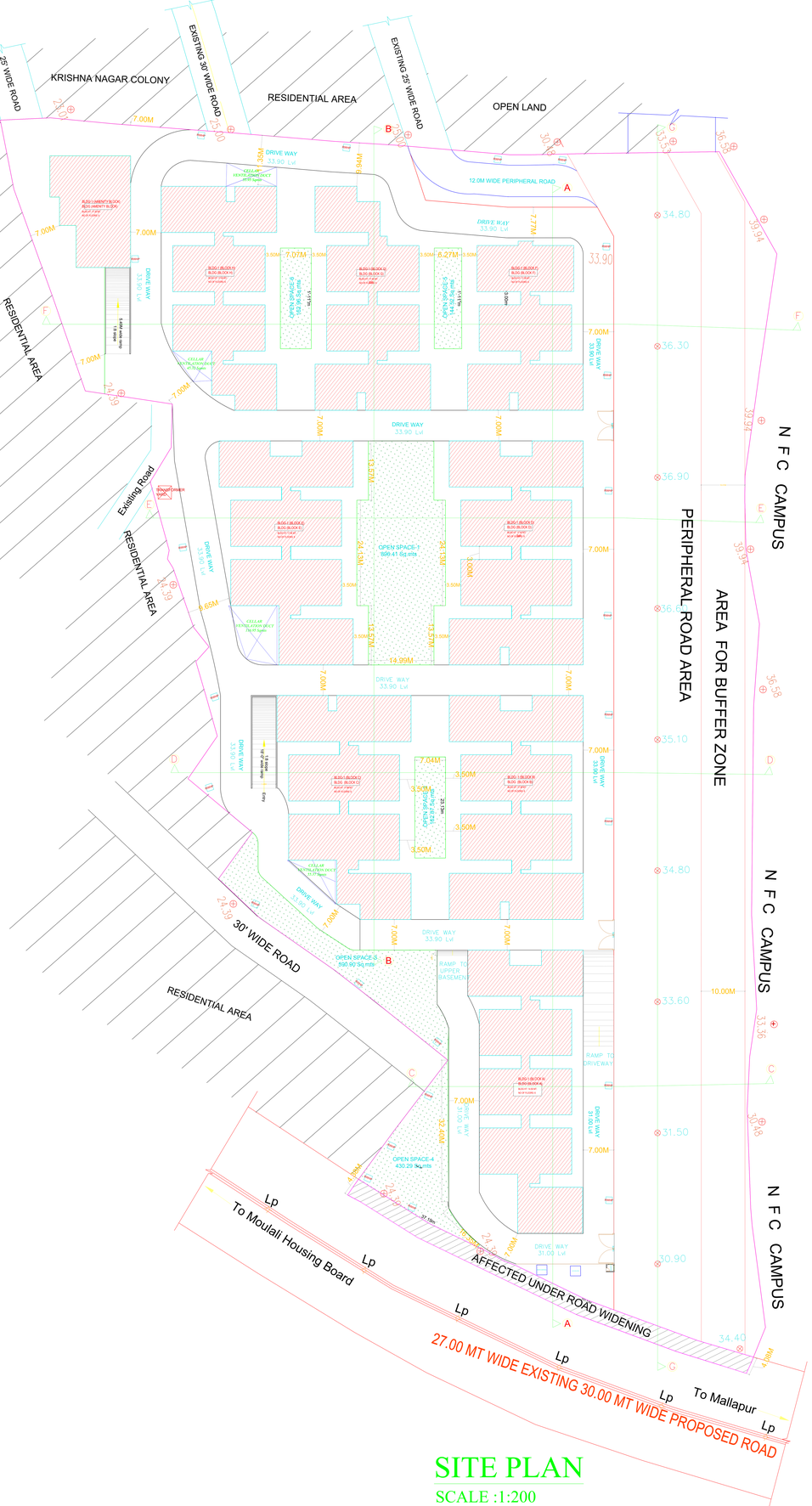


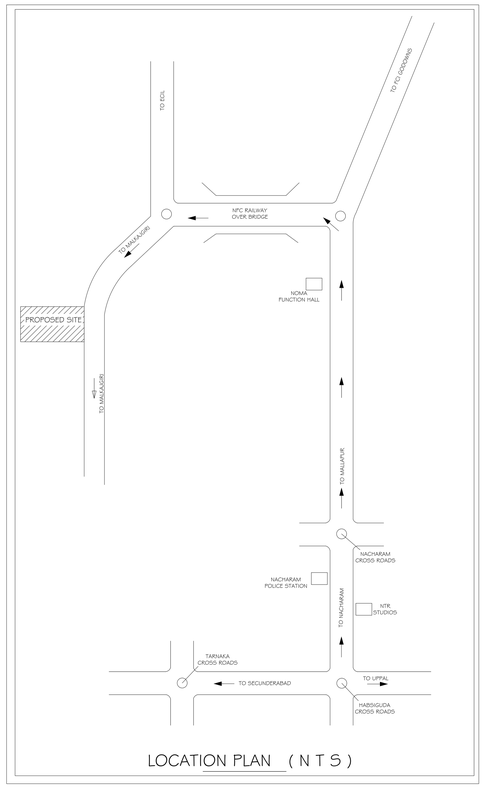
SITE PLAN

SCALE :1:200

Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS 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



LOCATION PLAN (N T S)

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. 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.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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 .
30. 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 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)Two 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 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Hose Reel, Down Corner, x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi),(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

Name : M RANJEET
Date : 19-Apr-2021
Designation : cityplanneracho
Date : 19-Apr-2021 16:

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO. N.A	
SURVEY NO 19/P	
SITUATED AT , MEDCHAL A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estates	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C1/05652/2021
DATE : 17-04-2021	SHEET NO.: 1 / 12
Layout Plan Details	

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME:	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Approval No. :

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS			ADDITIONS		NET BUA		TOTAL NET BUA	TNMTS.	PARKING AREA	NET PARKING
			CUTOUT	VOID	ACCES.	STAIR	RAMP	RESI.	COMM.				
BLDG (BLOCK D)	1	7217.37	0.00	0.00	0.00	0.00	0.00	7103.28	0.00	7217.37	48	0.00	0.00
BLDG (AMENITY BLOCK)	1	2031.61	0.00	10.80	0.00	0.00	0.00	0.00	2020.82	2020.81	00	0.00	0.00
BLDG (BLOCK H)	1	5445.71	0.00	0.00	0.00	0.00	108.30	5331.66	0.00	5554.01	42	0.00	0.00
BLDG (BLOCK G)	1	5460.53	0.00	0.00	0.00	0.00	0.00	5346.48	0.00	5460.53	42	0.00	0.00
BLDG (BLOCK F)	1	4671.05	0.00	0.00	0.00	0.00	0.00	4557.00	0.00	4671.05	36	0.00	0.00
BLDG (BLOCK A)	1	6864.97	11.62	0.00	0.00	26.37	154.02	5588.40	0.00	5882.87	45	1124.50	1124.50
BLDG (BLOCK B)	1	7217.37	0.00	0.00	0.00	0.00	0.00	7103.28	0.00	7217.37	48	0.00	0.00
BLDG (BLOCK E)	1	6410.00	81.25	546.06	99.52	183.42	737.72	6295.92	0.00	7331.12	42	14657.24	14657.24
BLDG (BLOCK C)	1	6378.87	0.00	0.00	0.00	0.00	115.19	6264.78	0.00	6494.06	42	0.00	0.00
GRAND TOTAL	9	51697.48	92.86	556.86	99.52	209.79	1115.23	47590.80	2020.82	51849.19	345.00	15781.74	15781.74

