BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL – SOUTHERN ZONE, CHENNAI

Original Application No. 39 of 2020 (SZ)

BETWEEN:

Dr. Lubna Sarwath

…**Applicant**

A N D

The State of Telangana,
Rep. by its Chief Secretary

& 8 Others

...**Respondents**

MEMO FILED ON BEHALF OF THE RESPONDENT NO. 9

Filed On : 05.01.2023

Filed by:

T. RAJKUMAR &

S. KISHORE KUMAR

ADVOCATES

#189, Floor, Linghi Chetty Street, Chennai - 600 001.

Ph: +919444772130 Email - skishchl9@gmail.com

ADVOCATES
COUNSELS FOR RESPONDENT NO. 9

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Date: 05.01.2023

Place: Hyderabad

Counsel for the Respondent No.9

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MEMO

May it please your Lordships!

1. It is most humbly submitted that, this Hon'ble Tribunal, during the course of the hearing in the present matter was pleased to seek certain documents from the Respondent No. 9, which are relevant for the purpose of adjudication of the present case.

2. In compliance of the same, the Respondent herein through this Memo is herewith placing the said documents on the record of this Hon'ble Tribunal.

   Hence this memo.

Be pleased to consider.

Place: Chennai

Date: 05-01-2023

Counsel for the Respondent No. 9

(161)

1

Government of India,
MINISTRY OF LABOUR, EMPLOYMENT & REHABILITATION
(Department of Rehabilitation)
OFFICE OF THE CUSTODIAN OF EVACUEE PROPERTY,

Dadabhoy Building, 1st floor,
92 Garnad Road, Bombay 3.
Dated **16th Sept.1967.** 1966.

Allotment Order No. **Hyd/** 53 /9999

Name and address of the allottee.

Shri Ravinder Kumar s/o.Tharumal Balwani, by his Attorney Dr.Mallikharjuna Rao, s/o.Viswanadh Rao, Peoples Clinic, 12/8/170 Mettuguda, Lalaguda Post, Secundrabad(A.P).

Index No. **S/TT-12/646.**
C.N.T.No. **B/B/B/8328/328.**
Particulars of the allottees properties verified under the claim act.

Agrl. land claim assessed 75-15.5/8
Due after Punjab cut-43-1.1/4 Std.ac
Balance 21-4.1/8

1. You are hereby allotted following agricultural land in **Hyderabad District** on quasi permanent basis from the date of this order.

District	Taluka	Village	Survey numbers allotted	Local acres allotted	Std acres allotted
Hyderabad.	**Hyderabad (West)**	**Papalguda.**	**279**	**10-2**	**1-4.10**
			281	**5-18**	**0-10.90**
			283	**12-26**	**1-9.20**
			284	**8-35**	**1-1.75**
			285	**17-30**	**1-15.50**
			286	**12-28**	**1-9.40**
			287	**2-17**	**0-4.85**
				69-36	**8-7.70**

2. You will be liable to pay Land Revenue/rent/Cess and any other dues which may be payable to the Government or to Local Bodies under any Law for the time being in force in-
3. The allotment will be liable to be cancelled if-
   (i) You are found to have made a false statement or declaration in the application or in the course of scrutiny thereof or have committed fraud in obtaining allotment of the said land,
   (ii) You fail to discharge any obligations as mentioned above or that may be prescribed hereafter.
   (iii) You fail to pay the land revenue/rent/cess or any other dues which may be payable by you to the Government or local bodies.
4. Please return the undermoted acknowledgment duly signed by you by return Post. You are requested to contact the Collector **Hyderabad.** for possession.

(J.N.Rezdan)
For Regional Settlement Commissioner Bombay

SEAL OF REGIONAL SETTLEMENT COMMISSIONER BOMBAY ★ GOVT. OF INDIA ★

Acknowledgment

Allotment Order No. **Hyd/** 53

I acknowledge receipt of the above allotment order in respect of the application made by [illegible]

Copy forwarded to:-

1. The Collector & Dy.Custodian of Evacuee Property, Hyderabad(A.P) with a request to handover possession of the la to theallottee.

2. The Tahsildar, Hyderabad West, Distt.Hyderabad,A.P.) for simi action.

3. The Chief Settlement Commissioner,Jaisalmer House, New Delhi Index No.S/Tk-12/648.

4. The Dy.Custodian of E.P.Bombay.

5. The Loan & Rechecking Branch, R.S.C.Office,Bombay.

6. Copy for Paid Case No.16468.

16468
C05/6Pl

(J.N.RAZDAN)
SETTLEMENT OFFICER
BOMBAY.

Smilal
9/12/95

Suseela Panatful
College Of N
HYDERABAD

SEAL OF THE MINISTRY OF ... GOVT. OF INDIA

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration &Urban Development – HUDA – Outer Ring Road – Comprehensive Master Plan for 1 km belt on either side of the proposed Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) and Special Development Regulations – Approved - Orders- Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I_1) DEPARTMENT

G.O.Ms.No.470 Dated: 09-07-2008
Read the following.

1. G.O.Ms.No. 391 MA & UD (I_1) Dept. dt.23.06.1980
2. Govt. Lr.No.26378/I_1/2005, dt.24.12.2005.
3. From the V.C. HUDA. Lr.No.15299/Plg/ H/05, dt.19-04-2006.
4. G.O.Ms.No.274, MA & UD (I1) Department dated.20.04.2007.
5. G.O.Ms.No.287, MA & UD (I1) Department dated.03.04.2008.
6. G.O.Ms.No.288, MA & UD (I1) Department dated.03.04.2008
7. Government Memo No.26379/I1/2005, dt.18-04-2007.
8. From the V.C. HUDA. Lr.No.15299/Plg/ORR/H/05,dt.30-05-2008.

***

O R D E R:

The appended notification shall be published in an Extra-ordinary issue of the Andhra Pradesh Gazette dated:11-07-2008.

The Commissioner of Printing, Hyderabad is requested to supply 50 copies to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad
The Vice Chairman, Hyderabad Airport Development Authority, Hyderabad
The Project Director, O.R.R. Tarnaka, Hyderabad
The Commissioner, M.C.H., Hyderabad
The District Collector, R.R. District, Hyderabad
The District Collector, Hyderabad District, Hyderabad
The PR & RD Department
The TR & B Department.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

Whereas the Hyderabad Urban Development Authority has taken up the development of proposed Outer Ring Road with a total length of 162 Kms and as the development of access controlled Outer Ring Road is likely to trigger large scale development along the Outer Ring Road Corridor, it was decided to undertake preparation of Comprehensive Development Plan with hierarchical road net work and frame Special Development Regulations for the areas falling under 1 Km belt on either side of Outer Ring Road so as to promote planned development and curb haphazard and ribbon development along the Outer Ring Road.

…2.

And whereas, Hyderabad Urban Development Authority has prepared Comprehensive Plan and Special Development Regulations for the areas falling within the 1 Km belt on either side of the proposed Outer Ring Road (Hyderabad Outer Ring Road Growth Corridor) by modifying the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and fresh Master Plan for the areas falling in extended HUDA area in Brahmanapally, Koheda, Pasumamla Tharamathipet, Bacharam, Thimmaiguda , Gowrelli and Vadagupalle villages to the extent of area covered by 1 Km stretch on either side of the proposed Outer Ring Road and submitted the same to the Government for approval.

And whereas, Government, after consideration of the matter, proposed to approve the Comprehensive Master Plan and Special Development Regulations as prepared by HUDA for the areas falling within the 1 Km belt on either side of the proposed Outer Ring Road in the form of modifications to the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and fresh Master Plan for the areas falling in extended HUDA area in Brahmanapally, Koheda, Pasumamla, Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages in exercise of the powers conferred under section 12(2) of Andhra Pradesh Urban Area (Development) Act, 1975 read with rule 13(A) of Urban Development Authority (Hyderabad) Rules 1977 and section 9(1) of Andhra Pradesh Urban Areas (Development) Act, 1975.

Accordingly, a notification has been published in the Extraordinary issue of A.P. Gazette No.232, part-I dated 20-04-2007, as required under Andhra Pradesh Urban Areas (Development) Act, 1975 inviting objections and suggestions on the Comprehensive Master Plan and Special Development Regulations for the 1 Km belt on either side of the Outer Ring Road i.e., Hyderabad Outer Ring Road Growth Corridor.

And whereas, in response to the above notification, a number of objections/suggestions have been received from public with regard to certain land uses, road widths/alignments and on Special Development Regulations, these objection/suggestions were referred to and examined by the V.C., HUDA. After examining the above objections/suggestions, the V.C., HUDA has submitted the modified Master Plan and Special Development Regulations along with a report on the objections/suggestions to Government for approval.

Now, therefore, Government, after careful examination of the modified Draft Master Plan and Special Development Regulations submitted by V.C., HUDA and in exercise of the powers conferred by sub-section (2) of Section 12 and sub-section 1 of section 9 of A.P. Urban Areas (Development) Act, 1975 (Act-1 of 1975), hereby approve the Master Plan for Hyderabad Outer Ring Road Growth Corridor along with the Special Development Regulations specified in the Annexure to this order in the form of modifications to the Notified Revised Master Plan of Non-MCH area of HUDA (excluding the erstwhile MCH area and the newly extended area of HUDA) and Master Plan of HADA area and in the form Master Plan for the areas falling in the newly extended HUDA area in Brahmanapally, Koheda, Pasumamla, Tharamathipet, Bacharam, Thimmaiguda, Gowrelli and Vadagupalle villages.

The said Comprehensive Hyderabad Growth Corridor Development Plan and Special Development Regulations can be seen in the Office of the Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad during the office hours till such time these are printed and made available for public.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

Section Officer

ANNEXURE to G.O.Ms.No. 470 MA&UD (I_1) Deptt. Dt. 09–07-2008

Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor, 1 KM Belt on either side of the ORR

1. **Short Title, Applicability & Commencement:**

These regulations may be called "Special Development Regulations for the Hyderabad Outer Ring Road Growth Corridor (ORR-GC)" and shall come into force from the date of notification in the Andhra Pradesh Gazette.

These regulations shall be applicable to all areas coming under the jurisdiction of the growth corridor (1 Km on either side of the outer edge of the Outer Ring Road Right-Of-Way).

These regulations shall apply to all development and building activity in the said area. All existing regulations, by-laws, orders that are in conflict or inconsistent with these Regulations shall stand modified to the extent of the provisions of these regulations for the said area.

All other regulations not mentioned here specifically will be read as per and with the earlier regulations in force.

2. **Definitions:**

(i) '**Competent Authority**' means: the Vice Chairman of the Hyderabad Urban Development Authority (HUDA) / Hyderabad Airport Development Authority (HADA)

(ii) **Enforcement Authority** means the Commissioner of Greater Hyderabad Municipal Corporation (GHMC) or the Executive Authority of the Gram Panchayat in case of areas outside GHMC/Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority or a Special Unit created for the purpose of sanctioning and monitoring building and development activity.

(iii) **ORR** means Outer Ring Road

(iv) **ORR GC** means Outer Ring Road Growth Corridor. ('One Kilometer' on either side from the outer edge of the ORR Right of Way) and as per the areas given in Annexure.

(v) **SDZ** means Special Development Zone of the ORRGC.

(vi) TDRs mean Transferable Development Rights.

"Transferable Development Right" (TDR) means an award specifying the built up area an owner of a site or plot can sell or dispose or utilize elsewhere, whose site or plot is required to be set apart or affected for a community amenity or development for public purpose in the Master Plan/Statutory Plan or in road widening or covered in recreational use zone, etc. and applicable only after such lands are vested with the local body/ Urban Development Authority as the case may be. The award would be in the form of a TDR Certificate issued by the Competent Authority.

(vii) **High-Rise building** means a building 18 meters or more in height. However, chimneys, cooling towers, boiler, rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building. Buildings less than 18 m including stilt floor/parking floor stand excluded from the definition of high-rise buildings.

…2.

(vii) **Height of building** means height measured from the abutting road and in case of undulated terrain height can be considered as average of the corresponding ground level or formation level of proposed site.

(viii) '**Sanctioning Authority**' means: the Vice Chairman of the Hyderabad Urban Development Authority / Hyderabad Airport Development Authority /Cyberabad Development Authority or the Commissioner of Greater Hyderabad Municipal Corporation (GHMC)

Terms and expressions which are not defined in these Regulations shall have the same meaning as in the respective Regulations / regulations / by-laws of the respective local authorities and as defined in the National Building Code as the case may be, unless the context otherwise requires.

3. Special Development Zone (SDZ)

(i) The Land Use of this entire zone is classified as Multipurpose Use Zone excluding the areas specifically earmarked for Roads, Open Space and Recreational, Transportation and Public Utilities and Amenities Zone. The uses permissible shall be given in Table 1.

No expansion of existing industries and no new industries shall be permitted. Warehousing, loading unloading, steelyards, whole sale open stocking, market yards, construction material stocking shall be permitted only in specified transportation zone. Existing industrial estates may remain part of the ORR GC as long as the industries are non-polluting and as certified by the State Pollution Control Board. No new polluting activity (industrial or otherwise) shall be permitted in the SDZ of the ORRGC.

For areas covered under G.O.Ms.No.111 MA dated 08.03.1996 (protection of Catchment area of Osmansagar and Himayatsagar lakes), the restrictions on building and development activity imposed in the said Government order would be applicable.

Table 1 The categories of zoning shall be as follows:

Sr. No	Name	Constituent Uses permissible
1.	Special Development Zone	• Residential (new growth as well as existing settlements) Commercial (Commercial activity shall be allowed at all locations only on roads 18 mtrs wide and above). • Social Infrastructure • Institutional • Work Centres excepting industries • Any other non polluting non hazardous use not specified.
2	Open Space , Recreational, Water Body	Regional Parks, green buffers, lakes, nallahs, reserve forests, plantation zones.
3	Transportation & Circulation	Roads, Parking areas, truck terminals, warehousing, whole sale market yards, stockyards of various materials including constructions material, loading unloading areas, any other specific non conforming uses.
4	Public Utilities and Amenities Zone	ities and amenities like police station, fire ectric sub stations and other public utilities.

…3.

(ii) The ORRGC is characterised by two SDZs. SDZ 1 means the area within or inside the ORR (towards the City side) and within the ORRGC. SDZ 2 means the area outside the ORR (away from the City side)and within the ORRGC

(iii) The same regulations shall apply to all areas abutting the radial roads connecting the ORR but falling within the ORR GC area only.

(iv) No change of land use shall be allowed within the ORRGC.

4. Development on Independent plots

Minimum developable independent plot size for Apartment Complexes and all other non-residential uses shall be 1000 sq mtrs with a minimum abutting road width of 12.2 Meters.

5. Layout Development

i) The minimum layout size for residential plotted development shall be 4 hectares. The lands covered by such a scheme shall be contiguous and approachable by an existing black topped road 12.2 mtrs wide and where such a road does not exist the developer shall first provide the same at own cost.

(ii) Owners of sites less than 4 hectares have to come together and jointly apply as one contiguous parcel of land so as to conform to the minimum land area or allowed to undertake development as given in (ii) below.

The layout proposals shall provide for the following:

(a) Comply with the hierarchy of road network requirements subject to a minimum internal road width of 9 mtrs;

(b) Earmark minimum of 10 % of total area for parks, playgrounds, open spaces, out of which minimum 5 % shall be local level open spaces and remaining minimum 5 % shall be area-level open spaces. The Competent Authority has the discretion to combine two or more area-level open spaces to form one large contiguous area-level open space and to this effect exchange of the areas earmarked for plots with the above.

(c) Reservation of 5% of total area for EWS Housing.

(d) Reservation of 5% of total area to be given free of cost to HUDA/HADA for disposal for residential/commercial use

(e) Earmark 2.5% for social infrastructure such as schools, dispensary/hospital, public utilities spaces, shopping centres and other community spaces which is part of the saleable area;

(f) Earmark specific sites for bus stands, auto stands, garbage collection points, etc.

(g) 5 % of the total land is earmarked for Lower Income Group (LIG) Housing with maximum plot size upto 100 sqm

(h) 5 % of the total land is earmarked for Middle Income Group (MIG) Housing with maximum plot size upto 200 sqm

(i) The owner shall develop and dispose of the areas earmarked for LIG and MIG given in (f) and (g) above. No amalgamation of plots in such blocks shall be allowed.

(j) The owner shall be entitled to dispose off the non-reserved sites and non-mortgaged sites either as plots or as developed houses/buildings. The owner shall hand over all the above reserved sites at (b) to (d) to HUDA/HADA free of cost through a gift deed.

(k) HUDA/HADA shall have the discretion of grouping the areas surrendered for LIG/EWS Housing at one place or elsewhere and disposing the area earmarked for EWS in the layout as normal building plots.

…4.

(l) Residential enclaves may be permitted only if a through public road of width is developed at any one side of the periphery (if there is no such existing road) for the convenience of accessibility of other sites and lands located in the interior.

ii) For lands less than 4 hectares in size, apartments, cluster housing, residential enclaves, row housing, high-rise residential buildings will be permitted. In such type of developments in sites 4000 sq m and above:

(a) At least 5 % of the total dwelling units shall be developed for EWS dwelling units with a minimum plinth area of 20 sq m for each unit

(b) At least 5% of the total dwelling units shall be developed for LIG dwelling units with a maximum plinth area of 40 sq m for each unit;

(c) At least 5% of the total dwelling units shall be developed for MIG dwelling units with a maximum plinth area of 60 sq m for each unit.

(d) The areas mentioned in (a) to (c) above, shall be allotted/disposed off only for these categories. No amalgamation of units shall be allowed.

The remaining provisions of G.O.Ms.No. 86 MA dt. 3.32006 shall be applicable in such cases.

6. ORR Buffer Zone

All properties abutting the **ORR** will mandatorily have an open buffer (minimum building setback) of 15 mtrs from the ROW outer edge. Access will not be allowed onto the service roads of the ORR directly. No projections, permanent, semi permanent structures will be allowed within this setback. No hoardings, billboards, Uni-poles and related advertising structures, telecom towers, transformers, machinery, dish antennae or related structures shall be allowed within this setback. No stairs (temporary or permanent), ramps for parking or other purposes shall be permitted within the common building line. The area within this common building shall be considered part of the mandatory open space. The area within the Common Building line shall be planted and maintained with at-least two rows of thick foliage trees.

7. Common Building line

i) All sites abutting the ORR and **Radial roads** within the ORRGC shall have a common building line (minimum setback) of 10 mtrs. Parking shall be allowed within this minimum front setback and this area shall be considered as part of the mandatory open space. Direct access to the radial roads shall be allowed only through service roads through designated points only and not directly on to the ORR or Radial Road. No property shall open directly onto the ORR or radial road.

ii) All sites abutting 36 mtrs wide roads shall have a common building line of 7 mtrs (minimum setback).

iii) All sites abutting 30 mtrs wide roads shall have a common building line (minimum setback) of 9 mtrs.

8. Restrictions of building activity in certain areas:

(i) No building/ development activity shall be allowed in the bed of water bodies like rivers, streams, or nallahs, and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikham lands.

…5.

(ii) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no building activity other than recreational use shall be carried out within:

(a) 30 meters from the boundary of Lakes of area 10 Ha and above;
(b) 9 meters from the boundary of lakes of area less than 10 Ha / kuntas / shikham lands;
(c) 9 meters from the boundaries of Canal, Vaagu, etc.
(d) 2 meters from the defined boundary of Nallah.

the above shall be in addition to the mandatory setbacks.

Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake / kunta shall be reckoned as measured or given in the Survey of India topographical maps/Irrigation Dept.

(iii) Unless and otherwise specified in the Master Plan / Zonal Development Plan,

(a) the space to be left in and around the Canal / Vaagu (including the actual Canal / Vaagu bed width and alignment) shall be minimum 15 m. This may be developed as Green Buffer/recreational and/or utilised for road of minimum 9m width, wherever feasible.

(b) In case of above, in addition to development of recreational/green belt along the foreshores, a ring road or promenade of minimum 12.2 m may be developed, wherever feasible.

(c) The above greenery/landscaping and development shall conform to the guidelines and provisions of the National Building Code of India, 2005.

(d) Notified Wetlands shall not be allowed to leveled or built upon. The mixed use shall not be applicable in such areas.

(e) For Building activity within the restricted zone near the airport or within 500 m distance from the boundary of Defence areas / Military establishments, necessary clearance from the concerned Airport Authority / Defence Authority / shall be obtained. For sites located within the Air Funnel zone, prior clearance from the Airport Authority shall be obtained.

(f) In case of sites in vicinity of High Tension Electricity transmission lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3 m (10 ft.) shall be maintained between the buildings and the High Tension electricity lines, and 1.5 m for Low Tension Electricity lines.

(g) In case of sites in the vicinity of oil/gas pipelines, clearance distance and other stipulations of the respective authority shall be complied with.

9. **Other requirements for buildings and compliance** of National Building Code provisions for amenities and facilities in all high rise buildings, compliance by owner for ensuring construction is undertaken as per sanctioned plan, occupancy certificate, enforcement, licensing of real estate companies, developers, builders, town planners, engineers & other technical personnel mandatory as given in the GO Ms no 86 MA dtd 3.3.2006 and its subsequent amendments shall be complied with.

10. The minimum abutting road width and all round open space for all high rise buildings (18 mtrs and above in height) shall be as follows:

Table 2 Height and Setbacks for High-Rise Buildings within ORR-GC

Height of building	***Minimum abutting road width required (in meters)***	***Minimum open space on remaining sides (in meters)***
18 metres & Up to 21 mtrs	12.2	8
Above 21 mtrs. & up to 24 mtrs	12.2	9
Above 24 mtrs & up to 27 mtrs	18	10
Above 27 mtrs & up to 30 mtrs	18	11
Above 30 mtrs & up to 35 mtrs	24	12
Above 35 mtrs & up to 40 mtrs	24	13
Above 40 mtrs & up to 45 mtrs	24	14
Above 45 mtrs & up to 50 mtrs	30	15
Above 50 mtrs	30	17

- *For all buildings more than 50 mtrs height for every 3 mtrs height or part thereof, there shall be an additional setback of 0.5 mtrs on each of the remaining sides.*
- *For all buildings less than 18 mtrs height the minimum setbacks given in GO Ms No. 86 MA dt. 3.3.2006 and its subsequent amendments shall be applicable.*
- *Subject to maintaining the Common Building line, Tower and Podium type building, U-Shaped building and Stepped type high-rise buildings may be allowed. These shall comply with the remaining provisions of G.O.Ms. No. 86 MA dated 03.03.2006.*
- *In case of two or more high rise building blocks in a site, the space between two blocks shall be half the height of the taller building subject to 12.2 metres whichever is less. The space between two high rise blocks, or space between a block and the boundary of the site, can be used as driveway/access for fire fighting vehicles. Such driveway shall be minimum 6 m wide and suitably paved. Rest of the area shall be developed with greenery/landscaping.*

11. These regulations impose no specific restrictions on Gramakantam Areas. All **Gramakantams / Abaadi** areas will follow the provisions of GO Ms no 86 MA dt. 03.03.2006.

12. Recreation Zone

Recreational zone is earmarked as regional parks, green buffer zones along nallahs and abutting water bodies, bio conservation zone, afforestation zone wherein no construction shall be allowed except such of which are incidental to the main use.

13. Public Utilities and Amenities Zone

This zone shall be used as multipurpose spaces especially reserved for city level infrastructure & public utilities and amenities like police station, fire station, electric sub stations and other public utilities.

14. Transportation Zone

This zone shall be used as truck parking lots, bus terminus, warehousing, loading unloading, steelyards, whole sale open stocking, market yards/whole sale market yards, parking areas, stockyards of various materials including constructions material, loading unloading areas, and accessory uses/facilities for the main use.

In respect of zones mentioned in regulations 12 to 14 above, development may be allowed as a joint–development project/ Public–Private Partnership project and on terms and conditions approved by the Competent authority..

15. Grant of Transferable Development Rights

Grant of Transferable Development Right (TDRs) and other concessions in the form

…7.

of certificates will be considered by the Competent Authority as given in the provisions of G.O.Ms. 86 MA&UD Deptt. Dt. 03.03.2006 and amendments issued from time to time.

16. Special Impact Fees Applicable in the ORR GC

With a view to ensuring development of ORR and related facilities Special Impact Fees is levied in the ORRGC on buildings. For this purpose, buildings are categorized as follows:

(A) FOR BUILDING HEIGHTS UPTO 15 Meters
(Rate in Rupees per sq m of built up area)

Use	Building Height	Zone A		Zone B		Zone C	
		SDZ 1	SDZ 2	SDZ 1	SDZ 2	SDZ 1	SDZ 2
Residential and all other non-commercial uses	Upto 10 metres	150	100	100	80	80	60
	Above 10 meters and upto 15 metres	200	150	150	100	100	80
Commercial, ITES	Upto 10 metres	300	200	200	150	150	100
	Above 10 meters and upto 15 metres	400	300	300	200	200	150

(B) FOR BUILDING HEIGHTS ABOVE 15 METRES

Stretch of ORRGC		Rate of Special Impact Fee leviable
Zone A (From Muttangi Junction on NH9 to Bongulur Junction,on Nagarjuna Sagar Highway)	SDZ 1	1.50 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
	SDZ 2	1.40 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
Zone B (From Bongulur Junction, on Nagarjuna Sagar Highway to Shamirpet – Upparpalli Junction,on Karimnagar Highway)	SDZ 1	1.30 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
	SDZ 2	1.20 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
Zone C (From Shamirpet – Upparpalli Junction, on Karimnagar Highway to Muttangi Junction on NH9)	SDZ 1	1.10 times the rate given in Table in Rule 17 of GOMs No. 86 MA dt 3.3.06
	SDZ 2	Same as rates Table in Rule 17 of GOMs No. 86 MA dt 3.3.06

Note:

(a) No other Impact fees shall be levied.
(b) The above charges are applicable to the total built up area (in sq metres)
(c) The above charges are not leviable to parking areas in stilt, cellar and upper floors of building.
(d) The above rates are telescopic.
(e) SDZ 1 means the area within or inside the ORR (towards the City side) and within the ORRGC. SDZ 2 means the area outside the ORR (away from the City side)and within the ORRGC
(f) The above rates in Category (A) of the Table shall not be applicable to buildings in Gramakantam/ Aabadi areas
(g) Alternatively, the owner may be allowed to utilize TDR given in Rule 15 above, for such built up area to the extent permissible wholly or use the same in combination of both TDR and the impact fee for the proposed additional built up area that is permissible under these Rules provisions. The government may revise the above rates from time to time.
(h) The above provisions shall not be applicable for Government Departments and public agencies like the Urban Development Authority, Andhra Pradesh Industrial Infrastructure Corporation, local bodies, Hyderabad Metropolitan Water Supply and Sewerage Board, APHB, AP CPDCL, etc.
(i) The amount levied and collected under above Rule shall be credited and maintained in a separate escrow account by the competent authority and shall be utilised only towards Outer Ring Road capital infrastructure. An Infrastructure Plan and Action Plan for implementation is required to be undertaken by the Competent authority and the said Fund is utilised accordingly.

(i) Development charges & Processing fee shall be as being charged in HUDA/HADA area currently.

17. Development Deferment Charge:

With a view to discourage owners of sites for keeping the sites vacant/undeveloped, a Charge called Development Deferment Charge shall be levied by the local body/gram panchayat at the following rates:

(a) 1st year grace period from the date of notification of these Regulations
(b) 2nd Year from the date of notification Rs. 2/- per sq mtr of land per year.
(c) 3rd Year from the date of notification Rs. 5/- per sq mtr of land per year.
(d) from the date of operationalisation of traffic on ORR 10/- per sq mtr of land per year.

18. Incentives for large projects

Incentives for large projects are as follows:

(a) **Large integrated townships**
  i. **40-100 acres-** 10% discount on rates as given in regulation 16 above
  ii. **100-200 acres-** 20% discount on rates as given in regulation 16 above
  iii. **Above 200 acres-** 25% discount on rates as given in regulation 16 above
(b) **IT/ITES projects, Education Institutions/Universities, Hospitals**
  i. For all projects above 50 acres there shall be a 20% discount on rates as given in regulation 16 above
  ii. For all projects above 100 acres- 30 % discount on rates as given in regulation 16 above

…9.

19. Reservation of land for special purposes to be handed over to HUDA

All projects 10 acres and above shall necessarily reserve 5% land and hand it over to HUDA for special purposes. In respect of layouts this shall not be applicable and the conditions mentioned in Regulation 5 (ii) (c) shall be applicable.

20. Transportation and Roads

The road circulation network hierarchy within the ORRGC is proposed to be 9m, 12.2m, 18m, 24m, 30m, 36m, 45m. The main spinal roads will be the 30m and 36 m wide roads. Splay at all road junctions shall be mandatorily provided as prescribed in Annexure III.

(i) Bus bays shall be earmarked on the detailed and micro level circulation plan.
(ii) Separately parking areas for para-transit vehicles shall be earmarked within the road ROW preferably utilising part of the 3m wide footpaths for single row parallel parking.
(iii) One lane may be used as a dedicated bus way for public transport in the six lane divided carriageway of the main 30 mtrs wide spinal roads.
(iv) Storm water drains shall be provided as part of the road ROW while development of the site/layout/township.
(v) All roads shall be developed as per cross section details given in (Horizontal and Vertical sections and dimensions).

(vi) Restriction of development in areas earmarked as major Junctions

The land within the junction shall be kept as open. Only open recreational uses, parks and greenery shall be permissible. No building activity excepting ancillary structures to recreational open space shall be allowed within the area earmarked as road junctions.

21. Parking requirements

Shall comply with the requirements as given in G.O.Ms.No.86 M.A. & U.D. Department, dated 03.03.2006 and its subsequent amendments.

22. Footpaths

(i) All footpaths have to be provided as given in the road cross sections given in Annexure

(ii) The footpaths shall not be encroached upon by stairs, amenities, and other structures at any place and shall be summarily removed by the competent authority on notice.

23. Special features for Physically Challenged/Special persons/senior citizens

(i) All public buildings to have ramps of appropriate slope as per NBC
(ii) All footpaths to have ramps of appropriate slope/gradient as per NBC and at a distance of every 200 mtrs.
(iii) The competent authority shall monitor these and enforce implementation and also propose specific guidelines from time to time.

24. Urban Design and Architectural Control

For certain areas as well as sites abutting major roads of 30 mt and above, the competent authority/Sanctioning Authority may enforce urban design and architectural/facade control. These shall be detailed out keeping in view the development conditionalities and requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets/plans approved by the Competent Authority shall be complied with.

Signage control and street landscape, street furniture design regulation shall be designed and implemented/exercised/managed by the competent authority within the ORRGC. The guidelines shall be as given by the competent authority and/or based on the National Building Code of India, 2005.

…10

Hoardings, Billboards, Uni-poles and related advertising structures, telecom towers, machinery, dish antennae or related structures shall be allowed on the main roads of only 30 mtrs and above. For signage regulation the competent authority shall have the discretion and may frame guidelines for the same. The same may be the case for street/public space landscaping, street furniture design.

Regulation of all such Hoardings, Billboards, Uni-poles and related advertising structures and the revenue accrued from these shall vest with the Competent Authority only and kept in the escrow account mentioned in Regulation 16 (i) . The sharing of revenue from these between the local body and the competent authority shall be as decided by the Government.

25. Digital Plans

In an endeavor to make the approval and archiving process digital it is proposed that all building, layout, townships drawings be submitted in digital format after georeferencing it (preferably in .shp, .tab, .dxf file formats). This shall be undertaken by using the accurate GPS/DGPS technology and utilising the services of professionally and technically qualified land surveyors. The digital drawings shall include all cross sections and engineering details and the whole dataset shall be submitted in a CD format to the competent authority. The same shall be overlaid on the latest satellite data for instant updation and proper urban management later on. This digital set shall be over and above the hard copies as per currently prescribes format which are mandatory for plan approval process.

26. Special Unit for approval of cases in ORRGC:

A Special Unit shall be constituted for dealing with applications for permission to develop/undertake building constructions in the ORRGC and enforcement in the ORRGC as per the procedure prescribed by the Competent Authority.

27. Grounding of the Circulation network:

The Competent Authority shall undertake the marking of the proposed circulation network within the ORRGC area on ground and complete the same within three months from the date of issue of these Regulations.

28. Directions by Government

(i) Government may issue separate orders constituting a Committee for examining development related issues of Growth Corridor.

(ii) Government may issue guidelines for implementation issues relating to the Growth Corridor and these Regulations from time to time.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

No. F.1/5/2017-SEZ
Government of India
Ministry of Commerce & Industry
Department of Commerce
(SEZ Section)

Udyog Bhawan, New Delhi
Dated the 31st March, 2017

To

M/s. Phoenix Spaces Private Limited
Plot No. 1335
Road No 45, Jubills Hills
Hyderabad - 500033

Subject: Request for formal approval for setting up of a sector specific Special Economic Zone for IT/ITES at Survey No. 285, Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District, Telangana by M/s. Phoenix Spaces Private Limited - Reg.

Sir,

With reference to your above mentioned application dated 25th February, 2017 Government of India is pleased to grant **formal approval** to your proposal for development, operation and maintenance of the sector specific Special Economic Zone for Information Technology / Information Technology Enabled Services (IT/ITES) at Survey No. 285, Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District, Telangana, as per details given below:-

I PROPOSAL and PROJECT DETAILS: - To set up a sector specific Special Economic Zone for IT/ITES over an area of **2.63 hectares** at Survey No. 285, Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District, Telangana.

II. DEVELOPER: - M/s. Phoenix Spaces Private Limited

III GENERAL CONDITIONS:

(i) The Developer shall develop, operate and maintain the Special Economic Zone in terms of the Special Economic Zones Act, 2005 and the rules made there-under.

(ii) The Developer shall execute Bond-cum-Legal Undertaking as required under rules 12 and 22 of the Special Economic Zone Rules, 2006 for the authorised operations.

(iii) The Developer shall obtain the required approval from various statutory authorities under relevant statutes and regulations of the Government of India and the State Government and local bodies.

(iv) The Developer shall make adequate provision for rehabilitation of the displaced persons.

(v) The project shall be implemented and operated in terms of the Special Economic Zones Act, 2005 and the rules and orders made there-under.

(vi) The Developer shall conform to the environmental requirements.

(vii) The Developer shall abide by the local laws, rules, regulations or bye-laws in regard to area planning, sewerage disposal, pollution control, labour laws and the like as may be locally applicable.

(viii) The Developer shall raise the required funds for the project. External commercial borrowing, if any, will be as per the guidelines of the Ministry of Finance, Department of Economic Affairs, Government of India, New Delhi.

(ix) This approval is valid for a period of three years within which time the Developer shall implement the project. The project implementation progress report will be submitted to Government of India every six months.

(x) This approval is liable to be suspended in case of violation of any of the terms and conditions stipulated herein.

(xi) The operation and maintenance of the facilities will be made as per the standards specified in the proposal and to the satisfaction of the users.

(xii) The Developer shall maintain adequate manpower to provide the facilities.

(xiii) The user charges will be finalized in consultation with the Development Commissioner and the users. This shall be subject to revision as per the agreed terms.

(xiv) The Developer shall obtain the approval of Board for specific activities proposed to be undertaken for development, operation and maintenance of Special Economic Zone. Based on the activities approved by the Board, the Developer shall be entitled for duty free import or domestic procurement of goods for the approved activities under rules 10 after the Special Economic Zone has been notified.

(xv) The authorized operations shall be carried out in terms of the parameters laid down in the Special Economic Zones Act, 2005 and the Rules and orders made there-under and in accordance with the proposal approved herein.

(xvi) No duty free goods shall be available for personal use of, or consumption by officials, workers, staff or owners of the Unit or Developer.

(xvii) Normally, no extension of validity period of three year for implementation of the project will be considered. Any request, however, may be considered by the Board, on merits. Such request shall be submitted to the Government six months before expiry of the approval period.

(xviii) The Developer shall bear the cost of staff provided by the Government to man the posts in the Special Economic Zone and will deposit the requisite amount as and when demanded by the Development Commissioner.

(xix) The developer shall construct a minimum built up processing area of 1,00,000 square meters of which atleast 50,000 sqm shall have to be constructed within a period of five years from the date of notification of the SEZ.

(xx) The developer shall ensure the following parameters related to quality of infrastructure:

- 24X7X365-Uninterrupted power supply at stable frequency.
- Reliable connectivity for interrupted and secure data transmission.
- Central air-conditioning.
- A ready to use, furnished plug and play facility for end users

2. This approval shall be also subject to other conditions as prescribed by the Board.

3. The Developer may convey acceptance of all the terms and conditions indicated above within thirty days from the date of issue of this letter. All future correspondence may be addressed to the Director (SEZ), Department of Commerce, Udyog Bhavan, New Delhi.

4. The Developer may send exact details of the area along with a map indicating the Special Economic Zone area certified by the District Revenue Authorities for notification in the Gazette of India.

5. The Developer shall furnish to the Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam, returns on import, procurement and utilization of goods, as provided for under the Special Economic Zone Rules, 2006.

Yours faithfully,

T.V. Ravi 31/3/17

(T.V. Ravi)
Director
Tel: 2306 3960
Email: talla.ravi@nic.in

To

1. Central Board of Excise and Customs, Member (Customs), Department of Revenue, North Block, New Delhi. (Fax: 23092628).
2. Central Board of Direct Taxes, Member (IT), Department of Revenue, North Block, New Delhi. (Telefax: 23092107)
3. Joint Secretary (IS-I), Ministry of Home Affairs, North Block, New Delhi (Fax: 23092569)
4. Ministry of Defence, Joint Secretary (C&W), Fax: 23015444, South Block, New Delhi.
5. Government of Telangana, Special Chief Secretary, Industries and Commerce Department, Telangana Secretariat Khairatabad, Hyderabad, Telangana.
6. Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam.

No. F.1/6/2017-SEZ
Government of India
Ministry of Commerce & Industry
Department of Commerce
(SEZ Section)

Udyog Bhawan, New Delhi
Dated the 31st March, 2017

To

M/s. Phoenix Spaces Private Limited
Plot No. 1335
Road No 45, Jubills Hills
Hyderabad - 500033

Subject: Request for formal approval for setting up of a sector specific Special Economic Zone for IT/ITES at Survey No. 286 and 287, Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District, Telangana by M/s. Phoenix Spaces Private Limited - Reg.

Sir,

With reference to your above mentioned application dated 25th February, 2017 Government of India is pleased to grant **formal approval** to your proposal for development, operation and maintenance of the sector specific Special Economic Zone for Information Technology / Information Technology Enabled Services (IT/ITES) at Survey No. 286 and 287, Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District, Telangana, as per details given below:-

I PROPOSAL and PROJECT DETAILS: - To set up a sector specific Special Economic Zone for IT/ITES over an area of **3.46 hectares** at Survey No. 286 and 287, Puppalaguda Village, Rajendranagar Mandal, Ranga Reddy District, Telangana.

II. DEVELOPER: - M/s. Phoenix Spaces Private Limited

III GENERAL CONDITIONS:

(i) The Developer shall develop, operate and maintain the Special Economic Zone in terms of the Special Economic Zones Act, 2005 and the rules made there-under.

(ii) The Developer shall execute Bond-cum-Legal Undertaking as required under rules 12 and 22 of the Special Economic Zone Rules, 2006 for the authorised operations.

(iii) The Developer shall obtain the required approval from various statutory authorities under relevant statutes and regulations of the Government of India and the State Government and local bodies.

(iv) The Developer shall make adequate provision for rehabilitation of the displaced persons.

(v) The project shall be implemented and operated in terms of the Special Economic Zones Act, 2005 and the rules and orders made there-under.

