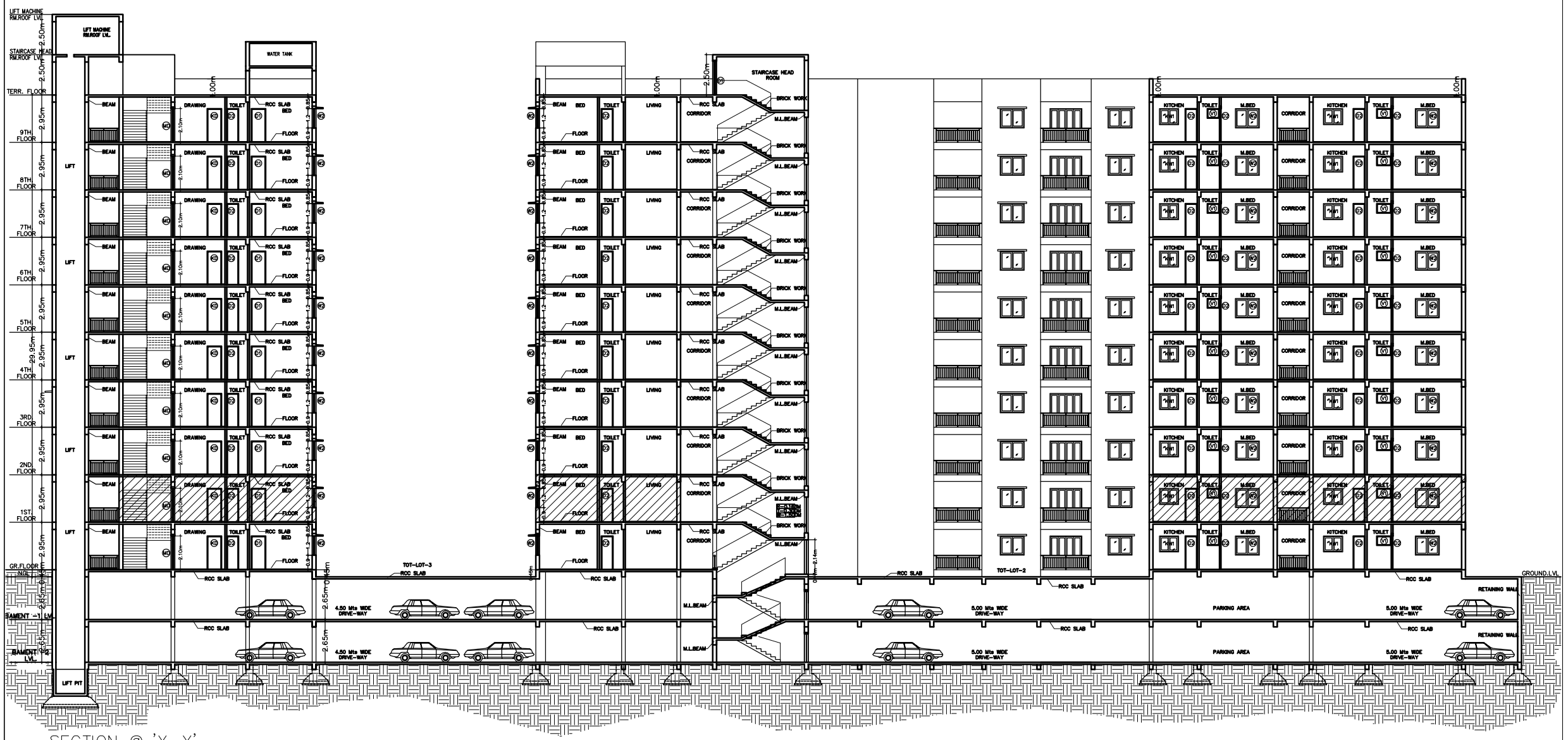

SECTION @ 'X–X'