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (BLOCK D)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (AMENITY BLOCK)	Residential	Residential Apartment Bldg	NA	2 cellars +1 ground + 4 upper floors
BLDG (BLOCK H)	Residential	Residential Apartment Bldg	NA	2 cellars +1 ground + 5 upper floors
BLDG (BLOCK G)	Residential	Residential Apartment Bldg	NA	1 cellar +1 ground + 5 upper floors
BLDG (BLOCK F)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (BLOCK A)	Residential	Residential Apartment Bldg	NA	1 Stilt + 5 upper floors
BLDG (BLOCK B)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (BLOCK E)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 5 upper floors
BLDG (BLOCK C)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 5 upper floors

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

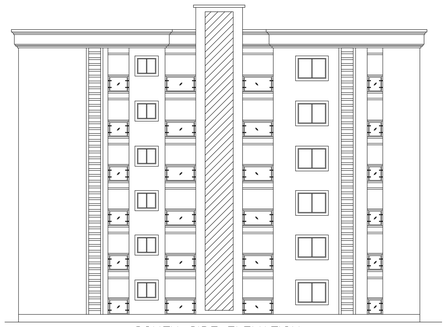
ISO_4A0_(1682.00_x_2378.00_MM)

BLDG (BLOCK G)

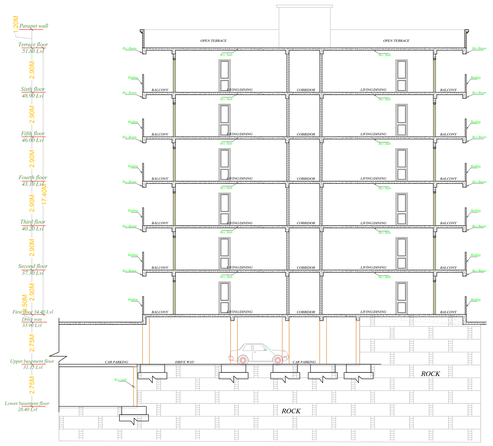
Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS IN SY.NO. 19 OF MALLAPUR VILLAGE,
GHMC KAPRA CIRCLE, UPPAL MANDAL,MEDCHAL DISRTICT.

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

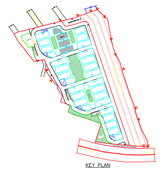
BOTH REPRESENTED BY ITS MANAGING PARTNER
SRI. SUDHIR U. MEHTA S/O. LATE. UTTAMLAL MEHTA



SOUTH SIDE ELEVATION



SECTION A-A



KEY PLAN

CONDITION

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
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7. Toilet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
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19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
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24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
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27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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
30. 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 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)Two 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 Nos. each at each at Generator and Transformer areas shall be provided as per I.S.I. 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 lts. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Hose Reel, Down Comer. x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

Project Title

PLAN SHOWING THE PROPOSED	Residential
PLOT NO: N.A	
SURVEY NO 19/P	
SITUATED AT : MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C/1/05652/2021
DATE: 16-04-2021	SHEET NO.: 10 / 12

Layout Plan Details

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95mts.

BUILDING :BLDG (BLOCK G)

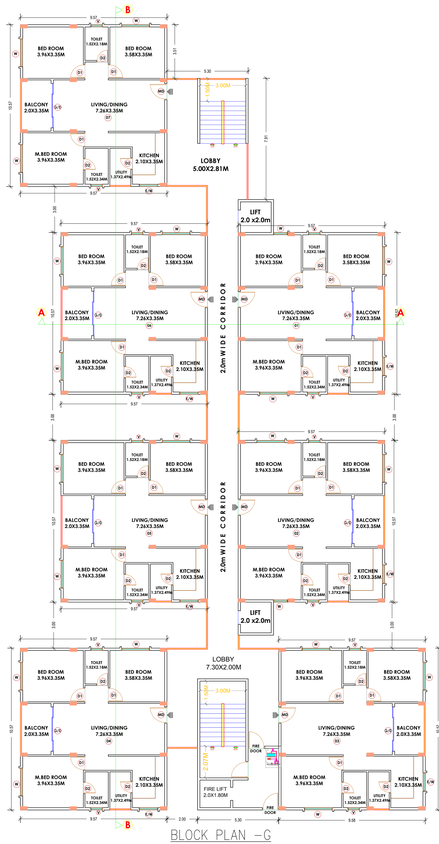
FLOOR NAME	TOTAL BUA	NET BUA RESI.	TOTAL NET BUA	TNMTS.
GROUND FLOOR	915.38	915.38	915.38	07
FIRST FLOOR	886.22	886.22	886.22	07
SECOND FLOOR	886.22	886.22	886.22	07
THIRD FLOOR	886.22	886.22	886.22	07
FOURTH FLOOR	886.22	886.22	886.22	07
FIFTH FLOOR	886.22	886.22	886.22	07
TERRACE FLOOR	114.05	0.00	114.05	00
TOTAL	5460.53	5346.48	5460.53	42
TOTAL NO OF BLDG	1			
TOTAL	5460.53	5346.48	5460.53	42

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK G)	D2	0.75 X 2.10	168
BLDG (BLOCK G)	D1	0.90 X 2.10	168
BLDG (BLOCK G)	MB	1.05 X 2.10	42

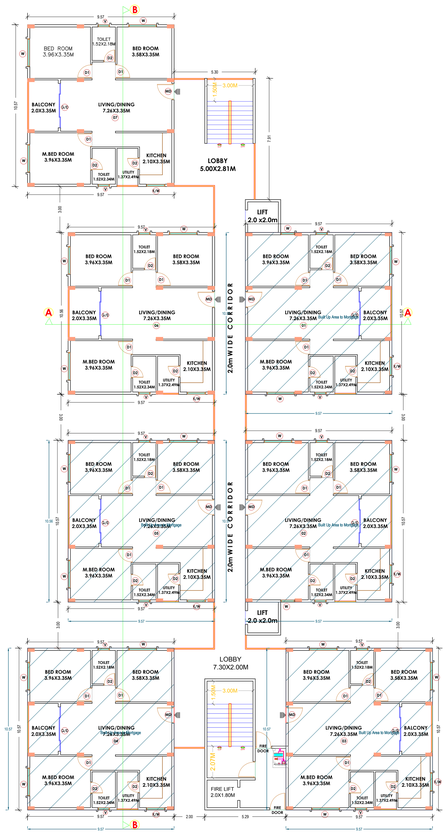
SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK G)	V1	0.75 X 0.90	126
BLDG (BLOCK G)	KW	1.22 X 1.80	42
BLDG (BLOCK G)	W	1.80 X 1.80	144
BLDG (BLOCK G)	GD	2.15 X 2.10	42