(vi) The Developer shall conform to the environmental requirements.

(vii) The Developer shall abide by the local laws, rules, regulations or bye-laws in regard to area planning, sewerage disposal, pollution control, labour laws and the like as may be locally applicable.

(viii) The Developer shall raise the required funds for the project. External commercial borrowing, if any, will be as per the guidelines of the Ministry of Finance, Department of Economic Affairs, Government of India, New Delhi.

(ix) This approval is valid for a period of three years within which time the Developer shall implement the project. The project implementation progress report will be submitted to Government of India every six months.

(x) This approval is liable to be suspended in case of violation of any of the terms and conditions stipulated herein.

(xi) The operation and maintenance of the facilities will be made as per the standards specified in the proposal and to the satisfaction of the users.

(xii) The Developer shall maintain adequate manpower to provide the facilities.

(xiii) The user charges will be finalized in consultation with the Development Commissioner and the users. This shall be subject to revision as per the agreed terms.

(xiv) The Developer shall obtain the approval of Board for specific activities proposed to be undertaken for development, operation and maintenance of Special Economic Zone. Based on the activities approved by the Board, the Developer shall be entitled for duty free import or domestic procurement of goods for the approved activities under rules 10 after the Special Economic Zone has been notified.

(xv) The authorized operations shall be carried out in terms of the parameters laid down in the Special Economic Zones Act, 2005 and the Rules and orders made there-under and in accordance with the proposal approved herein.

(xvi) No duty free goods shall be available for personal use of, or consumption by officials, workers, staff or owners of the Unit or Developer.

(xvii) Normally, no extension of validity period of three year for implementation of the project will be considered. Any request, however, may be considered by the Board, on merits. Such request shall be submitted to the Government six months before expiry of the approval period.

(xviii) The Developer shall bear the cost of staff provided by the Government to man the posts in the Special Economic Zone and will deposit the requisite amount as and when demanded by the Development Commissioner.

(xix) The developer shall construct a minimum built up processing area of 1,00,000 square meters of which atleast 50,000 sqm shall have to be constructed within a period of five years from the date of notification of the SEZ.

(xx) The developer shall ensure the following parameters related to quality of infrastructure:

- 24X7X365-Uninterrupted power supply at stable frequency.
- Reliable connectivity for interrupted and secure data transmission.
- Central air-conditioning.
- A ready to use, furnished plug and play facility for end users

2. This approval shall be also subject to other conditions as prescribed by the Board.

3. The Developer may convey acceptance of all the terms and conditions indicated above within thirty days from the date of issue of this letter. All future correspondence may be addressed to the Director (SEZ), Department of Commerce, Udyog Bhavan, New Delhi.

4. The Developer may send exact details of the area along with a map indicating the Special Economic Zone area certified by the District Revenue Authorities for notification in the Gazette of India.

5. The Developer shall furnish to the Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam, returns on import, procurement and utilization of goods, as provided for under the Special Economic Zone Rules, 2006.

Yours faithfully,

T. V. Ravi

(T.V. Ravi)
Director
Tel: 2306 3960
Email: talla.ravi@nic.in

31/3/17

To

1. Central Board of Excise and Customs, Member (Customs), Department of Revenue, North Block, New Delhi. (Fax: 23092628).
2. Central Board of Direct Taxes, Member (IT), Department of Revenue, North Block, New Delhi. (Telefax: 23092107)
3. Joint Secretary (IS-I), Ministry of Home Affairs, North Block, New Delhi (Fax: 23092569)
4. Ministry of Defence, Joint Secretary (C&W), Fax: 23015444, South Block, New Delhi.
5. Government of Telangana, Special Chief Secretary, Industries and Commerce Department, Telangana Secretariat Khairatabad, Hyderabad, Telangana.
6. Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam.

State Level Environment Impact Assessment Authority (SEIAA)
Telangana State
Government of India
Ministry of Environment Forests & Climate Change
A-3, Industrial Estate, Sanathnagar, Hyderabad-500 018.

BY REGD. POST WITH ACK DUE

Order No. SEIAA/TS/OL/RRD-215/2018- 4098 **Dt:08.03.2018**

Sub: SEIAA, TS – M/s. Phoenix Spaces Pvt. Ltd., Sy. No. 285 part, Puppalguda (V), Gandipet (M), Rangareddy District – Environmental Clearance – Issued – Reg.

I. This has reference to your application submitted online on 30.12.2017 (proposal no. SIA/TG/NCP/71950/2017) received on 04.01.2018, seeking Environmental Clearance for the proposed Construction Project titled **M/s. Phoenix Spaces Pvt. Ltd., Sy. No. 285 part, Puppalguda (V), Gandipet (M), Rangareddy District.** The capital cost of the project is Rs. 350.0 Crores. The proposed site falls within the 10 km radius of Himayatsagar and Osmansagar Lakes. But, the above village is not listed in the 84 list of villages within 10km catchment area of Himayatsagar and Osmansagar Lakes, as mentioned in the G.O.Ms.No. 111 M.A, dt. 08.03.1996 issued by the MA&UD Dept., Govt. of AP (Combined State).

II. It is noted that the proposal is for IT/ITES Office Complex Construction Project in a total plot area of about 56,334.84 Sq.m. Area for future development is 16,693.0 Sq.m. Out of that, Green area is 5,984.23 Sq.m. The total Built-up area is 2,84,918.87 Sq.m. The project consists of Office Complex with Towers A & B (4B + S + 16 Floors) & Amenities Block (S + 1 Floor). It is also noted that Parking area to be provided is 1,24,141.24 Sq.m to park about 3000 four wheelers and 2000 two wheelers. The amenities to be provided includes Sewage Treatment Plant (STP), MSW Segregation point, D.G. sets for emergency supply – 12 x 2000 kVA.

III. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 832.5 KLD. Out of that, fresh water requirement is 337.5 KLD & treated recycled waste water is 495.0 KLD. Quantity of sewage generated is 666.0 KLD. It is proposed to treat the sewage in two STPs of capacity 400 KLD each. The treated waste water is to be used for: flushing the toilets, HVAC and development of greenery. The Garbage (4.9 MT/day) generated is to be sent to Municipal Solid Waste disposal site. STP sludge (76.6 kg/day) is to be used as manure, used oil and used batteries are to be sent to Authorized Recyclers. E-waste will be disposed to the recyclers/dismantlers authorized by the TSPCB.

IV. The proposal has been examined and processed in accordance with EIA Notification, 2006 & its amendments thereof. The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meeting held on 09.01.2018. The project is exempted from Public Hearing as it is a Townships & Area Development Construction Project. Based on the information furnished, presentation made by the proponent and the consultant M/s. Pioneer Enviro Laboratories & Consultants Pvt. Ltd., Hyderabad; the Committee considered the project proposal and recommended for issue of Environmental Clearance. The State Level Environment Impact Assessment Authority (SEIAA) Telangana, in its meeting held on 21.02.2018 examined the proposal and recommendations of SEAC, Telangana. Accordingly, after discussions in the matter & considering the recommendations of the SEAC, Telangana and Undertaking submitted by the proponent on issues raised by the SEIAA vide lr. dt.26.02.2017, the SEIAA, Telangana hereby accords prior Environmental Clearance to the project as mentioned at Para no. I under the provisions of the EIA Notification 2006 and its subsequent amendments issued under Environment (Protection) Act, 1986 subject to implementation of the following specific and general conditions:

PART – A: SPECIFIC CONDITIONS

I. Construction Phase:

i. Provision shall be made for the housing of the construction labour within the site with all necessary infrastructure and facilities such as safe drinking water, fuel for cooking, mobile toilets, mobile STP, medical health care, crèche etc., The housing may be in the form of temporary structures to be removed after the completion of the project. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

ii. A First Aid Room shall be provided in the project both during construction and operation of the project.

iii. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

iv. Disposal of debris waste, muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

v. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

vi. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

vii. Any hazardous waste including biomedical waste, if any, should be disposed of as per applicable Rules & norms with necessary approvals of the Telangana State Pollution Control Board.

viii. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.

ix. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

x. Ambient noise levels should conform to the residential standards both during day and night as notified by the MoE&F, GOI from time to time. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by the CPCB.

xi. As per the provisions of Fly Ash Notification No: S.O. 2804 (E), dt. 03.11.2009, every construction agency engaged in the construction of buildings within a radius of hundred kilometers from a coal or lignite based thermal power plant shall use only fly ash based products for construction, such as: cement or concrete, fly ash bricks or blocks or tiles or clay fly ash bricks, blocks or tiles or cement fly ash bricks or bricks or blocks or similar products or a combination or aggregate of them in every construction project.

xii. Ready mixed concrete must be used in building construction.

xiii. Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.

xiv. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

xv. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xvi. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

xvii. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices of sensor based control.

xviii. Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on air-conditioning. If necessary, high quality double glass with special reflective coating in window is to be used.

xix. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

xx. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.

xxi. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

xxii. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.

xxiii. The proponent shall put tarpaulin on scaffolding around the area of construction and the building

xxiv. The proponent shall fully cover any kind of construction material stored in the site, in all respects so that it does not disperse in the Air in any form. The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf. The proponent shall control dust emissions if any by fixing sprinklers, creation of green belt/Air barriers, etc,.

xxv. All construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere.

xxvi. The vehicle carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.

xxvii. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with masks to prevent inhalation of dust particles. The proponent shall provide all medical help, investigation and treatment with the workers involved in the construction material and debris relatable to dust emission.

xxviii. The proponent shall compulsorily use wetjet in grinding and stone cutting, if any.

xxix. The proponent shall provide wind breaking walls around the construction site.

xxx. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

II. Occupational Phase:

i The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Discharge of treated waste water shall conform to the standards stipulated under Schedule-6 of Environment (Protection) Act, 1986 and its amendments thereof. Sewage Treatment Plant should be monitored on a regular basis. No waste water shall be discharged outside the premises. The excess treated waste water, if any, is to be reused within the premises ie., discharged into an artificial pond within the premises and can be utilized for recreational purpose. The proponent shall adopt dual plumbing system for reuse of treated waste water and also take necessary water conservation measures in the project.

ii The proponent shall not discharge any wastewater (treated / untreated) generated from the project into the nearest water bodies (if any) under any circumstances.

iii Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. A sump may also be constructed alongwith Rain water harvesting pits to save water.

iv The solid waste generated should be properly collected & segregated into dry & wet waste in separate bins before disposal to the City Municipal Facility. The organic waste shall be composted. Bio-digester plant may be provided in the premises of the project and the gas generated from it may be utilized for running STP & others.

v The D.G. Sets shall be provided with acoustic enclosures and adequate stack height as per CPCB norms. The fuel used for the diesel generator sets should be low sulphur diesel and should conform to E (P) Rules prescribed for air and noise emission standards.

vi Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Telangana State Pollution Control Board.

vii The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use by the MoE&F, GOI/CPCB. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. The proponent shall develop and maintain greenbelt with tall growing trees instead of lawns, etc., to maximum extent. The proponent shall also Geotag all the saplings planted.

viii Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

ix Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid systems or fully solar system for a portion of the apartments should be provided.

x Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

xi Adequate number of parking spaces shall be provided for visitor vehicles. Rest room facilities should be provided for service population. The proponent shall provide public convenience facilities such as toilets, bathrooms, waiting rooms etc. for the drivers, workers etc. so as to maintain cleanness/hygienic conditions in the surroundings of the project.

xii The proponent shall comply with Energy Conservation Practices, Energy efficient practices, energy audit practices and Energy Conservation Building Code. Wherever feasible, green building concepts shall be adopted. Use of solar panels may be done to the extent possible.

xiii Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.

xiv Green area of at least 10% of the site area shall be developed and maintained.

Part – B. General Conditions:

i. **This order is valid for a period of 7 years from the date of issue of this order.**

ii. "Consent for Establishment" shall be obtained from Telangana State Pollution Control Board under Air and Water Act before the start of any construction work at site.

iii. The proponent shall not carry out any construction activity in the earmarked Open area, Green area & Road area of the project as committed by the project proponent.

iv. The proponent shall: increase the investment w.r.t. development of greenbelt; treat all the waste water and reuse for flushing the toilets, HVAC makeup & on-land irrigation (development of greenbelt) such that all the recycled treated waste water is utilized completely and is considered as a zero discharge; conform to the WALTA Act and the water consumption shall be as per permissions granted by the Concerned Authorities; they will adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, etc., as committed by the proponent vide lr. dt.26.02.2017 on issues raised by the SEIAA.

v. The environment safeguards contained in the EIA Report should be implemented in letter and spirit. The responsibility of implementation of environmental safeguards rests fully with the proponent ie., M/s. Phoenix Spaces Pvt. Ltd.

vi. All the conditions, liabilities and legal provisions contained in the EC shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance of management of the project to any other entity

vii. The proponent shall submit half-yearly compliance reports in respect of the terms and conditions stipulated in this order in hard and soft copies to the SEIAA; TSPCB and CCF, Regional office of MoEF&CC, GoI, Chennai on 1st June and 1st December of each calendar year.

viii. Officials from the TSPCB and Regional Office of MoEF&CC, GoI, Chennai who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents shall be submitted to the TSPCB and CCF, Regional Office to MoEF&CC, GoI, Chennai.

ix. In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this SEIAA. No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA, TS.

x. The project proponent shall submit the copies of the environmental clearance to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

xi. The project proponent shall obtain all other statutory clearances, as applicable, from the competent authorities.

xii. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Telangana State Pollution Control Board. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Chennai.

xiii. The funds earmarked for environmental protection measures (capital cost: Rs. 477.71 lakhs, recurring cost: Rs. 108.9 lakhs/annum) should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the SEIAA and Ministry's Regional Office located at Chennai.

xiv. Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

xv. The SEIAA may revoke or suspend the order, if implementation of any of the above conditions is not satisfactory. The SEIAA reserves the right to alter/modify the above conditions or stipulate any further condition in the interest of environment protection.

xvi. Concealing the factual data or failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986 without any prior notice.

xvii. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

Sd/-	Sd/-	Sd/-
MEMBER SECRETARY	**MEMBER**	**CHAIRMAN,**
SEIAA, T.S.	**SEIAA, T.S.**	**SEIAA, T.S.**

To

Sri Srikanth Badiga, Director,
M/s. Phoenix Spaces Pvt. Ltd.,
Plot No. 1335, Road No. 45, Jubilee Hills,
Hyderabad – 500 033
Ph. No. 040-23553351/61
Email: srikanth.badiga@phoenixindia.net

//T.C.F.B.O//

Senior Environmental Engineer

GOVERNMENT OF TELANGANA
ABSTRACT

Panchayat Raj & Rural Development Department – Transfer of Powers and functions of Gram Panchayats to Telangana State Industrial Infrastructure Corporation Limited under the Telangana Panchayat Raj Act, 2018 – Orders – Issued.

PANCHAYAT RAJ AND RURAL DEVELOPMENT(PTS.II)DEPARTMENT

G.O.Ms.No.29. Dated.01-06-2018

Read the following:-

1.From the VC&MD, TSIIC, Hyderabad, Lr.No.TSIIC/LAC/2007, dt.13.06.2017.
2.Govt.Memo.No.4879/Pts.II/A2/2015, dt.28.06.2017.
3.From the VC&MD, TSIIC, Hyderabad, Lr.No.101675/ TSIIC/LAC/IALA/EXPANSION/2017, dt.11-9-2017.
4.From the VC&MD, TSIIC, Hyderabad, Lr.No.101675/ TSIIC/ LAC/ IALA/EXPANSION/2017, dt.31-10-2017.
5. Govt.Memo.No.4879/Pts.II/A2/2015, dt.17.11.2017.
6. G.O.Ms.No10, PR & RD(Pts.II) Dept, dt. 1-12-2018.
7. From the CPR&RE, Lr.No.608/CPR7RE/D1/2014, dt.11.05.2018.

-0-

ORDER:-

Whereas, in the letters first, third and fourth read above, the Vice Chairman & Managing Director, Telangana State Industrial Infrastructure Corporation Limited, Hyderabad has sent a proposal for transferring the powers and functions of certain Grama Panchayats to the Telangana State Industrial Infrastructure Corporation Limited under section 140(i) of the Telangana Panchayat Raj Act, 2018.

2. And whereas, in the letter Seventh read above, the Commissioner, Panchayat Raj & Rural Employment, Hyderabad has forwarded the resolution of the Gram Panchayats on transfer of powers and functions of Grama Panchayats to Telangana State Industrial Infrastructure Corporation Limited under section 140(i) of the Telanagana Panchayat Raj Act, 2018.

3. Government after careful consideration of the matter in detail, have decided and hereby ordered to transfer the certain powers and functions of Grama Panchayats which are annexed to this order (Annexure-I) to the Telangana State Industrial Infrastructure Corporation Limited under section 140(i) of the Telanagana Panchayat Raj Act, 2018. Government also hereby ordered that, in the G.O. sixth read above, the revenue shall be shared in the ratio of 65:35 between the Telangana State Industrial Infrastructure Corporation Limited and the concerned Gram Panchayat for newly formed Industrial Area Local Authority areas (where there are no existing industries) and 50:50 in others. The details of Industrial Area Local Authority (IALA) and the Gram Panchayats are shown in Annexure-II enclosed to this order.

4. Accordingly, the following notification shall be published in the Extraordinary issue of Telangana State Gazette dated**.02.06.2018**.

NOTIFICATION:

In exercise of the powers conferred under Section 140(i) of the Telangana Panchayat Raj Act, 2018, the Government hereby transfer the powers and functions of the Grama Panchayats mentioned in Annexure-II enclosed to this notification as Local Authority under various sections as specified in the Annexure-I enclosed to this notification to the control of Telangana State Industrial Infrastructure Corporation Limited for systematic and better maintenance of Industrial Park projects established by them in the areas specified in Annexure-II to this notification which are falling under jurisdiction of the Grama Panchayats, subject to the condition that, the revenue shall be shared in the ratio of 65:35 between the Telangana State Industrial Infrastructure Corporation Limited and the concerned Gram Panchayats for newly formed Industrial Area Local Authority areas (where there are no existing industries) and 50:50 in others.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

VIKAS RAJ
PRINCIPAL SECRETARY TO GOVERNMENT(FAC)

To
The Commissioner, Printing, Stationery & Stores Purchase, Hyderabad.
(With a request to publish the notification in the TS Gazette and furnish (100) copies to this Department)

(Contd.,)

The Commissioner, Panchayat Raj & Rural Employment, Hyderabad.
The Vice Chairman & Managing Director, Telangana State Industrial Infrastructure Corporation Limited, Hyderabad.

Copy to:-

The District Collector, Ranga Reddy District.
The District Panchayat Officer, Ranga Redyy District.
The PS to the Principal Secretary (FAC), PR&RD Dept.
The P.S. to the Hon'ble Minister(PR&RD)
The P.S. to the Secretary to Hon'ble CM.
The Law (C) Department, T.S Secretariat, Hyderabad.
SF/SC.

//FORWARDED::BY ORDER//

A Ram Kumar.
SECTION OFFICER

Annexure-I

List of power and functions of Gram Panchayat to be exercised by the TSIIC Ltd.

S.No.	Section in the TSPR Act, 2018	Nature of Power / Functions
(1)	(2)	(3)
1	64-74	Provisions relating to Taxation and Finance
2	75-118	Provisions relating to Public safety, Convenience and Health
3	119-140	General,Miscellaneous supplemental provision (Gram Panchayats)
4	261-285	Miscellaneous provisions
5	286-297	Provisions relating to Rules Bye-Laws and penalties

VIKAS RAJ
PRINCIPAL SECRETARY TO GOVERNMENT(FAC)

//FORWARDED::BY ORDER//

A. Ram Kumar
SECTION OFFICER

Annexure-II

DETAILS OF INDUSTRIAL AREA LOCAL AUTHORITY, INDUSTRIAL AREAS AND THE GRAM PANCHAYATS

S. No.	Name of the District	Name of the Industrial Park	Name of the GP	Extent of land in acres	Sy. No.
1	Ranga Reddy District	Puppalaguda Puppalaguda (V) Rajendranagar (M)	Puppalaguda	Acres 28.31 gts.	285, 286 & 287
		Kokapet Rajendra Nagar(M),	Kokapet	Acres 17.11 gts	107/A,107/E ,107/EE,89/ A/3, 89/AA1, 89/E1,21/EE, 22/AA, 23 & 24

VIKAS RAJ
PRINCIPAL SECRETARY TO GOVERNMENT(FAC)

//FORWARDED::BY ORDER//

A. Ramkumar
SECTION OFFICER

31

No. F.1/5/2017-SEZ
Government of India
Ministry of Commerce & Industry
Department of Commerce
(SEZ Section)

Udyog Bhawan, New Delhi
Dated the 01 October, 2018

To

M/s. Phoenix Spaces Private Limited
Plot No. 1335, Road No. 45, Jubilee Hills
Hyderabad - 500 033

Subject: Request of M/s. Phoenix Spaces Private Ltd., a sector specific SEZ for IT/ITES at Sy. No. 285/P, Puppalguda Village, Rajendra Nagar Mandal Ranga Reddy District, Telangana, for increase in an area of 3.14 hectares - Reg.

Sir,

I am directed to refer your request dated 7th June, 2018 on the subject mentioned above and to say that your request was considered in the meeting of the Board of Approval held on 12th September, 2018. Accordingly, approval is hereby conveyed for increase in an area of 3.14 hectares, increasing the total area of the SEZ to 5.77 hectares, subject to contiguity of the land in the SEZ being maintained.

Yours faithfully,

(Senthil Nathan S)
Deputy Secretary
Tel: 2306 3268
Email: senthil.nathan@nic.in

Copy to:

1. Central Board of Excise and Customs, Member (Customs), Department of Revenue, North Block, New Delhi. (Fax: 23092628).
2. Central Board of Direct Taxes, Member (IT), Department of Revenue, North Block, New Delhi. (23095479)
3. Government of Telangana, Special Chief Secretary, Industries and Commerce Department, Telangana Secretariat Khairatabad, Hyderabad, Telangana.
4. Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam.

State Level Environment Impact Assessment Authority (SEIAA)
Telangana State
Government of India
Ministry of Environment Forests & Climate Change
A-3, Industrial Estate, Sanathnagar, Hyderabad-500 018.

BY REGD. POST WITH ACK DUE

Order No. SEIAA/TS/OL/RRD-561/2019- 261 **Dt:17.07.2020**

Sub: SEIAA, TS – Commercial Office Complex by M/s. PHOENIX SPACES PVT. LTD., Sy. No. 285 part, 286 & 287, Puppalguda (V), Gandipet (M) (formerly Rajendranagar), Rangareddy District – Environmental Clearance (Expansion) – Issued – Reg.

Ref: 1. Order No. SEIAA/TS/OL/RRD-215/2018-4098, Dt:08.03.2018
2. Order No. SEIAA/TS/OL/RRD-277/2018-982, Dt:26.04.2018

I. This has reference to your application submitted online on **02.03.2020** (proposal no. **SIA/TG/MIS/51828/2018**) received on **05.03.2020** and letter dated 10.03.2020, seeking Environmental Clearance for the proposed Construction project titled **Commercial Office Complex by M/s. PHOENIX SPACES PVT. LTD., Sy. No. 285 part, 286 & 287, Puppalguda (V), Gandipet (M) (formerly Rajendranagar), Rangareddy District.** The capital cost of the project is Rs. 1720 Crores (Rs.520 crores for proposed expansion project) . The proposed site falls within the 10 km radius of Himayatsagar and Osmansagar Lakes. But, the above village is not listed in the 84 list of villages within 10km catchment area of Himayatsagar and Osmansagar Lakes, as mentioned in the G.O.Ms.No. 111 M.A, dt. 08.03.1996 issued by the MA&UD Dept., Govt. of AP (Combined State).

II. It is noted that earlier, the SEIAA, TS vide reference 1st cited above issued Environmental Clearance for **IT/ITES Office Complex** construction project in favour of **M/s. PHOENIX SPACES PVT. LTD., Sy. No. 285 part, 286 & 287, Puppalguda (V), Gandipet (M) (formerly Rajendranagar), Rangareddy District**. As per EC the total built-up area was 284918.87 Sq.m. Vide reference 2nd cited, the SEIAA, TS issued EC for expansion of the project by increasing built-up area from 284918.87 Sq.m. to 6,66,304.15 Sq.m. Accordingly, the total Built up area was 6,66,304.15 Sq.m in a plot area of Ac. 21.51 (87,067.03 sq.m.) for Expansion of IT/ ITES Office Complex. Now, they have again proposed expansion of the project by increasing the area, total built-up area, no.of buildings & floors.

III. It is noted that the proposal is for **Commercial Office Complex** construction project in a total plot area of about 95404.64 Sq.m. Out of that, Green area is 9700.00. The total Built-up area after expansion is 9,51,202.64 Sq.m. The project consists of Commercial Office Complex with 6 Towers i.e., Towers 1 & 2 (4B + 1G + 17 Upper Floors + Mumty), Tower 3 (4B + 1G + 24 Upper Floors + Mumty), Towers 4 & 5 (5B + 1G + 24 Upper Floors + Mumty), Tower 6 (G + 6S + 10 Upper Floors + Mumty); Food Court (G + 2 Floors); Health Club (G + 2 Floors) & Amenities Block (G + 3 Floors). It is also noted that Parking area to be provided is 3,61,933.53 Sq.m. (61.42 %) in Basements & Stilts to park about 8,000 four wheelers and 8,000 two wheelers. The amenities to be provided include Sewage Treatment Plant (STP), Community Centre, MSW Segregation point. The total power requirement of the project will be met from TSCPDCL. In case of power failure, power backup shall be provided through D.G. sets of 35 x 2000 kVA capacities, which will be enclosed type.

IV. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 3,761 KLD. Out of that, fresh water requirement is 2,049 KLD & recycled treated waste water is 1,712 KLD. Quantity of sewage generated is 3,352 KLD. It is proposed to treat the sewage in 6 STPs i.e., 2 x 600 KLD, 2 x 800 KLD, 1 x 850 KLD & 1 x 200 KLD. The treated waste water will be used for: flushing the toilets, HVAC and development of greenery. The Garbage (23.6 TPD) generated is to be disposed as per Solid Waste Management Rules, 2016. STP sludge (335.2 kg/day) is to be used as manure, used oil and used batteries are to be sent to Authorized Recyclers. E-waste, if any, will be disposed to the recyclers/dismantlers authorized by the TSPCB as per the E-waste Rules.

V. The project/ activity is covered under category B of item 8(a) 'Building & Construction' projects of the schedule EIA Notification, 2006, and its subsequent amendments and requires appraisal at State Level by SEAC/ SEIAA, Telangana.

VI. The proposal has been examined and processed in accordance with EIA Notification, 2006 & its amendments thereof. The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meetings held on **07.03.2020 & 30.05.2020**. The project is exempted from Public Hearing as it is a Construction Project. The Sub-Committee constituted by the SEAC inspected the site on **17.05.2020** and submitted the report. Based on the information furnished, presentation made by the proponent and the consultant **M/s. Pioneer Enviro Laboratories & Consultants Pvt Ltd., Hyderabad**; Report of the Sub-Committee; the Committee considered the project proposal and recommended for issue of Environmental Clearance. The State Level Environment Impact Assessment Authority (SEIAA) Telangana in its meeting held on **06.07.2020** examined the proposal and recommendations of SEAC, Telangana for issue of Environmental Clearance. Accordingly, after discussions in the matter and considering the recommendations of the SEAC, Telangana, **the SEIAA, Telangana hereby accords Environmental Clearance for expansion to the project** as mentioned at Para no. I under the provisions of the EIA Notification 2006 and its subsequent amendments issued under Environment (Protection) Act, 1986 subject to implementation of the following specific and general conditions.

A. Specific Conditions:

(i) The project proponent shall provide for adequate fire safety measures and equipment as per National Building Code/required by Fire Services Act of the State and instructions issued by the local Authority/Directorate of fire, from time to time. Further, the project proponent shall take necessary permission/NOC regarding fire safety from Competent Authority as required.

(ii) The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

(iii) The Consent for Operation (CFO)/Occupancy Certificate shall be issued only after getting necessary permission for required water supply from HMWSSB/concerned authority.

(iv) The project proponents would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of fecal coliform and other pathogenic bacteria.

(v) The project proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing and quality of water being supplied through spray faucets attached to toilet seats.

(vi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per Ministry of Urban Development Model Building Byelaws, 2016. The number of rain water harvesting recharge pits shall be provided for rain water harvesting after filtration as per CGWB guidelines.

(vii) Rain water harvesting for roof run-off shall be implemented. Before recharging pre-treatment must be done to remove suspended matter, oil and grease. A sump may also be constructed along with Rain water harvesting pits to save water.

(viii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sold waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Designated area shall be provided for solid waste management within the premises which will include area for segregation, composing. The inert waste from project will be sent to dumping site.

(ix) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

(x) The company shall draw up and implement corporate social responsibility plan as per the Company's Act of 2013.

(xi) As per the Ministry's Office Memorandum F.No.22-65/2017-IA.III dated 1st May 2018, and proposed by the project proponent, (@2% of project cost) shall be earmarked under Corporate Environment Responsibility (CER) for the activities such as waste Management, Solar Street Lights, Drinking Water, Health Camps, Rain Water harvesting, Training & Education and Avenue Plantation etc. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

B. Standard Conditions:-

I. Statutory compliance:

i. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

ii. The proponent shall: not discharge any waste water outside the premises until their project's outlet is connected to public sewer line and till such time they will reuse 100% of treated waste water within the project premises; conform to the WALTA Act and the water consumption shall be as per permissions granted by the Concerned Authorities; conform to the provisions laid under the Real Estate (Regulation & Development) Act, 2016 issued by the Ministry of Law & Justice, GoI& its subsequent amendments (if any); adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, etc.,

iii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc. As per National Building Code including protection measures from lightening etc.

iv. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for no-forest purpose involved in the project.

v. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

vi. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

vii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

viii. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

ix. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided within consultation with State Pollution Control Board and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (atleast 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site

vi. Sand, murram, loose soil cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

x. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation:

i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent.

iv. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

v. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

vi. Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc for water conservation shall be incorporated in the building plan.

vii. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

viii. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

ix. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

x. All recharge should be limited to shallow aquifer.

xi. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xii. No sewage or untreated effluent water would be discharged through storm water drains.

xiii. Storm water control and its re-use shall be as per CGWB and BIS standards for various applications.

xiv. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Discharge of treated waste water shall conform to the standards stipulated under Schedule-6 of Environment (Protection) Act, 1986 and its amendments thereof. Sewage Treatment Plant should be monitored on a regular basis. No waste water shall be discharged outside the premises. The excess treated waste water, if any, is to be reused within the premises ie., discharged into an artificial pond within the premises and can be utilized for recreational purpose. The proponent shall adopt dual plumbing system for reuse of treated waste water and also take necessary water conservation measures in the project.

xv. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from Solid waste processing plant &STP.

IV. Noise monitoring and prevention:

i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be periodically monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures:

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the state ECBC.

ii. Outdoor and common area lighting shall be LED. Proposed energy saving measures would save about 15% of power.

iii. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid systems or fully solar system for a portion of the apartments should be provided.

iv. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

v. Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on air-conditioning. If necessary, high quality double glass with special reflective coating in window is to be used.

vi. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window and roof u-values shall be as per Energy Conservation Building Code (ECBC) specifications.

vii. Energy conservation measures like installation of CFLs / LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

viii. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet at least 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws requirement, whichever is higher.

VI Waste Management:

i. A certificate from the competent authority who are handling municipal solid wastes, shall be obtained indicating existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project.

ii. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Telangana State Pollution Control Board.

iii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iv. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v. Organic waste compost / vermiculture pit/ Organic waste converter within the premises with a minimum capacity of 0.3 kg / person/day must be installed.

vi. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vii. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

viii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 % such as Fly Ash Bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks and other environment friendly materials.

ix. Fly ash material should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016.

x. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

xi. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover:

i. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

ii. No tree cutting/transplantation has been proposed in the instant project. A minimum of 1 tree for every 80 Sq.m of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use by the MoE&F, GOI/CPCB. The open spaces inside the plot should be

suitably landscaped and covered with vegetation of indigenous variety. Species of Mosquito repellant & Aromatic plants along with other plants shall also be included for development of greenbelt. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. The proponent shall develop and maintain greenbelt with tall growing trees instead of lawns, etc., to maximum extent. The proponent shall also Geotag all the saplings planted.

iv. Green area of at least 10% of the site area shall be developed and maintained.

VII Transport

i. The road system can be designed with these basic criteria.
   a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b. Proper design of entry and exit points.
   c. Parking norms as per local regulation.

ii. Vehicles hired for brining construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii. Adequate number of parking spaces shall be provided for visitor vehicles. Rest room facilities should be provided for service population. The proponent shall provide public convenience facilities such as toilets, bathrooms, waiting rooms etc. for the drivers, workers etc. so as to maintain cleanness/hygienic conditions in the surroundings of the project.

IX. Human health issues:

i. All workers working at the construction site and involved in loading, unloading carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

ii. For indoor air quality the ventilation provisions as per National Building Code of India.

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility:

i. The project shall have a well laid down environmental policy. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements / deviation / violation of the environmental conditions.

ii. A separate Environmental Cell to monitor the environmental conditions / norms with qualified personnel shall be set up.

iii. Action plan for implementing EMP and environmental conditions shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry / Regional Office along with the Six Monthly Compliance Report.

Part – B. General Conditions:

i. **This order is valid for a period of 7 years from the date of issue of this order.**

ii. "Consent for Establishment" (CFE) shall be obtained from Telangana State Pollution Control Board under Air and Water Act before the start of any construction work at site under Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.

iii. Consent for Operation (CFO) of the project shall be obtained from the Telangana State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974, after obtaining CFE of the Board, before occupancy.

iv. The proponent shall not carry out any construction activity in the earmarked Open area, Green area & Road area of the project, as committed by the project proponent. Any deviation in the proposed earmarked areas shall make EC invalid.

v. The proponent shall: not discharge any waste water outside the premises until their project's outlet is connected to public sewer line and till such time they will reuse 100% of treated waste water within the project premises; conform to the WALTA Act and the water consumption shall be as per permissions granted by the Concerned Authorities; Make provision for solar cum wind energy on roof; adopt green building concepts and use renewable energy by adopting Energy Conservation practices, Energy efficient practices & Energy audit practices, etc., and adopt Energy Conservation Building Code, Develop green area with tall growing tree species; to protect natural drainage course with protection measures like retention wall, no waste water from STP is let-out into existing stream. NOC from Irrigation department as committed by the proponent vide lr.dt.NIL received on 13.07.2020 issues raised by the SEIAA

vi. The environment safeguards contained in the EMP Report should be implemented in letter and spirit. The responsibility of implementation of environmental safeguards rests fully with the proponent ie., **Commercial Office Complex by M/s. PHOENIX SPACES PVT. LTD.**

vii. All the conditions, liabilities and legal provisions contained in the EC shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance of management of the project to any other entity

viii. The proponent shall submit half-yearly compliance reports in respect of the terms and conditions stipulated in this order in hard and soft copies to the SEIAA; TSPCB and CCF, Regional office of MoEF&CC, GoI, Chennai on 1st June and 1st December of each calendar year.

ix. The proponent shall submit the Environmental Statement for every financial year in Form-V to the State PCB as prescribed under E(P) Act, 1986, as amended subsequently and will be put on the website of the project.

x. Officials from the TSPCB and Regional Office of MoEF&CC, GoI, Chennai who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents shall be submitted to the TSPCB and CCF, Regional Office to MoEF&CC, GoI, Chennai.

xi. The proponent should implement the project as per the details mentioned in this order. In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this SEIAA. No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA, TS.

xii. The project proponent shall submit the copies of the environmental clearance to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

xiii. The project proponent shall obtain all other statutory clearances, as applicable, from the competent authorities.

xiv. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Telangana State Pollution Control Board. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Chennai.

xv. The funds earmarked for environmental protection measures **(capital cost: Rs. 1,745.48 lakhs and recurring cost: Rs. 403.1 lakhs/annum)** should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the SEIAA and Ministry's Regional Office located at Chennai and TSPCB.

xvi. Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

xvii. The SEIAA may revoke or suspend the order, if implementation of any of the above conditions is not satisfactory. The SEIAA reserves the right to alter/modify the above conditions or stipulate any further condition in the interest of environment protection.

xviii. Concealing the factual data or failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986 without any prior notice.

xix. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006, and its amendments thereof.

xx. Grant of EC is also subject to Circulars issued under the EIA Notification 2006, which are available on the MOEF website: www.parivesh.nic.in

Sd/-	Sd/-	Sd/-
MEMBER SECRETARY	**MEMBER**	**CHAIRMAN,**
SEIAA, T.S.	**SEIAA, T.S.**	**SEIAA, T.S.**

To
Sri Srikanth Badiga, Director,
M/s. Phoenix Spaces Pvt. Ltd.,,
Plot No. 1335, Road No. 45, Jubilee Hills,
Hyderabad – 500 033
Ph. No. 040- 23553391/23553351
Email: phoenixindianet@gmail.com

//T.C.F.B.O.//

JOINT CHIEF ENVIRONMENTAL ENGINEER

State Level Environment Impact Assessment Authority (SEIAA)
Telangana State
Government of India
Ministry of Environment Forests & Climate Change
A-3, Industrial Estate, Sanathnagar, Hyderabad-500 018.

REGD.POST WITH ACK.DUE

Order No. SEIAA/TS/OL/RRD-877/2021- **Dt:03.11.2021.**

Sub: SEIAA, TS - Commercial Office Complex by M/s. Phoenix Spaces Pvt Ltd., Sy. Nos. 285 part, 286 & 287, Puppalguda (Village), Gandipet (Mandal) (formerly Rajendranagar), Rangareddy District – Amendment to Environmental Clearance – Issued - Reg.

Ref: 1. EC Expansion Order No. SEIAA/TS/OL/RRD-561/2019-261, dt:17.07.2020
2. Your application submitted online on 25.08.2021 (Proposal No. **SIA/TG/MIS/226393/2021 (MODI-EC)** accepted on 06.09.2021.

I. Earlier, the SEIAA, TS had issued Environmental Clearance [Expansion] for the **Commercial Office Complex** construction project in favour of **M/s. Phoenix Spaces Pvt. Ltd., Sy. Nos. 285 part, 286 & 287, Puppalguda (V), Gandipet (M) (formerly Rajendranagar), Rangareddy District** vide reference 1st cited. The project consists of Commercial Office Complex with 6 Towers i.e., Towers 1 & 2 (4B + 1G + 17 Upper Floors + Mumty), Tower 3 (4B + 1G + 24 Upper Floors + Mumty), Towers 4 & 5 (5B + 1G + 24 Upper Floors + Mumty), Tower 6 (G + 6S + 10 Upper Floors + Mumty); Food Court (G + 2 Floors); Health Club (G + 2 Floors) & Amenities Block (G + 3 Floors) with total built up area after expansion is 9,51,202.64 Sq.m. The proposed site falls within the 10 km radius of Himayatsagar and Osmansagar Lakes. But, the above village is not listed in the 84 list of villages within 10km catchment area of Himayatsagar and Osmansagar Lakes, as mentioned in the G.O.Ms.No. 111 M.A, dt. 08.03.1996 issued by the MA&UD Dept., Govt. of AP (Combined State).

