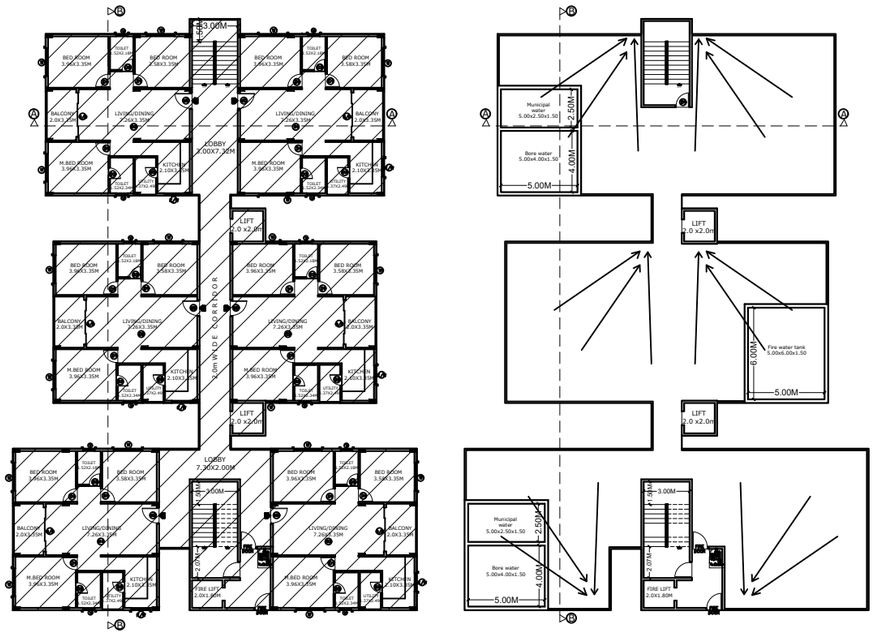
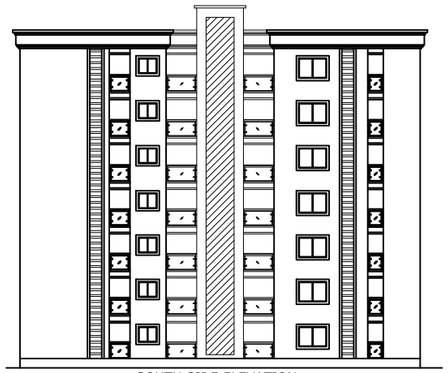


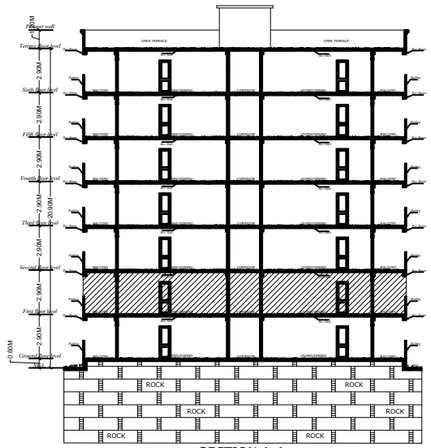
GROUND & TYPICAL FLOORS PLAN (FIRST,SECOND,THIRD,FOURTH,FIFTH & SIXTH FLOORS)