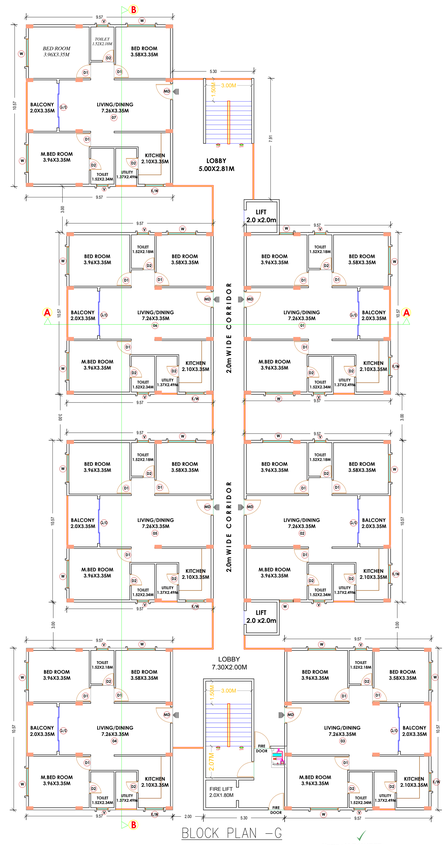
BLOCK PLAN –G

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –G

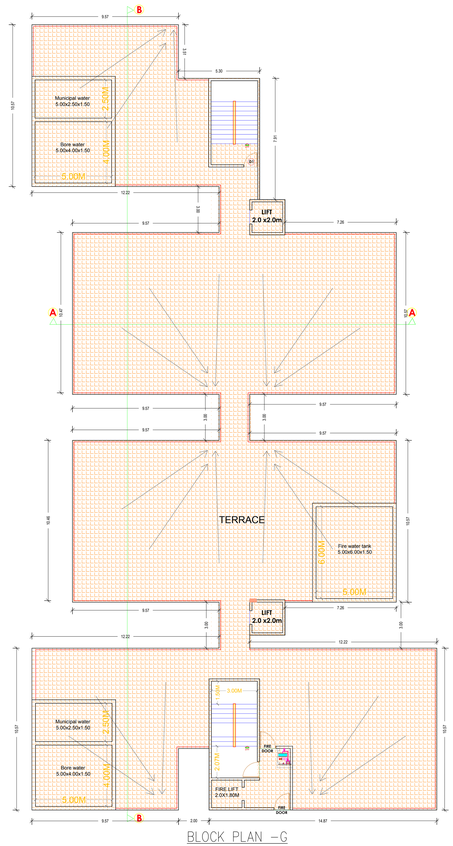
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –G

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

Name : M R RANJEET
Designation : Architect
Date : 18-Apr-2021 16:



BLOCK PLAN –G

TERRACE FLOOR PLAN
(SCALE 1:100)

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	
OWNER'S NAME AND SIGNATURE	
BUILDER'S NAME AND SIGNATURE	
ARCHITECT'S NAME AND SIGNATURE	
STRUCTURAL ENGINEER'S NAME AND SIGNATURE	

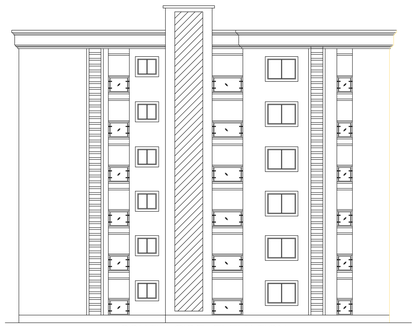
ISO_2A0_(1189.00_x_1682.00_MM)

BLDG (BLOCK H)

Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS IN SY.NO. 19 OF MALLAPUR VILLAGE, GHMC KAPRA CIRCLE, UPPAL MANDAL,MEDCHAL DISRTICT.

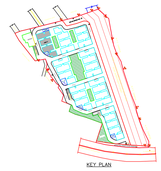
BELONGING TO:
M/S. GULMOHAR RESIDENCY & JADE ESTATES.

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



SOUTH SIDE ELEVATION

SECTION A-A

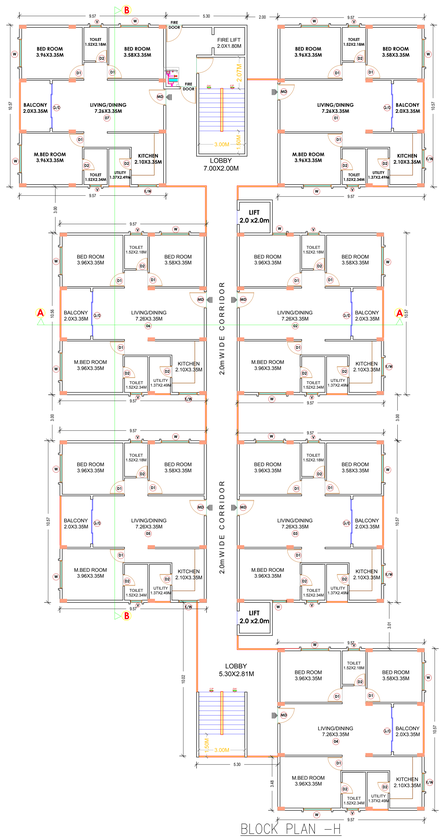


KEY PLAN

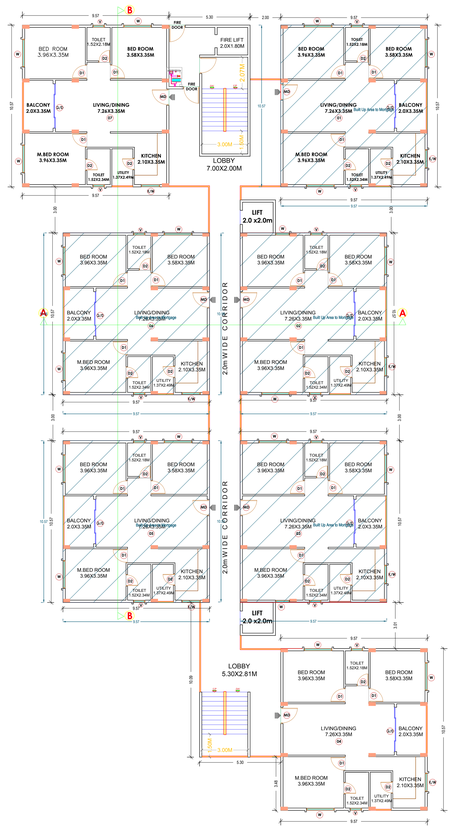
CONDITION

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Toilet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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
30. 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 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)Two 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 Nos. each at each at Generator and Transformer area shall be provided as per I.S.I. 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 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Hose Reel, Down Comer. x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