II. The proponent vide reference 2nd cited informed that there are changes in total Built up area, Parking area, Site area and increase in No. of upper floors. Hence, requested for issue of Amendment to EC:

S.No	*Parameter*	*As per EC issued*	*Amendment proposed*
1.	*Land area*	*95,404.64 Sq.m*	*95411.02 Sq.m* *Road affected area : 1006.32 Sq.m* *Net area : 94404.70 Sq.m*
2.	*Built-up area*	*9,51,202.64 Sq.m*	*8,95,014.12 Sq.m*
3.	*Configuration of the project*	*Tower # 1 & 2 :4 basements + Ground floor + 17 upper floors + mumty* *Tower # 3 : 4 basements + Ground floor + 24 upper floors + mumty* *Tower # 4 & 5 : 5 basements + Ground floor + 24 upper floors + mumty* *Tower # 6: Ground + 6 stilt floors + 10 upper floors + mumty* *Food court & Health club : G + 2 floors* *Amenities block :G + 3 levels*	*Tower # 1 & 2 :4 basements + Ground floor + 18 upper floors + mumty* *Tower # 3 : 4 basements + Ground floor + 30 upper floors + mumty* *Tower # 4 & 5 : 6 basements + Ground floor + 30 upper floors + mumty* *Tower # 6: Ground + 6 stilt floors + 10 upper floors + mumty* *Food court # 1 & 2 : G + 1 floor* *Food court # 3 :G + 4 levels*

4.	*Parking area*	*3,61,933.53 Sq.m (61%)* *Four wheelers: 8000* *Two wheelers: 8000*	*3,21,288.44 (56%)* *Four wheelers: 7050* *Two wheelers: 7050*
5.	*Project cost*	*Rs. 1720 Crores*	*Rs. 1720 Crores*
6.	*Water requirement*	*3761 KLD* *(Fresh water – 2049 KLD* *Treated waste water – 1712 KLD)*	*3761 KLD* *(Fresh water – 2049 KLD* *Treated waste water – 1712 KLD)*
7.	*Waste water generation*	*3352 KLD*	*3352 KLD*
8.	*STP capacity*	*2 x 600 KLD, 2 x 800 KLD, 1 x 1850 KLD, 1 x 200 KLD*	*2 x 600 KLD, 2 x 800 KLD, 1 x 1850 KLD, 1 x 200 KLD*
9.	*Municipal solid waste generation*	*23.6 TPD*	*23.6 TPD*
10.	*STP sludge*	*335.2 Kg/day*	*335.2 Kg/day*

III. The request of the proponent was examined by the State Level Expert Appraisal Committee (SEAC) in its meeting held on **15.09.2021**. Based on the information furnished; presentation made by the proponent and the consultant M/s. Pioneer Enviro Laboratories & Consultants Pvt., Ltd., Hyderabad, NOC dt. 03.11.2020 for height clearance from Airports Authority of India; the Committee considered the request of the proponent and recommended to issue amendment to the EC order. The State Level Environment Impact Assessment Authority (SEIAA), in its meeting held on **11.10.2021 & 21.10.2021** examined the request of the proponent and the recommendations of SEAC, and decided to issue amendment to the Environmental Clearance. **Hence, the following amendments are made to the EC order issued vide reference 1st cited:**

(a) Para No. III shall be read as the following:

*"It is noted that the proposal is for **Commercial Office Complex** construction project in a total plot area of about 95,411.02 Sq.m. Out of that, area affected by Road widening is 1,006.32 Sq.m.,; Net Plot area is 94,404.70 Sq.m. and Green area is 9700.00. The total Built-up area is 8,95,014.12 Sq.m. The project consists of Commercial Office Complex with 6 Towers i.e., Towers 1 & 2 (4B + G + 18 Upper Floors + Mumty), Tower 3 (4B + G + 30 Upper Floors + Mumty), Towers 4 & 5 (6B + G + 30 Upper Floors + Mumty), Tower 6 (G + 6S + 10 Upper Floors + Mumty); Food Court 1&2 (G + 1 Floor); Food Court 3 (G + 4 levels). It is also noted that Parking area to be provided is 3,21,288.44 Sq.m. in Basements & Stilts to park about 7050 four wheelers and 7050 two wheelers. The amenities to be provided include Sewage Treatment Plant (STP), Community Centre, MSW Segregation point. The total power requirement of the project will be met from TSSPDCL. In case of power failure, power backup shall be provided through D.G. sets of 35 x 2000 kVA capacities, which will be enclosed type".*

(b) Para No. V shall be read as following:

"The project/ activity is covered under category "B" of item 8(b) 'Township & Area Development Projects' of the schedule EIA Notification, 2006, and its subsequent amendments and requires appraisal at State Level by SEAC/ SEIAA, Telangana."

(c) Corporate Environment Responsibility shall be read as following:

"The proponent shall strictly follow the OM No.22-65/217-IA.III, dt: 30.09.2020 and implement the commitments made by project proponent as a part of CER contained in EIA/EMP report."

IV. All other information mentioned and conditions stipulated in the EC order issued vide reference 1st cited remain the same.

Sd/-	Sd/-	Sd/-
MEMBER SECRETARY	**MEMBER**	**CHAIRMAN,**
SEIAA, T.S.	**SEIAA, T.S.**	**SEIAA, T.S.**

To
Sri Srikanth Badiga, Director,
M/s. Phoenix Spaces Pvt. Ltd.,
Plot No. 1335, Road No. 45, Jubilee Hills,
Hyderabad – 500 033
Ph. No. 040- 23553391/23553351
Email: phoenixindianet@gmail.com

Copy to:

1. Prof. Ch. Krishna Reddy, Chairman, SEAC, Telangana for kind information.
2. The Member Secretary, TSPCB for kind information.
3. The EE, RO: RR-I, TSPCB for information.
4. The IRO, MoEF&CC, GOI, Hyderabad for kind information.
5. The Secretary, MoEF&CC, GOI, New Delhi for kind information.

//T.C.F.B.O.//

JOINT CHIEF ENVIRONMENTAL ENGINEER

TSIIC- Puppalaguda

45

BUILDING PERMIT ORDER

To,

Sri/Smt.
PHOENIX SPACES PVTLTD
RD NO 45 JUBILEE HILLS, PLOT NO 1335, HYDERABAD, TELANGANA

FILE No.	:	IIC/0127/2020
PERMIT No.	:	IIC/0127/2020
DATE	:	16 October, 2020

Sir / Madam,

Sub: Building Plan Approval of **TOWER 1, TOWER 2**(Building Name) of M/s. **PHOENIX SPACES PVTLTD**. in TSIIC Industrial Development Area , in Survey Number **285, NA**(V), **Gandipet**(M), **Rangareddy(Cyberabad Zone)** District - Sanctioned - Reg.

Ref: 1. Your Lr. No **IIC/0127/2020**, Dt. Date Of Proposal **03 March, 2020**
2. G.O.MS.No.168, of MA & UD Dept., dt.07.04.2012.
3. G.O.MS.No.7 of MA & UD Dept., dt.06.-1.2016.
4. Lr. No.TSIIC- IALA/**IIC/0127/2020**, Dt. **07 October, 2020** Demand Notice raised
5. MSBC Meeting held on 28 September, 2020
6. Technical Approval prods. No. /TSIIC/MSB/Puppalaguda, Dt 16 October, 2020 of Chief engineer, TSIIC Ltd. Hyderabad.

Vide reference first cited, M/s. PHOENIX SPACES PVTLTD, has submitted plans of IIC/0127/2020 Building in TSIIC Industrial Development Area Plot No. , in Sy. No. 285,NA(V),Gandipet(M), Rangareddy(Cyberabad Zone) District for Approval of 1 Ground + 17 upper floors floor/s of 78.00 Mtrs.

The application has been examined with reference to the rules and regulations in force. Vide reference …Ref-6… cited, Technical approval was accorded based on the recommendations of High Rise Building Committee for the Building with 1 Ground + 17 upper floors floor/s of 78.00 Mtrs.

Permission is hereby sanctioned conditionally as detailed below:

A	**APPLICANT AND LICENSED PERSONNEL DETAILS:**				
1	Applicant	PHOENIX SPACES PVTLTD			
2	Developer / Builder	NA	Lic.No.	NA	
3	Licensed Technical Person	PHOENIX SPACES PVTLTD ()	Lic.No.		
4	Structural Engineer	Ashwitha	Lic.No.	1234567	
B	**SITE DETAILS**				
1	Survey Number	Survey Number **285**, **NA** (V), **Gandipet** (M), **Rangareddy(Cyberabad Zone)** Dist.			
2	Locality	Puppalaguda			
C	**DETAILS OF PERMISSION SANCTIONED**				
1	Building Sanction Data				
1.1	Building - 1 (TOWER) (Height (m): 78.00)				

a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	1	2,255.38
d	Commercial	1	1,888.68	17	85,732.73	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	1	2,255.38
e	Industrial	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	1	2,255.38
c	Others	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	1	2,255.38
	Set backs (m)	Front		Rear		Side I	Side II	
		40.69		61.44		55.72	19.12	

1.2 Building - 2 (TOWER) (Height (m): 78.00)

a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	5	138,971.77
d	Commercial	1	1,888.68	17	85,732.73	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	5	138,971.77
e	Industrial	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	5	138,971.77
c	Others	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	5	138,971.77
	Set backs (m)	Front		Rear		Side I	Side II	
		53.09		18.62		0	19.08	

TSIIC- Puppalaguda

BUILDING PERMIT ORDER

d	No of floors	4 Cellar + 1 Ground + 17 upper floors			
2	Set backs (m)	Front	Rear	Side I	Side II
3	Site Area (m2)	62608.26	9	Tot-lot (m2)	9782.37
4	Road affected area (m2)	1738.7	10	Height (M)	78.00
5	Net Area(m2)	60869.56	11	No. of RWHPs	3
6	Coverage area	10415.81	12	No. of Tress	NA
7	Coverage (%)	17.11	13	Others	NA

D	**DETAILS OF FEES PAID (RS.) TOTAL : Payment Mode: Online Receipt No. : FI/0862/2020**				
1	Development Charges(Builtup area)	1,015,394.00	2	Betterment Charges	159,233.00
3	Rain Water Harvesting Charges	67,694.00	4	City Level Infrastructure Fee	6,337,563.00
5	Labour Cess	107,502.00	6	External Betterment Charges	50,771.00
7	Postage/ Publication/ Advertisement Charges	5,000.00	8	5% Discount	(540,006.00)
9	Processing Fee	211,540.00	10	Fire services infrastructure development charges	1,319,938.00
11	Revision charges on processing fee	1,525,475.00			
					TOTAL: 10,260,104.00

E	**OTHER DETAILS :**							
1	Contractor's all Risk Policy No.	E0070640			Date	08 October, 2020	Valid Upto	07 October, 2026
2	Notarized Affidavit/Mortgage	146/2019 BK- IV	Date	09 August, 2019	Floor handed Over	0	Area (m2)	17,569.94
3	Enter Sr. No. in prohibitory Property Watch Register	GANDIPET	Date	09 August, 2019	Sub Registrar-I	NA		
F	**Construction to be Commenced Before**				16 April, 2022			
G	**Construction to be Completed Before**				16 October, 2026 / The Project Implementation time as stipulated by TSIIC holds good which ever is earlier.			

The Building permission is sanctioned subject to following conditions:

1. 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.
2. The building plans technically approved are valid for a period of Six (6) years i.e**. 16 October, 2026** from the date of issue of the building permit order/ The Project Implementation time as stipulated by TSIIC which ever is earlier. If the work is not completed within the stipulated period or construction is not commenced within eighteen (18) months i.e**. 16 April, 2022.**, the building permission accorded stands canceled and fresh application shall be submitted duly paying requisite fee.
3. Sanctioned Plan shall be followed strictly while making the construction. Prior Approval should be obtained separately for any modification in the construction. No deviation, misuse (or) violations of minimum set back and other balcony projections shall be allowed and set backs are open to sky.
4. Sanctioned Plan copy as attested by the TSIIC/ IALA shall be displayed at the construction site for public view.
5. Commencement notice shall be submitted by the applicant before commencement of the building.
6. Completion Notice shall be submitted after completion of the building & obtain Occupancy Certificate.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Tree Plantation shall be done along the periphery and also in front of the premises at a distance of not less than 4.00 mts between each tree.
10. The totlot shall be maintained at not less than 5 % of the plot area as approved in the plan. Totlot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
11. Rain Water Harvesting Structure (percolation pit) shall be constructed.
12. Space for Transformer shall be provided in the site keeping the safety of the occupants in view.
13. Garbage House shall be made within the premises.
14. Cellar and stilt floors approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters to ensure free vehicular movement. The parking area should not be converted or misused for any other purpose at any time in future as per undertakings submitted. No vehicle shall be parked on road side.
15. No. of units as sanctioned shall not be increased without prior approval of TSIIC / TSIIC IALA at any time in future.
16. This sanction is accorded on surrendering of Road affected portion of the site to the TSIIC - IALA **Puppalaguda** at free of cost without claiming any compensation at any time as per undertaking submitted.
17. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
18. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
19. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
20. A safe distance of minimum 3.0 mts Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5 mts. for Low Tension Electrical Line shall be maintained.
21. No front compound wall for the site abutting road shall be allowed and only Iron grill or low height greenery hedge shall be allowed.
22. If greenery is not maintained, 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled
23. All Public and Semi Public buildings above 300Sq.mts shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
24. The mortgaged built up area i.e **17569.94** Sqm in Ground floor, 1st floor & 2nd Floor shall be allowed for registration only after an Occupancy Certificate is produced for the plots above 200 Sqmt with a height up to 7.00Mt in respect of Municipal Corporation including G.H.M.C and 300 Sqmt with a height up to 7.00 Mt in respect of Municipalities / Nagar Panchayats.
25. The Registration authority shall register only the permitted built up area as per sanctioned plan.
26. The Financial Agencies and institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
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 intimated to the TSIIC IALA.
29. Construction shall be covered under the Contractors All Risk (CAR) Insurance policy till the issue of occupancy certificate.
30. The Owner/builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and Forests (MOEF) Guidelines, 2010 while raising construction.
31. The Owner/builder shall cover the building material, stock at site. Every builder or owner shall put Tarpaulin on scaffolding around the area of construction and the building.
32. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere in any form whatsoever.
33. The dust emissions from the construction site should be completely controlled and all precautions shall be taken in that behalf.

34. The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.
35. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with mask helmets, shoes to prevent inhalation of dust particles and safety.
36. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and transport of construction material and debris related to dust emission.
37. Owner/builder shall maintain Muster Role of all employees/workers and make necessary insurance till the work is completed failing which the sanction accorded will be canceled.
38. Owner/builder shall mandatorily use welt jet in grinding and stone cutting, wind breaking walls around construction site.
39. Pollution Control Board clearance if any required shall be obtained by the applicant.
40. Necessary approval shall be taken from the competent authority for controlled blasting if required.
41. The Building permission is accorded subject to the conditions that any other charges under Hyderabad Metropolitan Development Authority/GHMC regulations or under any other provisions are payable as and when demanded by the TSIIC Ltd. Commissioner / Executive Officer, TSIIC-IALA, **Puppalaguda**, Hyderabad - within 15 days from the date of issue of notice to the applicant and an undertaking has to be submitted by the applicant accordingly.
42. The applicant shall ensure the following with regard to water supply, drainage & sewerage disposal systems for the proposed building:
    a. The locations of water supply source and sewerage disposal point are to be located at appropriate distance within the site preferably at 100ft. distance apart so as to avoid contamination.
    b. Water shall be disinfected by adding hypo solution to maintain 0.3 to 0.4 ppm of residual chlorine in the sump/over head tanks.
    c. Where main Municipal/Panchayat drain does not exist in the vicinity of site, the applicant has to connect to the main existing drain by laying required sewer pipe line of.
    d. In case where such Municipal/ Panchayat drain does not exist, the applicant has to connect the treated sewerage over flow to a natural drain or nala with a required sewer pipe line.
    e. The applicant has to ensure the sewerage of the building is invariably treated in a common septic tank constructed as per the standards & specification (ISI Code No.2470 of 1985 (Annexure-I) with a fixed contact bed, duly covered & ventilated for primary treatment. The applicant shall ensure that no effluent/drainage over flows on the road or public place or vacant lands. To prevent chokage of sewers/drains, the last inspection chamber within the site/ premises shall be provided with safety pads/gates.
    f. The applicant should clean the septic tank periodically by themselves and clear away the sludge etc. to designated sludge disposal point.
    g. Since eventually the public sewerage and water supply systems are expected to be systematically added/extended by the Hyderabad metropolitan Water Supply and Sewerage Board or by IALA to the outlying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to HMWS&SB/ TSIIC IALA for the above facilities as and when demanded by the HMWS&SB / TSIIC IALA.

43. As per the undertaking executed in terms of AP Building Rules - 2012.

a. The construction shall be done by the owner only in accordance with sanctioned plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to the conditions in the GO.
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 TSIIC IALA. After providing all the regular service connections to each portion of the building and duly submitting the following.
    i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
    ii. The applicant is wholly responsible for the truness and correctness of the Structural designs and Structural drawings submitted by them and for the safety of the structures. A Structural Stability Certificate issued by the Licenced Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
    iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
    iv. Insurance Policy for the completed building for a minimum period of three years.

44. 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 & Fire safety measures as stipulated in National Building Code of India, 2005 like.

a. To provide one entry and one exit to the premises with minimum width of 4.5m and height clearance of 5 mts.
b. Provide Fire resistant swing door for the collapsible lifts in all floors.
c. Provide generator, as alternate source of electric supply.
d. Emergency lighting in the corridor/common passage and stair case.
e. Two numbers water type fire extinguishers for every 600 Sqm. of floor area with minimum of 4 Nos fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos each at Generator and Transformer area shall be provided as per ISI specification No.2190-1992.
f. Manually operated and alarm system in the entire building.
g. Separate underground static water storage tank of 25000 liters capacity.
h. Separate Terrace tank of 25000 liters capacity for Residential building.
i. Hose reel, Down corner.
j. Automatic sprinkler system is to be provided if the basement area exceeds 200 mts.
k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. Transformers shall be protected with 4 hours rating, fire resist construction.
l. To create a joint open spaces with the neighbors building/premises for maneuverability of fire vehicles. No parking or any construction shall be made in set back area.
m. There should not be any deviation from the approved plans and the safety measures as received from Fire Services Department & Airport Authority of India (if applicable) vide RC.No. **NA** , Dt:**NA** & **NA** Dt:**NA** respectively.

45. The permission is liable to be suspended if any of the above conditions or any building laws are contravened.

Name : CHINTA VINOD KUMAR
Designation : COMMISSIONER
Date : 16-Oct-2020 19: 26:14

By order

BUILDING PERMIT ORDER

COMMISSIONER / EXECUTIVE OFFICER

TSIIC - IALA, Puppalaguda

TSIIC- Puppalaguda

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BUILDING PERMIT ORDER

To,

Sri/Smt.
M/s PHOENIX SPACES PVT. LTD.
PHOENIX HOUSE, PLOT NO. 1335,
, ROAD NO. 45, JUBILEE HILLS,, HYDERABAD, TELANGANA

FILE No.	:	IIC/0152/2020
PERMIT No.	:	IIC/0152/2020
DATE	:	29 July, 2021

Sir / Madam,

Sub: Building Plan Approval of **TOWER 6**(Building Name) of M/s. **M/s PHOENIX SPACES PVT. LTD.**. in TSIIC Industrial Development Area 0, in Survey Number **286, Puppalguda**(V), **Rajendranagar**(M), **Rangareddy(Cyberabad Zone)** District - Sanctioned - Reg.

Ref: 1. Your Lr. No **IIC/0152/2020**, Dt. Date Of Proposal **11 March, 2020**
2. G.O.MS.No.168, of MA & UD Dept., dt.07.04.2012.
3. G.O.MS.No.7 of MA & UD Dept., dt.06.-1.2016.
4. Lr. No.TSIIC- IALA/**IIC/0152/2020**, Dt. **03 November, 2020** Demand Notice raised
5. MSBC Meeting held on 10 June, 2020
6. Technical Approval prods. No. /TSIIC/MSB/Puppalaguda, Dt 29 July, 2021 of Chief engineer, TSIIC Ltd. Hyderabad.

Vide reference first cited, M/s. Mahita Ravi Sai, has submitted plans of IIC/0152/2020 Building in TSIIC Industrial Development Area Plot No. 0, in Sy. No. 286,Puppalguda(V),Rajendranagar(M), Rangareddy(Cyberabad Zone) District for Approval of floor/s of 63.85 Mtrs.

The application has been examined with reference to the rules and regulations in force. Vide reference …Ref-6… cited, Technical approval was accorded based on the recommendations of High Rise Building Committee for the Building with floor/s of 63.85 Mtrs.

Permission is hereby sanctioned conditionally as detailed below:

A	**APPLICANT AND LICENSED PERSONNEL DETAILS:**				
1	Applicant	M/s PHOENIX SPACES PVT. LTD.			
2	Developer / Builder	NA	Lic.No.	NA	
3	Licensed Technical Person	Mahita Ravi Sai (Architect)	Lic.No.	CA/2019/112239	
4	Structural Engineer	Ashwitha	Lic.No.	1234567	
B	**SITE DETAILS**				
1	Survey Number	Survey Number **286**, **Puppalguda** (V), **Rajendranagar** (M), **Rangareddy(Cyberabad Zone)** Dist.			
2	Locality	Puppalaguda			
C	**DETAILS OF PERMISSION SANCTIONED**				
1	Building Sanction Data				
1.1	Building - 6 (TOWER) (Height (m): 63.85)				

a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	0	0.00
d	Commercial	0	0.00	10	32,112.77	Cellar	0	0.00
						Stilt	7	18,833.13
						U.Floors	0	0.00
e	Industrial	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	0	0.00
c	Others	0	0.00	0	0.00	Cellar	0	0.00
						Stilt	0	0.00
						U.Floors	0	0.00
	Set backs (m)	Front		Rear		Side I	Side II	
d	No of floors	10		10		10	10	

2	Set backs (m)	Front	Rear	Side I	Side II
		10.00	10.00	10.00	10.00
3	Site Area (m2)	6070.02	9	Tot-lot (m2)	611.49
4	Road affected area (m2)	0	10	Height (M)	63.85
5	Net Area(m2)	6070.02	11	No. of RWHPs	NA
6	Coverage area	3177.67	12	No. of Tress	NA
7	Coverage (%)	52.35	13	Others	NA

D	**DETAILS OF FEES PAID (RS.) TOTAL : Payment Mode: Online Receipt No. : FI/0985/2020**				
1	Development Charges(Builtup area)	3,853,532.00	2	Betterment Charges	642,255.00
3	Rain Water Harvesting Charges	256,902.00	4	City Level Infrastructure Fee	11,771,631.00
5	Labour Cess	3,355,553.00	6	Environment Impact Fee	1,501,600.00
7	External Betterment Charges	192,677.00	8	Postage/ Publication/ Advertisement Charges	5,000.00
9	Value Additional Charges	135,806.00	10	Processing charges	802,819.00

TSIIC- Puppalaguda

BUILDING PERMIT ORDER

11	Revision charges	129,528.00	12	Develpment deferment charges	224,601.00
					TOTAL: 22,871,904.00

E	**OTHER DETAILS :**							
1	Contractor's all Risk Policy No.	OG-22-1801-0402-00000019			Date	23 July, 2021	Valid Upto	21 July, 2027
2	Notarized Affidavit/Mortgage	2781/2021	Date	11 February, 2021	Floor handed Over	0	Area (m2)	3,261.70
3	Enter Sr. No. in prohibitory Property Watch Register	GANDIPET	Date	11 February, 2021	Sub Registrar-I	NA		
F	**Construction to be Commenced Before**				29 January, 2023			
G	**Construction to be Completed Before**				29 July, 2027 / The Project Implementation time as stipulated by TSIIC holds good which ever is earlier.			

The Building permission is sanctioned subject to following conditions:

1. 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.
2. The building plans technically approved are valid for a period of Six (6) years i.e. **29 July, 2027** from the date of issue of the building permit order/ The Project Implementation time as stipulated by TSIIC which ever is earlier. If the work is not completed within the stipulated period or construction is not commenced within eighteen (18) months i.e**. 29 January, 2023.**, the building permission accorded stands canceled and fresh application shall be submitted duly paying requisite fee.
3. Sanctioned Plan shall be followed strictly while making the construction. Prior Approval should be obtained separately for any modification in the construction. No deviation, misuse (or) violations of minimum set back and other balcony projections shall be allowed and set backs are open to sky.
4. Sanctioned Plan copy as attested by the TSIIC/ IALA shall be displayed at the construction site for public view.
5. Commencement notice shall be submitted by the applicant before commencement of the building.
6. Completion Notice shall be submitted after completion of the building & obtain Occupancy Certificate.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Tree Plantation shall be done along the periphery and also in front of the premises at a distance of not less than 4.00 mts between each tree.
10. The totlot shall be maintained at not less than 5 % of the plot area as approved in the plan. Totlot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
11. Rain Water Harvesting Structure (percolation pit) shall be constructed.
12. Space for Transformer shall be provided in the site keeping the safety of the occupants in view.
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14. Cellar and stilt floors approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters to ensure free vehicular movement. The parking area should not be converted or misused for any other purpose at any time in future as per undertakings submitted. No vehicle shall be parked on road side.
15. No. of units as sanctioned shall not be increased without prior approval of TSIIC / TSIIC IALA at any time in future.
16. This sanction is accorded on surrendering of Road affected portion of the site to the TSIIC - IALA **Puppalaguda** at free of cost without claiming any compensation at any time as per undertaking submitted.
17. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
18. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
19. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
20. A safe distance of minimum 3.0 mts Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5 mts. for Low Tension Electrical Line shall be maintained.
21. No front compound wall for the site abutting road shall be allowed and only Iron grill or low height greenery hedge shall be allowed.
22. If greenery is not maintained, 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled
23. All Public and Semi Public buildings above 300Sq.mts shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
24. The mortgaged built up area i.e **3261.7** Sqm in Ground floor, 1st floor & 2nd Floor shall be allowed for registration only after an Occupancy Certificate is produced for the plots above 200 Sqmt with a height up to 7.00Mt in respect of Municipal Corporation including G.H.M.C and 300 Sqmt with a height up to 7.00 Mt in respect of Municipalities / Nagar Panchayats.
25. The Registration authority shall register only the permitted built up area as per sanctioned plan.
26. The Financial Agencies and institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
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 intimated to the TSIIC IALA.
29. Construction shall be covered under the Contractors All Risk (CAR) Insurance policy till the issue of occupancy certificate.
30. The Owner/builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and Forests (MOEF) Guidelines, 2010 while raising construction.
31. The Owner/builder shall cover the building material, stock at site. Every builder or owner shall put Tarpaulin on scaffolding around the area of construction and the building.
32. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere in any form whatsoever.
33. The dust emissions from the construction site should be completely controlled and all precautions shall be taken in that behalf.
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35. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with mask helmets, shoes to prevent inhalation of dust particles and safety.
36. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and transport of construction material and debris related to dust emission.
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40. Necessary approval shall be taken from the competent authority for controlled blasting if required.
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42. The applicant shall ensure the following with regard to water supply, drainage & sewerage disposal systems for the proposed building:
    a. The locations of water supply source and sewerage disposal point are to be located at appropriate distance within the site preferably at 100ft. distance apart so as to avoid contamination.
    b. Water shall be disinfected by adding hypo solution to maintain 0.3 to 0.4 ppm of residual chlorine in the sump/over head tanks.
    c. Where main Municipal/Panchayat drain does not exist in the vicinity of site, the applicant has to connect to the main existing drain by laying required sewer pipe line of.
    d. In case where such Municipal/ Panchayat drain does not exist, the applicant has to connect the treated sewerage over flow to a natural

drain or nala with a required sewer pipe line.

e. The applicant has to ensure the sewerage of the building is invariably treated in a common septic tank constructed as per the standards & specification (ISI Code No.2470 of 1985 (Annexure-I) with a fixed contact bed, duly covered & ventilated for primary treatment. The applicant shall ensure that no effluent/drainage over flows on the road or public place or vacant lands. To prevent chokage of sewers/drains, the last inspection chamber within the site/ premises shall be provided with safety pads/gates.

f. The applicant should clean the septic tank periodically by themselves and clear away the sludge etc. to designated sludge disposal point.

g. Since eventually the public sewerage and water supply systems are expected to be systematically added/extended by the Hyderabad metropolitan Water Supply and Sewerage Board or by IALA to the outlying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to HMWS&SB/ TSIIC IALA for the above facilities as and when demanded by the HMWS&SB / TSIIC IALA.

43. As per the undertaking executed in terms of AP Building Rules - 2012.

a. The construction shall be done by the owner only in accordance with sanctioned plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.

b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.

c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to the conditions in the GO.

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 TSIIC IALA. After providing all the regular service connections to each portion of the building and duly submitting the following.

i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.

ii. The applicant is wholly responsible for the truness and correctness of the Structural designs and Structural drawings submitted by them and for the safety of the structures. A Structural Stability Certificate issued by the Licenced Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.

iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.

iv. Insurance Policy for the completed building for a minimum period of three years.

44. 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 & Fire safety measures as stipulated in National Building Code of India, 2005 like.

a. To provide one entry and one exit to the premises with minimum width of 4.5m and height clearance of 5 mts.

b. Provide Fire resistant swing door for the collapsible lifts in all floors.

c. Provide generator, as alternate source of electric supply.

d. Emergency lighting in the corridor/common passage and stair case.

e. Two numbers water type fire extinguishers for every 600 Sqm. of floor area with minimum of 4 Nos fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos each at Generator and Transformer area shall be provided as per ISI specification No.2190-1992.

f. Manually operated and alarm system in the entire building.

g. Separate underground static water storage tank of 25000 liters capacity.

h. Separate Terrace tank of 25000 liters capacity for Residential building.

i. Hose reel, Down corner.

j. Automatic sprinkler system is to be provided if the basement area exceeds 200 mts.

k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. Transformers shall be protected with 4 hours rating, fire resist construction.

l. To create a joint open spaces with the neighbors building/premises for maneuverability of fire vehicles. No parking or any construction shall be made in set back area.

m. There should not be any deviation from the approved plans and the safety measures as received from Fire Services Department & Airport Authority of India (if applicable) vide RC.No. **NA** , Dt:**NA** & **NA** Dt:**NA** respectively.

45. The permission is liable to be suspended if any of the above conditions or any building laws are contravened.

Name : PODILLA SRAVAN KUMAR
Designation : COMMISSIONER
Date : 29-Jul-2021 19: 53:37

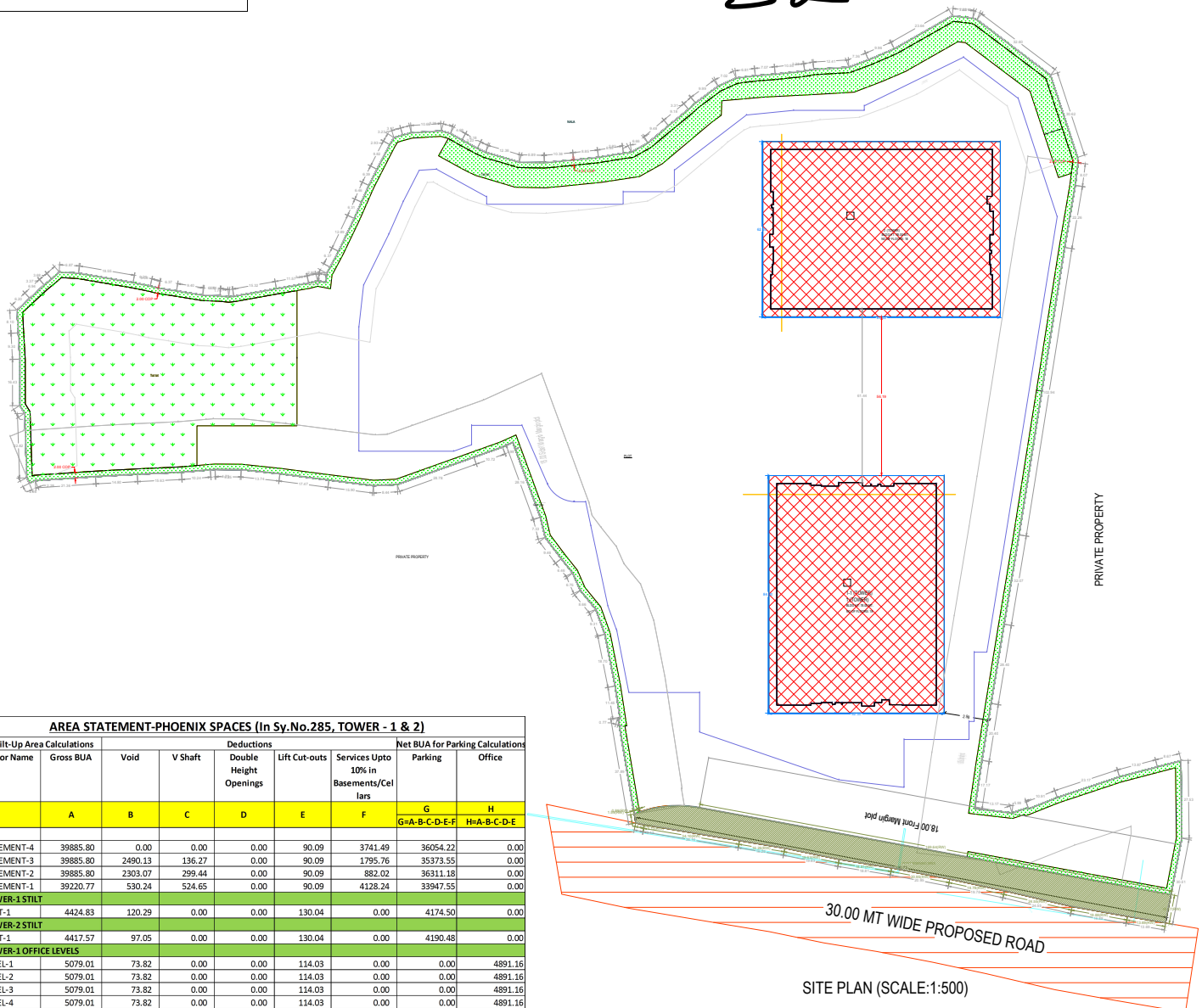
By order

COMMISSIONER / EXECUTIVE OFFICER

TSIIC - IALA, Puppalaguda

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

S2



SITE PLAN (SCALE:1:500)

AREA STATEMENT-PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

S.No	Built-Up Area Calculations		Deductions					Net BUA for Parking Calculations	
	Floor Name	Gross BUA	Void	V Shaft	Double Height Openings	Lift Cut-outs	Services Upto 10% in Basements/Cellars	Parking	Office
		A	B	C	D	E	F	G G=A-B-C-D-E-F	H H=A-B-C-D-E
1	BASEMENT-4	39885.80	0.00	0.00	0.00	90.09	3741.49	36054.22	0.00
2	BASEMENT-3	39885.80	2490.13	136.27	0.00	90.09	1795.76	35373.55	0.00
3	BASEMENT-2	39885.80	2303.07	299.44	0.00	90.09	882.02	36311.18	0.00
4	BASEMENT-1	39220.77	530.24	524.65	0.00	90.09	4128.24	33947.55	0.00
5	TOWER-1 STILT								
5	STILT-1	4424.83	120.29	0.00	0.00	130.04	0.00	4174.50	0.00
6	TOWER-2 STILT								
7	STILT-1	4417.57	97.05	0.00	0.00	130.04	0.00	4190.48	0.00
8	TOWER-1 OFFICE LEVELS								
9	LEVEL-1	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
10	LEVEL-2	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
11	LEVEL-3	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
12	LEVEL-4	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
13	LEVEL-5	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
14	LEVEL-6	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
15	LEVEL-7	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
16	LEVEL-8	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
17	LEVEL-9	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
18	LEVEL-10	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
19	LEVEL-11	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
20	LEVEL-12	5079.06	73.82	0.00	0.00	64.03	0.00	0.00	4941.21
21	LEVEL-13	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
22	LEVEL-14	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
23	LEVEL-15	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
24	LEVEL-16	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
25	LEVEL-17	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
26	TERRACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
1 (TOWER)	Commercial	Information-Technology (IT) /ITES	NA	1 Ground + 17 upper floors
2 (TOWER)	Commercial	Information-Technology (IT) /ITES	NA	4 Cellar + 1 Ground + 17 upper floors

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
1 (TOWER)	FD7	1.10 X 2.40	45
1 (TOWER)	FD6	1.00 X 2.40	34
1 (TOWER)	FD1	1.65 X 2.10	09
1 (TOWER)	FD2	1.80 X 2.40	45

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
1 (TOWER)	FD8	0.75 X 1.80	26
1 (TOWER)	FD3	0.90 X 1.80	09
1 (TOWER)	V1	1.20 X 0.90	36
1 (TOWER)	SG1	6.00 X 2.40	87

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

PARKING CHECK

VEHICLE TYPE	TOTAL PARKING	VISITORS PARKING
REQ. AREA	105145.68	10514.56
REQ. NO		
PROP. AREA	160.00	10552.57
PROP. NO	16	938.01
TOTAL	146782.00	-

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	#C0127/2020
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
VILLAGE NAME :	CYBERABAD
STREET NAME :	
DISTRICT NAME :	Rangareddy(Cyberabad Zone)
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Commercial
PLOT SUB USE :	Information-Technology (IT) /ITES
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	Residential zone-1 (urban areas contiguous to growth corridor)
ABUTTING ROAD WIDTH :	30
PLOT NO :	
SURVEY NO :	
NORTH SIDE DETAIL :	Others - NALA
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - Neighbour land
WEST SIDE DETAIL :	Others - Neighbour land
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	62608.26
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA (ROAD WIDENING AREA	1738.70
Total	1738.70
NET AREA OF PLOT	60869.56
VACANT PLOT AREA	50453.75
COVERAGE	
PROPOSED COVERAGE AREA (17.11 %)	10415.81
NET BUA	
COMMERCIAL NET BUA	175242.82
BUILT UP AREA	
	198725.85
	345507.75
MORTGAGE AREA	219800.25
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	24

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 1/20

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.
2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .
3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES, FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.
4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .
5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.
6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .
7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.
8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.
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12. OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STORE CUTTING,WIND BREAKING WALLS AROUND CONSTRUCTION SITE .
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14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLUES .
15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **HC/ 0127/2020**

Conditions:

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2. This is only IALA permission for construction without prejudice to any body's civil right over the land.
3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNERS NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

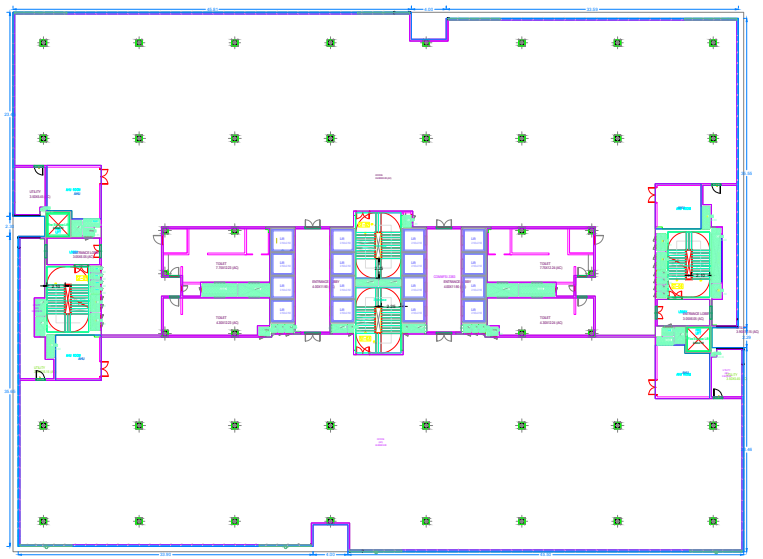
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