SHEET – 1 OF 2

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 false and fabricated the permission will beravoked U/s 450 of HMC Act.
2. If construction is not commenced with in one year,Building application shall be submitted after duly paying required fees.
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 buildingA 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 issued by aforesaid separately for any modification in the construction.
9. Tree plantation shall be done along the peripherry and also in front of the premises.
10. Tot-lot shall be fenced and shall bee maintained as greenery at owners cost before issue of occupancy
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 residents in view.
13. Garbage House shall be made with in the premises.
14. Color 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
15. NO FLY CRUSH & PROHIBITED ITEMS shall be increased without prior approval of GHMC at any time in future
16. 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
17. Strip of greenery on peripherry of the site shall be maintained as per rules.
18. 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
19. The permission accorded does not bar the application or provisions of Urban Land ceilingA Regulations Act 1976.
20. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
21. A safe distance of minimum 3.0 mts.Vertical and Horizontal Distance between the Building &High Tension Electrical Lines and 1.0 mts.for Low Tension electrical line shall be
22. All Public and Semi Public buildings above 300 sqmts. shall be constructed to provide facilities to physically handicapped persons as per provisios of NBC of 2005.
23. No Wall Compound wall for theSite 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
25. The mortgaged built up area shall be allowed for registration only after Occupancy Certificate is produced.nt or
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 builtup area as per
28. The Sanitary & Sanitation, Plumbing,Fire safety requirements, lifts,electrical installations etc.,shall be executed under the supervision of Qualified Technical
29. Architect/Structural Engineer if changed, the consent of the Previous Architect/Structural Engineer is required and to be intimated to the GHMC.
30. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate(wherever
31. Demolition/Cutting executed in terms of G.O. Ms.No.541 M.A.dt. 17–11–2000(wherever applicable).
32. 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 defer the possession of any portion of the building or area of the building by possession certificate or otherwise without Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building any duly
(e) Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
(f) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe fire and the construction is in accordance with the specified
(g) Architect of the site registers containing inspection reports of site Engineer,Structural Engineer and Architect.
(h) 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/Developer, Architect and St.Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India,2005 Bec
i) To provide one entry and one exit to the premises with a minimum width of 4.5mtsand height clearance of 5mts.
ii) Provide Fire resistant swing door for the collapsible lifts in
iii) Provide Generator,as alternate source of electric supply.
iv) Emergency Lighting in the Corridor/common passages and
v) Provide adequate water type fire extinguishers for every 500 sqmts.of Floor area in the building and Fire hydrant system
vi) Maintaining Level of Fire water in the DCP at four numbers fire hydrant outlets of 15mtsand in the DCP at four numbers minimum 2 inlets,each at Generator and Transformer area shall be
vii) Provision of a Refuge Area of 25sqmts.for every 25mts.length of the building;
viii) Separate Underground static water storage tank capacity of 25,000 ltts.capacity.
ix) Separate Terrace Tank of 25,000 ltts capacity for Residential Tower.
b) Fire Hose Down Corner
x) Automatic Sprinkler system is to be provided if the basement area exceeds‡ 200 sqmts.
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.
34. To create a joint open spaces with the neighbours building/premises for manoeuvrability of fire vehicles. No parking or any constructions shall be made in setbacks

office use

PLAN SHOWING THE PROPOSED GROUP HOUSING SCHEME IN PART OF SY.NOS.2/1/1,183,184,190,19 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
FL.LevelING	CERAMIC TILES
FINISHING	PLASTERING WITH CM
DOORS	TEAK WOOD
WINDOWS	TEAK WOOD

REFERENCE

PROPOSED	
EXISTING	
DISMANTLING	

NORTH

SCHEDULE OF JOINERIES

DOORS
MD ---1.05x2.10
D1 ---1.00x2.10
D2 ---0.80x2.10
FD ---2.00x2.10

VENTILATOR
V ---0.60x0.60
V1 ---0.90x0.60

WINDOWS
W1 ---1.80x1.20
W2 ---1.50x1.20
W3 ---1.20x1.20
KW1 ---1.20x0.90
FG ---3.00x1.20

OWNER'S SIGNATURE :

Mr. SOHAM MODI
Managing Partner :

Builder's Signature :

Builder License No. BL/1171/08

Structural Enginneer's Signature :

M.Dattatri Rao
GHMC License No. 134

ARCHITECT SIGNATURE

R KAUSHIK,
LICENSED ARCHITECT
CA/92/14808

SCALE:– 1:100 | SHEET NO. 13 OF 13