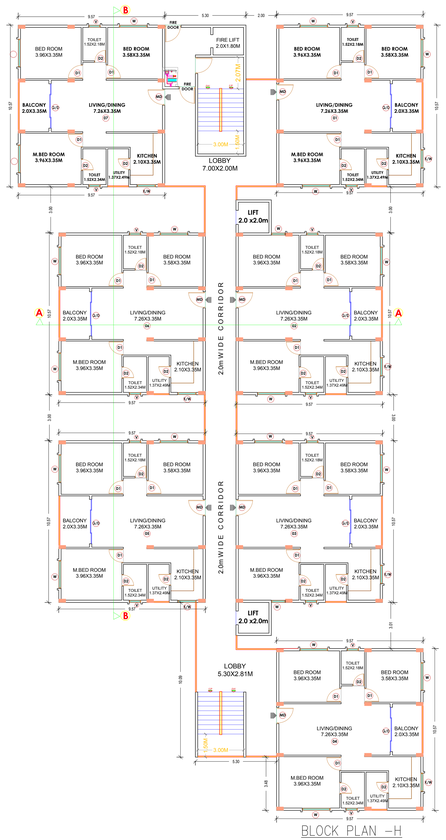
Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO: N.A	
SURVEY NO 19/P	
SITUATED AT MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C1/05652/2021
DATE : 16-04-2021	SHEET NO.: 11 / 12
Layout Plan Details	
AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376



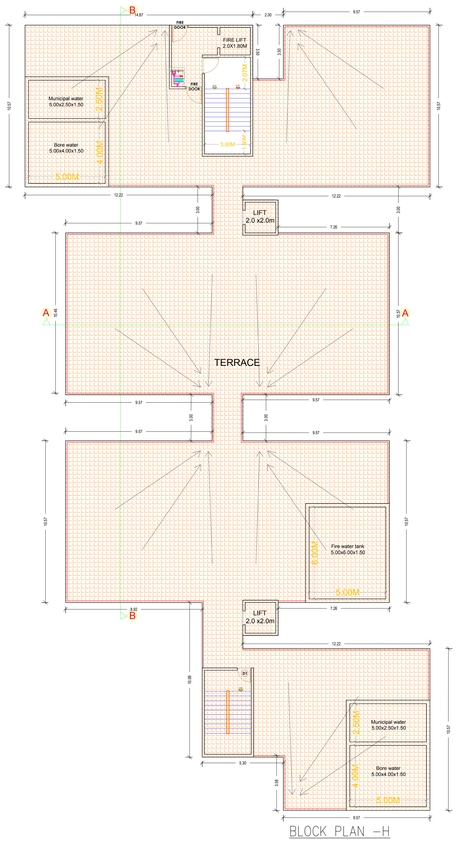
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

BUILDING :BLDG (BLOCK H)

FLOOR NAME	TOTAL BUA	ADDTIONS	NET BUA	TOTAL NET BUA	TNMTS.
		RAMP	RESI.		
GROUND FLOOR	888.61	108.30	888.61	996.91	07
FIRST FLOOR	888.61	0.00	888.61	888.61	07
SECOND FLOOR	888.61	0.00	888.61	888.61	07
THIRD FLOOR	888.61	0.00	888.61	888.61	07
FOURTH FLOOR	888.61	0.00	888.61	888.61	07
FIFTH FLOOR	888.61	0.00	888.61	888.61	07
TERRACE FLOOR	114.05	0.00	0.00	114.05	00
TOTAL	5445.71	108.30	5331.66	5554.01	42
TOTAL NO OF BLDG	1				
TOTAL	5445.71	108.30	5331.66	5554.01	42

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK H)	D2	0.75 X 2.10	168
BLDG (BLOCK H)	D1	0.90 X 2.10	168
BLDG (BLOCK H)	MB	1.05 X 2.10	42

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK H)	V1	0.75 X 0.90	126
BLDG (BLOCK H)	KW	1.22 X 1.80	42
BLDG (BLOCK H)	W	1.80 X 1.80	150
BLDG (BLOCK H)	GD	2.15 X 2.10	42

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)
OWNER'S NAME AND SIGNATURE
BUILDER'S NAME AND SIGNATURE
ARCHITECT'S NAME AND SIGNATURE
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_2A0_(1189.00_x_1682.00_MM)

BLDG (AMENITY BLOCK)

Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS 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

CONDITION

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6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Toilet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure permission ptl. shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises.
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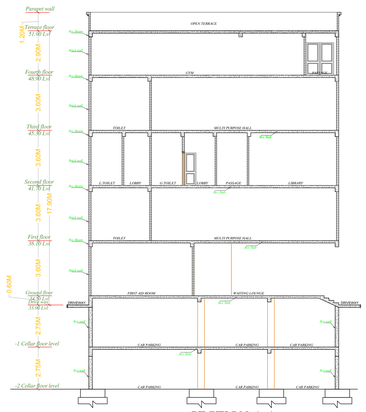
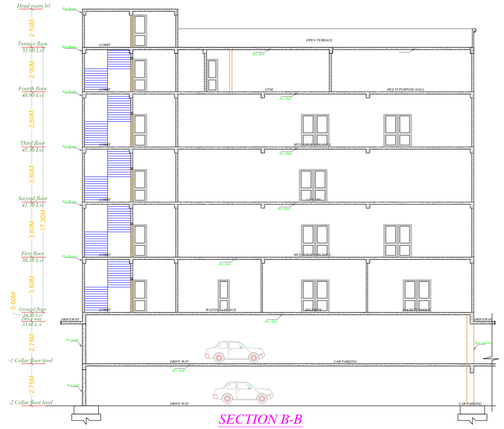
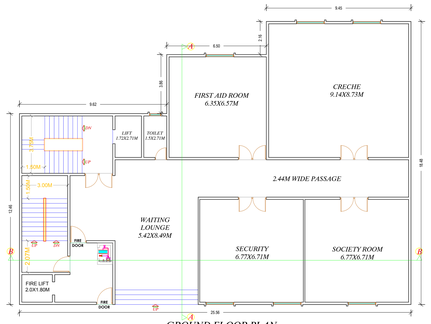
WEST SIDE ELEVATION