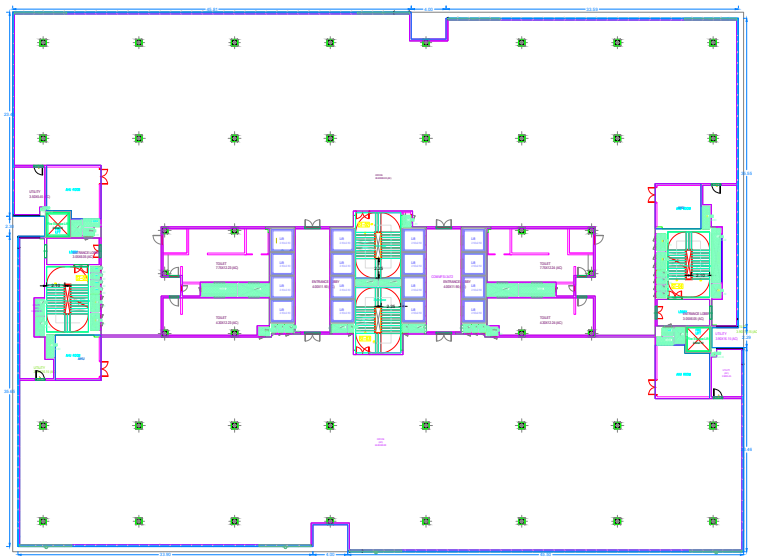
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

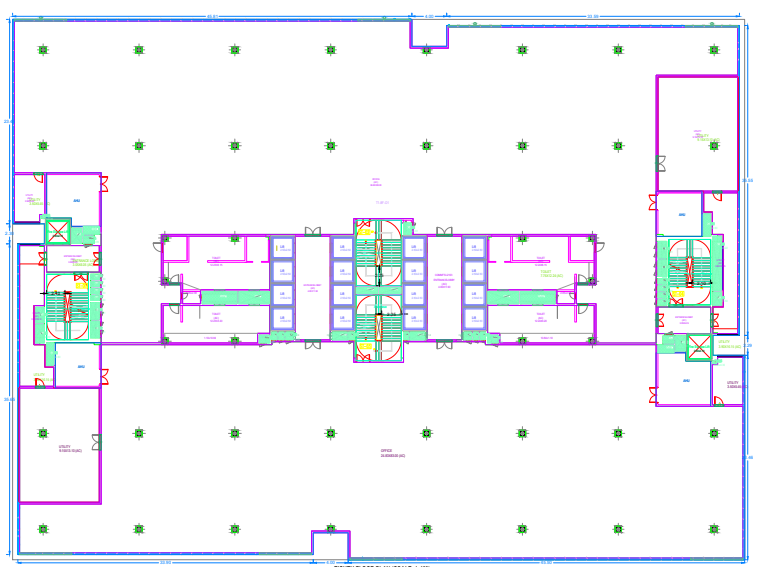
S3



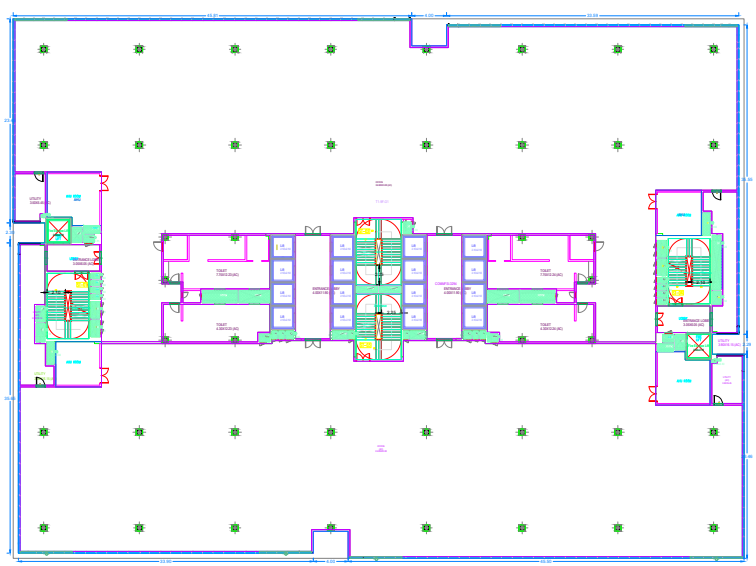
SIXTH FLOOR PLAN (SCALE=1:400)



SEVENTH FLOOR PLAN (SCALE=1:400)



EIGHTH FLOOR PLAN (SCALE=1:400)



NINTH FLOOR PLAN (SCALE=1:400)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO.: Commercial
SURVEY NO.:
SITUATED AT : , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 16/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

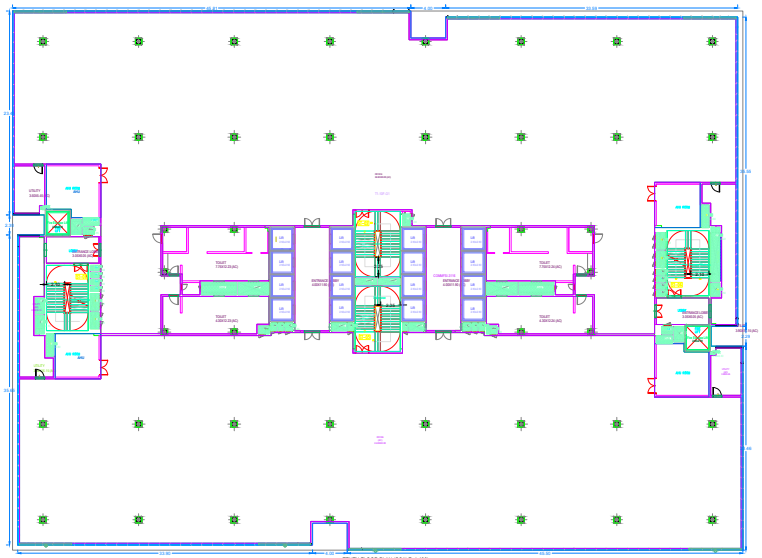
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

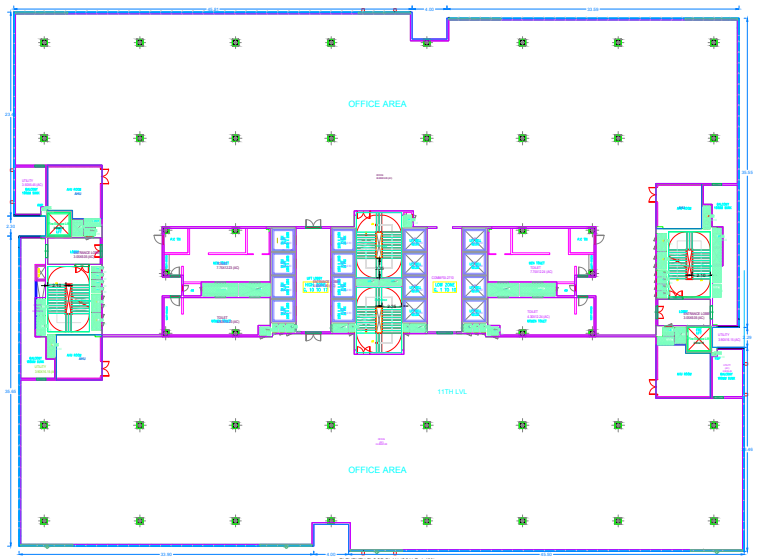
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

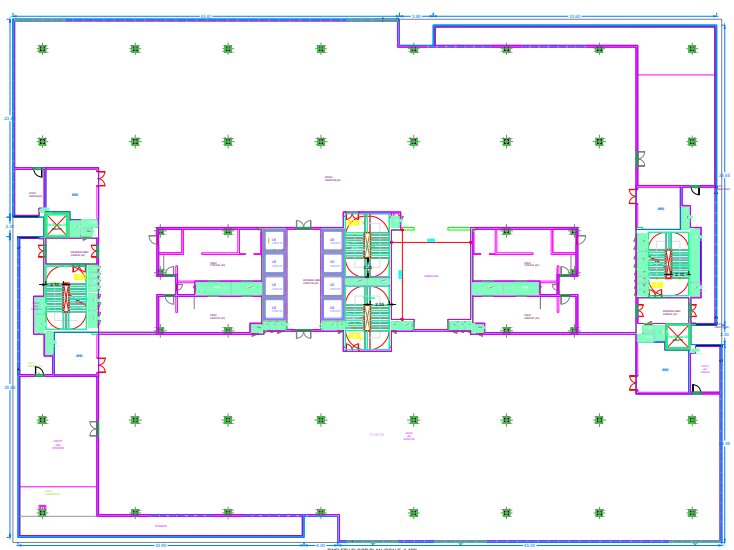
54



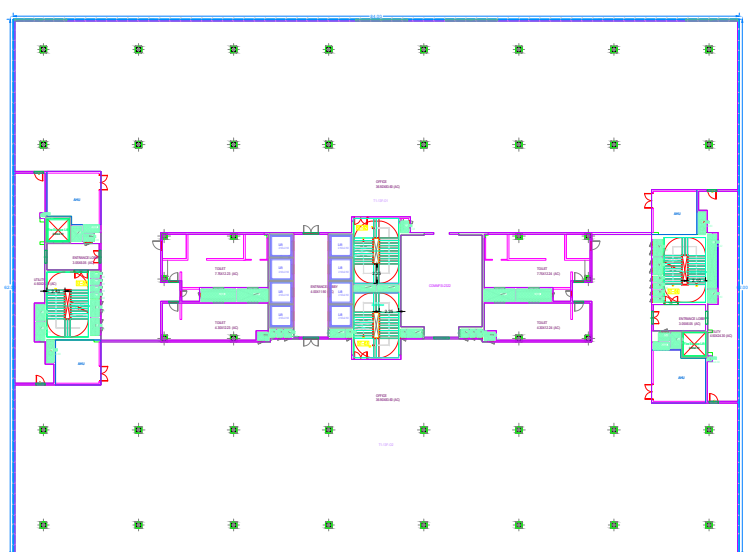
TENTH FLOOR PLAN (SCALE=1:400)



ELEVENTH FLOOR PLAN (SCALE=1:400)



TWELFTH FLOOR PLAN (SCALE=1:400)



THIRTEENTH FLOOR PLAN (SCALE=1:400)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 17/20

Building Plan Details

CONDITIONS:

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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

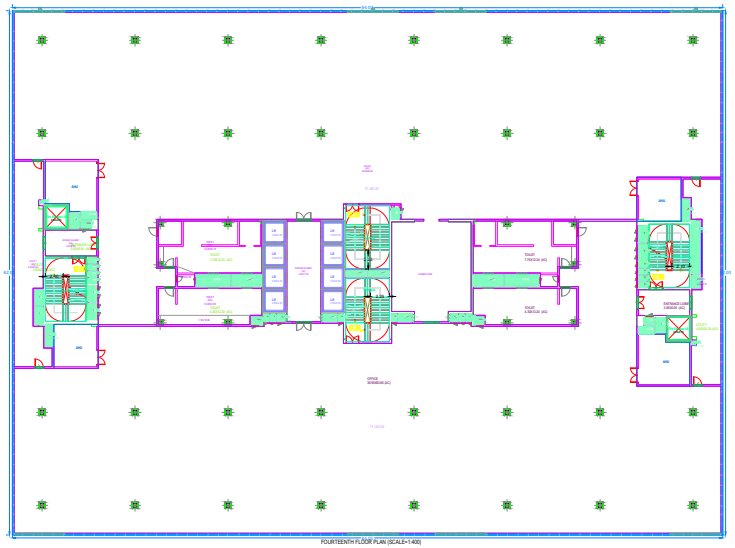
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

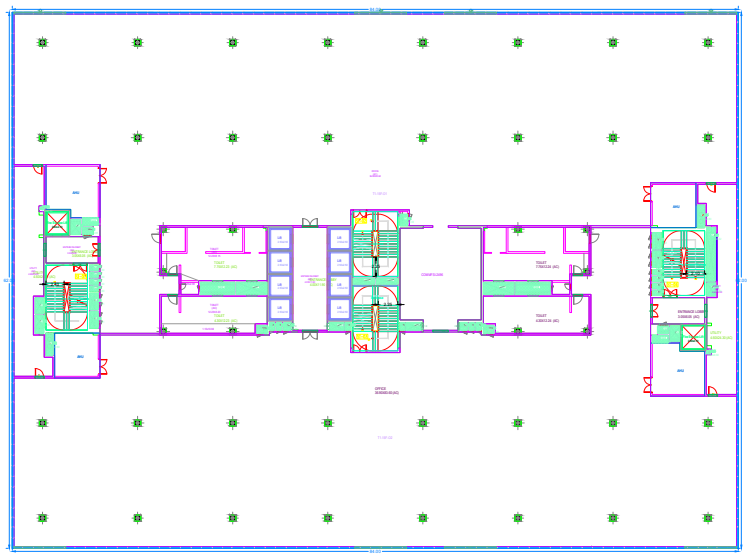
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

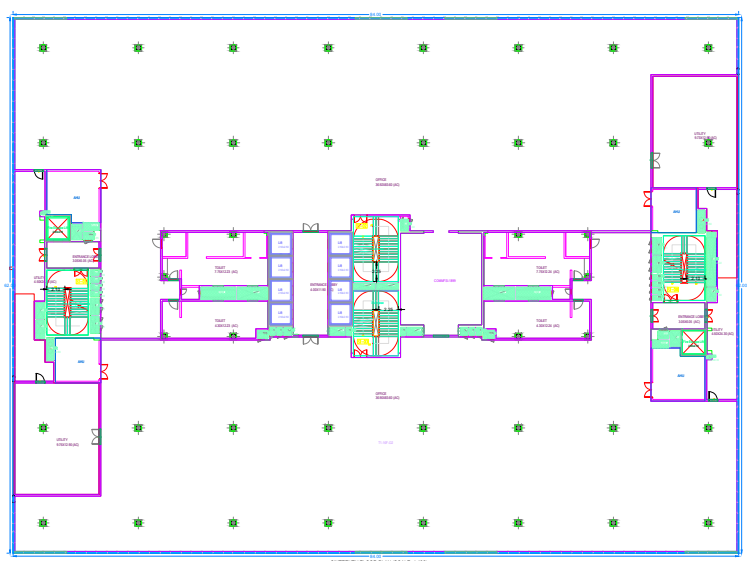
SS



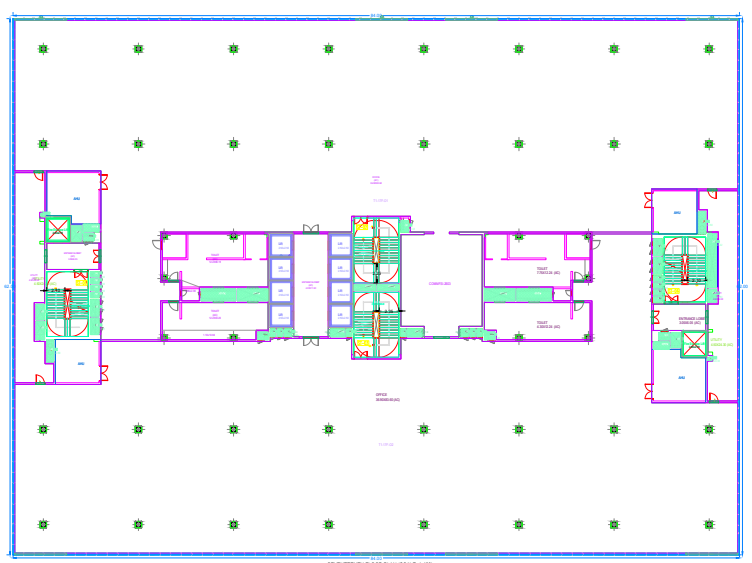
FOURTEENTH FLOOR PLAN (SCALE=1:400)



FIFTEENTH FLOOR PLAN (SCALE=1:400)



SIXTEENTH FLOOR PLAN (SCALE=1:400)



SEVENTEENTH FLOOR PLAN (SCALE=1:400)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. : Commercial
SURVEY NO. :
SITUATED AT : , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs : PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 18/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLUES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **HC/ 0127/2020**

Conditions:

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2. This is only IALA permission for construction without prejudice to any body's civil right over the land.

3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

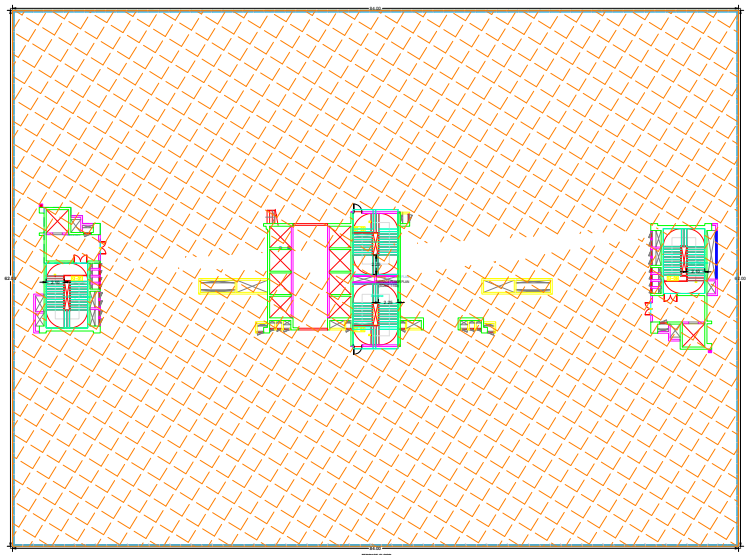
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

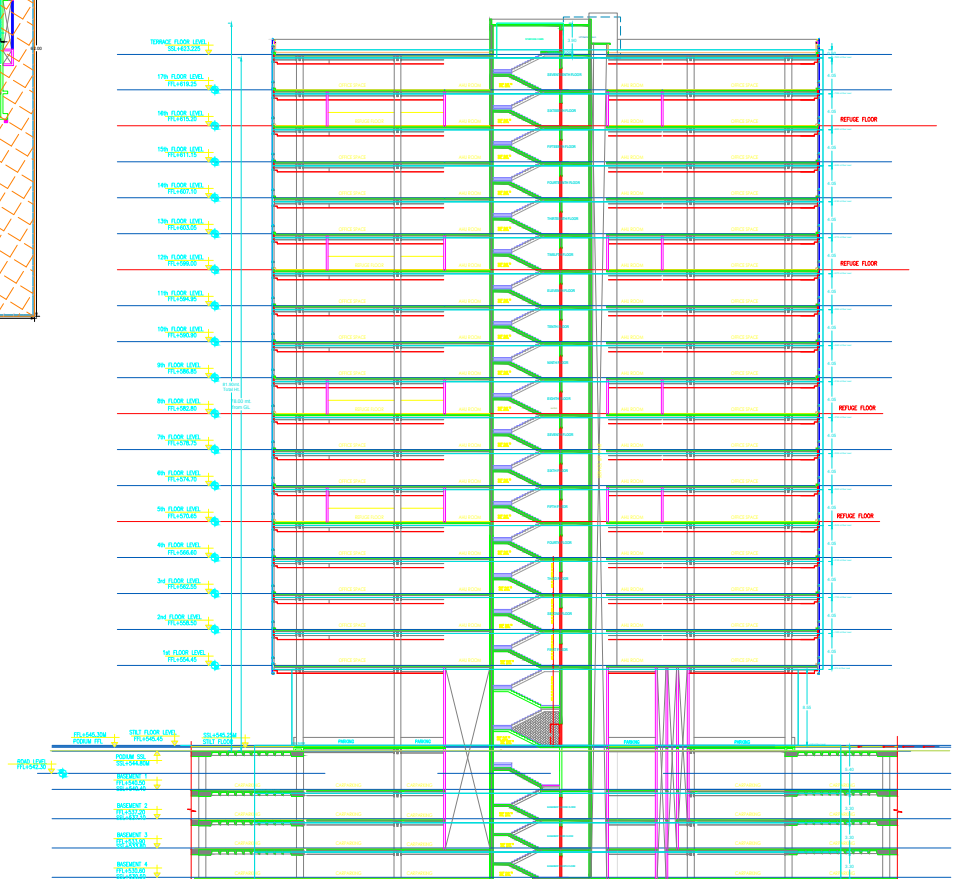
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

56



TERRACE FLOOR PLAN
(SCALE=1:100)



SECTION @ TOWER-2

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE 27-08-2020 SHEET NO.: 19/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.
2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .
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4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .
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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCUBATE • INCENTIVIZE

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **HC/ 0127/2020**

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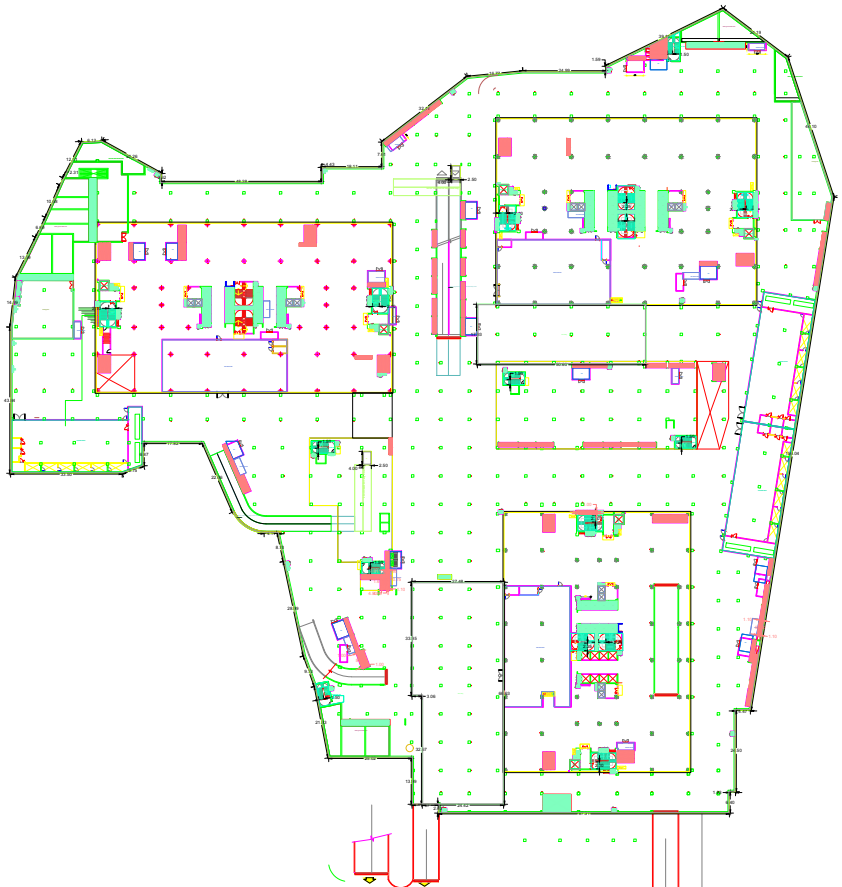
ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

57



BASEMENT FIRST FLOOR PLAN
(SCALE 1:500)

BASEMENT SECOND FLOOR PLAN
(SCALE=1:500)

27	TOWER-2 OFFICE LEVELS								
28	LEVEL-1	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
29	LEVEL-2	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
30	LEVEL-3	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
31	LEVEL-4	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
32	LEVEL-5	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
33	LEVEL-6	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
34	LEVEL-7	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
35	LEVEL-8	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
36	LEVEL-9	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
37	LEVEL-10	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
38	LEVEL-11	5079.01	73.82	0.00	0.00	114.03	0.00	0.00	4891.16
39	LEVEL-12	5079.06	73.82	0.00	0.00	64.03	0.00	0.00	4941.21
40	LEVEL-13	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
41	LEVEL-14	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
42	LEVEL-15	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
43	LEVEL-16	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
44	LEVEL-17	5207.90	73.82	0.00	0.00	64.03	0.00	0.00	5070.05
45	TERRACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46									
47	GRAND TOTAL	341695.91	8050.66	960.36	0.00	3897.46	10547.51	150051.48	168188.44

TOTAL BUILT UP AREA FO PARKING CALCULATIONS : 168188.44 SQM
PARKING AREA REQUIRED : 111004.37 @66%
PARKING AREA PROPSED : 150051.48 @89.22% Hence, OK.

VENTILATION CALCULATIONS

S.NO.	E OF THE BASE	TOTAL BUA IN (SQ.MTS)	REQUIRED IN (SQ.MTS.)	PROVIDED IN (SQ.MTS.)	%	REMARKS
1	BASEMENT-4	39885.80	997.15	0.00	0.00	Mechanical ventilation provided
2	BASEMENT-3	39885.80	997.15	136.27	0.34	Mechanical ventilation provided
3	BASEMENT-2	39885.80	997.15	299.44	0.75	Mechanical ventilation provided
4	BASEMENT-1	39220.77	980.52	524.65	1.34	Mechanical ventilation provided
	TOTAL	158878.17	3971.95	960.36	0.60	Mechanical ventilation provided

DRR REPORT TO BE SUBMITTED

SERVICE AREA CALCULATIONS

S.NO.	E OF THE BASE	TOTAL BUA IN (SQ.MTS)	REQUIRED IN (SQ.MTS.)	PROVIDED IN (SQ.MTS.)	%	REMARKS
1	BASEMENT-4	39885.80	398.86	3741.49	9.38	SATISFIED
2	BASEMENT-3	39885.80	398.86	1795.76	4.50	SATISFIED
3	BASEMENT-2	39885.80	398.86	882.02	2.21	SATISFIED
4	BASEMENT-1	39220.77	392.21	4128.24	10.53	NOT SATISFIED
	TOTAL	158878.17	15887.82	10547.51	6.64	SATISFIED

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
2 (TOWER)	FD7	1.10 X 2.40	38
2 (TOWER)	FD6	1.50 X 2.40	29
2 (TOWER)	FD1	1.65 X 2.10	07
2 (TOWER)	FD2	1.80 X 2.40	39

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
2 (TOWER)	FD8	0.75 X 1.80	22
2 (TOWER)	FD3	0.90 X 1.80	07
2 (TOWER)	V1	1.20 X 0.60	28
2 (TOWER)	SG1	6.00 X 2.40	59

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE 27-08-2020 SHEET NO.: 2 / 20

Building Plan Details

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ISO_A0_(841.00_x_1189.00_MM)

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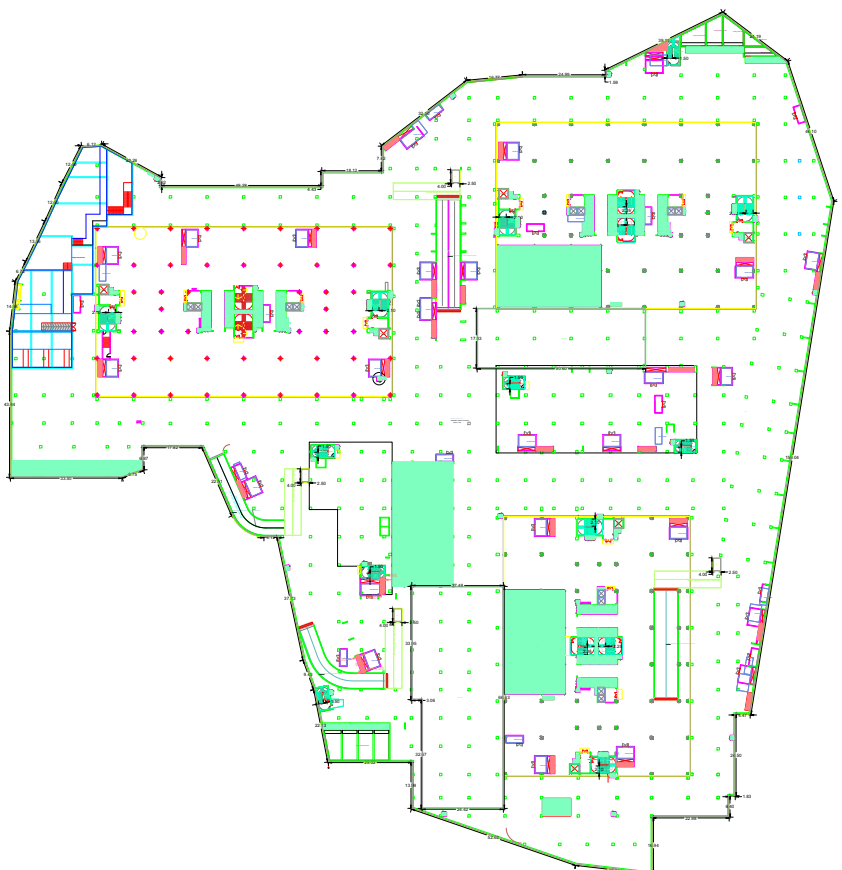
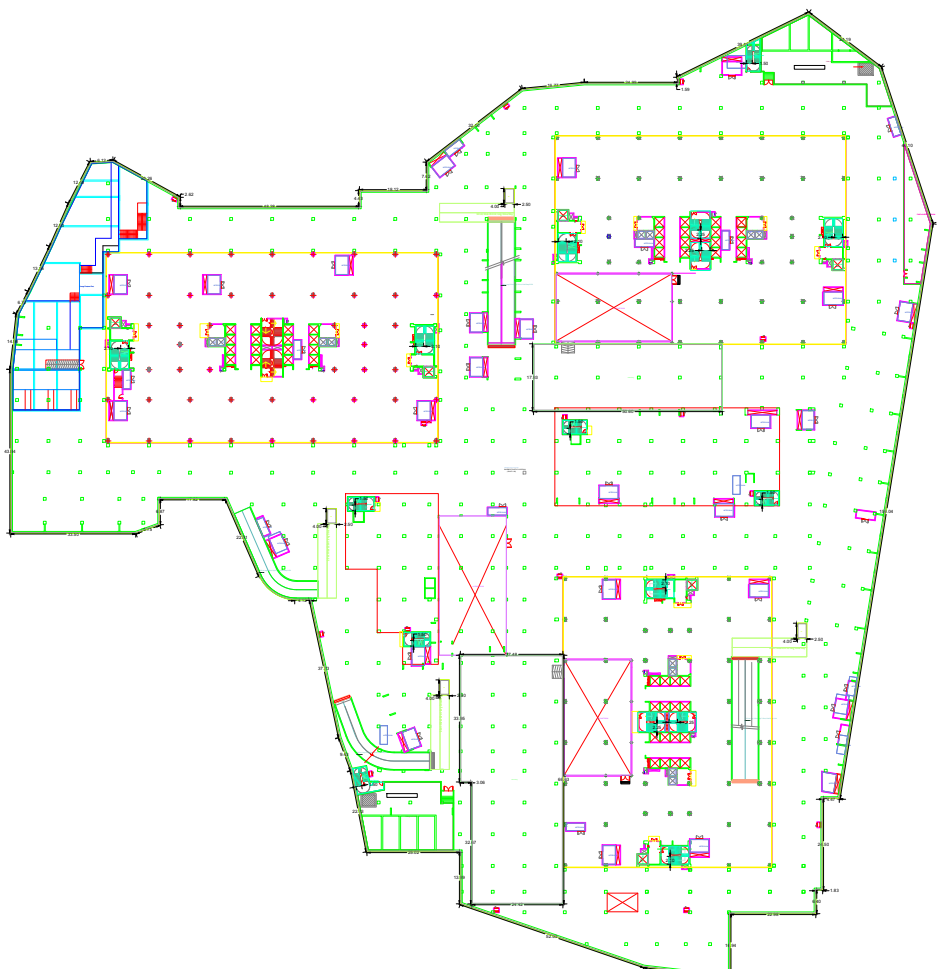
PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

38



BASEMENT THIRD FLOOR PLAN
(SCALE=1:400)



BASEMENT FOURTH FLOOR PLAN
(SCALE=1:400)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE 27-08-2020 SHEET NO.: 3 / 20

Building Plan Details

CONDITIONS:

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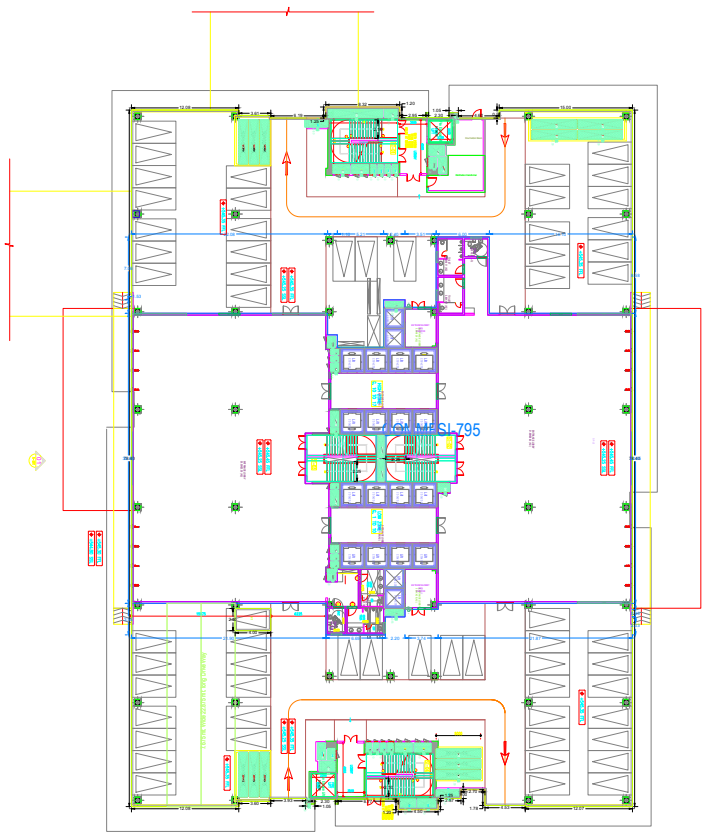
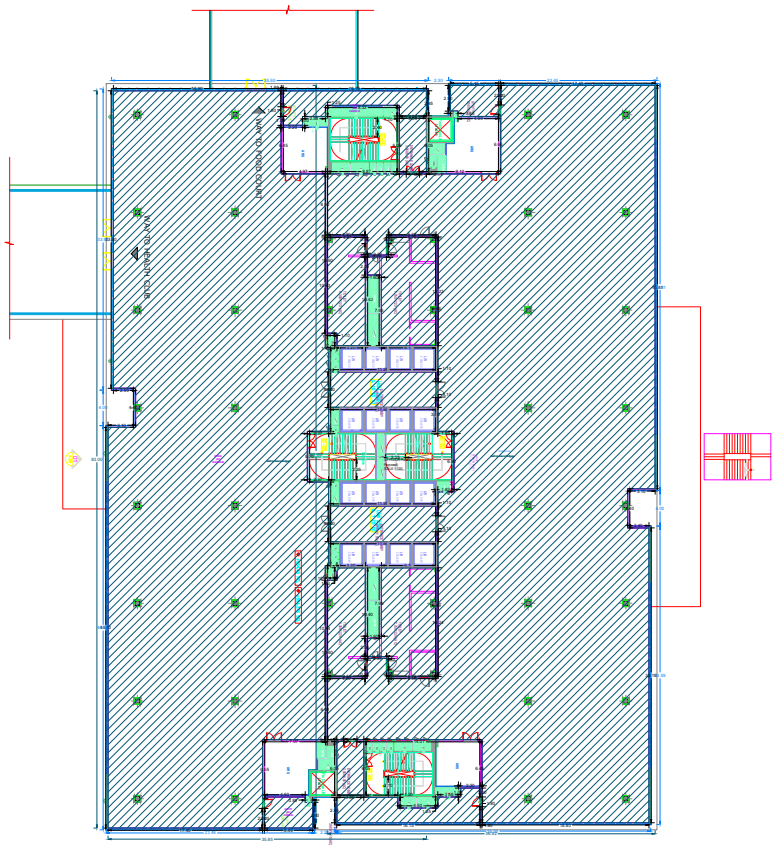
PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

59



STILT FLOOR PLAN
(Proposed)
(SCALE 1:400)



FIRST FLOOR PLAN (SCALE=1:400)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE 27-08-2020 SHEET NO.: 4/20

Building Plan Details

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14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLUES .
15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No.:- **HC/ 0127/2020**

Conditions:

1. The sanctioned building permission is valid for six years, if the work is commenced within 18 months (1 year 6 months) from the date of issue.
2. This is only IALA permission for construction without prejudice to any body's civil right over the land.
3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

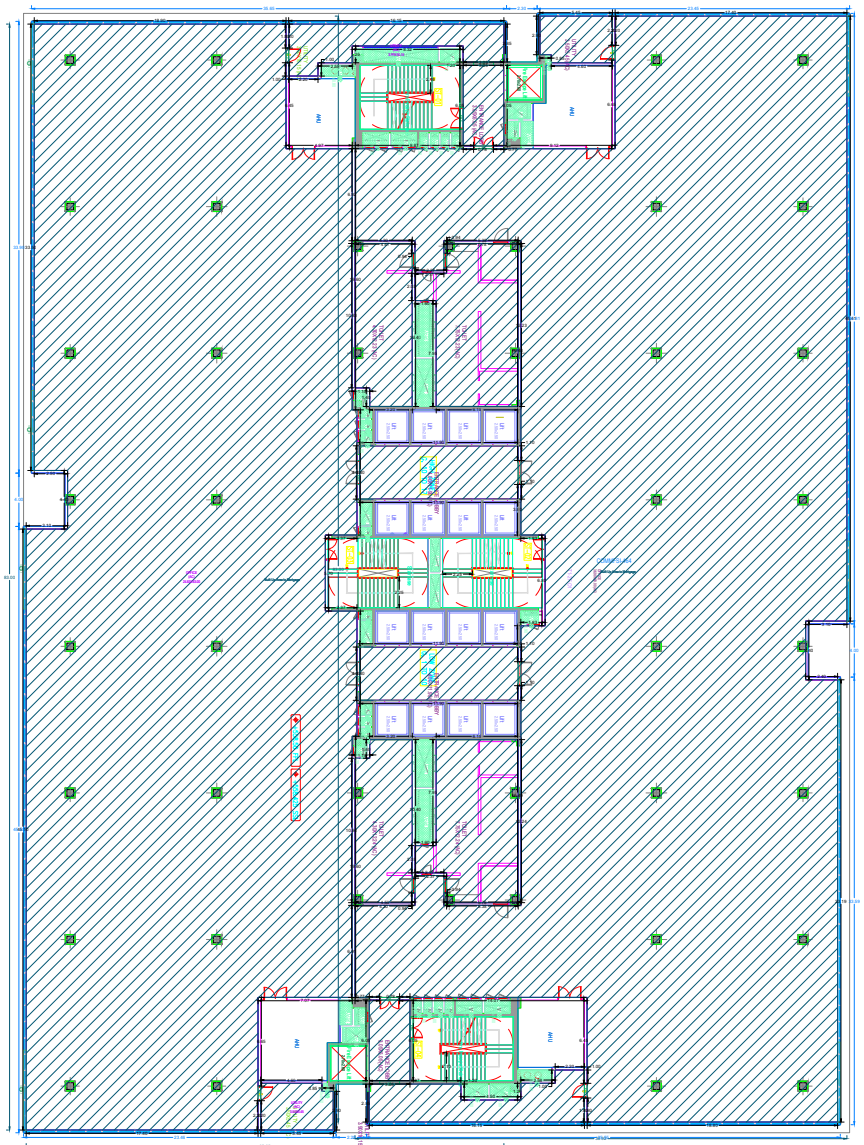
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

