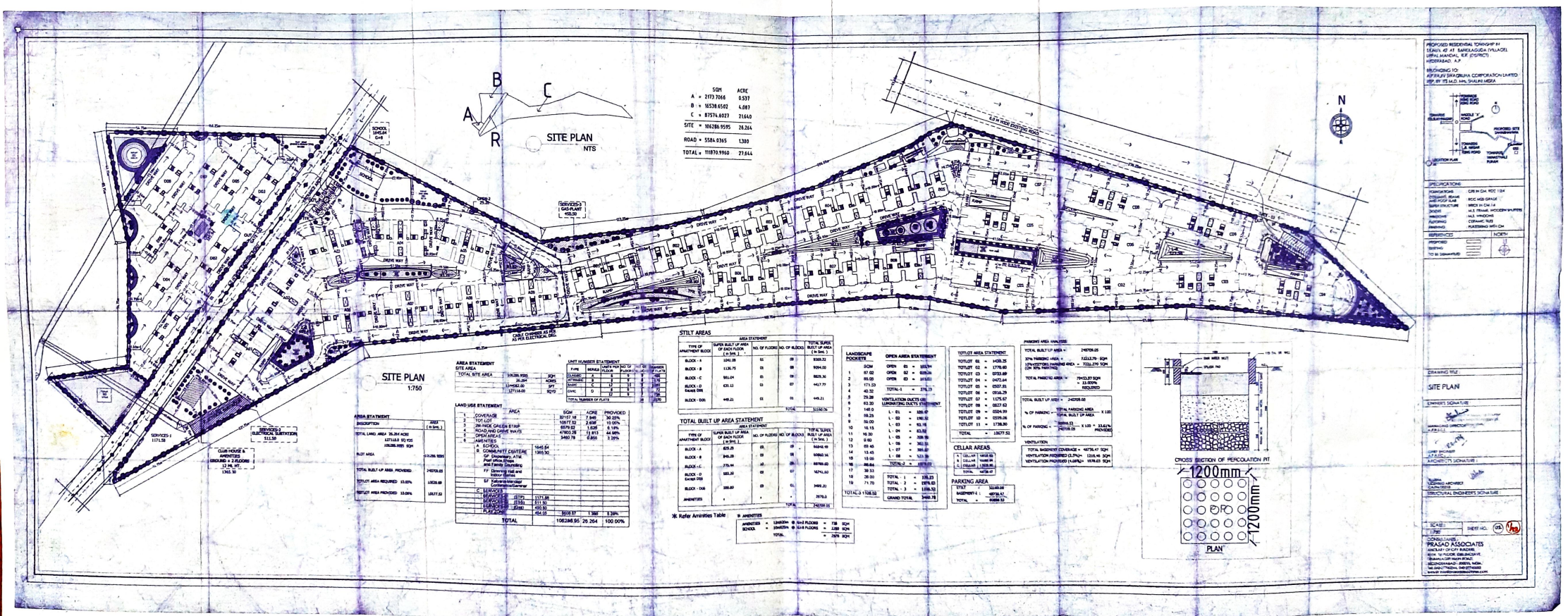

	SQM	ACRE
A =	2173.7066	0.537
B =	16538.6502	4.087
C =	87574.6027	21.640
SITE =	106286.9595	26.264
ROAD =	5584.0365	1.380
TOTAL =	111870.9960	27.644

AREA STATEMENT

SITE AREA		
TOTAL SITE AREA	106286.9595	SQM
	26.264	ACRES
	1144082.00	SFT
	127118.00	SQYD

UNIT NUMBER STATEMENT

TYPE	SERIES	UNITS PER FLOOR	NO. OF FLOORS	NO. OF BLOCKS	NUMBER OF FLATS
CLASSIC	A	6	5	1	30
CLASSIC	B	4	5	2	40
BASIC	C	12	5	3	1
CIVIC	D	6	5	4	1
		12	5	5	1
TOTAL NUMBER OF FLATS				10	1070

LAND USE STATEMENT

	AREA	SQM	ACRE	PROVIDED
1	COVERAGE	32157.18	7.946	30.25%
2	TOT LOT	10977.52	2.698	10.05%
3	2M-PACK GREEN STRIP	6579.02	1.625	6.18%
4	ROAD AND DRIVE WAYS	47803.26	11.813	44.98%
5	OPEN AREAS	3460.78	0.855	3.26%
6	AMENITIES			
	A SCHOOL	1645.64		
	B COMMUNITY CENTERE	1365.50		
	GF Dispensary, ATM, Post office, Shops and Family Counseling			
	FF Dining Hall and Indoor Games			
	SF Kalyana-Mandapa/ Conference/Seminar			
	C SERVICES			
	SERVICES-1 (STP)	1171.88		
	SERVICES-2 (ESS)	511.50		
	SERVICES-3 (GAS)	450.50		
	PLAY ZONE	454.05		
	TOTAL	106286.95	26.264	100.00%