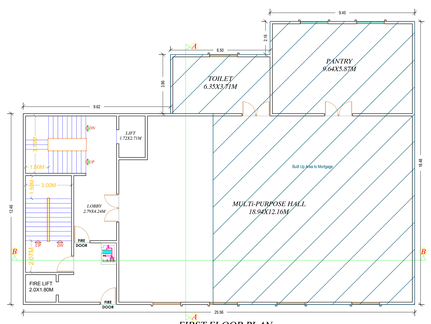
SECTION A-A



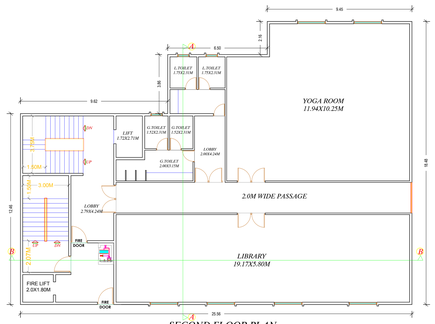
SECTION B-B



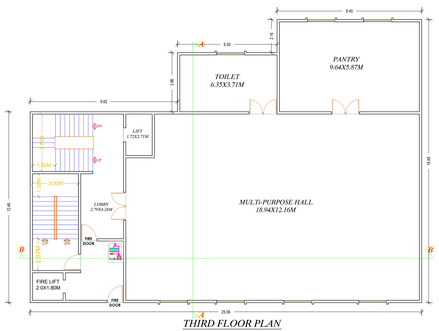
GROUND FLOOR PLAN



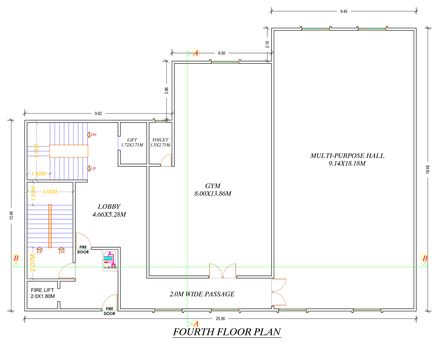
FIRST FLOOR PLAN



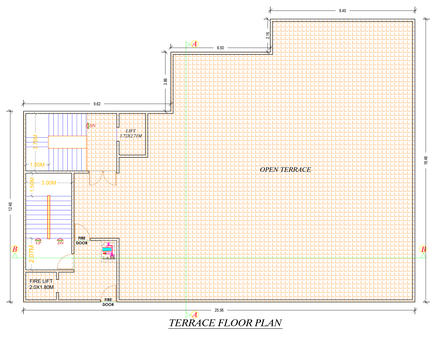
SECOND FLOOR PLAN



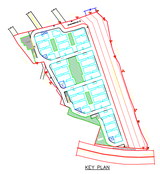
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Name : M RANJEET KUMAR
Designation : cityplannereuzho
Date : 18-Apr-2021 16:

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO: N.A	
SURVEY NO 19/P	
SITUATED AT MEDCHAL A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C/10652/2021
DATE: 16-04-2021	SHEET NO.: 12 / 12
Layout Plan Details	

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

BUILDING :BLDG (AMENITY BLOCK)

FLOOR NAME	TOTAL BUA	DEDUCTIONS VOID	NET BUA COMM.	TOTAL NET BUA
GROUND FLOOR	429.65	2.25	427.40	427.40
FIRST FLOOR	400.49	2.25	398.24	398.24
SECOND FLOOR	400.49	2.25	398.24	398.24
THIRD FLOOR	400.49	2.25	398.24	398.24
FOURTH FLOOR	400.49	1.80	398.69	398.69
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL	2031.61	10.80	2020.82	2020.81
TOTAL NO OF BLDG	1			
TOTAL	2031.61	10.80	2020.82	2020.81

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (AMENITY BLOCK)	D2	0.75 X 2.10	02
BLDG (AMENITY BLOCK)	D0	1.83 X 2.10	15

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (AMENITY BLOCK)	V1	0.75 X 0.90	06
BLDG (AMENITY BLOCK)	G	2.15 X 2.10	46

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

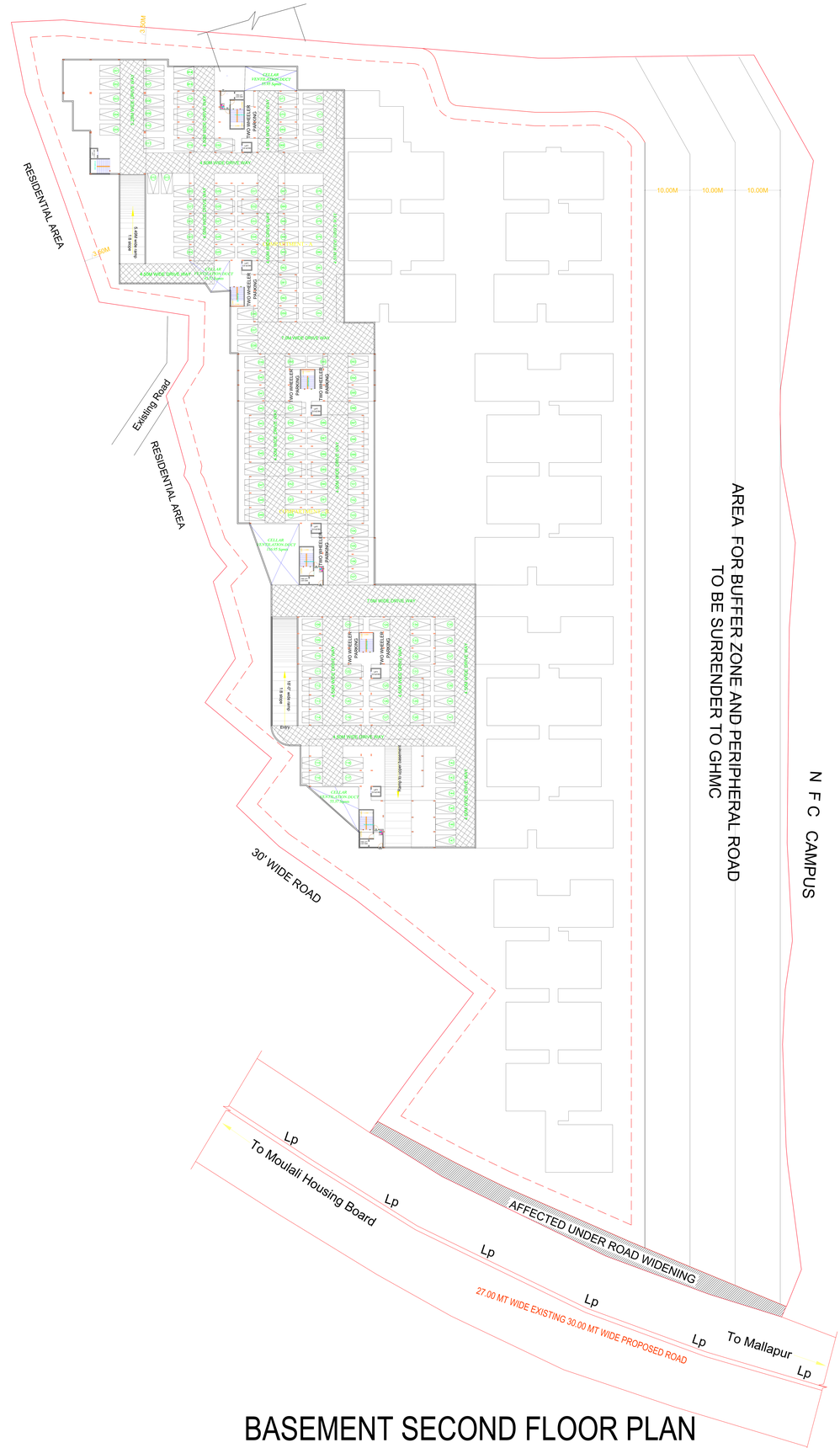
OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_2A0_(1189.00_x_1682.00_MM)

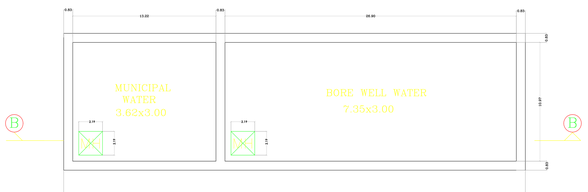


BASEMENT SECOND FLOOR PLAN
(SCALE 1:200)

Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS IN SY.NO. 19 OF MALLAPUR VILLAGE,
GHMC KAPRA CIRCLE, UPPAL MANDAL,MEDCHAL DISRTICT.