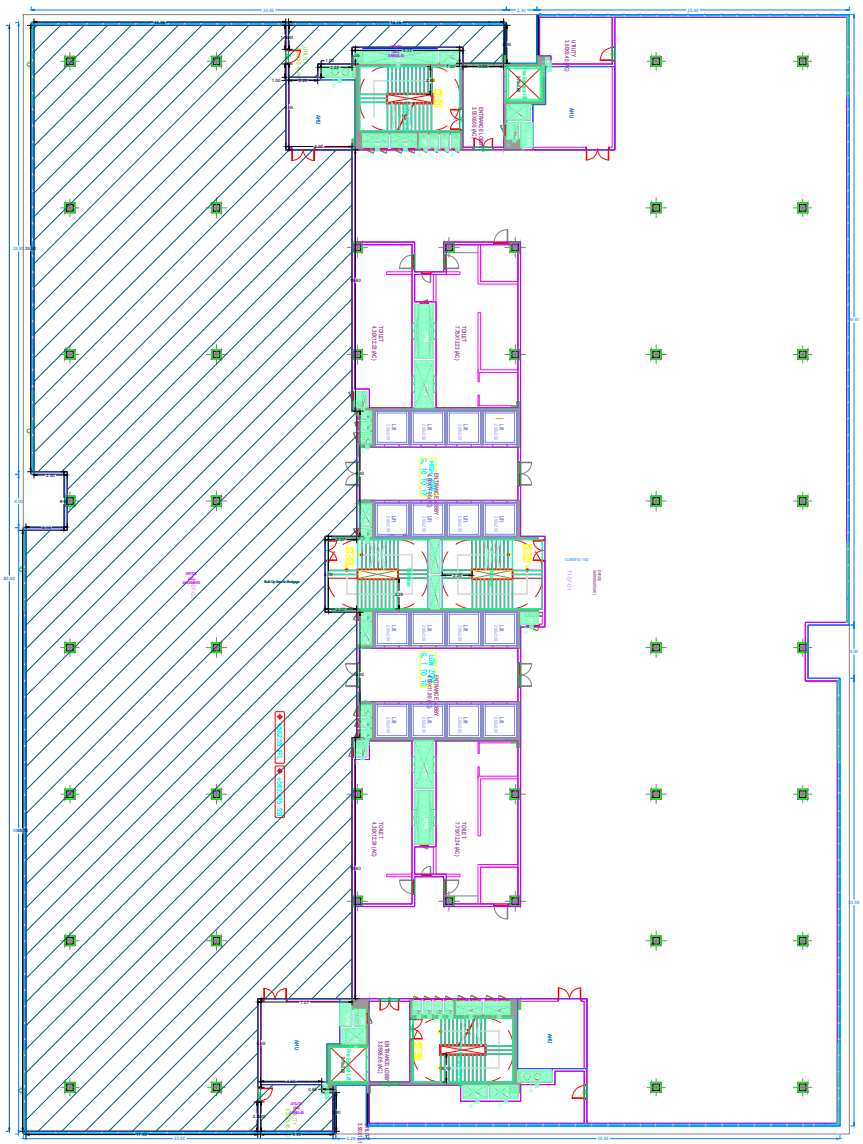
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

60



SECOND FLOOR PLAN (SCALE=1:200)



THIRD FLOOR PLAN (SCALE=1:100)

Project Title	
PLAN SHOWING THE PROPOSED PLOT NO.	Commercial
SURVEY NO.	
SITUATED AT	, Rangareddy(Cyberabad Zone)
CYBERABAD	
BELONGING TO : Mr./Ms./Mrs	PHOENIX SPACES PVT LTD
REP BY :	PHOENIX SPACES PVTLTD
LICENCE NO:	APPROVAL NO:
DATE : 27-08-2020	SHEET NO.: 5/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.
2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .
3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES, FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.
4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .
5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.
6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .
7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.
8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.
9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURGENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.
10. OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO CONSTRUCTION SITE , DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INTERNS OF THIS ORDER.
11. OWNER AND BUILDER SHALL, TAKE APPROPRIATE MEASURES AND TO ENSURE THAT THE TERMS AND CONDITIONS OF THE ARGUER ORDER AND THESE ORDERS SHOULD STRICTLY BE COMPLIED WITH BY FIXING SPRINKLES CREATION OF GREEN AIR BARRIERS .
12. OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STORE CUTTING,WIND BREAKING WALLS AROUND CONSTRUCTION SITE .
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15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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2. This is only IALA permission for construction without prejudice to any body's civil right over the land.
3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

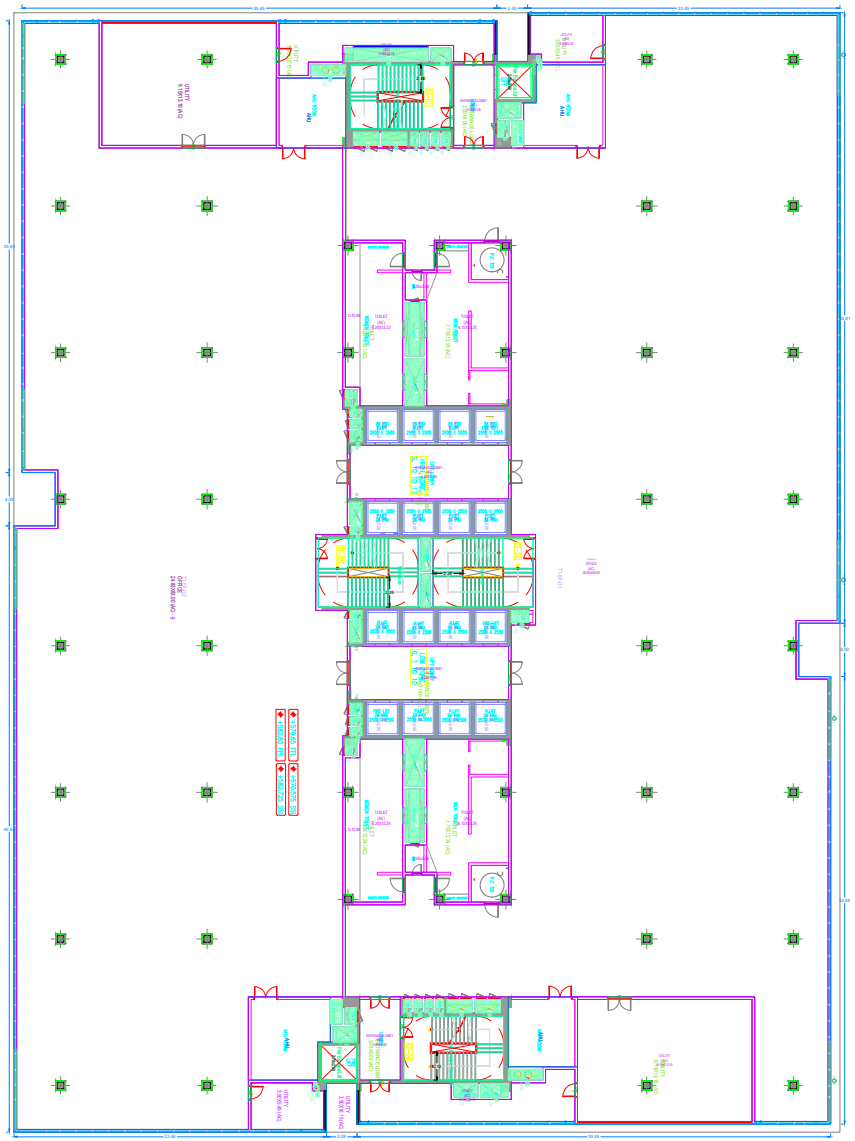
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

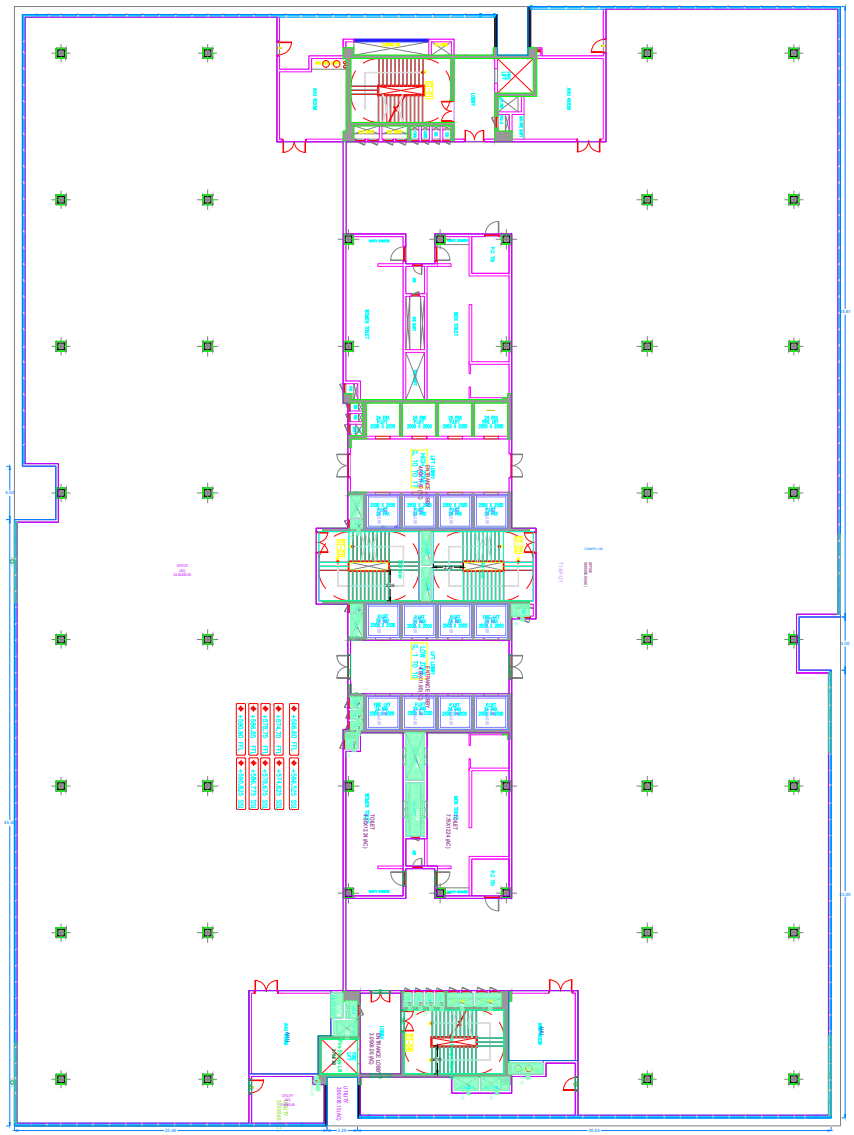
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

6)



FIFTH FLOOR PLAN (SCALE=1:200)



SIXTH FLOOR PLAN (SCALE=1:200)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 6/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES, FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.

6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.

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10. OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO CONSTRUCTION SITE , DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INTERNS OF THIS ORDER.

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APPROVING AUTHORITY SEAL AND SIGNATURE

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

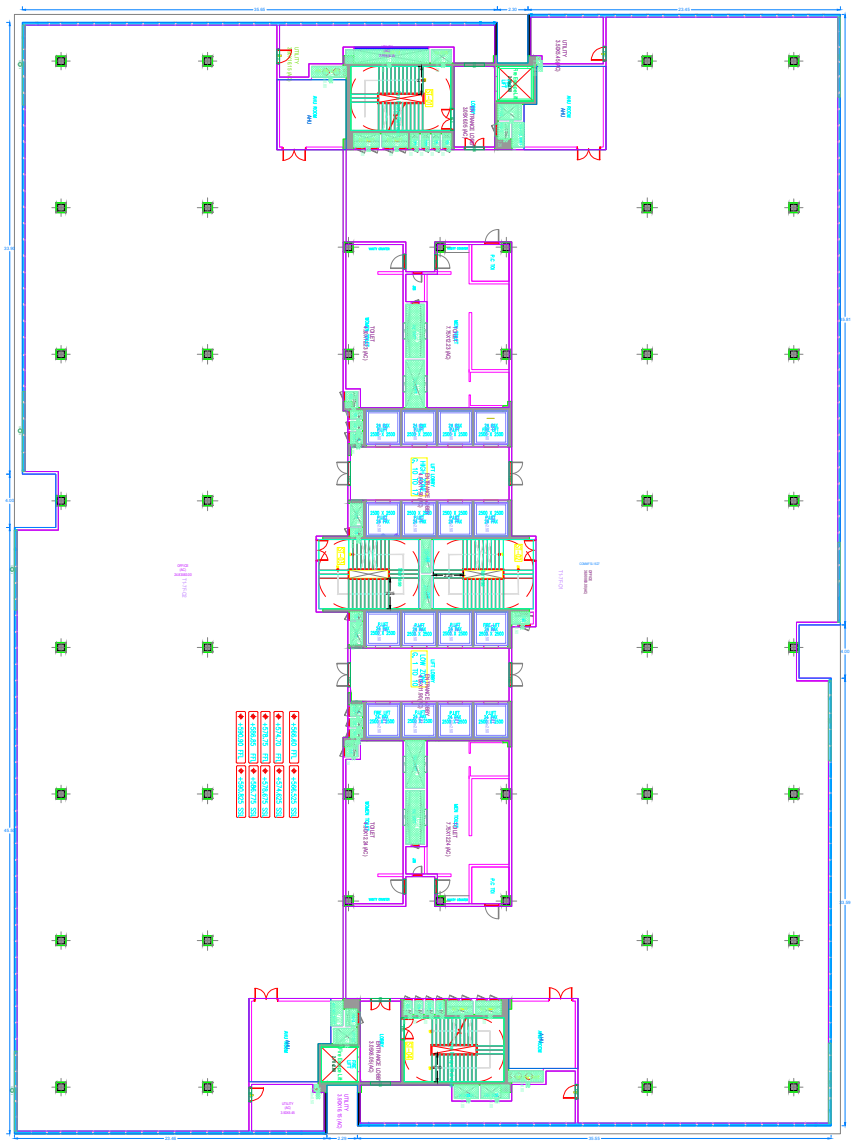
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

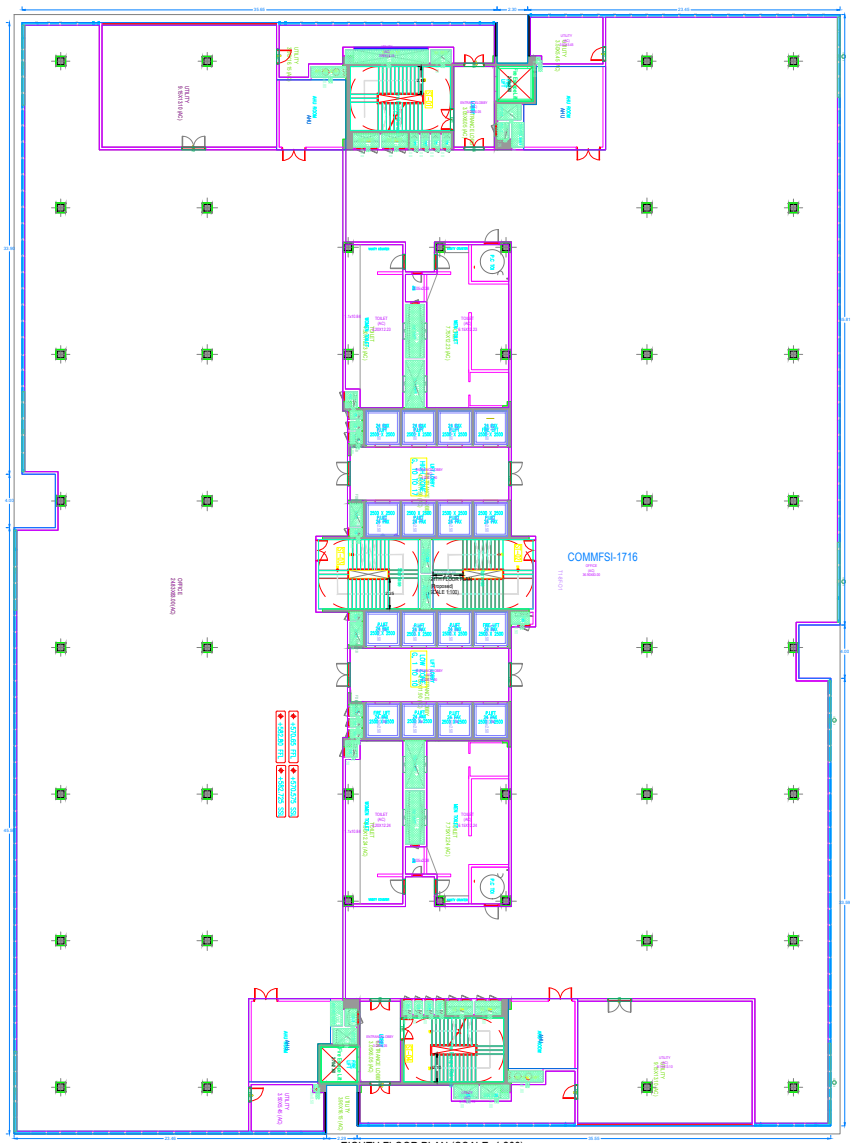
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

62



SEVENTH FLOOR PLAN (SCALE=1:200)



EIGHTH FLOOR PLAN (SCALE=1:200)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 7/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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APPROVING AUTHORITY SEAL AND SIGNATURE

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

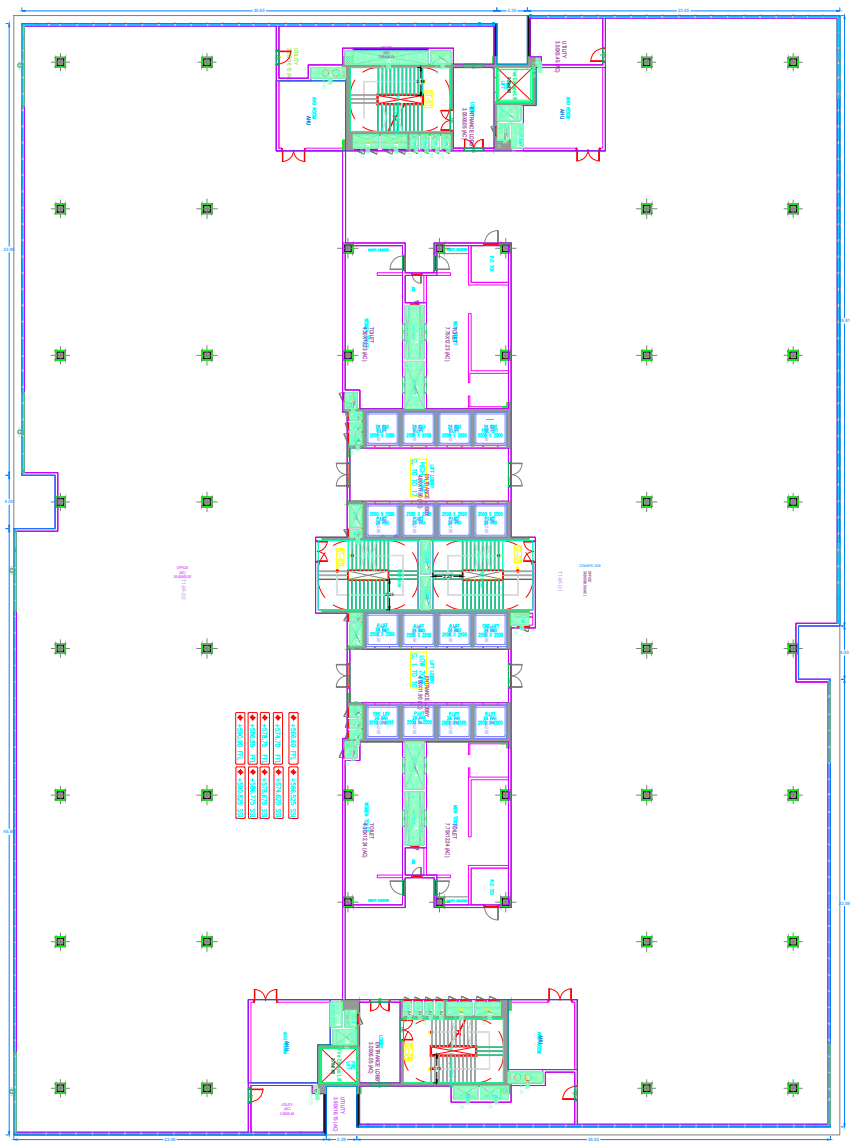
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

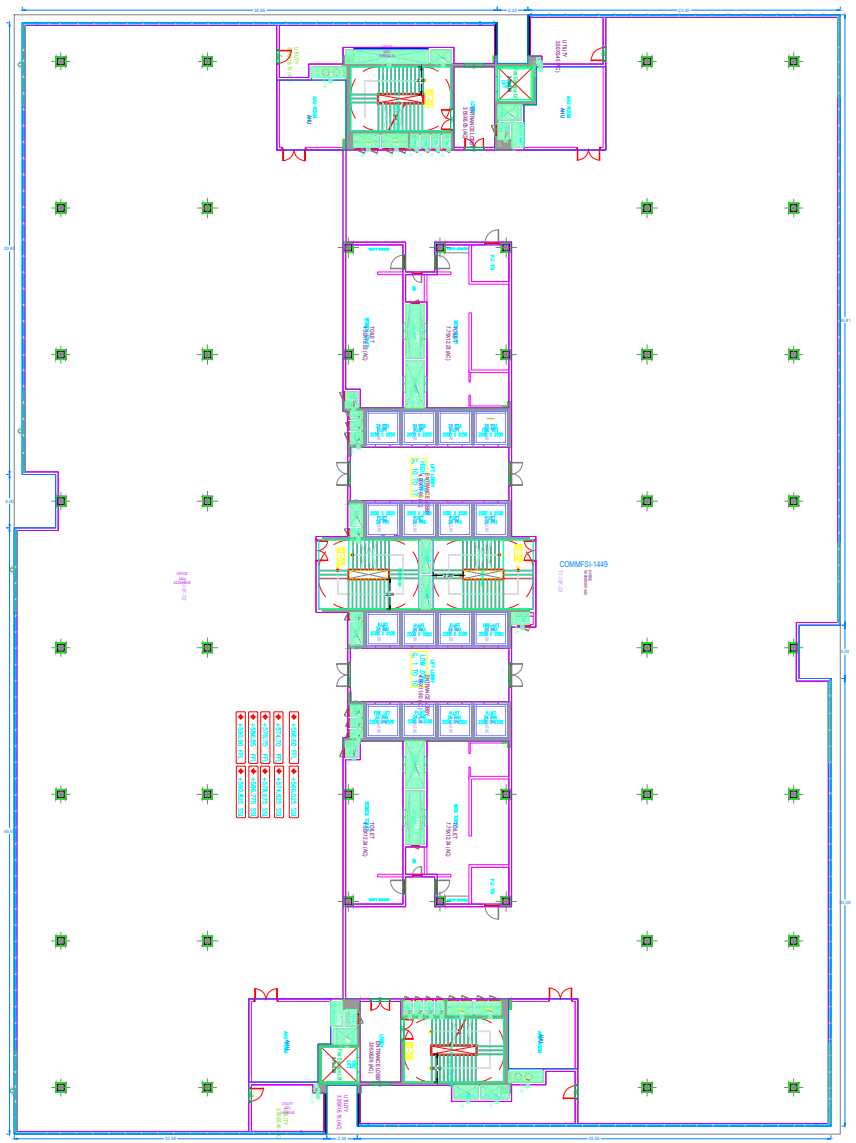
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

63



NINTH FLOOR PLAN (SCALE=1:200)



TENTH FLOOR PLAN (SCALE=1:200)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 8/20

Building Plan Details

CONDITIONS:

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ARCHITECT'S NAME AND SIGNATURE

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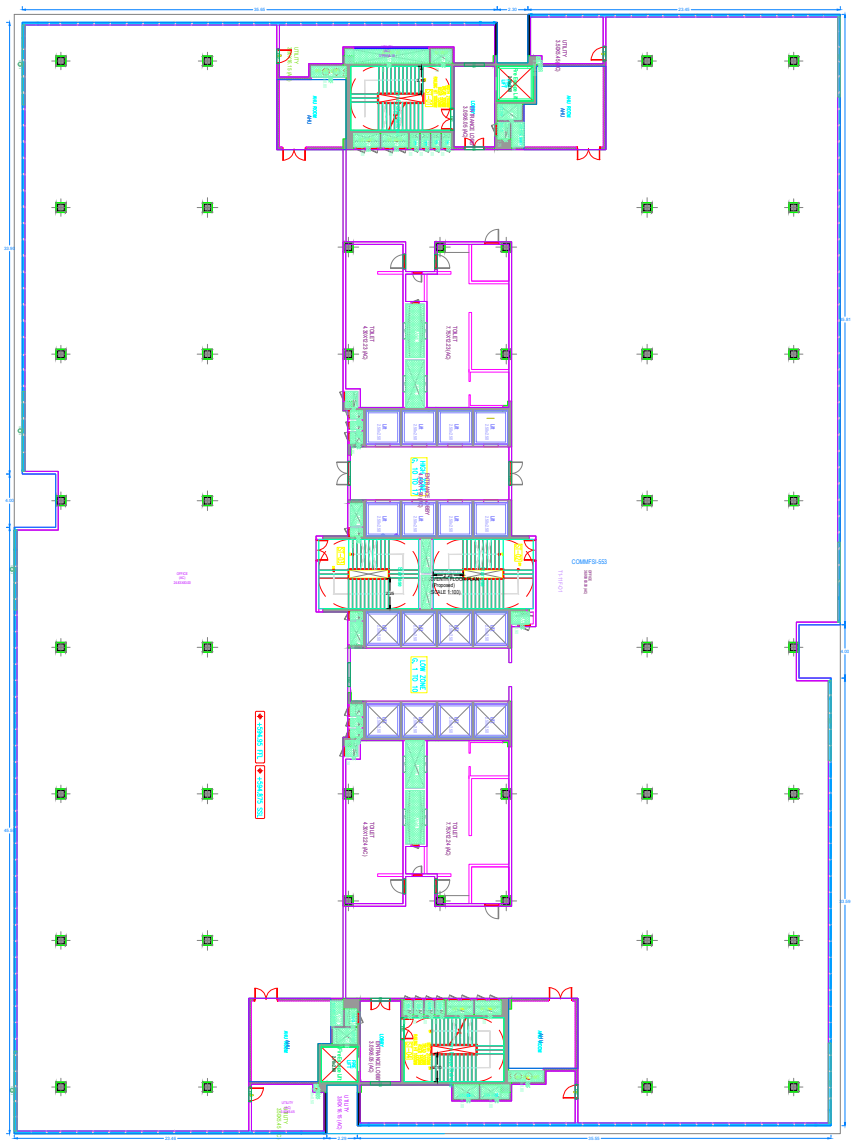
ISO_A0_(841.00_x_1189.00_MM)

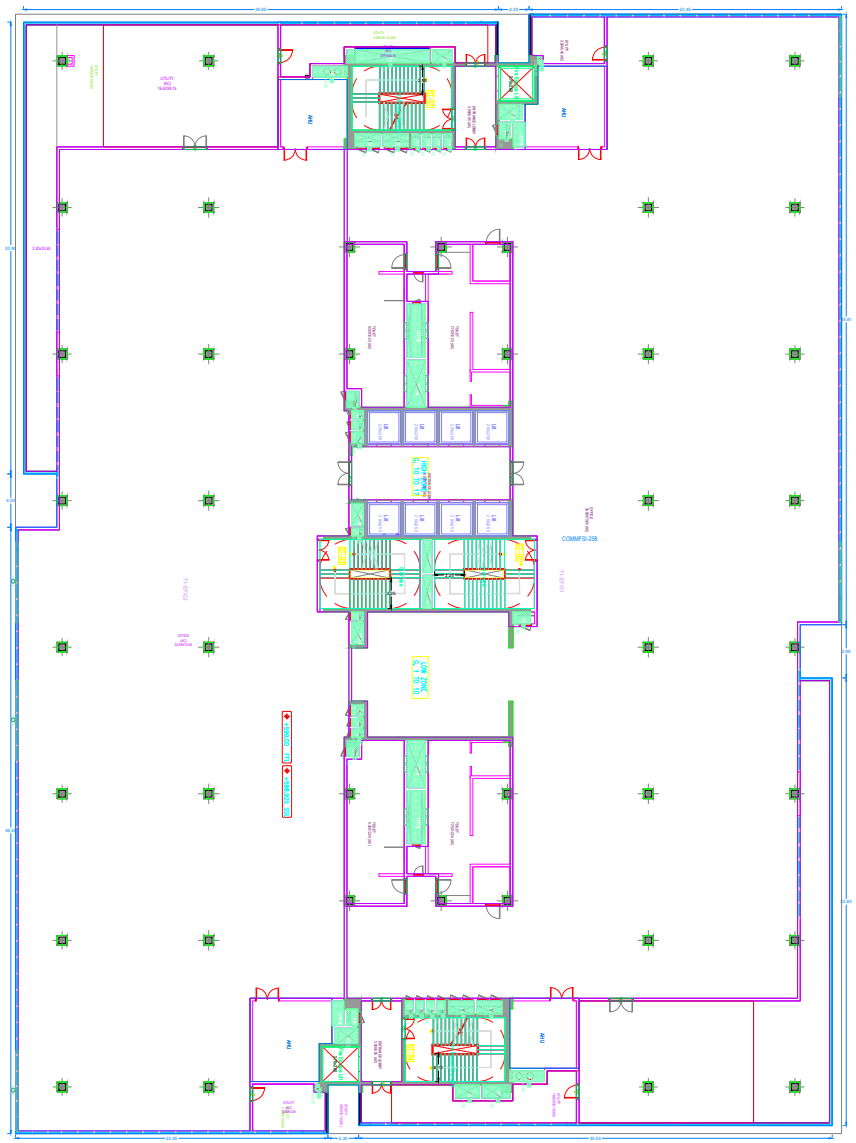
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

64



ELEVENTH FLOOR PLAN (SCALE=1:200)



TWELFTH FLOOR PLAN (SCALE=1:200)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 9/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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11. OWNER AND BUILDER SHALL, TAKE APPROPRIATE MEASURES AND TO ENSURE THAT THE TERMS AND CONDITIONS OF THE ARGUER ORDER AND THESE ORDERS SHOULD STRICTLY BE COMPLIED WITH BY FIXING SPRINKLES CREATION OF GREEN AIR BARRERS.

12. OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STORE CUTTING,WIND BREAKING WALLS AROUND CONSTRUCTION SITE .

13. THERE PLANTATION SHALL BE SHALL BE DONE ALONG THE PERIPHERY AND ALSO IN FRONT OF THE PREMISES AS PER A.P. WATER LAND AND TREES RULES 2002.

14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLUES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **HC/ 0127/2020**

Conditions:

1. The sanctioned building permission is valid for six years, if the work is commenced within 18 months (1 year 6 months) from the date of issue.

2. This is only IALA permission for construction without prejudice to any body's civil right over the land.

3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

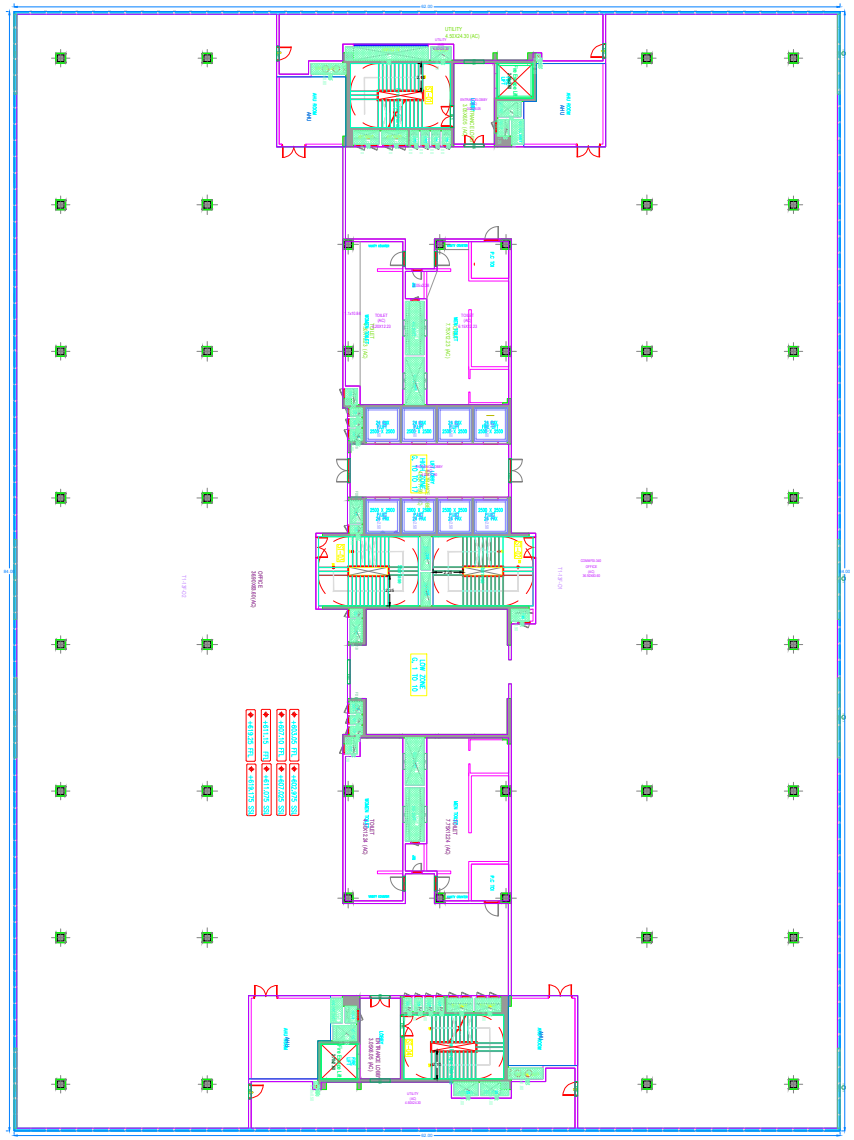
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

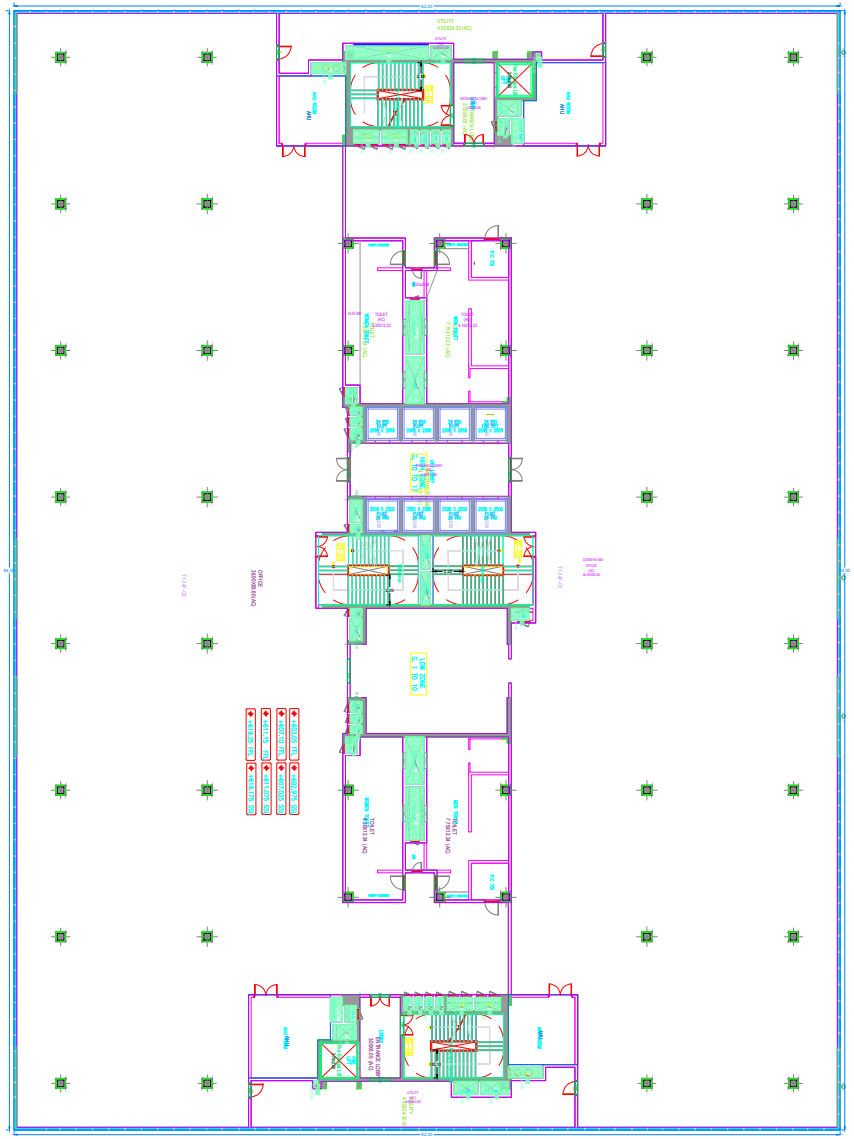
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

65



THIRTEENTH FLOOR PLAN (SCALE=1:200)



FOURTEENTH FLOOR PLAN (SCALE=1:200)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE 27-08-2020 SHEET NO.: 10/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.
2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .
3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES, FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.
4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .
5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.
6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .
7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.
8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP, INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.
9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.
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15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **HC/ 0127/2020**

Conditions:

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2. This is only IALA permission for construction without prejudice to any body's civil right over the land.
3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

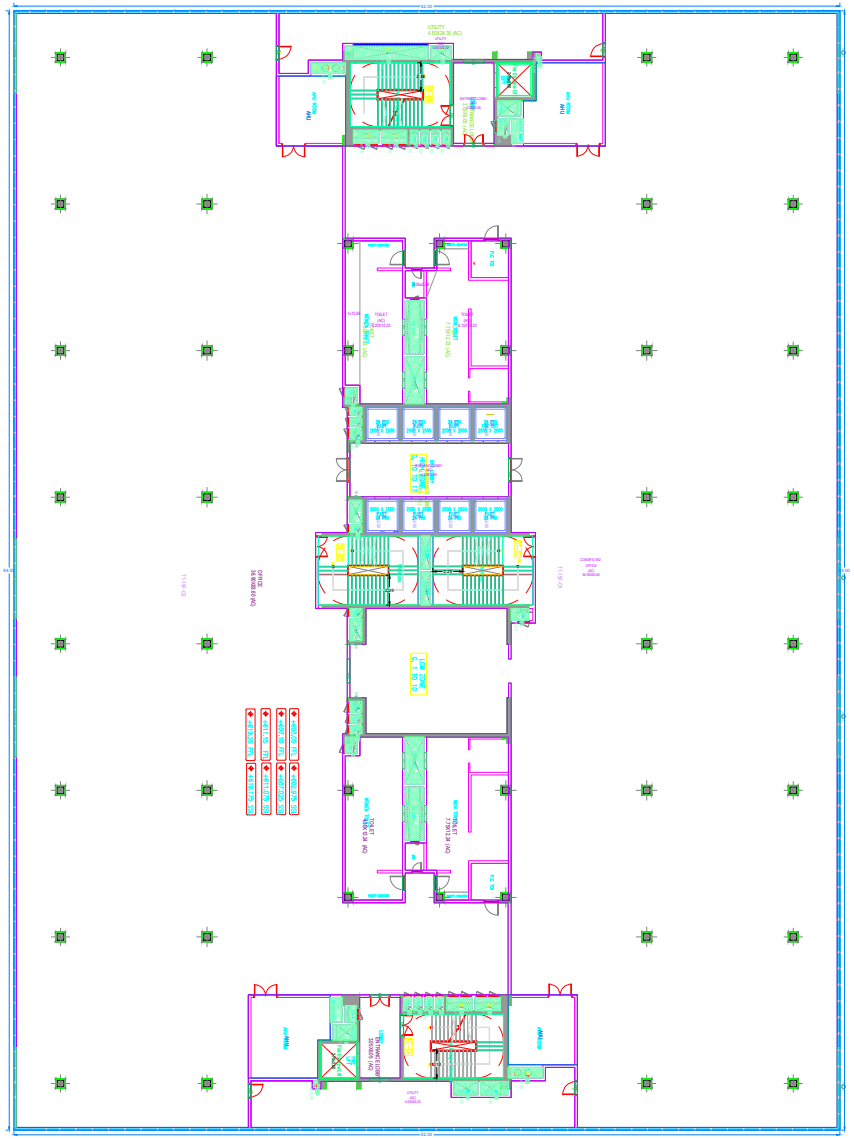
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