AREA STATEMENT

DESCRIPTION	AREA (in Sms.)
TOTAL LAND AREA 26.264 ACRE 127118.0 SQ YDS 106286.9595 SQM	
BLDT AREA	106286.9595
TOTAL BUILT UP AREA PROVIDED	240709.05
TOTLOT AREA REQUIRED 15.00%	106286.95
TOTLOT AREA PROVIDED 15.00%	10677.52

STILT AREAS

TYPE OF APARTMENT BLOCK	SUPER BUILT UP AREA OF EACH FLOOR (in Sms.)	NO. OF FLOORS	NO. OF BLOCKS	TOTAL SUPER BUILT UP AREA (in Sms.)
BLOCK - A	1041.08	01	09	9369.72
BLOCK - B	1136.75	01	08	9094.00
BLOCK - C	981.04	01	09	8829.36
BLOCK - D Excess DGN	431.11	01	07	4417.77
BLOCK - DGN	449.21	01	01	449.21
			TOTAL	31160.06

TOTAL BUILT UP AREA STATEMENT

TYPE OF APARTMENT BLOCK	SUPER BUILT UP AREA OF EACH FLOOR (in Sms.)	NO. OF FLOORS	NO. OF BLOCKS	TOTAL SUPER BUILT UP AREA (in Sms.)
BLOCK - A	829.29	01	09	66848.49
BLOCK - B	845.20	01	08	60860.16
BLOCK - C	775.44	01	09	60769.60
BLOCK - D Excess DGN	583.30	01	07	16741.60
BLOCK - DGN	388.80	01	01	3499.20
AMENITIES	*	*	*	2979.0
			TOTAL	240709.05

* Refer Amenities Table

* AMENITIES

AMENITIES =	1345.00m	@ 10+2 FLOORS	=	738 SQM
SCHOOL =	1345.00m	@ 10+8 FLOORS	=	2289 SQM
		TOTAL	=	2979 SQM

LANDSCAPE POCKETS

	SQM
1	87.02
2	85.00
3	171.23
4	40.32
5	29.28
6	63.30
7	148.0
8	58.25
9	56.00
10	16.15
11	16.30
12	9.60
13	69.45
14	13.45
15	15.00
16	86.64
17	39.53
18	28.00
19	71.70
TOTAL-3	1108.50

OPEN AREA STATEMENT

OPEN	01 =	1[illegible]
OPEN	02 =	[illegible]
OPEN	03 =	[illegible]
TOTAL-1	=	[illegible]

VENTILATION DUCTS OR LUMINATING DUCTS STATEMENT

L - 01	=	1[illegible]
L - 02	=	1[illegible]
L - 03	=	[illegible]
L - 04	=	[illegible]
L - 05	=	[illegible]
L - 06	=	[illegible]
L - 07	=	[illegible]
L - 08	=	[illegible]
TOTAL-2	=	[illegible]

TOTAL - 1	=	[illegible]
TOTAL - 2	=	[illegible]
TOTAL - 3	=	[illegible]
GRAND TOTAL		3460.78

TOTLOT AREA STATEMENT

TOTLOT 01	=	1438.25
TOTLOT 02	=	1770.60
TOTLOT 03	=	0733.69
TOTLOT 04	=	0472.64
TOTLOT 05	=	0507.51
TOTLOT 06	=	0916.29
TOTLOT 07	=	1175.67
TOTLOT 08	=	0827.62
TOTLOT 09	=	0524.99
TOTLOT 10	=	0599.06
TOTLOT 11	=	1738.90
TOTAL	=	10677.52

CELLAR AREAS

A	CELLAR	1[illegible]
B	CELLAR	1[illegible]
C	CELLAR	1[illegible]
TOTAL		[illegible]

PARKING AREA

UNIT	=	1[illegible]
BASEMENT-1	=	4[illegible]
TOTAL	=	[illegible]

PARKING AREA ANALYSIS

TOTAL BUILT UP AREA	=	240709.05
30% PARKING AREA	=	72213.70 SQM
10% VISITORS PARKING AREA (ON 30% PARKING)	=	7221.370 SQM
TOTAL PARKING AREA	=	79433.07 SQM = 33.000% REQUIRED
TOTAL BUILT UP AREA	=	240709.05
% OF PARKING	=	TOTAL PARKING AREA / TOTAL BUILT UP AREA X 100
% OF PARKING	=	10[illegible] / 240709.05 X 100 = 33.61% PROVIDED

VENTILATION

TOTAL BASEMENT COVERAGE	=	4[illegible]
VENTILATION REQUIRED (3.5%)	=	1216.46 SQM
VENTILATION PROVIDED (4.00%)	=	1579.03 SQM

PROPOSED RESIDENTIAL TOWNSHIP IN SEAWA 42 AT BANDLAGUDA (VILLAGE) UPPAL MANDAL, R.R. (DISTRICT) HYDERABAD, A.P.