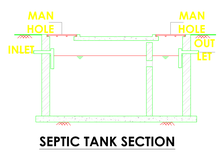
BELONGING TO:
M/S. GULMOHAR RESIDENCY & JADE ESTATES.

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

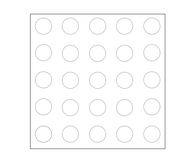


PLAN OF SUMP

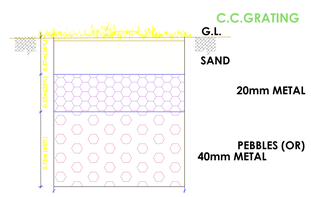
SECTION AT"BB"



SEPTIC TANK SECTION



PLAN OF RECHARGE PIT



CROSS SECTION OF RECHARGE PIT

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. 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.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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.
30. 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 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)Two 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 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 lts. Capacity. viii)Separate Terrace Tank of 25,000ltts capacity for Residential buildings; ix)Hose Reel, Down Corner. x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setback area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi),(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

Project Title	
PLAN SHOWING THE PROPOSED PLOT NO. N.A SURVEY NO 19/P SITUATED AT , MEDCHAL A.P.H.B. Main Road	Residential Gulmohar Residency
BELONGING TO : Mr./Ms./Mrs & Jade Estates	
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C1/05652/2021
DATE : 17-04-2021	SHEET NO.: 2 / 12
Layout Plan Details	

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME:	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Approval No. :

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS			ADDITIONS		NET BUA		TOTAL NET BUA	TNMTS.	PARKING AREA	NET PARKING
			CUTOUT	VOID	ACCES.	STAIR	RAMP	RESI.	COMM.				
BLDG (BLOCK D)	1	7217.37	0.00	0.00	0.00	0.00	0.00	7103.28	0.00	7217.37	48	0.00	0.00
BLDG (AMENITY BLOCK)	1	2031.61	0.00	10.80	0.00	0.00	0.00	0.00	2020.82	2020.81	00	0.00	0.00
BLDG (BLOCK H)	1	5445.71	0.00	0.00	0.00	0.00	108.30	5331.66	0.00	5554.01	42	0.00	0.00
BLDG (BLOCK G)	1	5460.53	0.00	0.00	0.00	0.00	0.00	5346.48	0.00	5460.53	42	0.00	0.00
BLDG (BLOCK F)	1	4671.05	0.00	0.00	0.00	0.00	0.00	4557.00	0.00	4671.05	36	0.00	0.00
BLDG (BLOCK A)	1	6864.97	11.62	0.00	0.00	26.37	154.02	5588.40	0.00	5882.87	45	1124.50	1124.50
BLDG (BLOCK B)	1	7217.37	0.00	0.00	0.00	0.00	0.00	7103.28	0.00	7217.37	48	0.00	0.00
BLDG (BLOCK E)	1	6410.00	81.25	546.06	99.52	183.42	737.72	6295.92	0.00	7331.12	42	14657.24	14657.24
BLDG (BLOCK C)	1	6378.87	0.00	0.00	0.00	0.00	115.19	6264.78	0.00	6494.06	42	0.00	0.00
GRAND TOTAL	9	51697.48	92.86	556.86	99.52	209.79	1115.23	47590.80	2020.82	51849.19	345.00	15781.74	15781.74

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (BLOCK D)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (AMENITY BLOCK)	Residential	Residential Apartment Bldg	NA	2 cellars +1 ground + 4 upper floors
BLDG (BLOCK H)	Residential	Residential Apartment Bldg	NA	2 cellars +1 ground + 5 upper floors
BLDG (BLOCK G)	Residential	Residential Apartment Bldg	NA	1 cellar +1 ground + 5 upper floors
BLDG (BLOCK F)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (BLOCK A)	Residential	Residential Apartment Bldg	NA	1 Stilt + 5 upper floors
BLDG (BLOCK B)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (BLOCK E)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 5 upper floors
BLDG (BLOCK C)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 5 upper floors

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

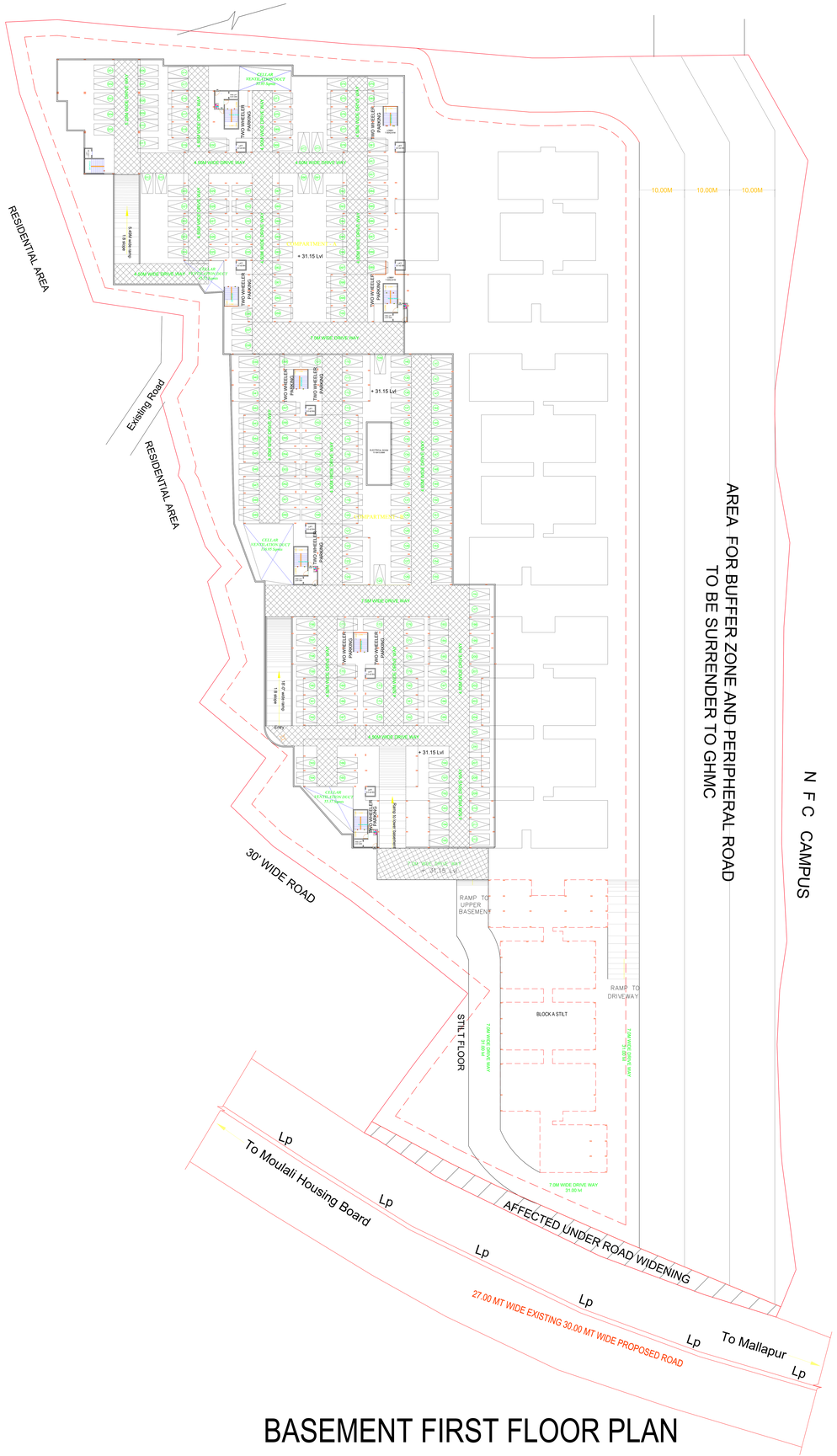
OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