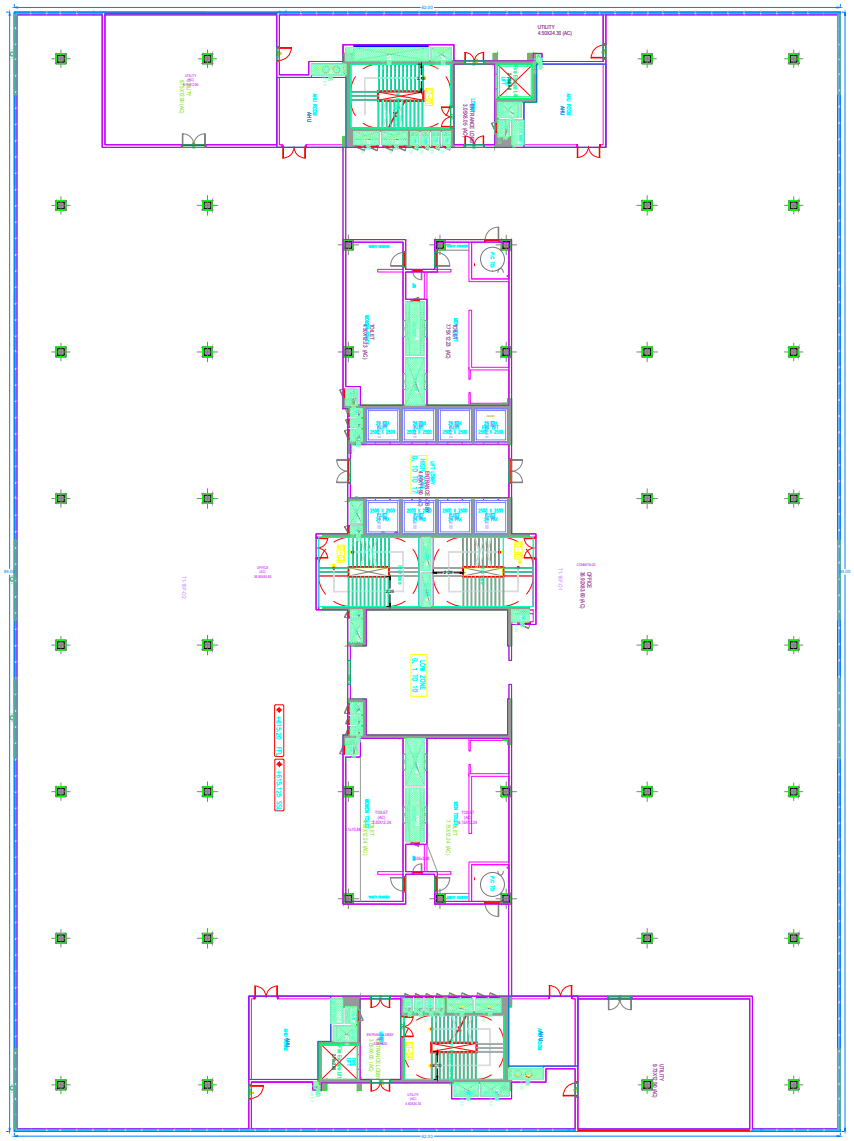
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

66



FIFTEENTH FLOOR PLAN (SCALE=1:200)



SIXTEENTH FLOOR PLAN (SCALE=1:200)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO.: Commercial
SURVEY NO.:
SITUATED AT : , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs : PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 | SHEET NO.: 11/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES, FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

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6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

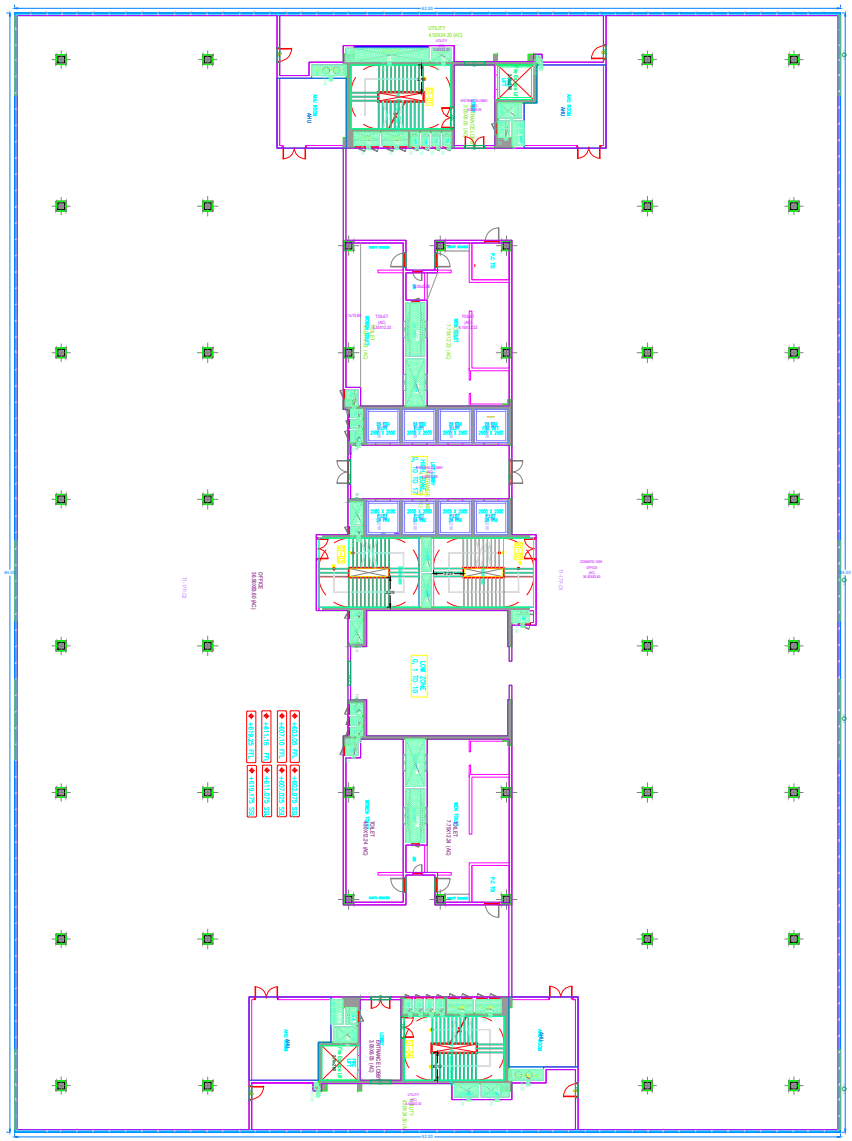
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

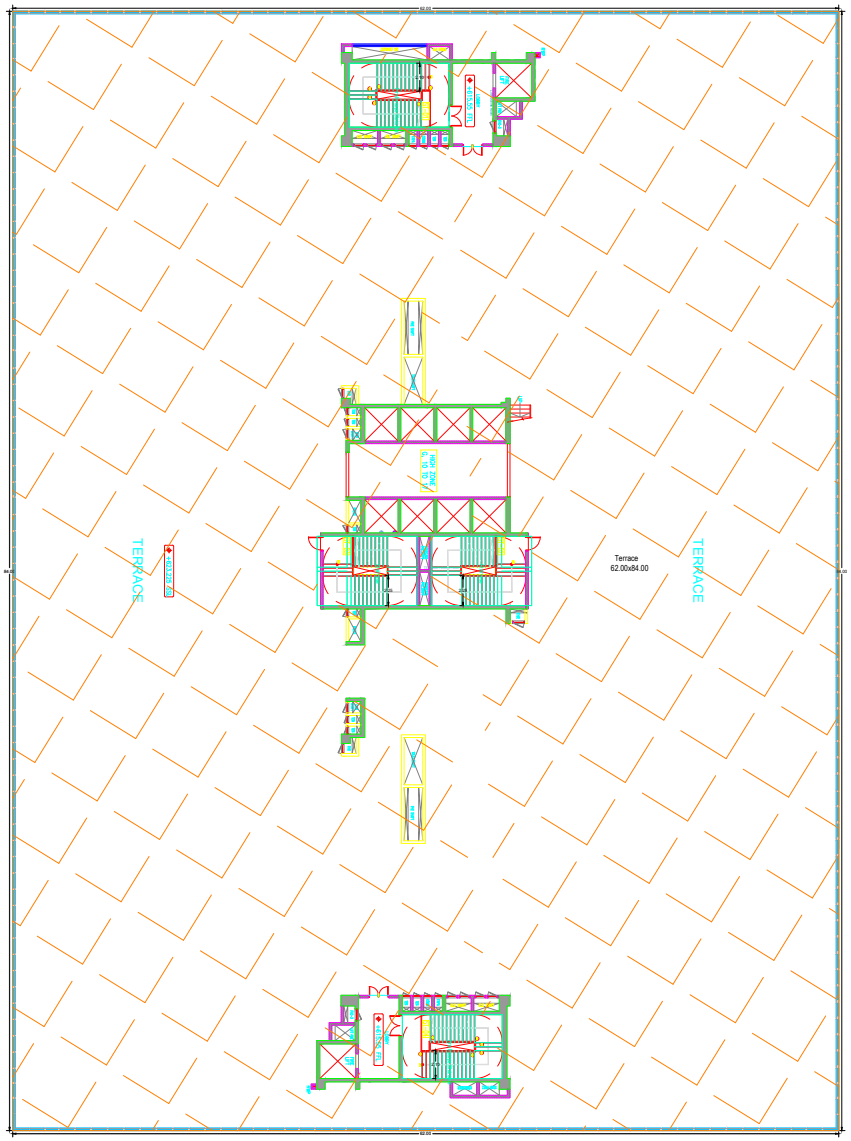
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

67



SEVENTEENTH FLOOR PLAN (SCALE=1:200)



TERRACE FLOOR PLAN
(SCALE=1:200)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 12/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCUBATE • INCENTIVIZE

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **HC/ 0127/2020**

Conditions:

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

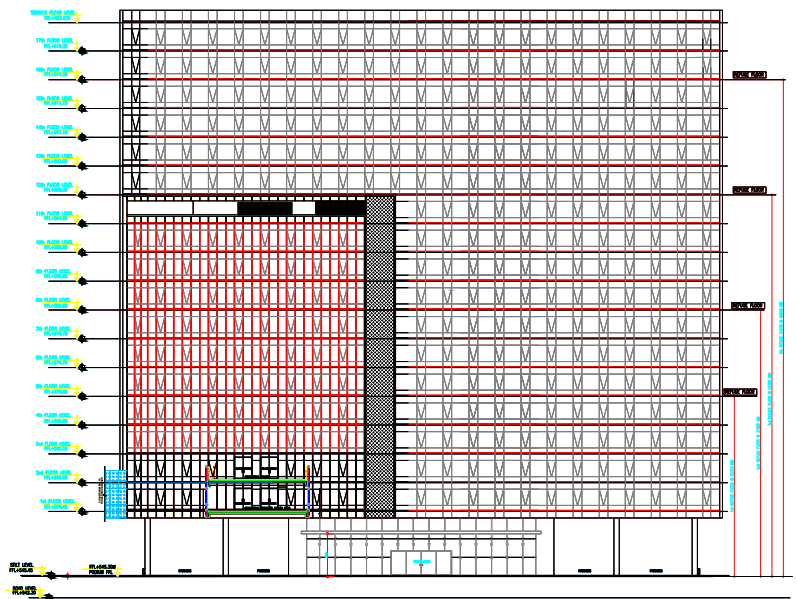
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

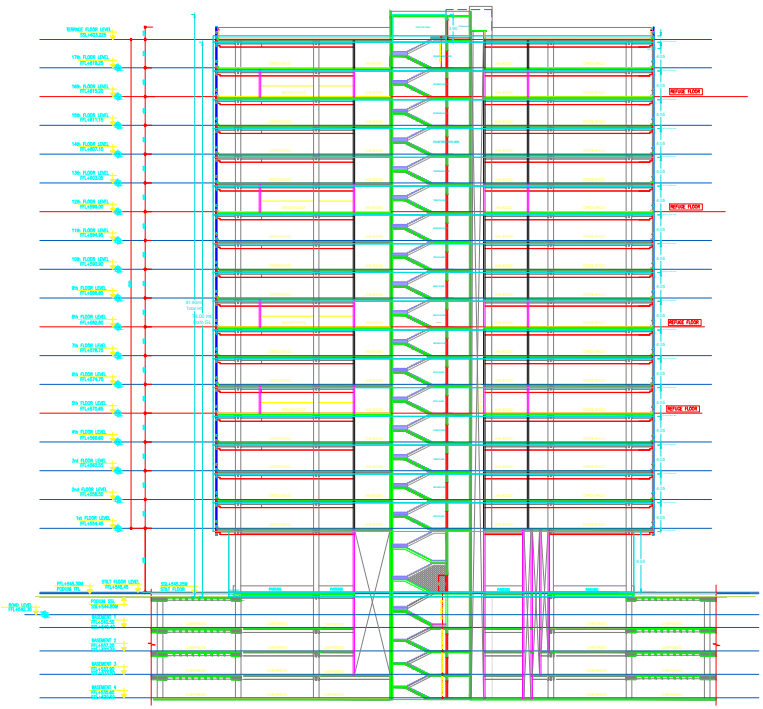
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

68



ELEVATION @ TOWER-1



SECTION @ TOWER-1

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 13/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.
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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

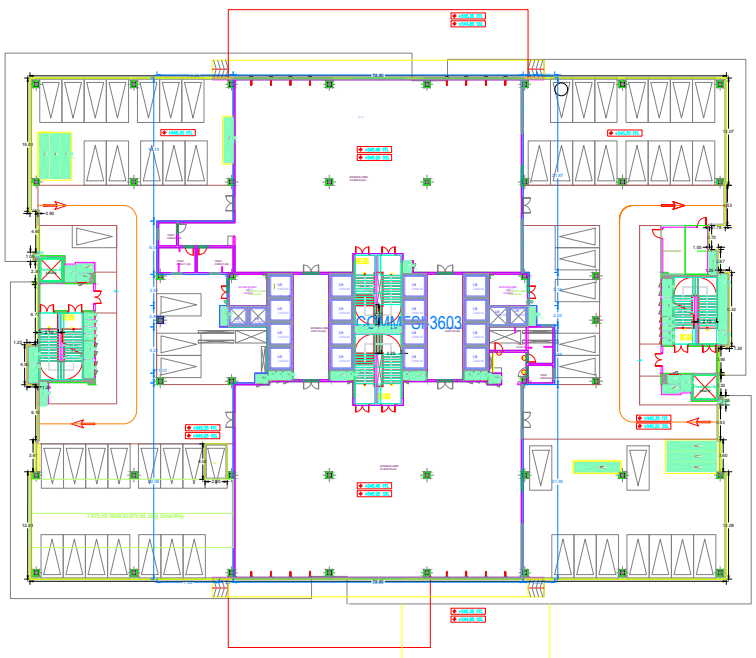
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

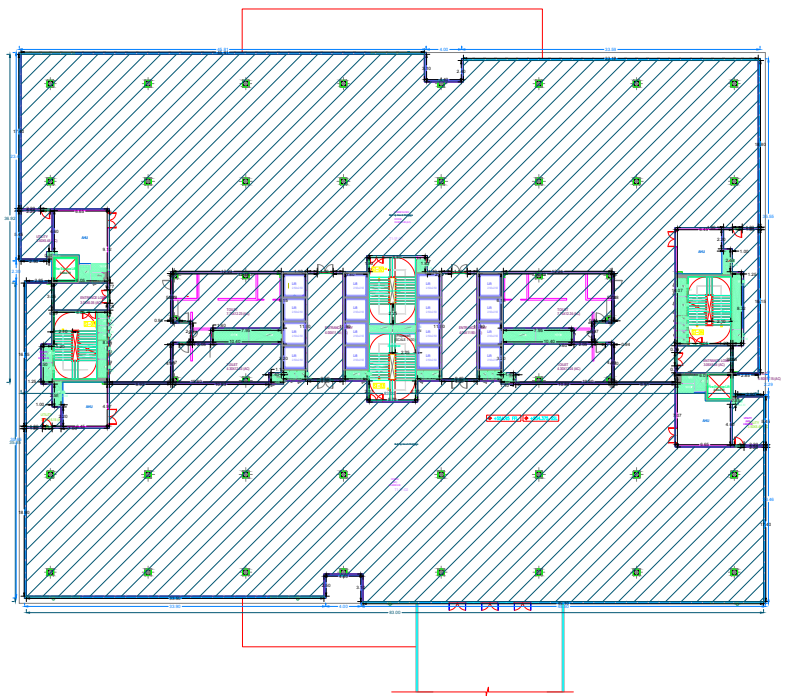
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

69



STILT FLOOR PLAN (SCALE=1:400)



FIRST FLOOR PLAN (SCALE=1:400)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE : 27-08-2020 SHEET NO.: 14/20

Building Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.
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8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.
9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.
10. OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO CONSTRUCTION SITE , DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INTERNS OF THIS ORDER.
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15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INSPIRE • INCUBATE • INCREDIBLE

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **IIC/ 0127/2020**

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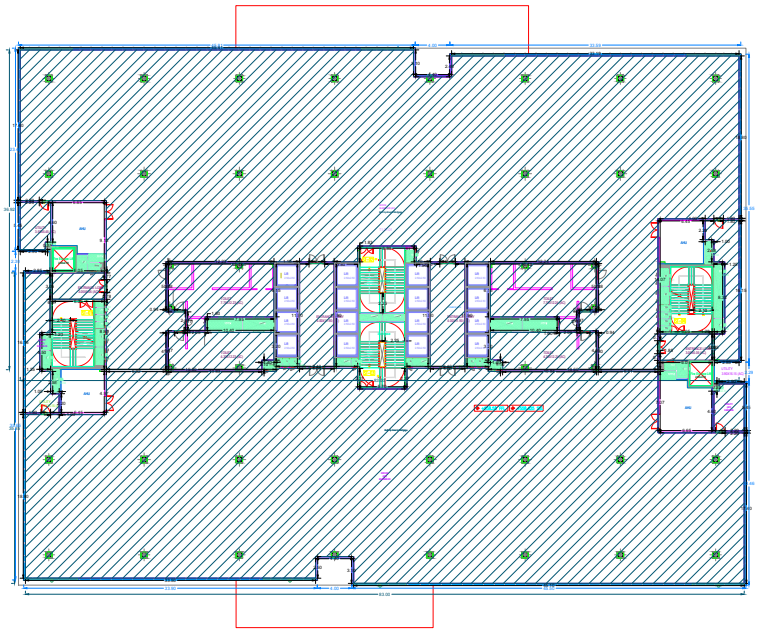
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

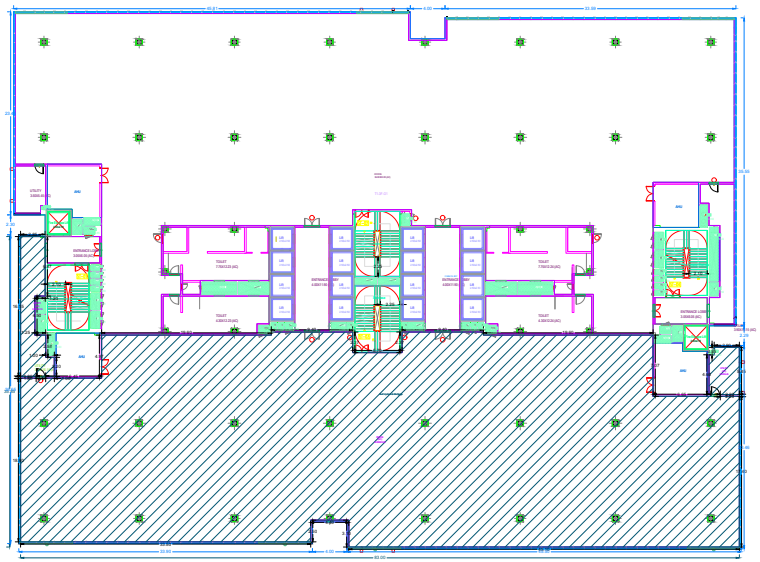
Note: All dimensions are in meters.

PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)

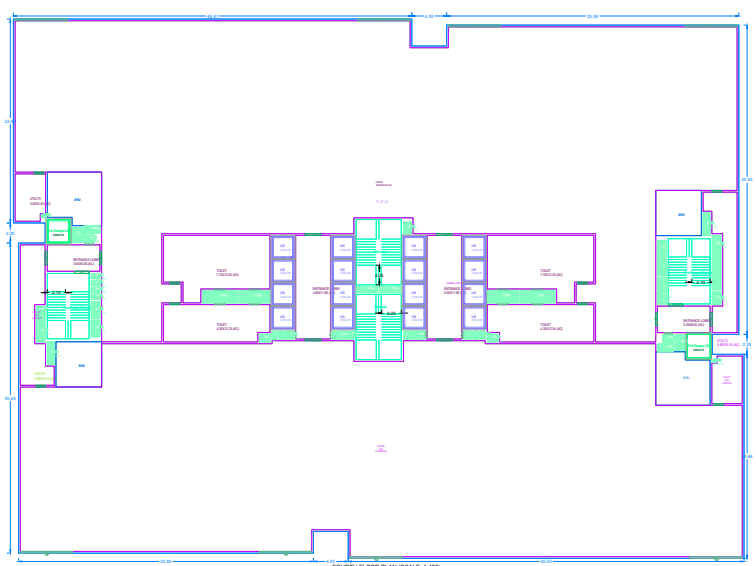
70



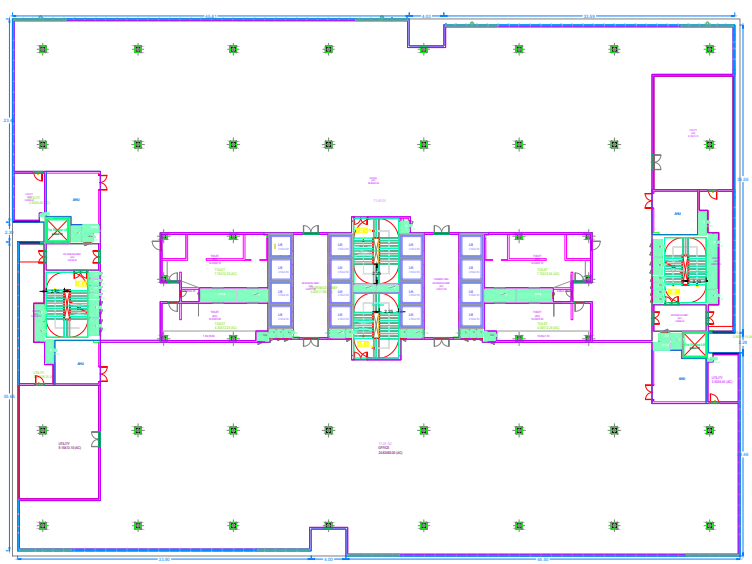
SECOND FLOOR PLAN (SCALE=1:400)



THIRD FLOOR PLAN (SCALE=1:400)



FOURTH FLOOR PLAN (SCALE=1:400)



FIFTH FLOOR PLAN (SCALE=1:400)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO.
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE 27-08-2020 SHEET NO.: 15/20

Building Plan Details

CONDITIONS:

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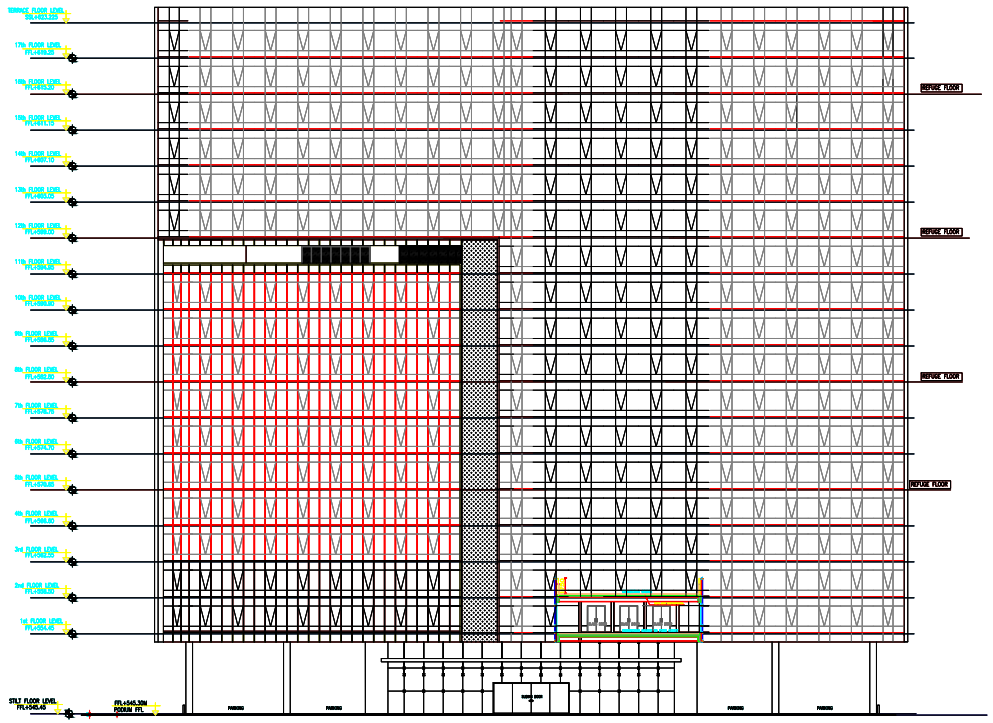
PROJECT TITLE : PHOENIX SPACES (In Sy.No.285, TOWER - 1 & 2)



ELEVATION @ TOWER-2

Project Title

PLAN SHOWING THE PROPOSED PLOT NO. Commercial
SURVEY NO
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs PHOENIX SPACES PVT LTD

REP BY : PHOENIX SPACES PVTLTD

LICENCE NO: APPROVAL NO:

DATE 27-08-2020 SHEET NO.: 20/20

Building Plan Details

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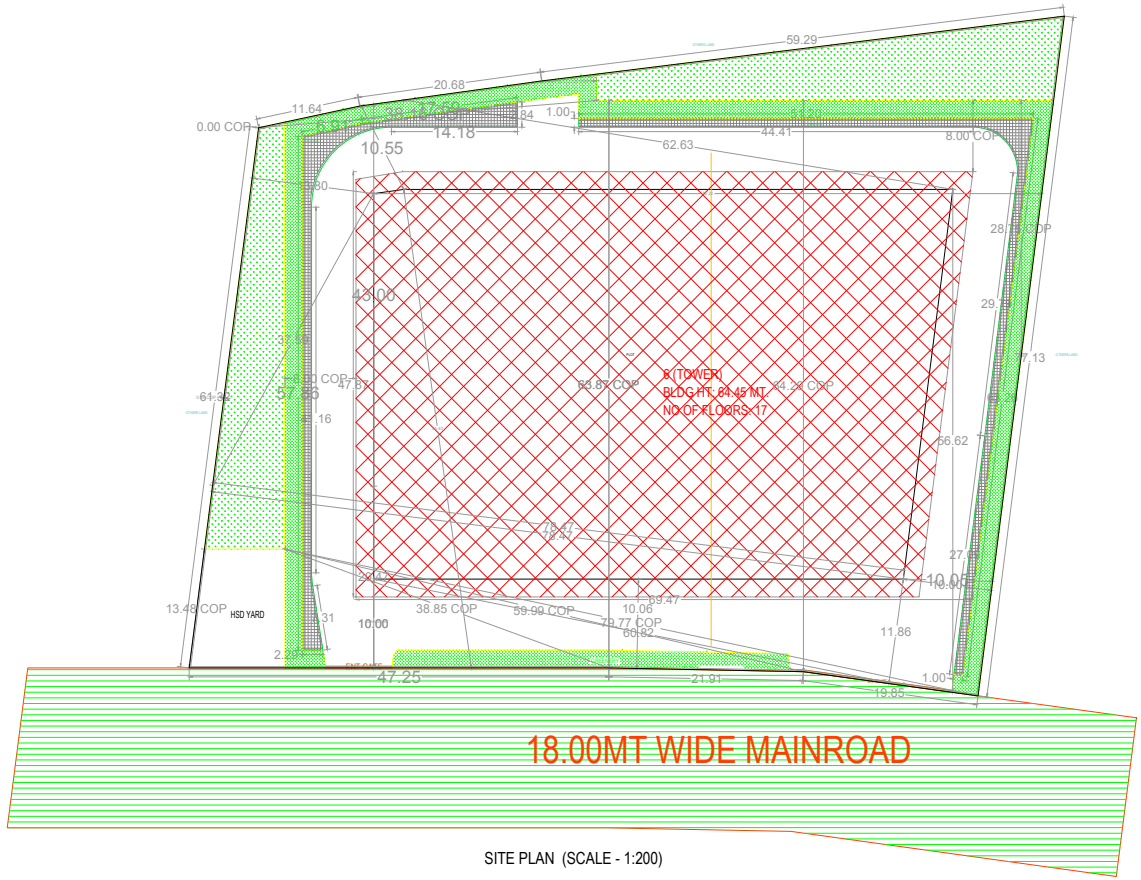
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

72



SITE PLAN (SCALE - 1:200)

M/S PHOENIX SPACES PVT. LTD., (TOWER-6) AREA STATEMENT

S.No	Floor Name	Gross BUA	Deductions for Slab Openings: Void	V Shaft	Double Height/ Entrance Lobby	Lift Cutouts	BUA/Services proposed	Staircase	Floor Parking	Net BUA for Office
		A	B	C	D	E	F	G	I A-B-C-D-E	M M=F
	Stilt Floors									
1	Stilt-1	2058.33	22.90	0.00	0.00	51.54	875.64	90.71	1108.25	875.64
2	Stilt-2	3014.21	26.19	0.00	0.00	51.54	0.00	90.71	2936.48	0.00
3	Stilt-3	3035.41	26.19	0.00	0.00	51.54	0.00	90.71	2957.68	0.00
4	Stilt-4	3035.41	26.19	0.00	0.00	51.54	0.00	90.71	2957.68	0.00
5	Stilt-5	3035.41	26.19	0.00	0.00	51.54	0.00	90.71	2957.68	0.00
6	Stilt-6	3035.41	26.19	0.00	0.00	51.54	0.00	90.71	2957.68	0.00
7	Stilt-7	3075.41	26.19	0.00	0.00	51.54	40.00	90.71	2957.68	40.00
	Office Floors									
1	LEVEL-1	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
2	LEVEL-2	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
3	LEVEL-3	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
4	LEVEL-4	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
5	LEVEL-5	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
6	LEVEL-6	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
7	LEVEL-7	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
8	LEVEL-8	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
9	LEVEL-9	3177.67	35.50	0.00	0.00	51.54	0.00	0.00	0.00	3090.63
10	LEVEL-10	2958.33	35.50	0.00	0.00	51.54	0.00	0.00	0.00	2871.29
11	TERRACE	561.71	0.00	0.00	0.00	51.54	0.00	0.00	0.00	510.17
	TOTAL	**52408.66**	**535.04**	**0.00**	**0.00**	**927.72**	**915.64**	**634.97**	**18833.13**	**32112.77**

LT UP AREA FO PARKING CALCULATIONS : 32112.77 SQM
PARKING AREA REQUIRED : 1766Z.02 @55%
PARKING AREA PROPSED : 18833.13 @58.65% Hence, OK.

PARKING CHECK

VEHICLE TYPE	TOTAL PARKING	VISITORS PARKING
REQ. AREA	13480.94	3368.69
REQ. NO		
PROP. AREA	230.00	1492.75
PROP. NO	23	133.69
TOTAL	18722.07	-

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (TOWER)	D1	1.10 X 2.40	04
B (TOWER)	FD7	1.20 X 2.40	04
B (TOWER)	FD7A	1.25 X 2.40	02
B (TOWER)	FD1	1.50 X 2.40	01
B (TOWER)	FD2	1.80 X 2.40	04

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
B (TOWER)	V2	0.75 X 1.20	01
B (TOWER)	FD3A	0.75 X 1.80	02
B (TOWER)	V1	1.20 X 1.20	04
B (TOWER)	SG1	8.00 X 2.40	03

COLOR INDEX

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

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
B (TOWER)	Commercial	Information-Technology IT/ ITES	NA	

AREA STATEMENT	
PROJECT DETAIL :	
AWARD NO :	IIC/0152/2020
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUBLOCATION :	New Areas / Approved Layout Areas
VILLAGE NAME :	CYBERABAD
MAOAL :	
PLOT USE :	Commercial
PLOT SUB USE :	Information-Technology IT/ ITES
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Multiple use zone
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	0
PLOT NO :	
SURVEY NO :	286
NORTH SIDE DETAIL :	SURVEY NO - 314,315
SOUTH SIDE DETAIL :	ROAD WIDTH - 18
EAST SIDE DETAIL :	SURVEY NO - 286 P
WEST SIDE DETAIL :	SURVEY NO - 286 P
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	6070.02
NET AREA OF PLOT	6070.02
VACANT PLOT AREA	2882.35
COVERAGE	
PROPOSED COVERAGE AREA (52.35 %)	3177.67
NET BUA	

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO :
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahitla Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

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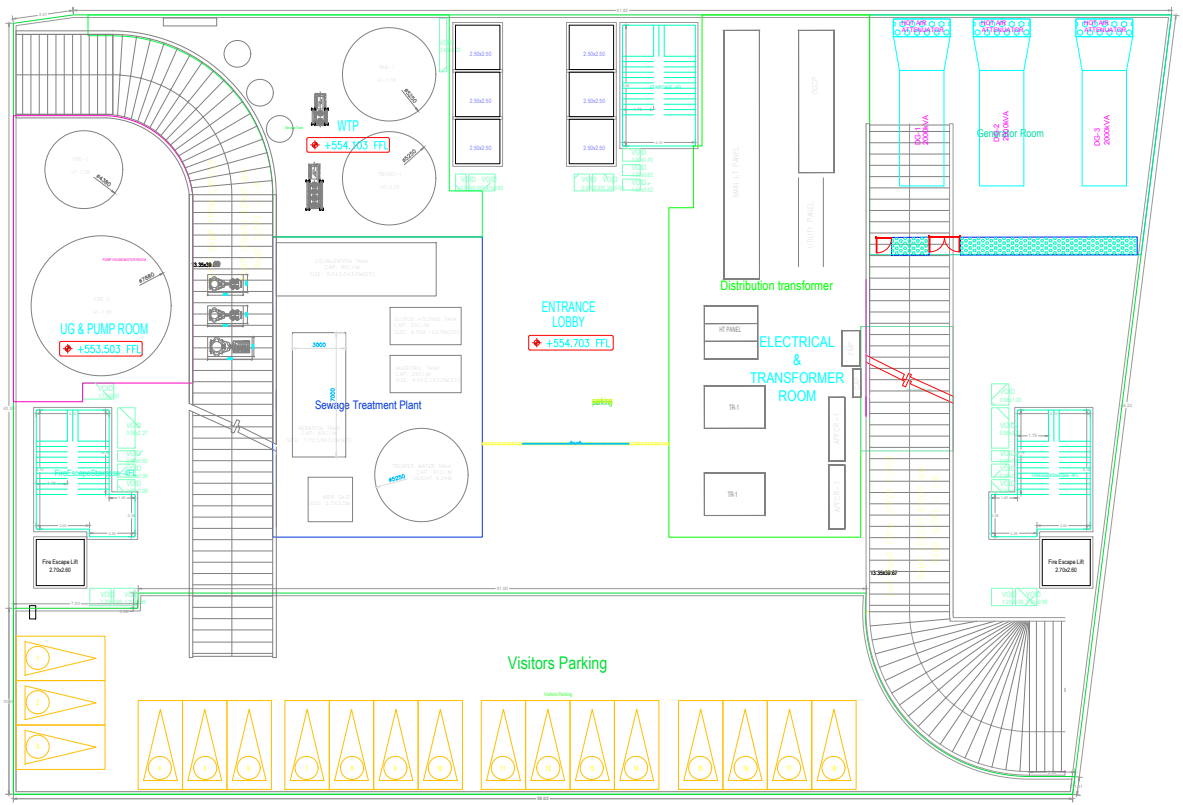
F3



STILT-1 FLOOR PLAN
(SCALE=1:100)

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Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF

6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.

9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURGENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.

10. OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO CONSTRUCTION SITE , DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INTERNS OF THIS ORDER.

11. OWNER AND BUILDER SHALL, TAKE APPROPRIATE MEASURES AND TO ENSURE THAT THE TERMS AND CONDITIONS OF THE ARIGUER ORDER AND THESE ORDERS SHOULD STRICTLY BE COMPLIED WITH BY FIXING SPRINKLES CREATION OF GREEN AIR BARRIERS .

12. OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STORE CUTTING,WIND BREAKING WALLS AROUND CONSTRUCTION SITE .

13. THERE PLANTATION SHALL BE SHALL BE DONE ALONG THE PERIPHERY AND ALSO IN FRONT OF THE PREMISES AS PER A.P. WATER LAND AND TREES RULES 2002.