BELONGING TO: AUTUMN SWAGRUHA CORPORATION LIMITED REP. BY ITS M.D. Mrs. SHALINI MISRA

SPECIFICATIONS

FOUNDATIONS	CRS IN CM, RCC 1:2:4
COLUMNS, BEAMS AND ROOF SLAB	RCC MSS GRADE
SUPER STRUCTURE	BRICK IN CM 1:4
DOORS	M.S. FRAME, WOODEN SHUTTERS
WINDOWS	M.S. WINDOWS
FLOORING	CERAMIC TILES
PAINTING	PLASTERING WITH CM

REFERENCES

	NORTH
PROPOSED	
EXISTING	
TO BE DISMANTLED	

DRAWING TITLE: SITE PLAN

OWNER'S SIGNATURE

MANAGING DIRECTOR

A.P.A.C.L.

CHIEF ENGINEER

A.P.A.C.L.

ARCHITECT'S SIGNATURE

TELANGANA LICENSED ARCHITECT CAPITAL CITIES

STRUCTURAL ENGINEER'S SIGNATURE

SCALE: 1:750

SHEET NO. 02 1/20

CONSULTANTS:
PRASAD ASSOCIATES
ANCILLARY OF CITY BUILDERS
[illegible]

Multi-Storeyed Buildin

FOR PARTY

GOMs NO. 86 MA dated 03.03.2006, 121 MA dt. 19.04.2006 & 623 MA dt. 01.12.2006.

FILE No: [illegible] 2854 - Residential part

PERMIT No: _____ DATED: 16/2/18

Sanction is accorded as per Corrected Plan

For Proposed construction of Multi storied Residential Building [illegible] Consisting of Cellar, stilt for parking + 9 upper floors for Blocks - A, B & C, Cellar, stilt for parking + 10 upper floors for Block - E and Cellar, stilt for Parking + 8 upper floors for Block - D&E in Sy. No. 42 of Sahabhavan Township, Bandlaguda (v), Uppal (m) belonging to Rajiv Swagruha corpn Ltd., Subject to following conditions:

a). The applicant should follow the clause 7.2 (i), (iii), (iv), (v) & (vii) of GOMs. No. 86 MA dated 03.03.2006.

b). M/s. Rajiv Swagruha Corporation Ltd, shall Verify the Structural Stability / strength of the Buildings by conducting post construction tests as per Engineer-in-chief, GHMC letter No. EnC/GHMC/Designs/K7/2012 dated 31.10.2012.

that the bank guarantee No. Exempted Dt. _____ for Rs. as it is a Govt. Bldg. being security deposit shall not be revoked without consent of the MCH

that the sheds erected to be used exclusively for parking of vehicles without any partition walls and selling structures and the same should not be converted or misused for any other purpose at any time in future

That no permanent service connections shall be provided by APTRANSCO / HMWS & SB, until the party produces Occupancy Certificate issued by MCH.

That the applicants shall install Fire safety installations as per A.P. Fire Services Act. 1999 & National Building Code of 2005.

That the Rain water harvesting structure (percolation pit) to be constructed.

Contractor all risk insurance policy 3 yrs. vide policy No: _____ Dt. Exempted as it is a Govt. Bldg for Construction period

C). The Conditions incited in NOC issued by the Airport Authority of India vide NOC NO. AAI/SR/NOC/RHB, dated 10.05.2008 & 13.06.2008 shall be followed.

d). The conditions invited in provisional NOC issued by the state Disaster Response & Fire Services vide letter Rc NO. 3559/E2/2009, dated 20.09.2011 shall be followed.

e). M/s. Rajiv Swagruha Corporation Ltd, shall handover the affected area admn. 5143.50 sqmts for widening of existing road to 30.0m and Bandlaguda road to 30.0m to GHMC free of cost as per undertaking executed dated 07.12.2017

f). The Building permit Fee & other charges including City Land Infrastructure Impact Fee & Compounding Fee worked out to Rs. 27,02,96,910/- (Rupees Twenty Seven Crores Two Lakhs Ninety Six Thousand Nine Hundred and Ten only). The Building Permission is hereby released on deferred payment basis as per Government orders issued in GO Rt. No. 11 Housing (HB.1) Dept dated 27.06.2013 and memo NO. 6104/m1/2013, MA & UD Dept, dated 05.07.2013 and the said Fees/charges shall be paid to GHMC after disposal of projects (or) before obtaining Occupancy Certificate.