Name : M RANJEET KUMAR
Designation: (Municipal Architect)
Date : 18-Apr-2021 16:



BASEMENT FIRST FLOOR PLAN
(SCALE 1:200)

Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS 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

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. 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.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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 .
30. 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 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)Two 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 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 lts. Capacity. viii)Separate Terrace Tank of 25,000ltts capacity for Residential buildings; ix)Hose Reel, Down Corner. x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setback area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi),(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

Name : M RANJEET KUMAR
Designation : Architect/Town Planner
Date : 19-Apr-2021 16:

Project Title

PLAN SHOWING THE PROPOSED Residential
PLOT NO. N.A
SURVEY NO 19/P
SITUATED AT , MEDCHAL
A.P.H.B. Main Road
BELONGING TO : Mr./Ms./Mrs Gulmohar Residency
& Jade Estates

REP BY : Supervisor_C ABDUL NAYEEM NASIR

LICENCE NO: CA/1990/12947 APPROVAL NO: 1/C1/05652/2021
DATE : 17-04-2021 | SHEET NO.: 3 / 12

Layout Plan Details

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME:	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Approval No. :

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO OF BLDG	TOTAL BUA	DEDUCTIONS			ADDITIONS		NET BUA		TOTAL NET BUA	TNMTS.	PARKING AREA	NET PARKING
			CUTOUT	VOID	ACCES.	STAIR	RAMP	RESI.	COMM.				
BLDG (BLOCK D)	1	7217.37	0.00	0.00	0.00	0.00	0.00	7103.28	0.00	7217.37	48	0.00	0.00
BLDG (AMENITY BLOCK)	1	2031.61	0.00	10.80	0.00	0.00	0.00	0.00	2020.82	2020.81	00	0.00	0.00
BLDG (BLOCK H)	1	5445.71	0.00	0.00	0.00	0.00	108.30	5331.66	0.00	5554.01	42	0.00	0.00
BLDG (BLOCK G)	1	5460.53	0.00	0.00	0.00	0.00	0.00	5346.48	0.00	5460.53	42	0.00	0.00
BLDG (BLOCK F)	1	4671.05	0.00	0.00	0.00	0.00	0.00	4557.00	0.00	4671.05	36	0.00	0.00
BLDG (BLOCK A)	1	6864.97	11.62	0.00	0.00	26.37	154.02	5588.40	0.00	5882.87	45	1124.50	1124.50
BLDG (BLOCK B)	1	7217.37	0.00	0.00	0.00	0.00	0.00	7103.28	0.00	7217.37	48	0.00	0.00
BLDG (BLOCK E)	1	6410.00	81.25	546.06	99.52	183.42	737.72	6295.92	0.00	7331.12	42	14657.24	14657.24
BLDG (BLOCK C)	1	6378.87	0.00	0.00	0.00	0.00	115.19	6264.78	0.00	6494.06	42	0.00	0.00
GRAND TOTAL	9	51697.48	92.86	556.86	99.52	209.79	1115.23	47590.80	2020.82	51849.19	345.00	15781.74	15781.74

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BLDG (BLOCK D)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (AMENITY BLOCK)	Residential	Residential Apartment Bldg	NA	2 cellars +1 ground + 4 upper floors
BLDG (BLOCK H)	Residential	Residential Apartment Bldg	NA	2 cellars +1 ground + 5 upper floors
BLDG (BLOCK G)	Residential	Residential Apartment Bldg	NA	1 cellar +1 ground + 5 upper floors
BLDG (BLOCK F)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (BLOCK A)	Residential	Residential Apartment Bldg	NA	1 Stilt + 5 upper floors
BLDG (BLOCK B)	Residential	Residential Apartment Bldg	NA	1 Ground + 5 upper floors
BLDG (BLOCK E)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 5 upper floors
BLDG (BLOCK C)	Residential	Residential Apartment Bldg	NA	2 Cellar + 1 Ground + 5 upper floors

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE

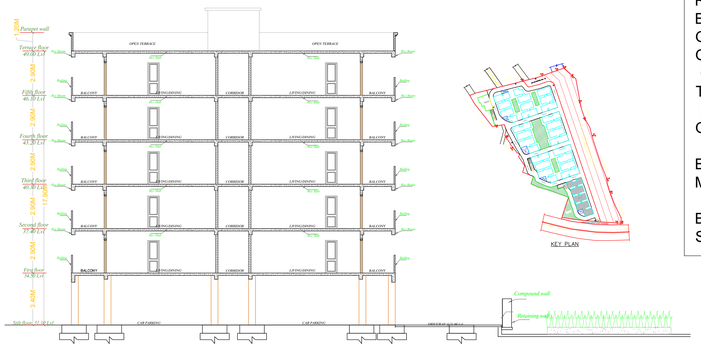
BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

BLDG (BLOCK A)

SOUTH SIDE ELEVATION



KEY PLAN

Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS 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

CONDITION

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed
9. Adequate fire fighting measures shall be provided for ensuring the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. No Building Materials shall be stacked in the road margin causing obstruction to free movement of public & vehicles shall be parked only in the premises which are kept apart for the purpose.
16. The permission accorded does not be the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is complied.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgagee's/bulkup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. If the Structural Engineer is changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, Architect, Structural Engineer and site engineer shall explore the possibilities of rain water harvesting and recharging pits in the premises under construction and should strictly adhere to all the conditions in the G.O.d. The Owner / Builder 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 Structural Engineer 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.
30. Fire Safety measures and Fire Safety Requirements will be the responsibility of the Owner, Builder/ Developer, Architect
31. Stilt, Ground and all Habitable floors of 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)Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5lt DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Hose Reel, Down Corner, x)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. xi)Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
32. Temporary Shelters for the Security Staff and the construction workers shall be made only in the setback open spaces with the neighbours building in premises for maneuverability of his vehicles. No parking or any constructions shall be made in setbacks area.
33. The Builder/Developer shall register the project in the RERA website after the launch in July 2018.
34. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
35. Sanctioned Plan shall be followed strictly while making the construction.
36. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
37. 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.

