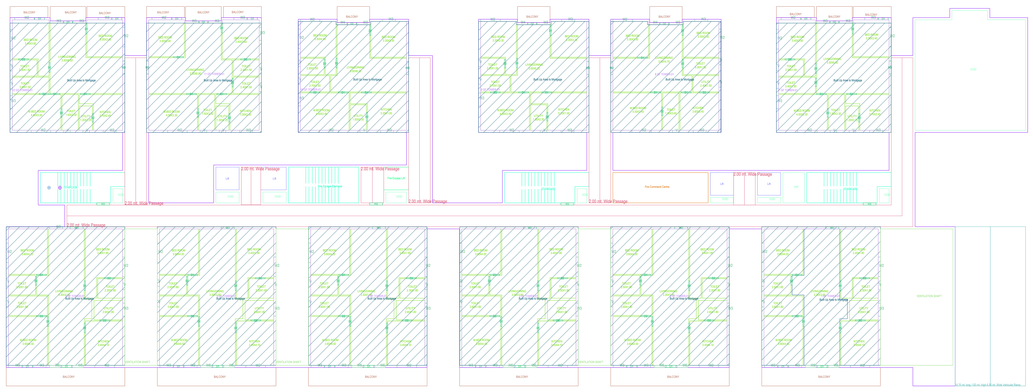
ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Project Title : PROPOSED PLAN SHOWING THE RESIDENTIAL APARTMENTS IN SURVEY NOS.159/1, 160/1, 161/1, 162/ /1, GAGANPAHAD, RAJENDERNAGAR MANDAL, RANGA REDDY DISTRICT., BELONGING TO:
SHRI HARIRAM AGARWAL AND 4 OTHERS
REPRESENTED BY GPA
M/S DEEVYA SHAKTI PAPER MILLS PVT LTD,
REPRESENTED BY ITS DIRECTOR,
SHRI. GAURAV AGARWAL
S/O. SHRI. RAVINDRA KUMAR AGARWAL

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO.,	
SURVEY NO :	
SITUATED AT ,	
BELONGING TO : Mr./Ms./Mrs	
REP BY :	MANOHAR ADIMULAM
LICENCE NO : 335/ENGINEER/TP10/GHMC/2018/2018/LC/BK/	
DATE : 04-03-2022	SHEET NO. : 1 / 32
Layout Plan Details	INWARD_NO. : TS/013126/2022
SEAL OF APPROVAL	

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	TS/013126/2022
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
STREET NAME:	
DISTRICT NAME :	
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	NA
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	0
PLOT NO :	
SURVEY NO :	
NORTH SIDE DETAIL :	-
SOUTH SIDE DETAIL :	-
EAST SIDE DETAIL :	-
WEST SIDE DETAIL :	-
AREA DETAILS :	SQ.MT.
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7. Fire drill shall be forecast and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Fire Safety Measures shall be provided as per the recommendations.
9. Space for Transformer shall be provided in the side keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. The Stilt floor/Parking floor/Basement floor/Portion thereof shall be used exclusively for parking of vehicles without partition walls & sliding shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at the time of widening of roads in future.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be allowed during the course of construction of building.
16. The permission accorded does not bar the application to provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No Objection Certificate/NOC for the site abutting 18 mt. road width shall be allowed and only iron grill or Low height greenery hedge shall be allowed.
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23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and institutions shall extend loans facilities only for the permitted built-up area as per sanctioned plan.
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26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Insurance shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in terms of G.O. Ms. No. 541 MA., dt. 17-11-2000 (wherever applicable),a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action. b. The owner, Builder, Architect, Structural Engineer and Site Engineer shall be jointly and severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained.e. The Owner / Builder / Architect / Structural Engineer / Site Engineer shall inform the GHMC before 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 the structural stability of the building and the structural drawings and calculations are in accordance with the building rules.iii) The site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.iv) Insurance Policy for the completed building for a minimum period of three years.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 & Telangana State Fire Services Act, 1999 and Rules thereunder. i)Provide Fire Hydrant system as per requirement. ii)Provide Fire resistant swing door for the collapsible lifts in all floors. iii)Provide Generator, as alternate source of electric supply. iv)Emergency Lighting in the Corridor / Common passages and stair case. v)Two numbers water type fire extinguishers for every 800 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190- 1992. vi) Manually operated and alarm system in the entire buildings. vii) Separate Underground static water storage tank capacity of 25, 000 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs.capacity for Residential buildings. ix)Pump room shall be provided with Pressure Pumps of adequate capacity to pump water to a height of 15mts. 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) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Owner/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON BUILDING	
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