14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLIES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **IIC/0152/2020**

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3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

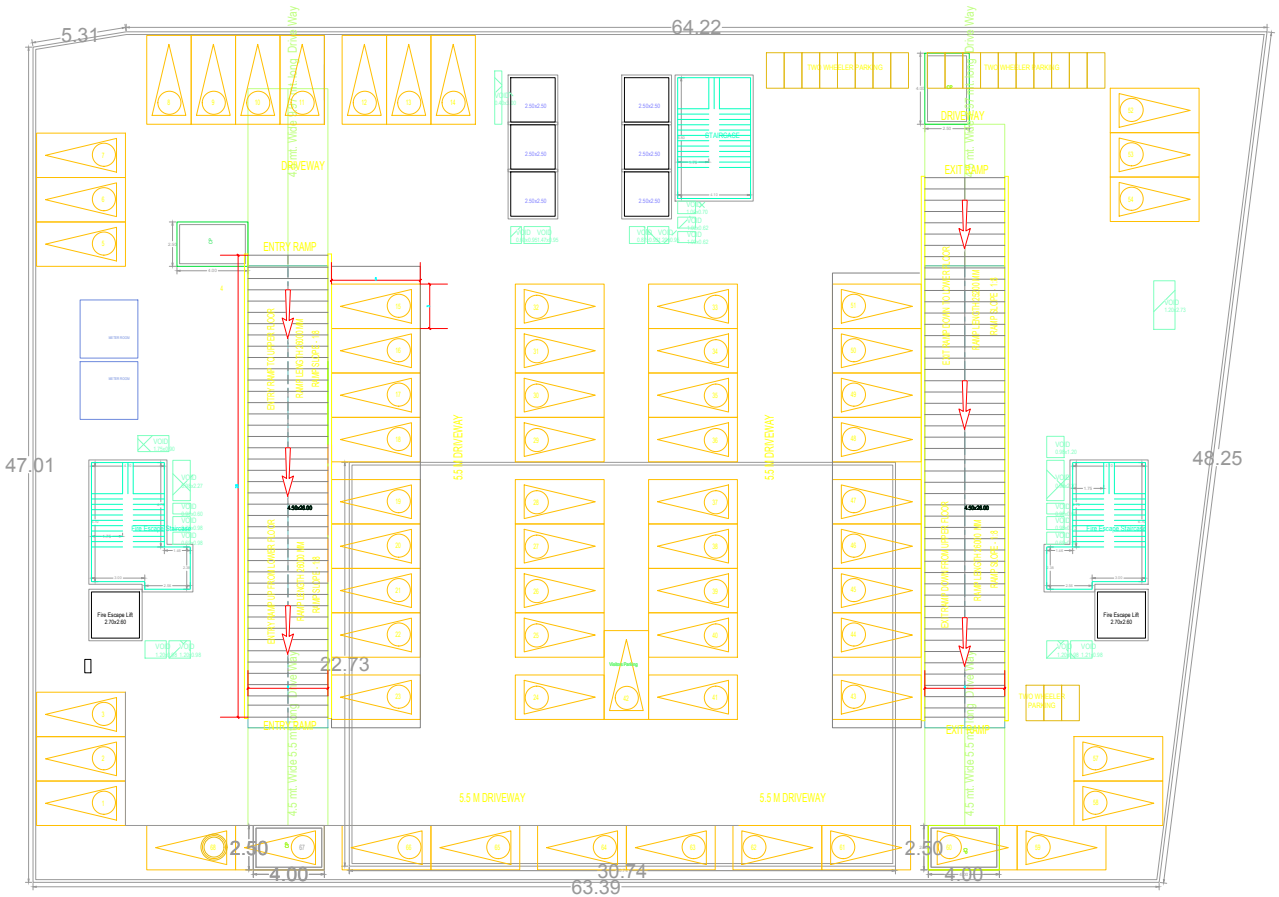
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

74



STILT-2 FLOOR PLAN
(SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1
Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.

6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

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15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

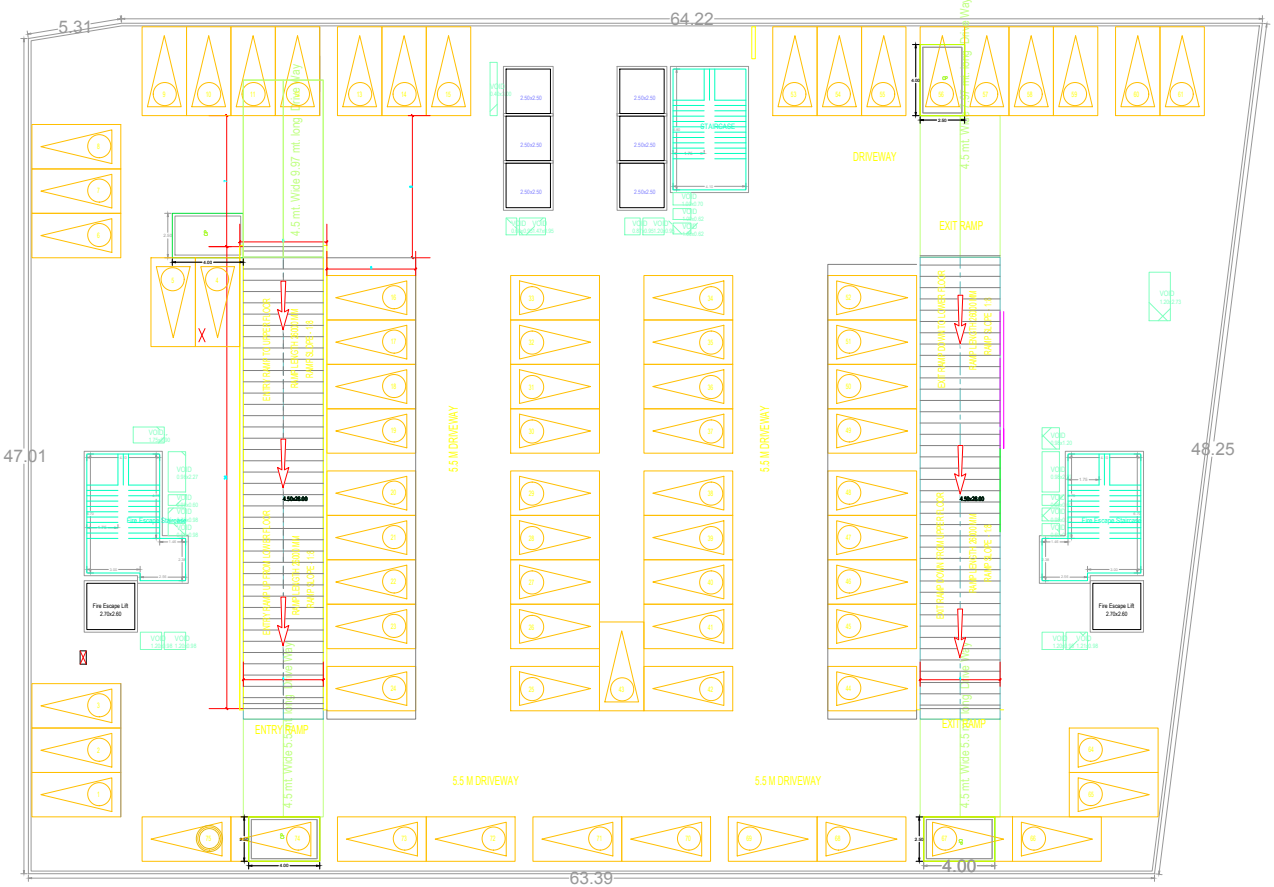
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

75



STILT-3 FLOOR
PLAN
(SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1
Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

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6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

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APPROVING AUTHORITY SEAL AND SIGNATURE

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

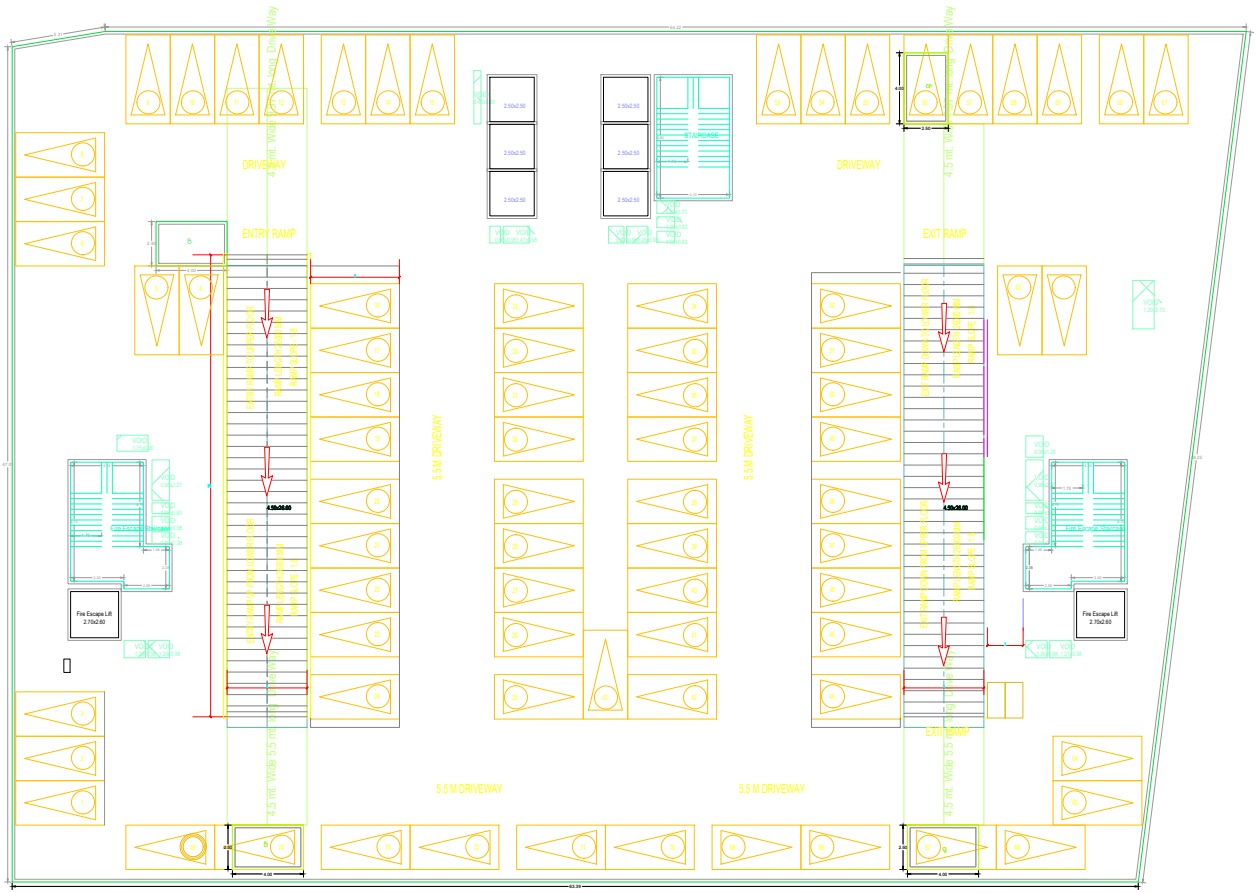
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

F6



STILT-4 FLOOR
PLAN
(SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCLUSIVE • INCORPORATE

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

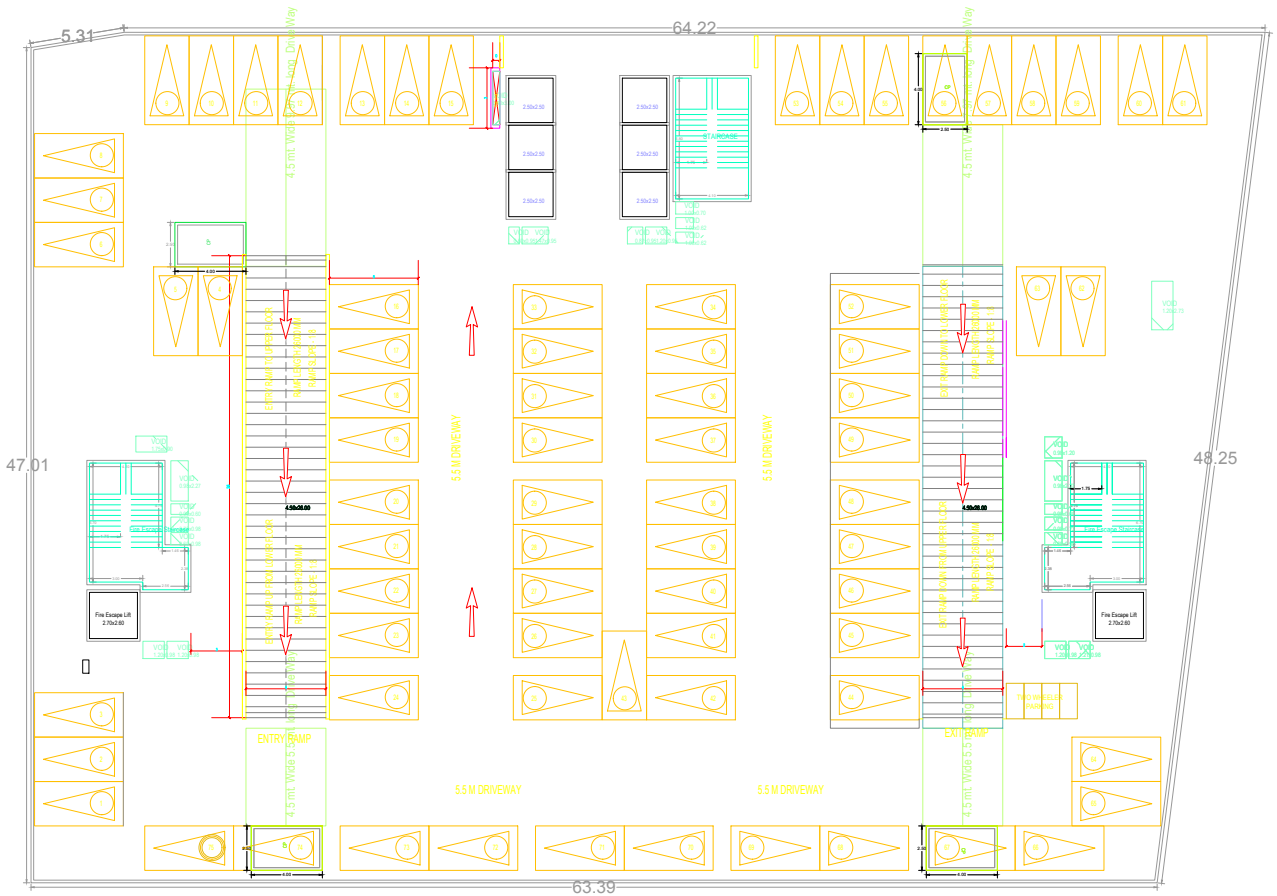
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

77



STILT-5 FLOOR PLAN
(SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr.Mts./Mrs Mts PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1
Layout Plan Details

CONDITIONS:

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STRUCTURAL ENGINEER'S NAME AND SIGNATURE

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Note: All dimensions are in meters.

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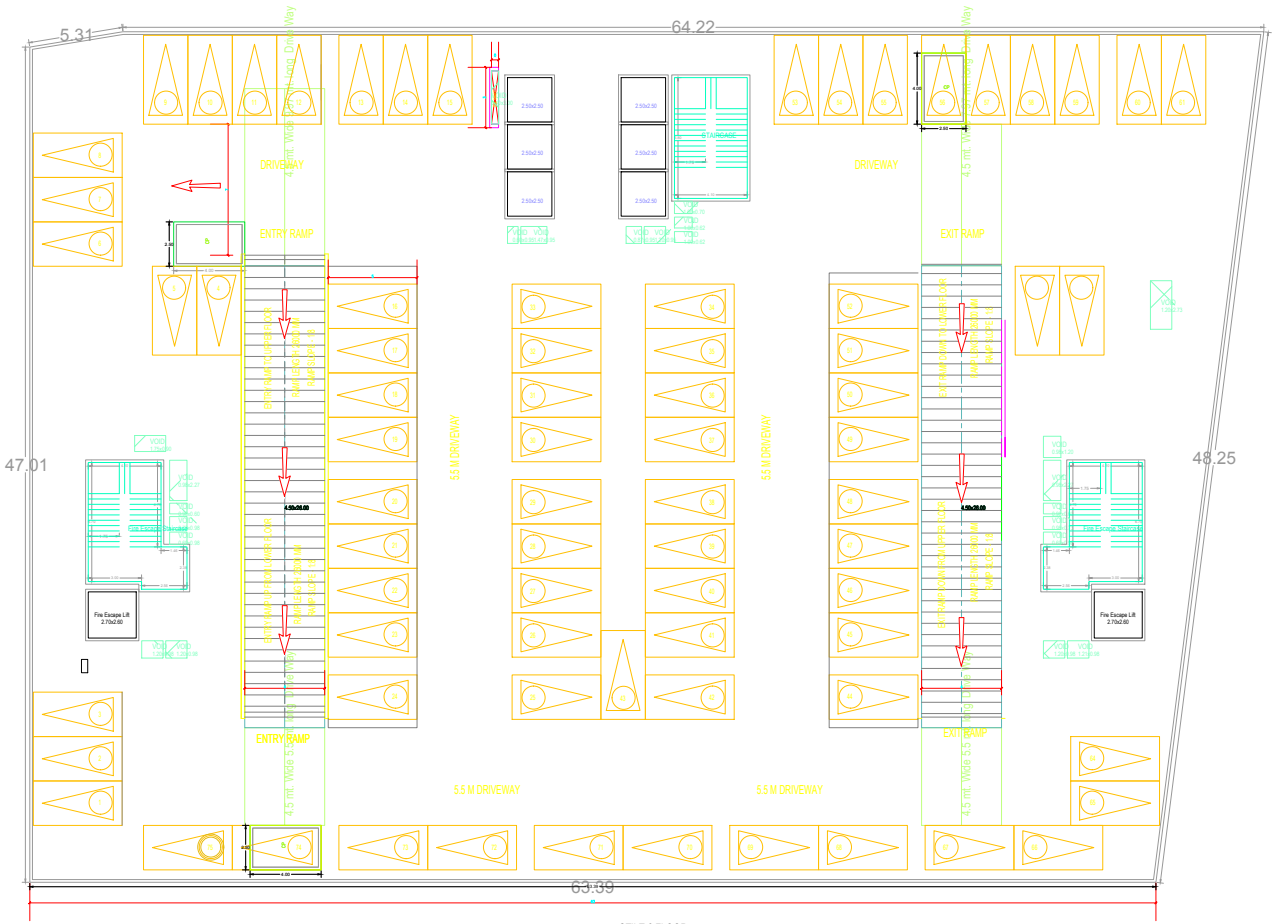
78



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

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1
Layout Plan Details

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2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.

6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.

9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURGENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.

10. OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO CONSTRUCTION SITE , DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INTERNS OF THIS ORDER.

11. OWNER AND BUILDER SHALL, TAKE APPROPRIATE MEASURES AND TO ENSURE THAT THE TERMS AND CONDITIONS OF THE ARGUER ORDER AND THESE ORDERS SHOULD STRICTLY BE COMPLIED WITH BY FIXING SPRINKLES CREATION OF GREEN AIR BARRIERS .

12. OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STORE CUTTING,WIND BREAKING WALLS AROUND CONSTRUCTION SITE .

13. THERE PLANTATION SHALL BE SHALL BE DONE ALONG THE PERIPHERY AND ALSO IN FRONT OF THE PREMISES AS PER A.P. WATER LAND AND TREES RULES 2002.

14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLIES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCUBATE • INCUBERATE

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **IIC/0152/2020**

Conditions:

1. The sanctioned building permission is valid for six years, if the work is commenced within 18 months (1 year 6 months) from the date of issue.

2. This is only IALA permission for construction without prejudice to any body's civil right over the land.

3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

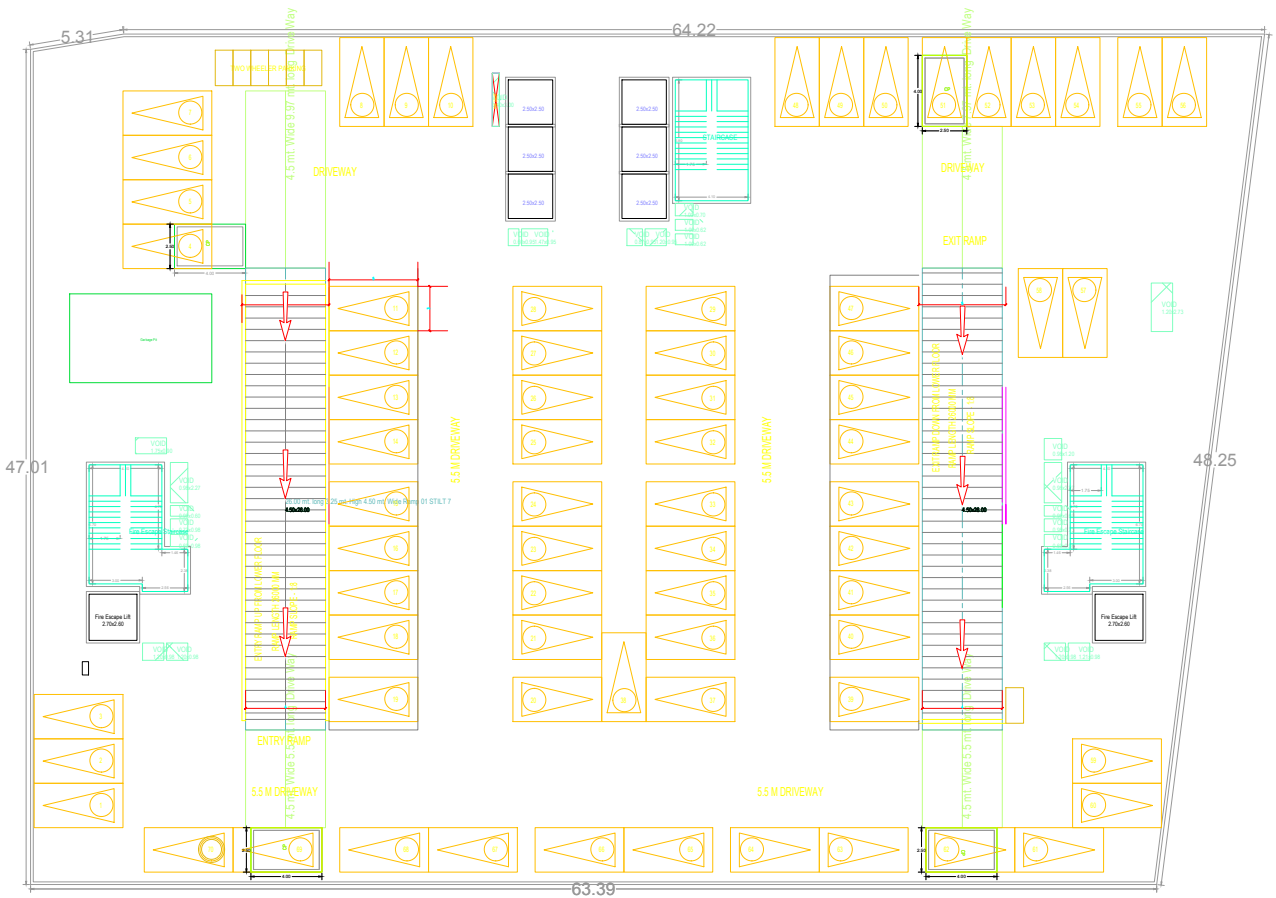
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

79



STILT-7 FLOOR
PLAN
(SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr.Mts./Mrs Mts PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF

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7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

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15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERITY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCUBATE • INCREDIBLE

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **IIC/0152/2020**

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OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

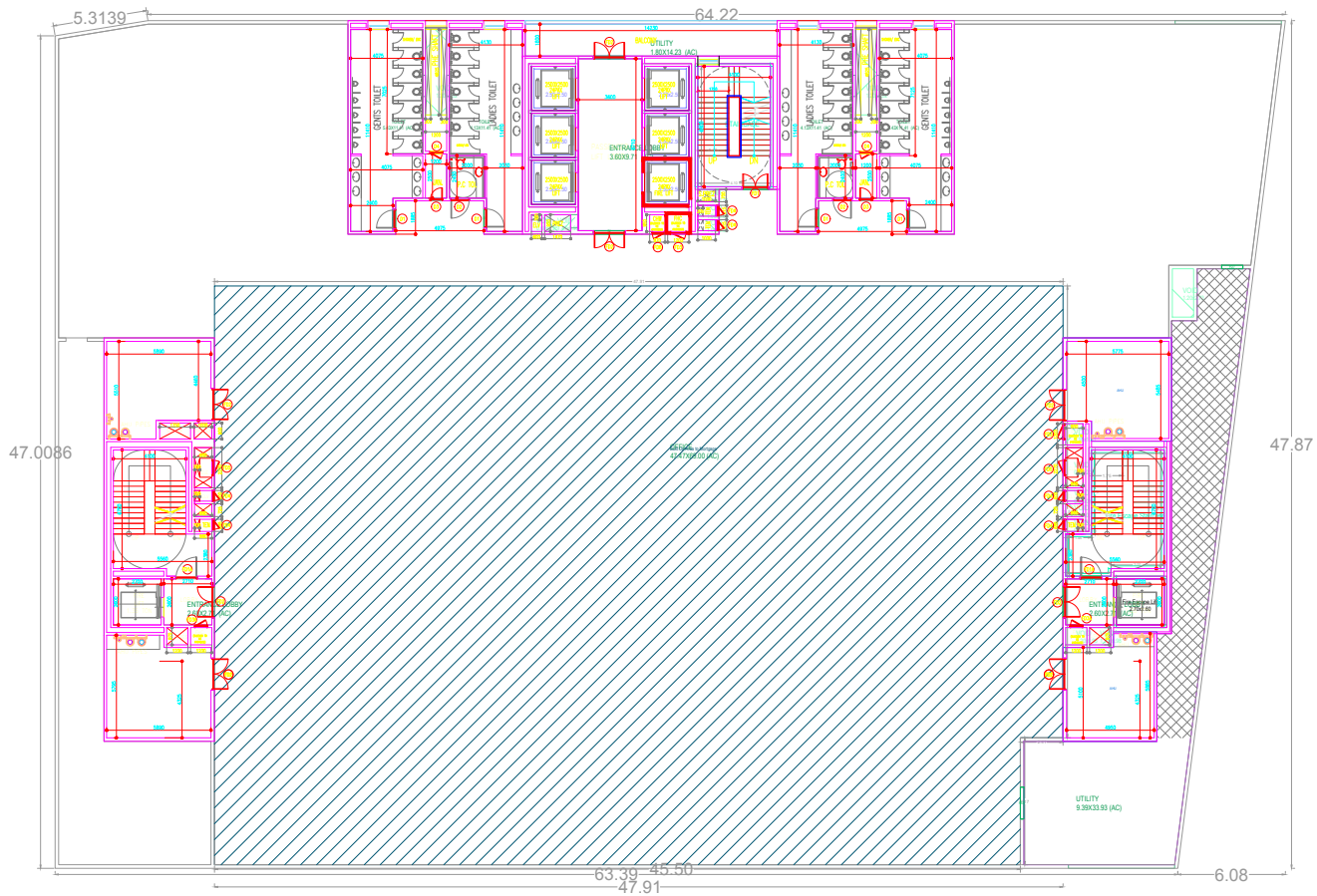
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

80



LEVEL-1 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED PLOT NO: Commercial

SURVEY NO 286

SITUATED AT , Rangareddy(Cyberabad Zone)

CYBERABAD

BELONGING TO : Mr.Mts./Mrs Mts PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

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6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

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15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERITY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

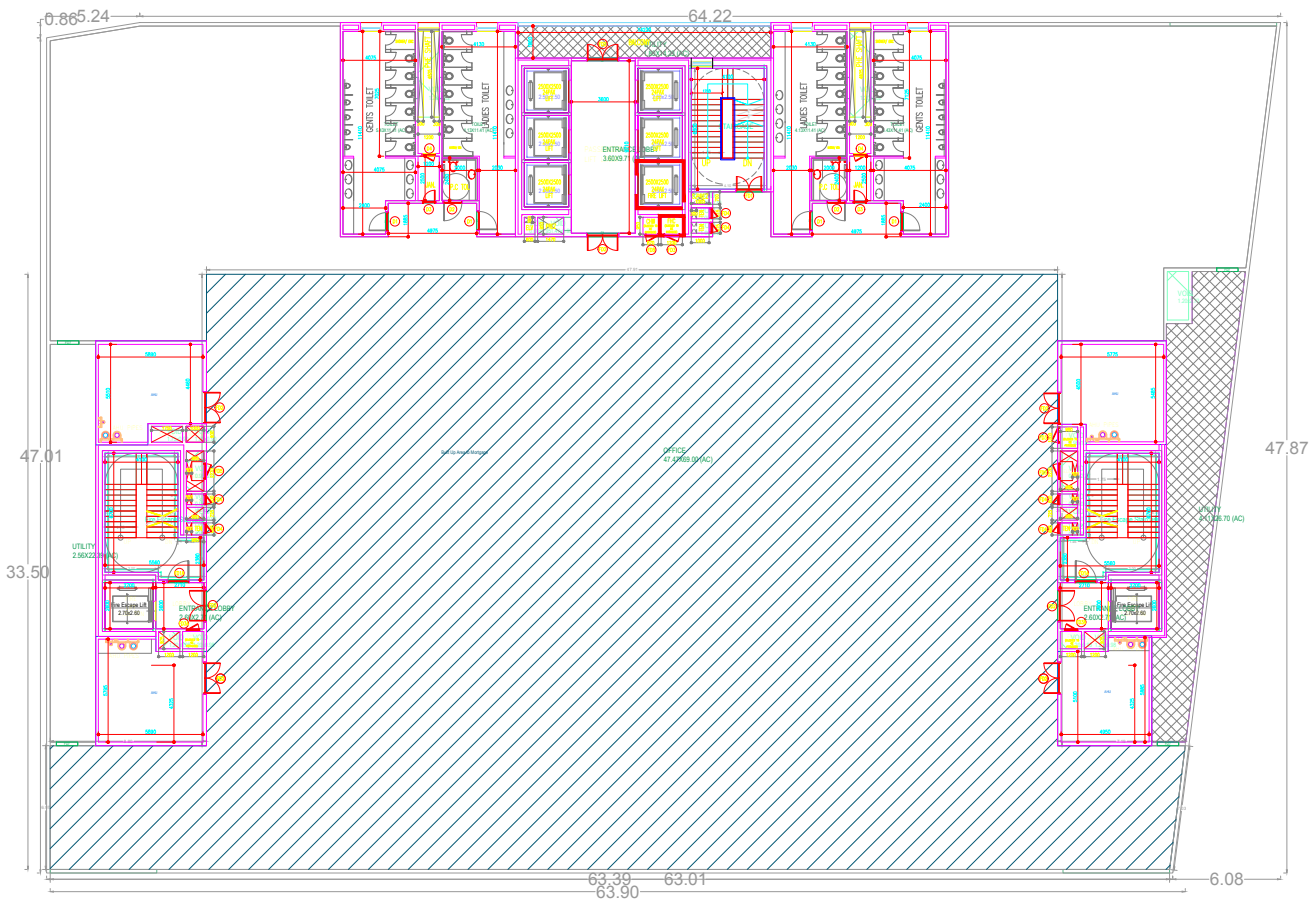
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

81



LEVEL-2 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mrs PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1
Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED . SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

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15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERITY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

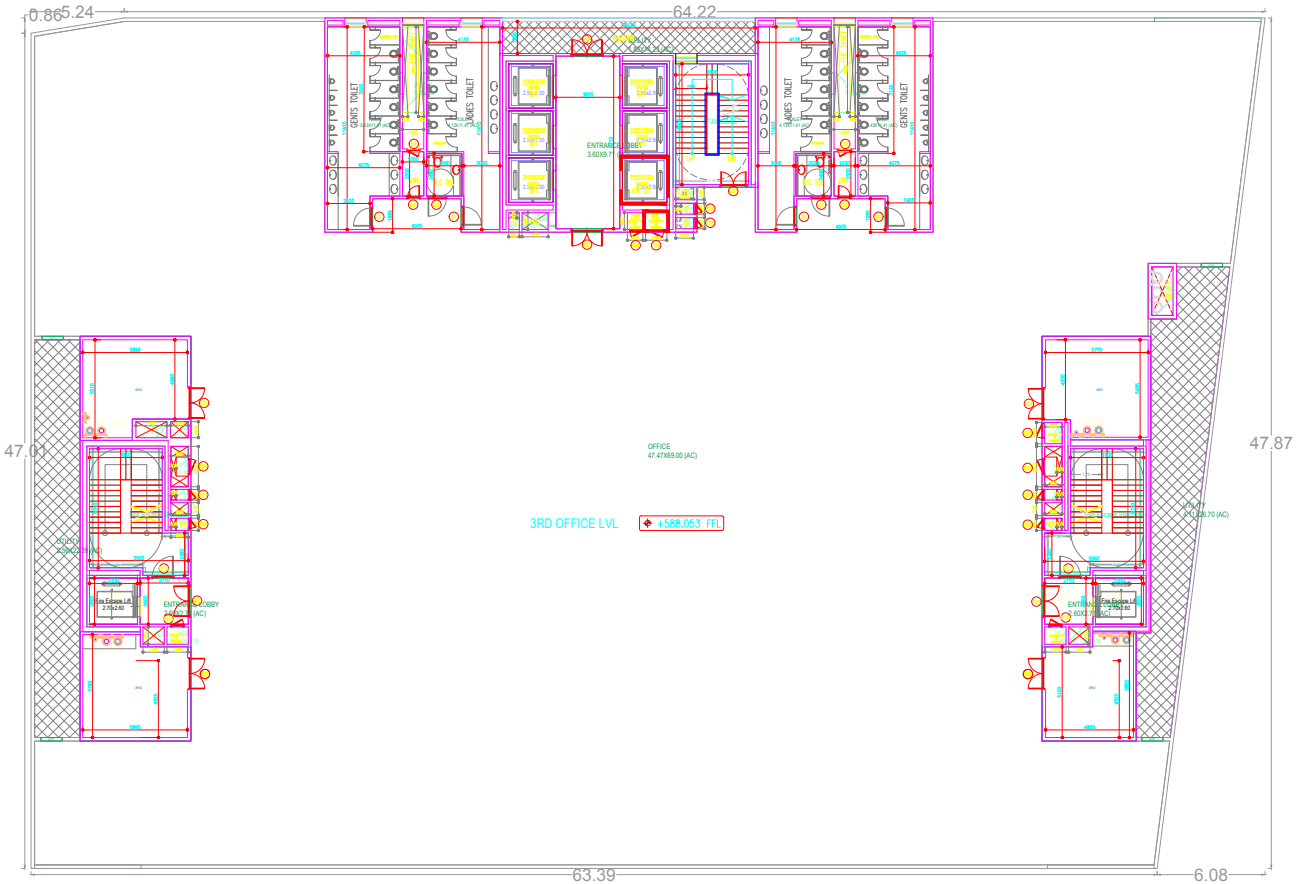
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

82



LEVEL-3 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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APPROVING AUTHORITY SEAL AND SIGNATURE

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

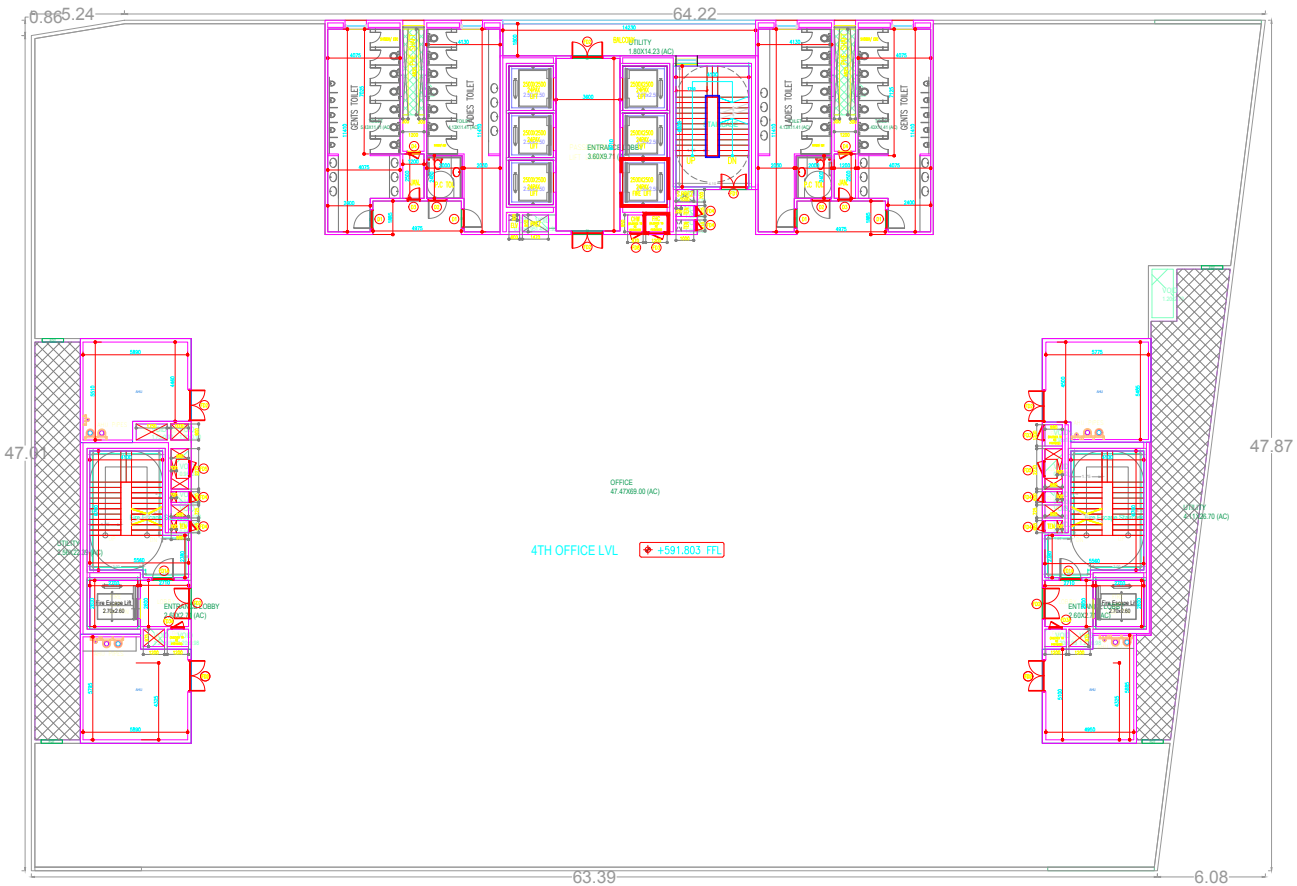
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

83



LEVEL-4 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.

6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.

9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURGENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.

10. OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO CONSTRUCTION SITE , DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INTERNS OF THIS ORDER.

11. OWNER AND BUILDER SHALL, TAKE APPROPRIATE MEASURES AND TO ENSURE THAT THE TERMS AND CONDITIONS OF THE ARGUER ORDER AND THESE ORDERS SHOULD STRICTLY BE COMPLIED WITH BY FIXING SPRINKLES CREATION OF GREEN AIR BARRIERS .

12. OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STORE CUTTING,WIND BREAKING WALLS AROUND CONSTRUCTION SITE .

13. THERE PLANTATION SHALL BE SHALL BE DONE ALONG THE PERIPHERY AND ALSO IN FRONT OF THE PREMISES AS PER A.P. WATER LAND AND TREES RULES 2002.

14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLIES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **IIC/0152/2020**

Conditions:

1. The sanctioned building permission is valid for six years, if the work is commenced within 18 months (1 year 6 months) from the date of issue.