g). The corrections for front setback relaxation is as per Govt Memo NO. 32083/m1/2011, dated 27.06.2012.

h). The applicants shall follows the provision to provide Sewarage Treatment Plant (STP) as per Building Rules.

i). To follow the provision for plantation of trees as per GOMs NO. 228 MA dated 01.09.2016.

for COMMISSIONER
Greater Hyderabad Municipal Corporation
Hyderabad

1) That the construction should be taken up by the owner in accordance with the Plan sanctioned by M.C.H. under strict supervision of the Architect, Structural Engineer and site engineer as per the undertaking dated: _____ (No. _____) executed in terms of G.O Ms No. 541 MA dated 17-11-2000

2) That the owner, Builder, Architect, Structural engineer, site engineer are jointly & severely responsible to carry out and complete the construction strictly according to the plan sanctioned by M.C.H. as per the undertaking dated: _____ (No. _____) executed in terms of G.O Ms No. 541 dated 17-11-2000

3) That the party should not deliver the possession of any part of builtup area of the building proposed to be constructed by way of Sale/Lease unless and until Occupancy Certificate is obtained form M.C.H. after providing all the regular service connections to each portion of the building by submitting the following
a) Building completion Certificate issued by the Architect certifying that the building is completed as per the sanctioned plan
b) 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
An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect
d) Insurance Policy for the completed building for a period of three years in terms of G.O Ms No. 541 MA dt. 17-11-2000 as per the undertaking dated _____ (No. _____)

4) That the owner, builder, Architect, Structural engineer, site Engineer are jointly and severely be held responsible for the structural stability during the building construction and should strictly adhere to all the conditions imposed in the G.O Ms No. 541 MA dt: 17-11-2000 as per the undertaking dated _____ (No. _____) failing which the MCH is at liberty to take action deemed fit

5. To provide one entry and one exit to the premises with a minimum width of 4.5 mts. and height clearance of 5 mts.
6. Provide Fire resistance swing door for the collapsible lifts in all floors.
7. Provide Generator, as alternate source of electric supply.
4. Emergency Lighting in the corridor/common passages and stair cases.
5. Two numbers water type fire extinguishers for every 600 sq mts. of floor area with minimum of four numbers fire extinguishers per floor and 5 kgs DCP extinguishers minimum 2 Nos. each as Generator and Transformer area shall be provide as per ISI specifications No. 2190-1992.
6. Manually operated and alarm system in the entire buildings
7. Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity
8. Separate Terrace tank of 25,000 ltrs capacity for Residential buildings.
9. Mose Reel, Dawn Comer.
10. Automatic Sprinkler systems is to be provided if the basement area exceeds 200 sq.mts.
11. Electrical wiring and installation shall be certified by the electrical engineer to ensure electrical fire safety.
12. Transformers shall be protected with 4 hours rating fire resistant constructions as per Rule 15(e) of A.P. Apartments (Promotion of construction and ownership) rules, 1987.
13. To ensure a fair open spaces with the neighbouring building / premises for manoeuvrability of fire vehicles, No parking or any constructions shall be made in set-backs area.
14. MCB Circuit breakers and Aluminum cable
15. Emergency lighting with 2 hrs backup
Trained Staff should be appointed for Evacuation / Handling Fire Equipment
17. Provisional of openable underwater staircase landing

PERMISSION ACCORDED DOES NOT BAR THE APPLICATION OF PROVISION OF URBAN LAND CEILING & REGULATION ACT 1976

Occupancy Certificate is Compulsory before occupying any building

1 Mts strip of Greenery on periphery of the site shall be maintained.

The permission accorded does not confer any ownership rights, if at a later stage if it is found that the documents are false and fabricated the permission may be revoked U/S 436 of HMC Act 1955

Exempted as it is a Govt Bldg.

The owner has handed over _____ Sqmt. for mortage to the extent of area _____ as per GO MS No. 168 MA. Dt: 7.4.2012 to the Municipal Corporation of Hyderabad through Affidavit Dt. _____ and the same has been entered in the Prohibitory Property Watch Register in Registration & Stamps Department at Sl. No. _____ Dt. _____ in the office of _____ Register at _____ Hyderabad/Secunderabad