SO_A2_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

TYPICAL -3&7 FLOOR PLAN

TYPICAL -4,6&8 FLOOR PLAN

FIFTH FLOOR PLAN

Project Title : PROPOSED PLAN SHOWING THE RESIDENTIAL APARTMENTS IN SURVEY NOS.159/1, 160/1, 161/1, 162/ /1, GAGANPAHAD, RAJENDERNAGAR MANDAL, RANGA REDDY DISTRICT., BELONGING TO: SHRI HARIRAM AGARWAL AND 4 OTHERS REPRESENTED BY GPA M/S DEEVYA SHAKTI PAPER MILLS PVT LTD, REPRESENTED BY ITS DIRECTOR, SHRI. GAURAV AGARWAL S/O. SHRI. RAVINDRA KUMAR AGARWAL

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Project Title

PLAN SHOWING THE PROPOSED	Residential
PLOT NO.	
SURVEY NO.	
SITUATED AT ,	
BELONGING TO : Mr./Ms./Mrs	
REP BY :	MANOHAR ADIMULAM
LICENCE NO 335/ENGINEER/TP/10/GHMC/2018/ENGINEER/BC	
DATE : 04-03-2022	SHEET NO. : 1 / 32
Layout Plan Details	INWARD_NO. : TS/013126/2022
SEAL OF APPROVAL	

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	TS/013126/2022
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
STREET NAME:	
DISTRICT NAME :	
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	NA
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	0
PLOT NO :	
SURVEY NO :	
NORTH SIDE DETAIL :	-
SOUTH SIDE DETAIL :	-
EAST SIDE DETAIL :	-
WEST SIDE DETAIL :	-
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	20979.60
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	149.66
Total	149.66
NET AREA OF PLOT	20829.94
VACANT PLOT AREA	13214.93
COVERAGE	
PROPOSED COVERAGE AREA (36.56 %)	7615.01
NET BUA	
RESIDENTIAL NET BUA	72693.77
COMMERCIAL NET BUA	2646.36
BUILT UP AREA	
	79292.29
	111035.69
MORTGAGE AREA	7705.27
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	546

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. 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. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Fire drill shall be forwed and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Fire Safety Measures should be provided as per National Building Code.
9. Space for Transformer shall be provided in the side keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. Car Parking Spaces shown in the sanctioned plan shall be used exclusively for parking of vehicles without partition walls & sliding shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units on sanctioned shall not be increased without prior approval of GHMC at any time in future
13. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at the time of widening of roads in future.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be allowed during the course of construction.
16. The permission accorded does not bar the application to provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 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. Adequate Compound wall for the site abutting 18 mt. road width shall be allowed and only iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per National Building Code.
22. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and institutions shall extend loans facilities only for the permitted built-up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Insurance shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.b. The owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the D.C.d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC.e. The owner / Builder should not deliver possession of the completed building, without submitting the following:(i) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.(ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is safe and stable.(iii) Lift Operation Certificate issued by the Competent Authority.(iv) Fire Safety Certificate duly valid regulates containing inspection reports of Site Engineer, Structural Engineer and Architect.(v) Insurance Policy for the completed building for a minimum period of three years.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 & Fire Safety Act 1999 & to get the Fire Safety Clearance from Fire Services. i)Provide Fire Hydrants as per Norms. ii)Provide Fire resistant swing door for the cottapolitie lifts in all floors. iii)Provide Generator, as alternate source of electric supply. iv)Emergency Lighting in the Corridor / Common passages and stair case. v)Two numbers water type fire extinguishers on each floor. vi)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. vii)Separate Hydrant, Down Comer, vii)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. viii)Fire Alarm System. ix)Provide Fire resistant doors for the electrical installations and Transformers. x)Transformers shall be protected with 4 hours rating fire resist constructions. xii) To create a joint open spaces with the neighbours building / premises for manoeuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018.
32. Building Permit Fee and Development Impact Fee shall be submitted which only paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.

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