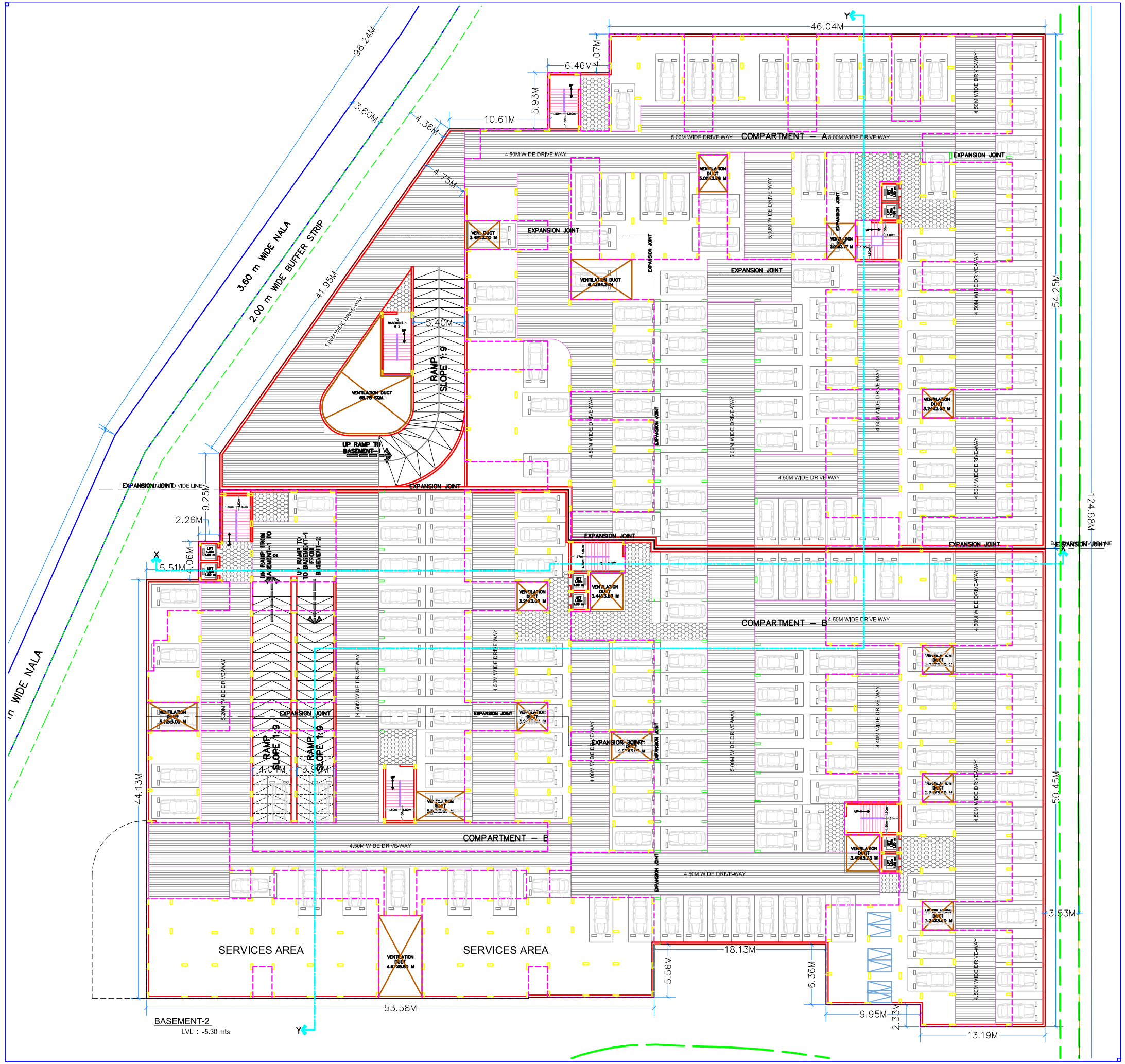

office use

office seal

FILE NO.		CSC	TP–	200
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 flase and fabricated the permission will berevoked U/s 450 of HMC Act, 1955.
2. If Construction is not commenced with in one year,Building application shall be submitted after duly paying required
3. Sanctioned plan shall be followed strictly while making the construction.
4. Sanctioned plan copy as attested by theGHMC shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
6. Completion Notice shall be submitted after completion of the buildingto obtain occupancy certificate U/s 455 of HMC
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. Fresh approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall bee maintained as greenery at owners cost before issue of occupancy
12. Rain Water Harvesting structure (percolation pit)shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made with in the premises.
15. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles with out partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future
16. No. of units or dwelling units shall not be increased without prior approval of GHMC at any time in future
17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time as per the undertaking
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. 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 withdrawn.
20. The Permission accorded does not bar the application or provisions of Urban Land ceiling& Regulations Act. 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. 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.
23. No front compound wall for theatre abutting 18mt. road width shall be allowed and only iron grill opr Low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 300 sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged built up area shall be allowed for registration only after Occupancy Certificate is produced.nt ar
27. The Registration authority shall register only the permitted built up area as per sanctioned plan
28. The Financial Agencies and Institutions shall extend loan facilities only to the permitted builtup area as per sanctioned plan.
29. The Total Work like Sanitation, Plumbing,Fire safety requirements, lifts,electrical installations etc.,shall be executed under the supervision of Qualified Technical
30. Architect/Structural Engineer if changed, the consent of the Previous Architect/Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate(wherever applicable).
32. Undertaking executed in terms of G.O. MS.No.541 MA,dt. 17-11-2000(wherever applicable).
   a) The construction shall be done by 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,Developer, Architect,Structural Engineer and site Engineer are jointly &severely responsible to carry out and complete the constructionstrictly in accordance with sanctioned plan.
   c) The Owner, Builder,Developer, Architect,Structural Engineer and site Engineer are jointly &severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
