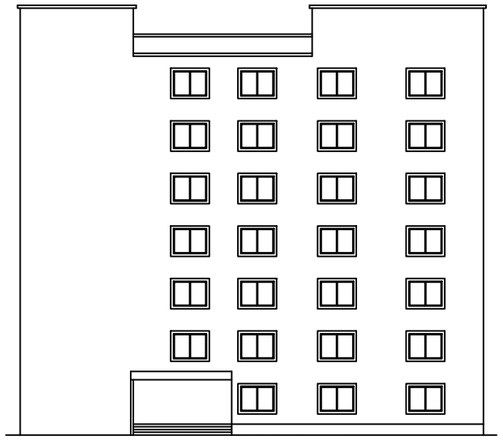
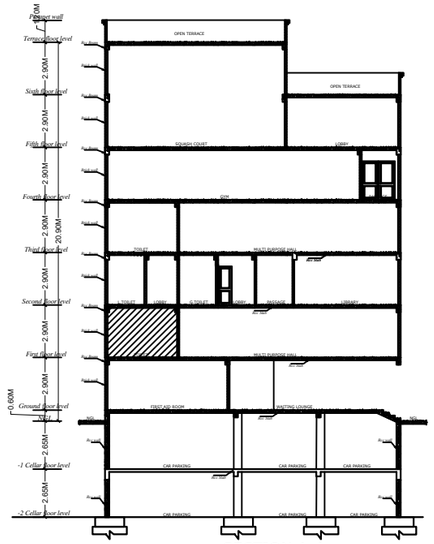
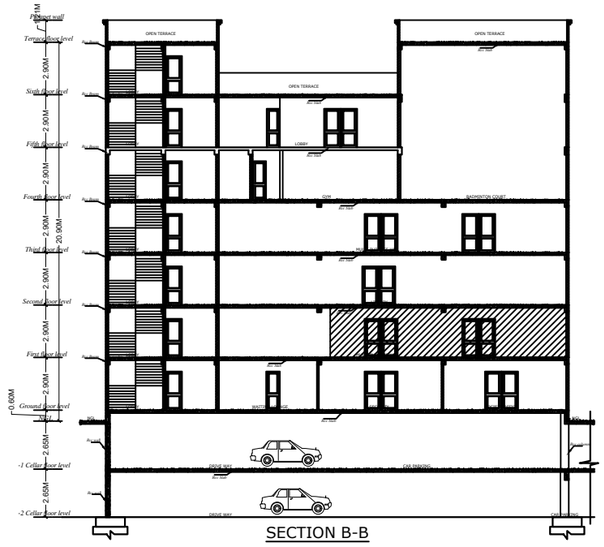


WEST SIDE ELEVATION



SECTION A-A



SECTION B-B

AREA STATEMENT AMENITIES BLOCK

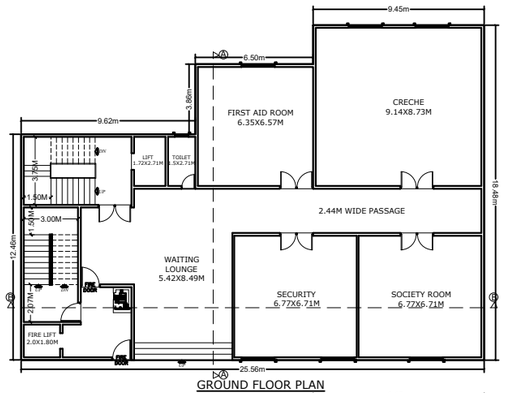
FLOORS	Total built-up area in Sq.mts
Ground floor	400.52
First floor	400.52
Second floor	400.52
Third floor	400.52
Fourth floor	400.52
Fifth floor	234.34
Sixth floor	170.52
TOTAL	2407.46

AMENITIES AREA STATEMENT

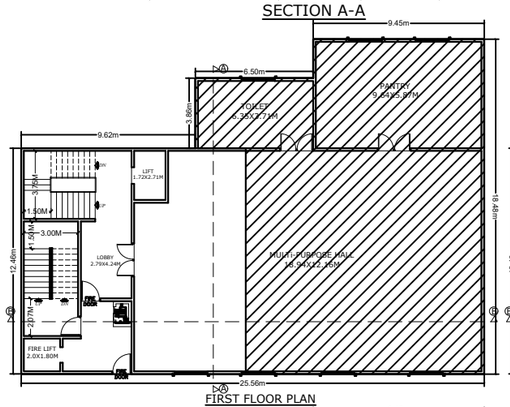
TOTAL BUILT- UP AREA	2407.46 Sq.mts
PERCENTAGE REQUIRED	3.00%
PERCENTAGE PROVIDED	5.18%

MORTGAGED AREA REQUIRED ON FIRST FLOOR :240.74 Sq.mts

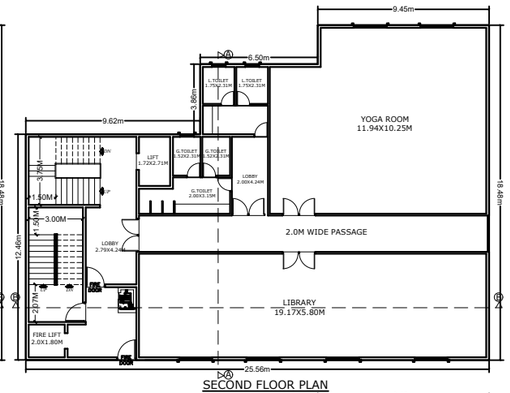
MORTGAGED AREA PROVIDED ON FIRST FLOOR :246.03 Sq.mts