TERRACE FLOOR PLAN

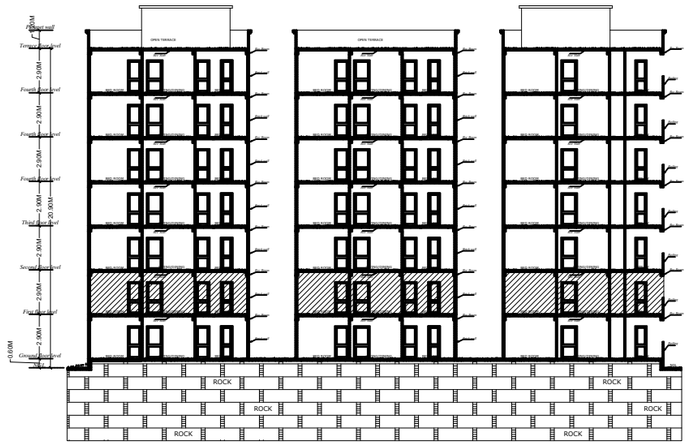
BLOCK PLAN -F
NO.OF UNITS PER FLOOR -- 6
TOTAL NO.OF UNITS -- 42



SOUTH SIDE ELEVATION



SECTION A-A



SECTION B-B

BUILT-UP AREA STATEMENT BLOCK-F

Flat.NO.	Built-up area in Sq.mts	Common area in Sq.mts	SUBA in Sq.mts	No.of floors	Total built-up area in Sq.mts
F1	101.15	25.28	126.43	07	708.05
F2	101.15	25.28	126.43	07	708.05
F3	101.15	25.28	126.43	07	708.05
F4	101.15	25.28	126.43	07	708.05
F5	101.15	25.28	126.43	07	708.05
F6	101.15	25.28	126.43	07	708.05
			TOTAL		4248.30

MORTGAGED AREA ON FIRST FLOOR : 758.58 Sq.mts
FLAT.NOS - 101,102,103,104,105 & 106
NO.OF FLATS MORTGAGED - 6 nos

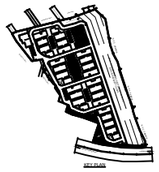
Office use:

FILE No.	CSC	TP-	250
PERMIT No.		DATE	

Conditions:

1. This permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 455 of HMC Act 1955.
2. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
3. Permission shall be displayed on the premises while making the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the construction U/s 455 of HMC Act.
6. Occupancy Certificate is compulsory before occupying any building.
7. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of Occupancy Certificate.
8. Road widening widths as specified in Master Plan and Regulation Act shall be maintained.
9. Site Elevation shall be done along the periphery and also in front of the premises.
10. Street lights, Drinking water and sewerage facilities at periphery of premises shall be made at the cost of the applicant.
11. Solid Waste Management facilities shall be maintained.
12. Space for transformer shall be provided in the site keeping the safety of the residents in view.
13. Drainage lines shall be made within the premises.
14. Adequate steps shall be taken by the applicant for safeguarding the site in which the permission is accorded for parking of vehicles without partition walls & rolling shutters and the same should not be converted into residential units. Violation of this condition shall be treated as violation of sanctioned plan.
15. No of units as mentioned shall not be increased without prior approval of GHMC at any time in future.
16. The applicant is responsible to compensate if any affected person at the site in question or that abutting causing any complication at any time as per the undertaking submitted.
17. Drainage & Water connections to the site shall be made as per norms.
18. Adequate arrangements shall be made by the applicant to prevent the dust, smoke and movement of public & vehicles shall not be done, failing which permission is liable to be revoked.
19. The permission accorded does not bar the application or provisions of Urban Land Ceiling Regulation Act 1976.
20. Maintenance Fee shall be paid to the Municipal Corporation as per the rates in force from time to time.
21. A clear distance of minimum 3.0m, between and dimensional distance between the building & road widening requirements and a space for side clearance and/or front setback will shall be maintained.
22. The applicant shall not use the road adjoining to the site, road width shall be entirely and only for use as per the approved layout.
23. A gutter/ drain of adequate capacity/size shall be made so as not to impede or obstruct the flow of water.
24. All Public and Semi Public Buildings shall comply with, shall be constructed to physically challenged people as per norms and shall be provided with ramps, lifts etc.
25. The Building plans shall also be submitted for Fire Safety and Occupancy certificate is enclosed.
26. The registration authority shall register only the permitted built up area as per sanctioned plan.
27. The Financial Agencies and Institutions shall extend loan facilities only to the permitted built up area as per sanctioned plan.
28. The GHMC has sanctioned building plan only regulations, rules, bye laws & other statutory provisions of the Government of India, Government of Andhra Pradesh and Municipal Authority. Any Architect/ Structural Engineer/ Developer/ Builder/ Owner/ Occupant/ Purchaser shall be liable for any violations of the provisions of the Building Rules & Bye laws of GHMC.
29. Occupancy certificate (where is applicable) shall be submitted to the GHMC at the time of the application for the issue of occupancy certificate (where is applicable).
30. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt.17-11-2000 (wherever applicable),
a) The construction shall be done by the owner, only in accordance with sanctioned Plan and the Architect/ Structural Engineer/ Site Engineer/ Developer/ Builder and site engineer failing which the violators are liable for demolition besides legal action.
b) The Owner, Builder,Developer, Architect, Structural Engineer and Site Engineer are jointly and severally responsible to carry out and complete the constructions/activity in accordance with sanctioned plans.
c) The Owner, Builder,Developer, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
d) The Owner/ Developer shall not occupy/ allow to occupy any building or part of built up area of the building by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the Occupancy Certificate.
(i) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
(ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is 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.
(v) Structural safety and Fire safety responsibility shall be the responsibility of the owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire fighting installations as stipulated in National Building Code of India, 2005 Hac.
(vi) Provide a clear access of 6.0m wide to the premises with a minimum width of 4.5mtr. and height clearance of 5mtr.
(vii) Provide Fire resistant swing door for the collapsible lifts in all floors.
(viii) Provide Generator, as alternate source of electric supply.
(ix) Emergency Lighting in the Corridor / Common passages and stair case.
(x) Provide Hydrant system with Underground static water storage tank of floor area with minimum of four number fire extinguishers per floor and 35 DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I.
(xi) Provide Public Address system.
(xii) Manually operated and alarm system in the entire buildings;
(xiii) Separate Underground static water storage tank capacity of 25, 000 lts. Capacity.
(xiv) Separate Terrace Tank of 25,000ltrs capacity for Residential buildings;
(xv) Auto Rail, Down Corner
(xvi) Sprinkler system system is to be provided if the basement area exceed 2000sq.mts.
(xvii) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
(xviii) Exit staircases are to be protected with 4 hours rating fire resist constructions.
(xix) To create a joint open space with the neighbours building / premises for mooveverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Office Use



