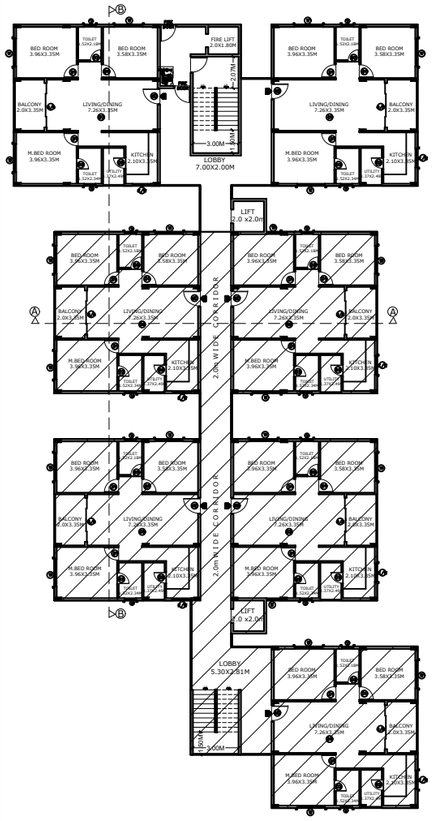
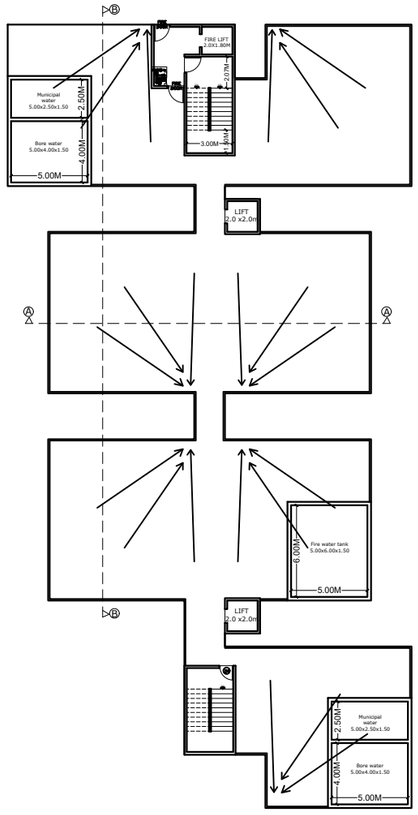


GROUND & TYPICAL FLOORS PLAN (FIRST,SECOND,THIRD,FOURTH,FIFTH & SIXTH FLOORS)