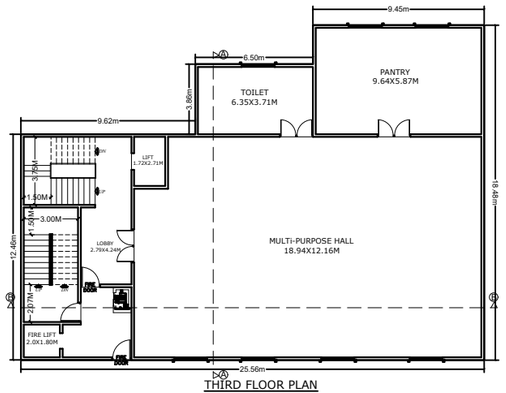
GROUND FLOOR PLAN



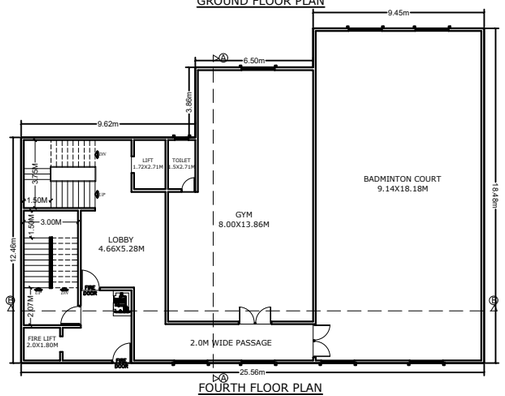
FIRST FLOOR PLAN



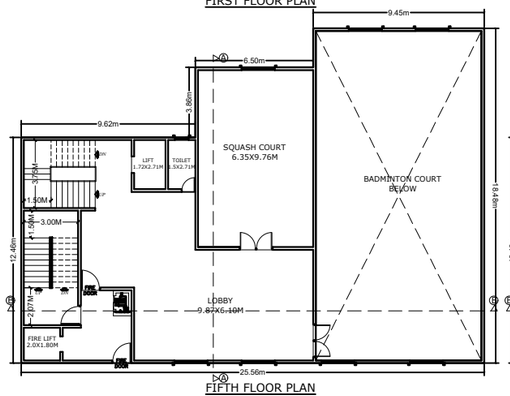
SECOND FLOOR PLAN



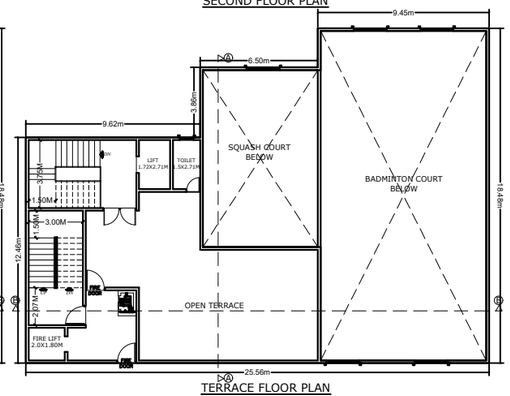
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

AMENITIES BLOCK PLAN

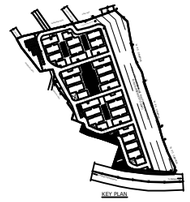
Office use:

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 false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
2. If the construction not commenced within one year, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly 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 building U/s 448 of HMC Act.
6. Completion Notice shall be submitted after 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.
9. Well Approval Permit be obtained separately for any modification in the Construction.
10. Tree Plantation shall be done along the periphery and area in front of the premises.
11. Solid waste Management shall be implemented as prevent a nuisance to the surrounding and obtain a certificate.
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 within the premises.
15. Cellar and stilts approved 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 other uses or any other purpose at any time in future & as per undertaking submitted.
16. No. of units as sanctioned 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 without claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Ingress & Egress facilities to buildings, Road widths and parking spaces shall be provided as per assessment of public & vehicles visit and 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. The Developer / Builder / Owner to provide service road wherever required with required standards without own cost.
22. A safe distance of minimum 1.5mts. Vertical and Horizontal distance between the building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
23. No trees / compound wall for the site abutting to the road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained periodically property tax shall be imposed as penalty every year till the condition is fulfilled.
25. 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.
26. The Parking in building area shall be allowed for registration only after Occupancy Certificate is obtained.
27. The Registration authority shall register only the permitted builtup 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 services like Sanitation, Plumbing, Fire safety requirements, lift, electrical installations shall be carried out only through the licensed Plumber, Fire Safety Personnel, 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. 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 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 and 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 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 following.
(i) Building Completion Certificate issued by the Architect duly certifying that the building is constructed 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.
33. Fire Safety Measures: Fire safety measures must be the responsibility of the owner, Builder/ Develop, 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 floors.
iii) Provide Generator, as alternate source of electric supply.
iv) Emergency Lighting in the Corridor / Common passages and stair case.
v) Provide Portable Fire Extinguishers for every 500 Sq.mts of floor area with minimum of four numbes fire extinguishers per floor and 5k DCP and two hosiohses minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.1 specification No.2190-1992.
vi) Manually operated and alarm system in the entire buildings;
vii) Separate Underground static water storage tank capacity of 25, 000 ltis. Capacity.
viii) Separate Terrace Tank of 25,000ltis capacity for Residential buildings;
ix) Hydrant system;
x) Automatic Sprinkler system is to be provided if the basement area exceed 200Sq.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 maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Office Use



KEY PLAN

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 &VENTILATORS			
MD	: 1.22 X 2.10	W1	: 1.83 X 1.37	KW	: 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				

REFERENCE:		NORTH
PROPOSED	:	
EXISTING	:	
TO BE DISMANTLED	:	

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	10 OF 12