PLAN SHOWING THE PROPOSED MULTI STORIED GROUP HOUSING SCHEME IN SY.NO. 19 OF MALLAPUR VILLAGE, GHMC KAPRA CIRCLE, UPPAL MANDAL,MEDCHAL DISRTICT.

BELONGING TO:
M/s. GULMOHAR RESIDENCY & JADE ESTATES.

BOTH REPRESENTED BY ITS MANAGING PARTNER SRI. SUDHIR U. MEHTA S/O. LATE. UTTAMLAL MEHTA

SPECIFICATIONS

FOUNDATION	R.C.C. FOOTING & C.C.BED
BASEMENT	C.R.S. IN CEMENT MORTAR
SUPERSTRUCTURE	R.C.C. FRAME WORK & BRICK WALLS
COLUMN,BEAM,SLAB, LINTELS,CHAJJAS, ST.CASE ETC.,	R.C.C.
PLASTERING	CEMENT MORTAR
FLOORING	VERTRIFIED TILES
DOORS & WINDOWS	C.T.WOOD FRAME/UPVC WINDOWS

SCHEDULE OF OPENINGS

DOORS		WINDOWS		VENTS	
MD	: 1.22 X 2.10	W1	: 1.83 X 1.37	AW	: 0.90 X 0.90
D1	: 1.00 X 2.10	W2	: 1.22 X 1.37	V	: 0.60 X 0.60
D2	: 0.75 X 2.00				
GD	: 2.40 X 2.00				

AREA STATEMENT

REFERENCE	
PROPOSED	
EXISTING	
TO BE DISMANTLED	

NORTH

ALL DIMENSIONS ARE IN METRES (SCALE 1:100)

OWNERS' SIGN

BUILDER'S SIGNATURE

SIGNATURE OF THE STRUCTURAL ENGINEER:

SIGNATURE OF THE ARCHITECT:
(Regn .no)

SHEET NO 7 OF 12