   d) The Owner / Builder,Developer, should not deliver the possession of any part of built up area of the building by way od sale/lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building any duly authorised Occupancy certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
   (i) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe the and the construction is in accordance with the specified standards.
   (ii) Photo copy 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.
33. Structural safety and Fire safety Requirements shall be the responsibility of the Owner,Builder/Develope, Architect and St.Engineer to provide all necessary Fire Fighting Installations as stipulated in National Building Code of india,2005 like;
   i) To provide one entry and one exit to the premises with a minimum width of 4.5mts.and height clearance of 5mts.
   ii) Provide Fire resistant swing door for the collapsible lifts in all floor.
   iii) Provide Generator,as alternate source of electric supply.
   iv) Emergency Lighting in the Corridor/common passages and staircases.
   v) Provide Numbers water type fire extinguishers for every 600 sq.mts.of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 no.s.each at Generator and Transformer area shall be provided as per specification No.215-1952.
   vi) Mandatory to install and maintain Hydrant in the entire buildings;
   vii) Separate Underground static water storage tank capacity of 25,000 lits.capacity.
   viii) Separate Terrace Tank of 25,000 lits capacity for Residential buildings.
   ix) Hose Reel, Down Corner
   x) Automatic Sprinkler system is to be provided if the basement area exceederti 200 sq.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/permises for maneverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

office use

PLAN SHOWING THE PROPOSED GROUP HOUSING SCHEME IN PART OF SY. NOS.2/1/1,183,184,190,1 OF MALLAPUR VILLAGE, GHMC KAPRA CIRCLE, UPPAL REVENUE MANDAL, HYDERABAD, RANGA REDDY DISRTICT.
BELONGING TO:
M/s. B & C ESTATES, REPRESENTED BY ITS MANAGING PARTNER Mr. SOHAM MODI
S/O. SRI. SATISH MODI

SPECIFICATIONS

FOUNDATION, FOOTINGS, COLUMNS & BEAMS	– CRS IN CM RCC M20
ROOF SLAB.	RCC M20 GRADE
SUPER STRUCTURE.	BRICK WALL IN CM 1:6
FLOORING	CERAMIC TILES
FINISHING	PLASTERING WITH CM
DOORS	TEAK WOOD
WINDOWS	TEAK WOOD

REFERENCE

PROPOSED
EXISTING
DISMANTLING

NORTH

AREA STATMENT

BASEMENT FLOORS AREA STATEMENT

FLOORS		sq.mts	VENTILATION DUCTS REQUIRED 2.5%		VENTILATION DUCTS PROVIDED		NO.OF CAR PARKINGS
BASEMENT - 1	COMPARTMENT – A	8564.64	89.12	Sq.mts	136.13	Sq.mts (3.18%)	NO'S
	COMPARTMENT – B	8548.47	113.63	Sq.mts	208.99	Sq.mts (4.59%)	NO'S
	TOTAL	8113.11	202.75	Sq.mts	345.12	Sq.mts (4.25%)	NO'S
BASEMENT - 2	COMPARTMENT – A	8564.64	89.12	Sq.mts	136.13	Sq.mts (3.18%)	NO'S
	COMPARTMENT – B	8499.43	112.48	Sq.mts	157.75	Sq.mts (3.25%)	NO'S
	TOTAL	8064.07	201.78	Sq.mts	293.88	Sq.mts (3.64%)	NO'S

TOTAL BUILT-UP AREA OF TEN FLOORS : 43576.40

PARKING AREA	REQUIRED 33%	PROVIDED 37.12%
	14380.21 Sq. mts.	16177.18 Sq. mts.

OWNER'S SIGNATURE :

Mr. SOHAM MODI
Managing Partner :

Builder's Signature :

Builder License No. BL/1171/08

Structural Enginreer's Signature :

M.Dattatri Rao
GHMC License No. 134

ARCHITECT SIGNATURE

R KAUSHIK,
LICENSED ARCHITECT
CA/92/14808

SCALE:– 1:200

SHEET NO:2 OF 18