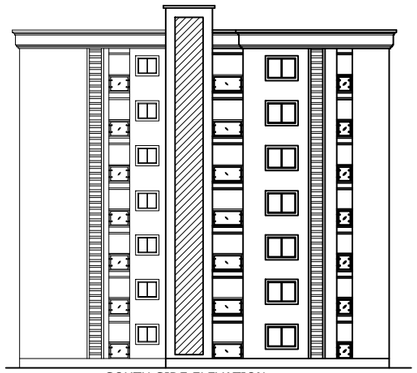
BLOCK PLAN -H

NO.OF UNITS PER FLOOR -- 7

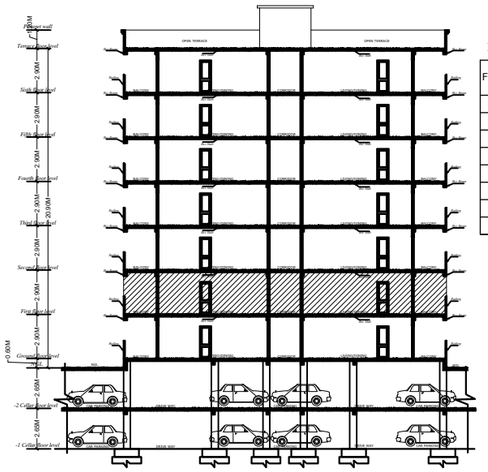
TOTAL NO.OF UNITS -- 49



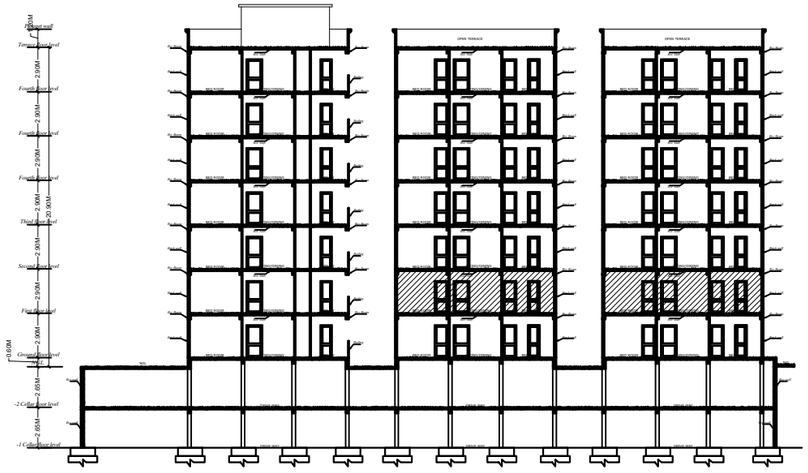
TERRACE FLOOR PLAN



SOUTH SIDE ELEVATION



SECTION A-A



SECTION B-B

BUILT-UP AREA STATEMENT BLOCK-H

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
H1	101.15	25.28	126.43	07	708.05
H2	101.15	25.28	126.43	07	708.05
H3	101.15	25.28	126.43	07	708.05
H4	101.15	25.28	126.43	07	708.05
H5	101.15	25.28	126.43	07	708.05
H6	101.15	25.28	126.43	07	708.05
H7	101.15	25.28	126.43	07	708.05
			TOTAL		4956.35

MORTGAGED AREA ON FIRST FLOOR : 632.15 Sq.mts
FLAT.NOS - 102,103,104,105 & 106
NO.OF FLATS MORTGAGED - 5 nos

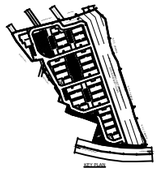
Office use:

FILE No.	CSC	TP-	250
PERMIT No.		DATE	

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 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 is valid for two years from the date of issue of the building permit.
4) Sanctioned Plan copy as obtained by the owner shall be displayed at the construction site for public views.
5) Commencement Notice shall be submitted by the applicant before commencement of the construction/within one month.
6) Occupancy Certificate shall be applied prior completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
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 issued.
9) Drain Approval should be obtained for proper Sewer and Septic tank and Soak Pit construction.
10) Site Development shall be done along the periphery and also in front of the premises.
11) Adequate water and sewer connections at a gradient of minimum 1 meter below road of the building.
12) Site Waste Management Structure Maintenance and shall be maintained.
13) Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14) Drainage Design plan to be made within the premises.
15) Car and Bike Equipment for parking in the plan should be used exclusively for Parking of vehicles without partition walls & rolling shutters and the same should not be converted into residential or any other commercial use. Violation of the above shall attract penalty.
16) No of units as mentioned in the plan shall not be increased without prior approval of any zone in future.
17) Plot boundary adjacent to neighbouring or road affected portion of the site to be surrendered or left without claiming any compensation at any time as per the sanctioning authorities.
18) Structural Engineer shall be appointed for the building if it exceeds four floors.
19) Provision for physically handicapped persons and Ramps for easy movement of public & vehicles shall not be done, failing which permission is liable to be revoked.
20) The permission accorded does not bar the application or provisions of Urban Land Ceiling Regulation Act 1976.
21) Rainwater Harvesting structure as prescribed under Andhra Pradesh Municipal Laws should be constructed and maintained in good condition.
22) Electrical Wiring and Installation shall be carried out by licensed Electrical Contractor.
23) Fire Safety measures such as Fire Extinguisher, Fire Alarm and Emergency Lighting should be installed.
24) Drinking water supply shall be from the sanctioned source.
25) No Cattle shall be allowed to graze within premises.
26) Adequate drinking water facilities shall be made available to the workers employed at the site.
27) Proper Sanitary arrangements shall be made at the site to avoid unhealthy conditions.
28) Compound wall of the premises shall be constructed after the plinth level is completed.
29) Height of the compound wall should not exceed 1.20 mts in the front portion of the site.
30) Hoardings should be erected at the site showing the name, road width and the number of the building.
31) Use of glass in the building as a major material for exterior walls should be avoided as it causes hazards to the neighbouring occupants/ property.
32) 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 building constructed shall be used for the purpose for which permission is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
b) Structural Stability Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
c) 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.
d) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
e) Insurance Policy for the completed building for a minimum period of three years.
33) Occupancy Certificate is compulsory before occupying any building. Violation 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 Vide;
i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and 3.5mts. respectively.
ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
iii) Provide Generator, as alternate source of electric supply.
iv) Emergency Lighting in the Corridor / Common passages and stair case.
v) Provide Fire Alarm and Detection systems for the built-up area with minimum of four numbers fire extinguishers per floor and 2k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
vi) Electrically operated and electric suction in the entire buildings;
vii) Separate Domestic water storage tank capacity of 25, 000 ltrs. Capacity.
viii) Separate Terrace Tank of 25,000ltrs capacity for Residential buildings;
ix) Hose Reel, Down Corner.
x) Sprinkler System, if basement is to be provided if the basement area exceed 2000sq.mts.
xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
xii) Transformers shall be protected with 4 hours rating fire resist constructions.
xiii) To create a joint open spaces with the neighbours building / premises for manoeuverability 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		ATCHES.	
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	9 OF 12