2. This is only IALA permission for construction without prejudice to any body's civil right over the land.

3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

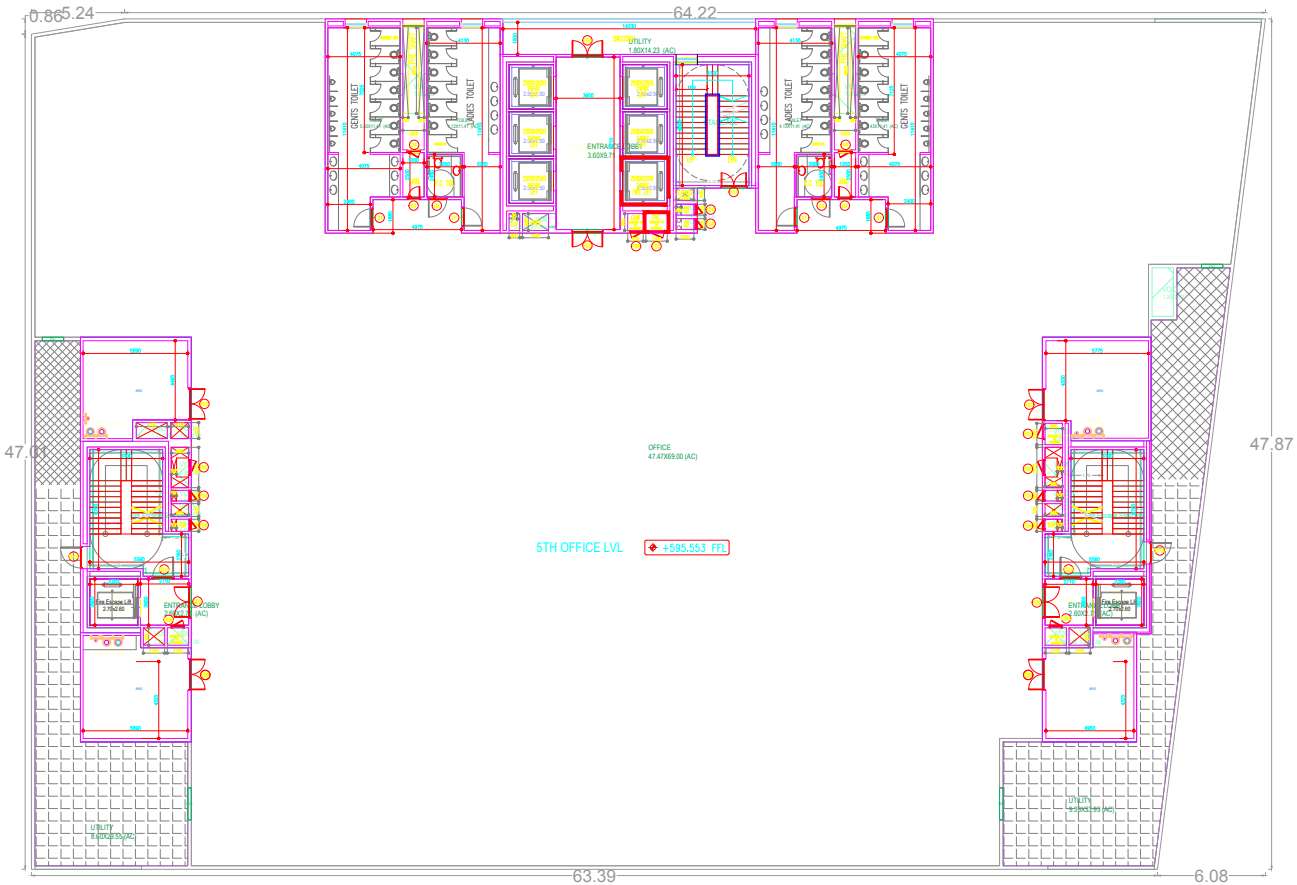
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

84



LEVEL-5 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr.Mls./Mrs Mls PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.

6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDED WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.

9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURGENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.

10. OWNER AND BUILDER SHALL TRANSPORT THE CONSTRUCTION MATERIAL AND DEBRIS WASTE TO CONSTRUCTION SITE , DUMPING SITE OR ANY OTHER PLACE IN ACCORDANCE WITH RULES AND INTERNS OF THIS ORDER.

11. OWNER AND BUILDER SHALL, TAKE APPROPRIATE MEASURES AND TO ENSURE THAT THE TERMS AND CONDITIONS OF THE ARGUER ORDER AND THESE ORDERS SHOULD STRICTLY BE COMPLIED WITH BY FIXING SPRINKLES CREATION OF GREEN AIR BARRIERS .

12. OWNER AND BUILDER SHALL MANDATORY USE WELT JET IN GRINDING AND STORE CUTTING,WIND BREAKING WALLS AROUND CONSTRUCTION SITE .

13. THERE PLANTATION SHALL BE SHALL BE DONE ALONG THE PERIPHERY AND ALSO IN FRONT OF THE PREMISES AS PER A.P. WATER LAND AND TREES RULES 2002.

14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLUES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCUBATE • INCENTIVIZE

The permission is here by sanctioned as per submitted plans and conditions laid down in the proceeding No:- **IIC/0152/2020**

Conditions:

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2. This is only IALA permission for construction without prejudice to any body's civil right over the land.

3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

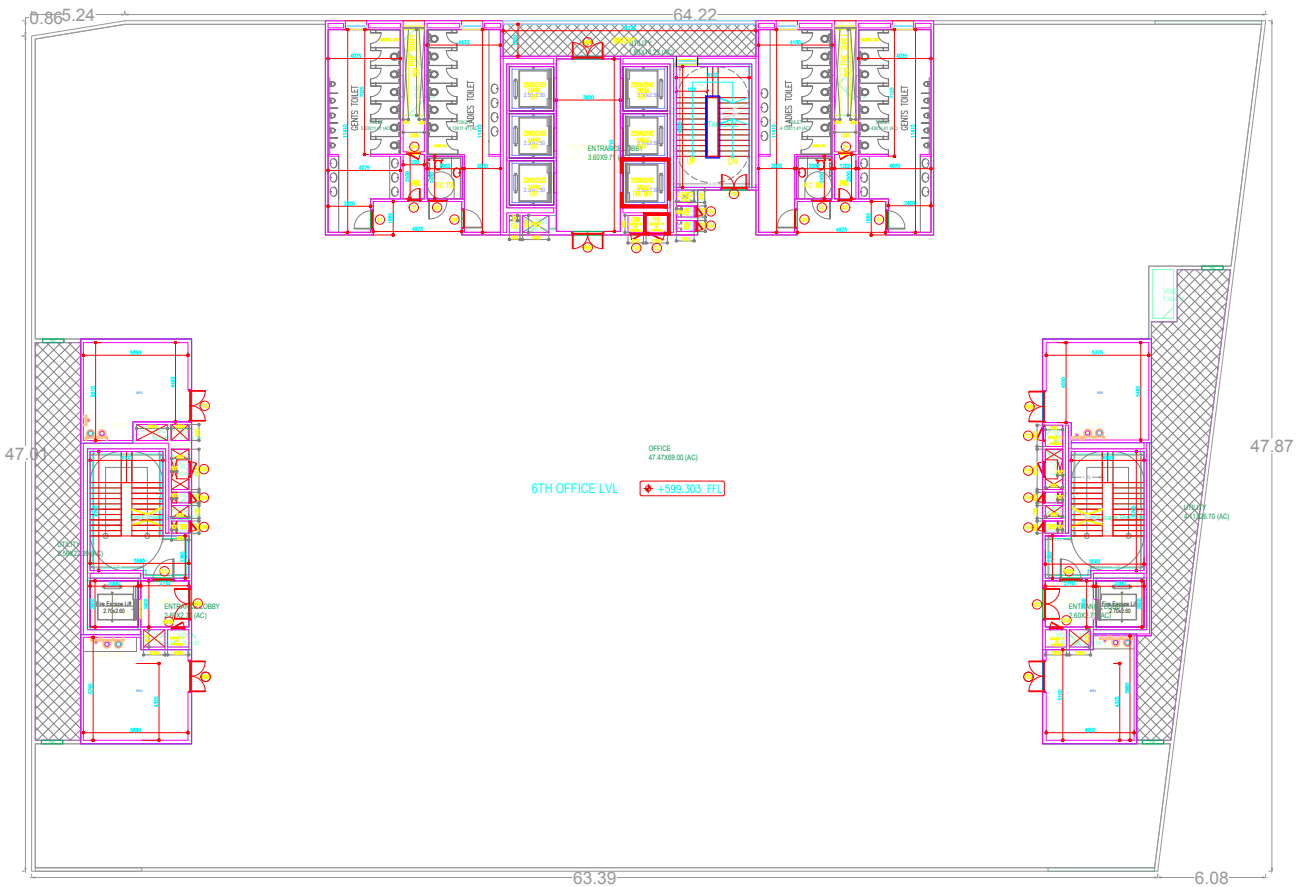
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

85



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

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

5. THE DUST EMISSIONS FROM THE CONSTRUCTION SITE SHOULD BE COMPLETELY CONTROLLED AND ALL PRECAUTIONS SHALL BE TAKEN IN THAT BEHALF.

6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDED WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.

9. OWNER AND BUILDER SHALL MAINTAIN MUSTER ROLE OF ALL THE EMPLOYEES / WORKERS AND MAKE NECESSARY INSURGENCE TILL THE WORK IS COMPLETED FAILING WHICH THE SANCTION ACCORDED WILL BE CANCELED WITHOUT FURTHER NOTICE.

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13. THERE PLANTATION SHALL BE SHALL BE DONE ALONG THE PERIPHERY AND ALSO IN FRONT OF THE PREMISES AS PER A.P. WATER LAND AND TREES RULES 2002.

14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLIES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC

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OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

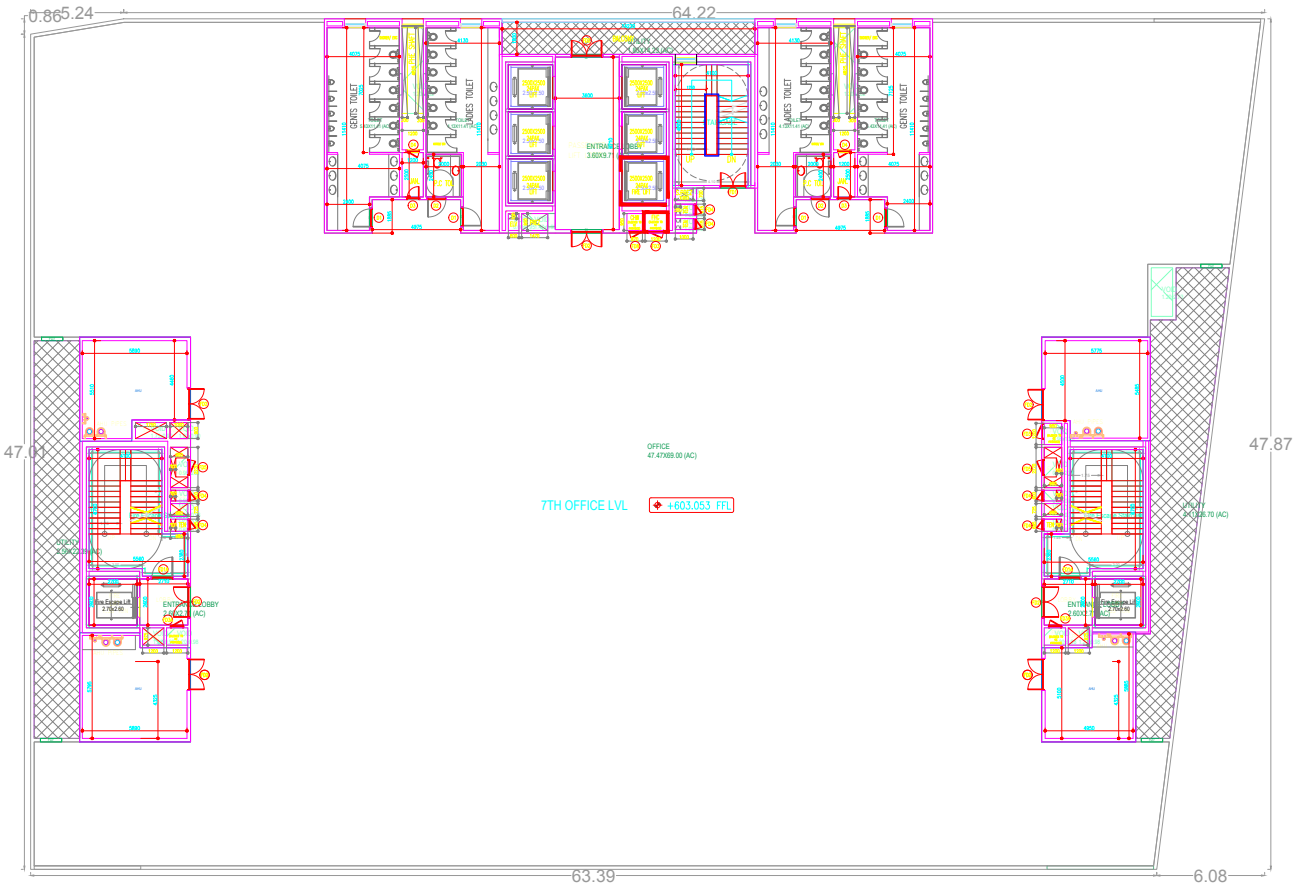
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

86



LEVEL-7 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1
Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

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6. THE VEHICLES CARRYING CONSTRUCTION MATERIAL AND DERBIES OF ANY KIND SHALL BE CLEANED BEFORE IT IS PERMITTED TO PLY ON THE ROAD AFTER UNLOADING SUCH MATERIALS .

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8. OWNER AND BUILDER SHALL BE UNDER OBLIGATION TO PROVIDE ALL MEDICAL HELP , INVESTIGATION AND TREATMENT TO THE WORKERS INVOLVED IN THE CONSTRUCTION AND CARRY OF CONSTRUCTION MATERIAL AND DEBRIS RELATABLE TO DUST EMISSION.

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14. TOT - LOT SHALL BE SHALL BE FENCED AND MAINTAINED AS GREENERY AT OWNERS COST BEFORE ISSUE OF OCCUPANCY CERTIFICATE SHIP OF GREENERY ON PERIPHERY OF THE SITE SHALL BE MAINTAINED AS PER SLUES .

15. IF GREENERY IS NOT MAINTAINED 10% ADDITIONAL PROPERTY TAX SHALL BE IMPROVED AS PENALTY EVERY YEAR TILL THE CONDITIONS FULFILLED .

APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCLUSIVE • INCORPORATE

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OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

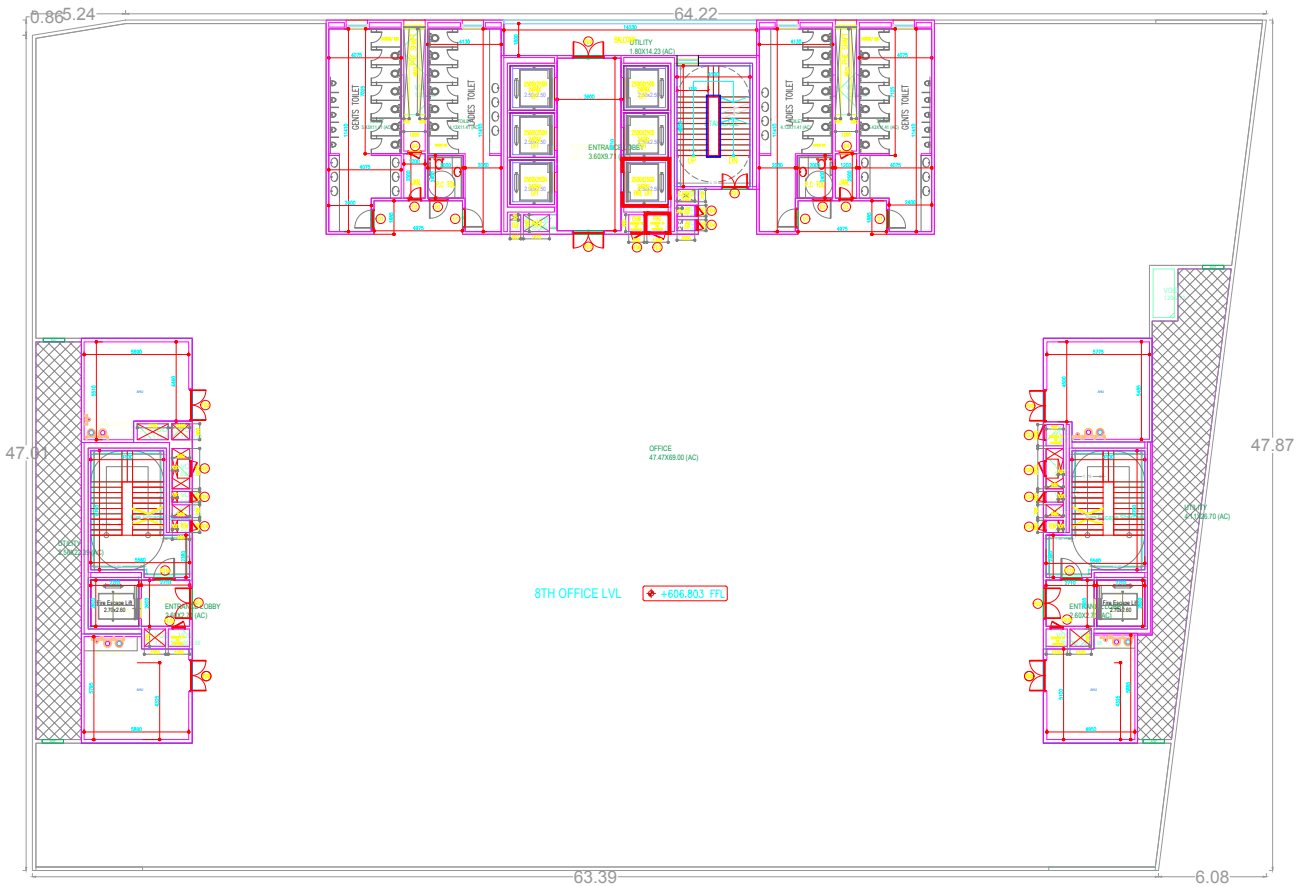
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

87



LEVEL-8 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

2. THE OWNER/BUILDER SHALL STRICTLY COVER THE BUILDING MATERIAL STOCK AT SITE EVERY BUILDING OR OWNER SHALL PUT TARPAULIN ON SCAFFOLDING AROUND THE AREA OF CONSTRUCTION AND THE BUILDING .

3. THE OWNER/BUILDER SHALL NO STOCK THE BUILDING MATERIAL ON THE ROAD MARGIN AND FOOTPATH CAUSING OBSTRUCTION TO FREE MOVEMENT OF PUBLIC AND VEHICLES. FAILING WHICH PERMISSION IS LIABLE TO BE SUSPENDED.

4. ALL THE CONSTRUCTION MATERIAL AND DEBRIS SHALL BE CARRIED IN THE TRUCKS OR OTHER VEHICLES WHICH AREA FULLY COVERED AND PROTECTED , SO AS TO ENSURE THAT THE CONSTRUCTION DEBRIS OR THE CONSTRUCTION MATERIAL DOES NOT GET DISPERSED INTO THE AIR OR ATMOSPHERE OR AIR IN ANY FORM WHAT SO EVER .

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7. EVERY WORKER ON THE CONSTRUCTION SITE AND INVOLVED IN LOADING UNLOADING AND CARRIAGE OF CONSTRUCTION MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE PROVIDE WITH MASK HELMETS, SHOES TO PREVENT INHALATION OF DUST PARTICLES AND SAFETY.

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APPROVING AUTHORITY SEAL AND SIGNATURE

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

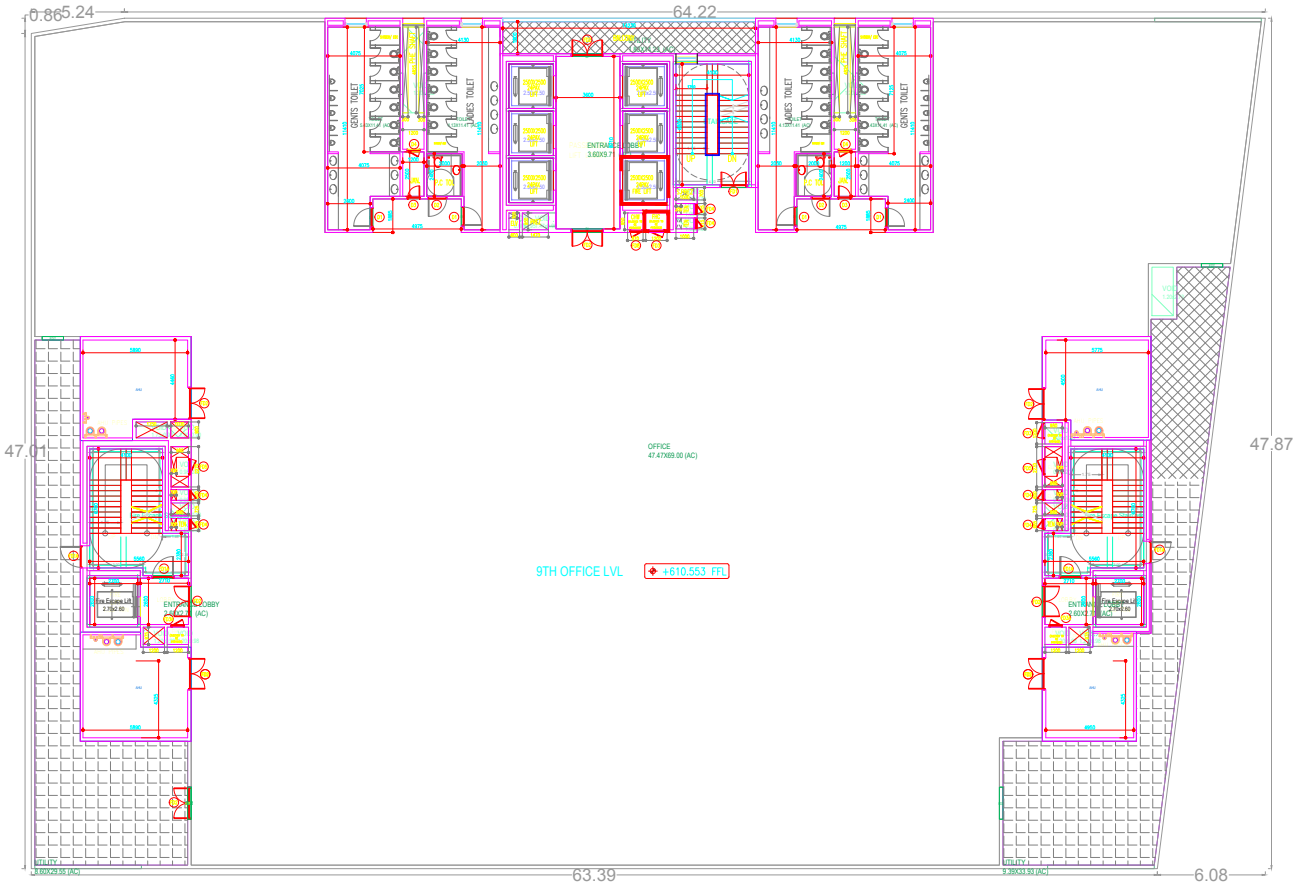
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

88



LEVEL-9 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr.Mts./Mrs Mts PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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APPROVING AUTHORITY SEAL AND SIGNATURE

TSIIC
INNOVATE • INCUBATE • INCENTIVIZE

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BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

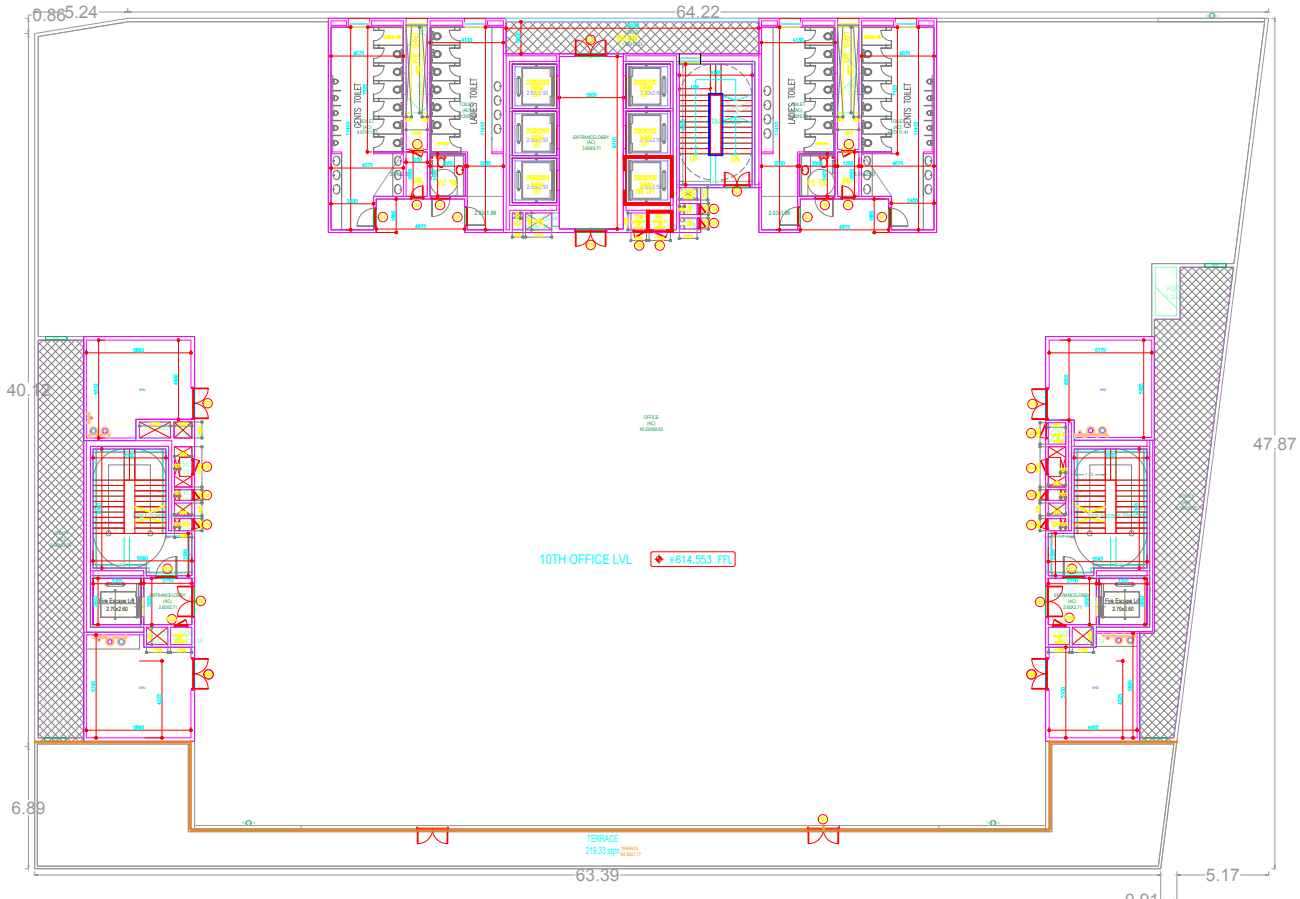
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_A0_(841.00_x_1189.00_MM)

Note: All dimensions are in meters.

Project Title :PLAN SHOWING PROPOSED IT/ITES OFFICE BUILDING FOR M/s PHOENIX SPACES PVT. LTD. IN SY. NO 286 PART ,
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

89



LEVEL-10 FLOOR PLAN (SCALE=1:100)

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.:
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahita Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:

DATE : 20-03-2020 SHEET NO.: 1/1

Layout Plan Details

CONDITIONS:

1. THE OWNER/BUILDER SHALL STRICTLY COMPLY WITH THE DIRECTIONS CONTAINED IN THE ORDER OF NATIONAL GREEN TRIBUNAL AS WELL AS THE MINISTRY OF ENVIRONMENT AND FORESTS (MOEF) GUIDELINES 2010 WHILE RAISING CONSTRUCTION.

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APPROVING AUTHORITY SEAL AND SIGNATURE

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Note: All dimensions are in meters.

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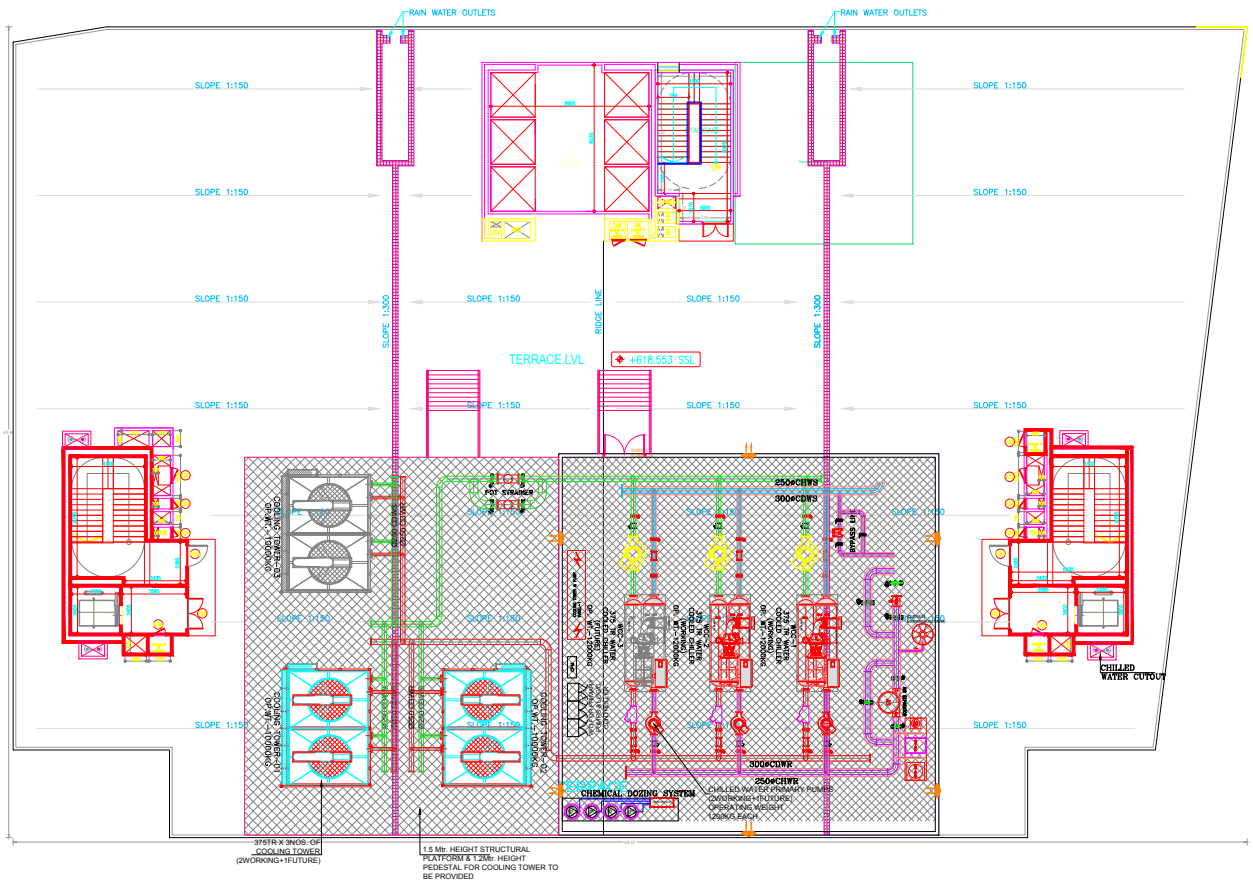
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

90



TERRACE FLOOR
PLAN
(SCALE=1:100)

Project Title	
PLAN SHOWING THE PROPOSED PLOT NO:	Commercial
SURVEY NO	286
SITUATED AT	, Rangareddy(Cyberabad Zone)
CYBERABAD	
BELONGING TO : Mr./Ms./Mrs PVT. LTD.	Mrs PHOENIX SPACES
REP BY :	Mahita Ravi Sai
LICENCE NO: CA/2019/112239	APPROVAL NO:
DATE : 20-03-2020	SHEET NO.: 1/1
Layout Plan Details	

CONDITIONS:

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ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

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Note: All dimensions are in meters.

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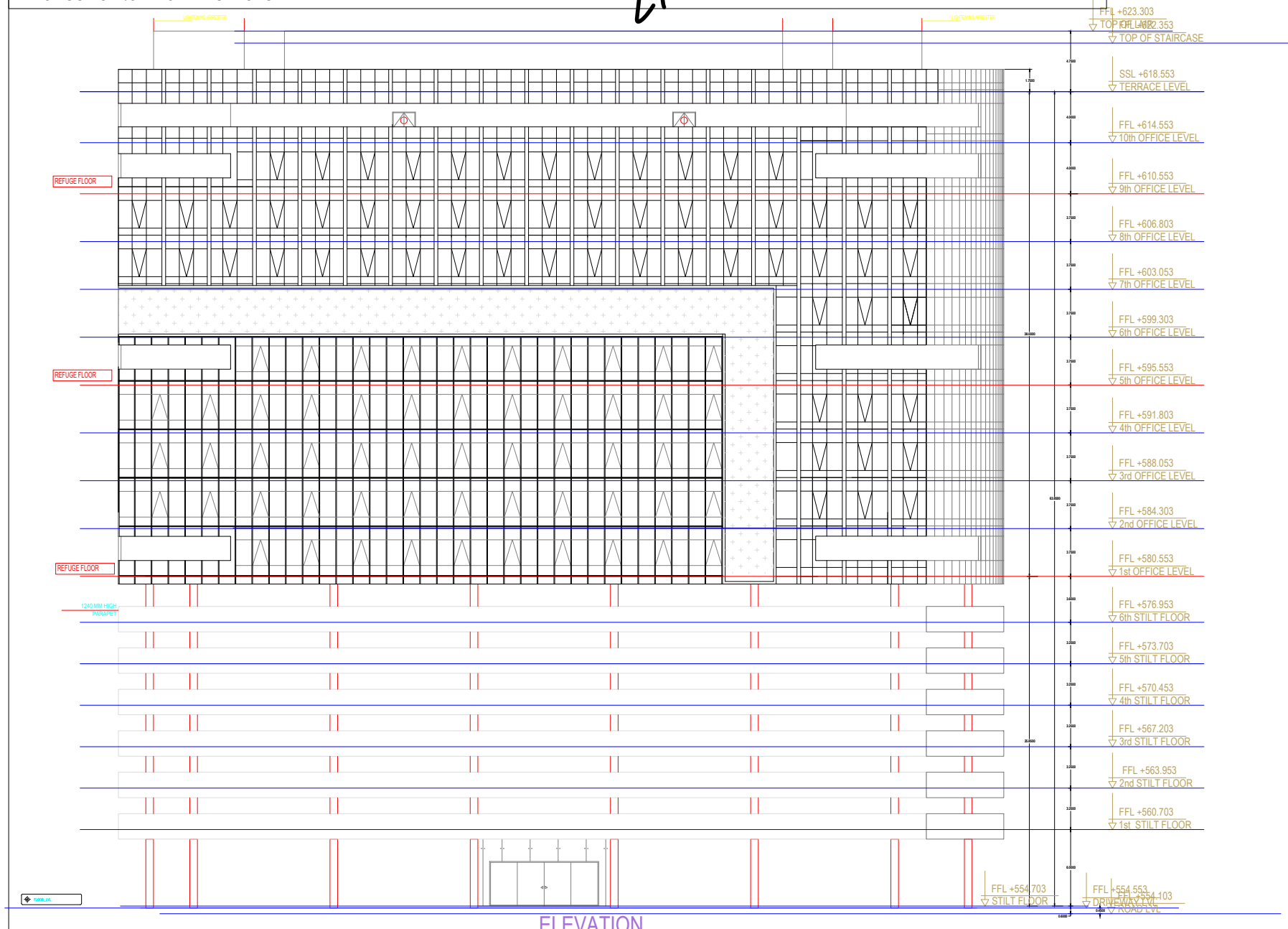
POPPALAGUDA VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.,
TELANGANA STATE
BELONGS TO M/s. PHOENIX SPACES PVT. LTD.

91



ELEVATION

Project Title

PLAN SHOWING THE PROPOSED Commercial
PLOT NO.
SURVEY NO 286
SITUATED AT , Rangareddy(Cyberabad Zone)
CYBERABAD
BELONGING TO : Mr./Ms./Mrs Mis PHOENIX SPACES PVT. LTD.

REP BY : Mahitla Ravi Sai

LICENCE NO: CA/2019/112239 APPROVAL NO:
DATE : 20-03-2020 SHEET NO.: 1/1
Layout Plan Details

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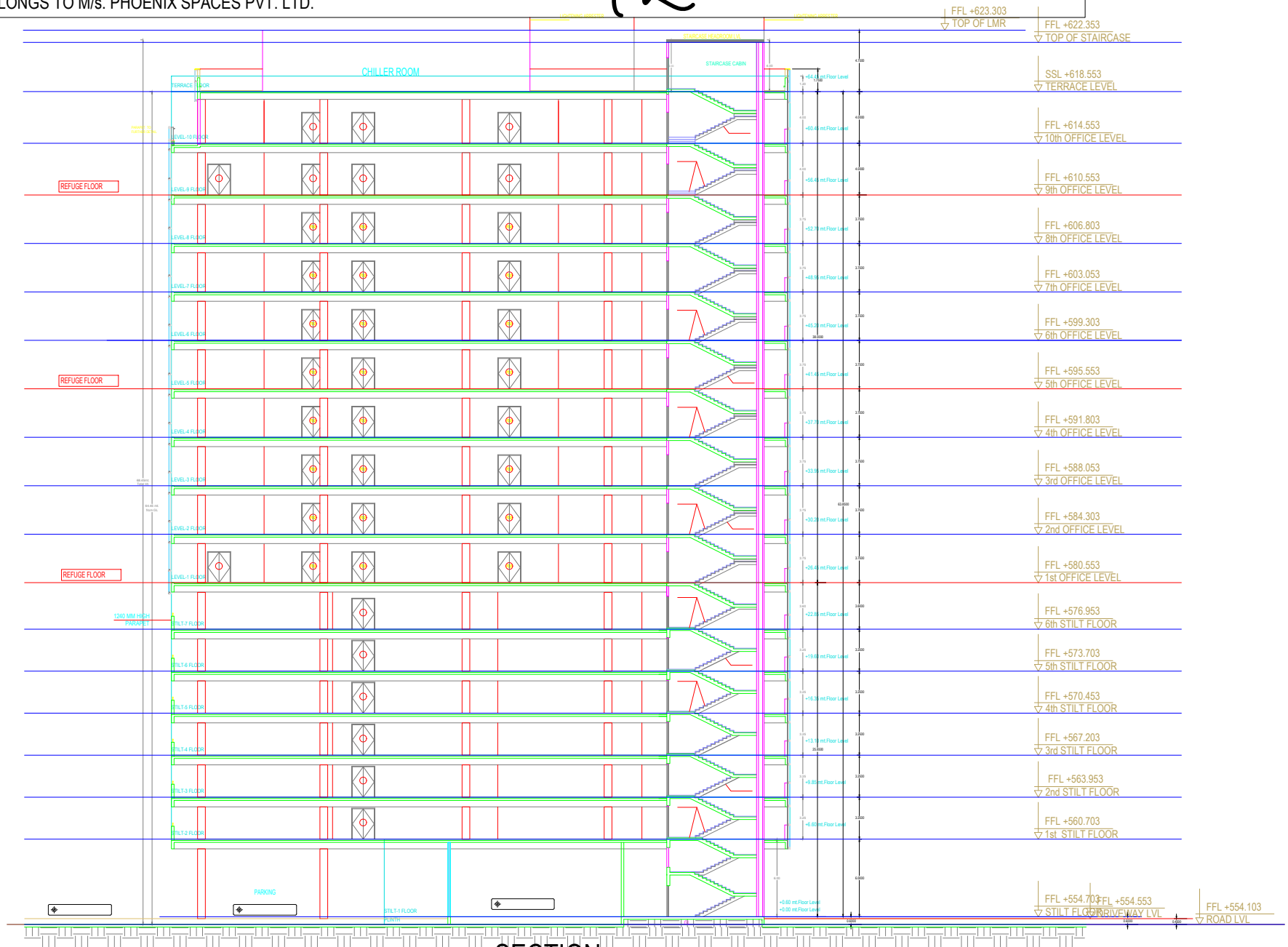

SECTION

Project Title	
PLAN SHOWING THE PROPOSED	Commercial
PLOT NO.	
SURVEY NO	286
SITUATED AT	, Rangareddy(Cyberabad Zone)
CYBERABAD	
BELONGING TO : Mr./Ms./Mrs	M/s PHOENIX SPACES PVT. LTD.
REP BY :	Mahita Ravi Sai
LICENCE NO: CA/2019/112239	APPROVAL NO:
DATE : 20-03-2020	SHEET NO.: 1/1
Layout Plan Details	

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