Project Title

PLAN SHOWING THE PROPOSED	Residential
PLOT NO. N.A	
SURVEY NO 19/P	
SITUATED AT MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: U/C1/05652/2021
DATE: 16-04-2021	SHEET NO.: 4 / 12

Layout Plan Details

AREA STATEMENT PROJECT DETAIL :	
INWARD_NO :	1/HO/025777/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME:	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi),(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

BUILDING -BLDG (BLOCK A)

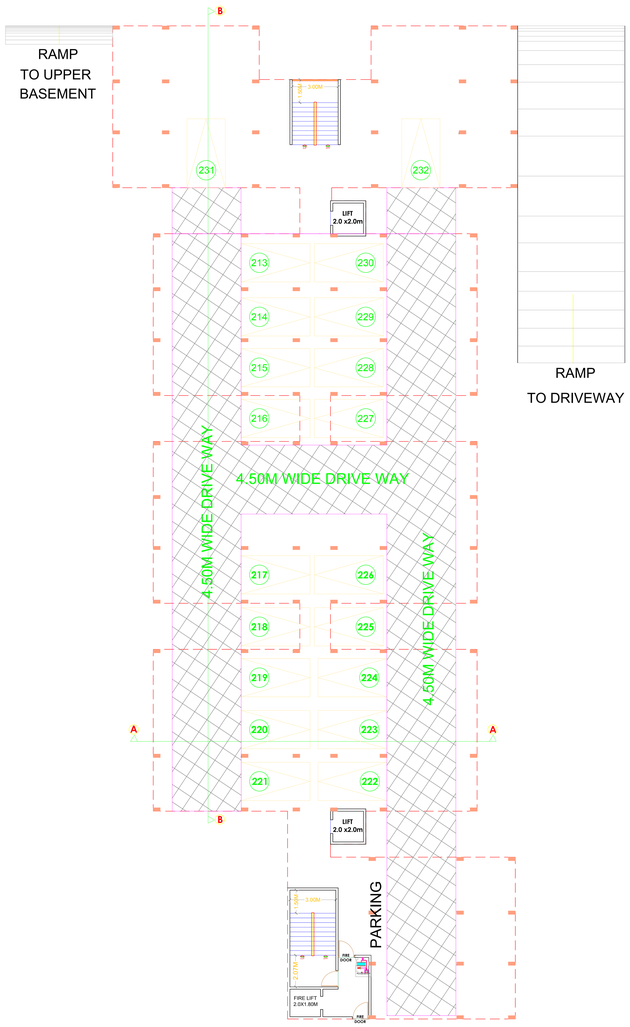
FLOOR NAME	TOTAL BUA	DEDUCTIONS	ADDTIONS		NET BUA	TOTAL NET BUA	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		CUTOUT	STAIR	RAMP	RESI.					
STILT FLOOR	1162.38	11.62	26.37	154.02	0.00	180.38	00	1124.40	1	1124.40
FIRST FLOOR	1118.60	0.00	0.00	0.00	1118.60	1118.60	09	0.00	0	0.00
SECOND FLOOR	1117.45	0.00	0.00	0.00	1117.45	1117.45	09	0.00	0	0.00
THIRD FLOOR	1117.45	0.00	0.00	0.00	1117.45	1117.45	09	0.00	0	0.00
FOURTH FLOOR	1117.45	0.00	0.00	0.00	1117.45	1117.45	09	0.00	0	0.00
FIFTH FLOOR	1117.45	0.00	0.00	0.00	1117.45	1117.45	09	0.00	0	0.00
TERRACE FLOOR	114.09	0.00	0.00	0.00	114.09	00	00	0.00	0	0.00
TOTAL:	6864.87	11.62	26.37	154.02	5688.40	5882.87	45	1124.40		1124.40
TOTAL NO OF BLDG	1									
TOTAL:	6864.87	11.62	26.37	154.02	5688.40	5882.87	45	1124.40		1124.40

SCHEDULE OF JONERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK A)	D2	0.75 X 2.10	180
BLDG (BLOCK A)	D1	0.90 X 2.10	180
BLDG (BLOCK A)	MB	1.05 X 2.10	45
BLDG (BLOCK A)	D1	1.07 X 2.10	05

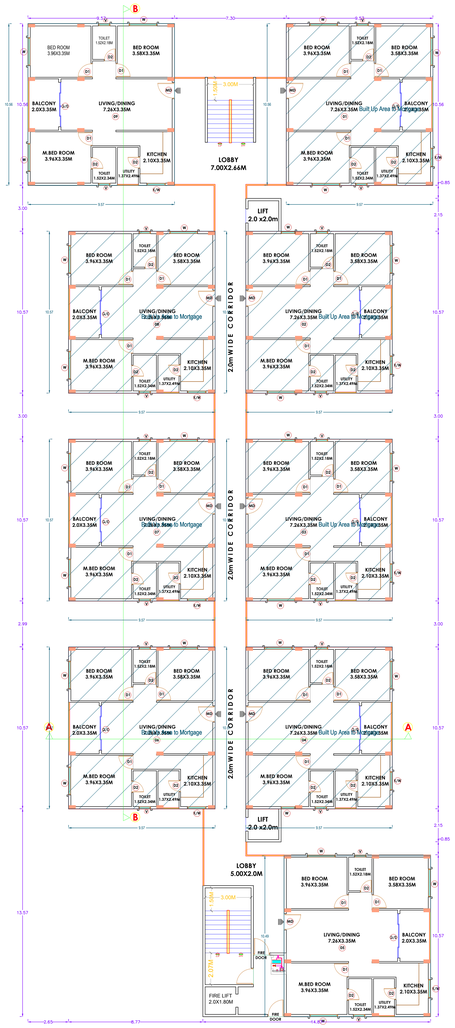
SCHEDULE OF JONERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK A)	V1	0.75 X 0.90	135
BLDG (BLOCK A)	KW	1.22 X 1.80	45
BLDG (BLOCK A)	W	1.80 X 1.80	155
BLDG (BLOCK A)	GD	2.15 X 2.10	45



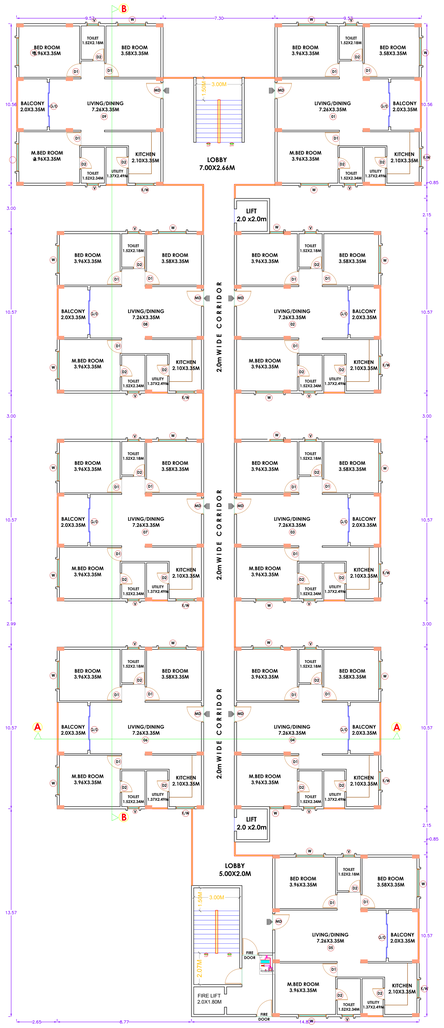
BLOCK PLAN –A

STILT FLOOR PLAN
(SCALE 1:100)



BLOCK PLAN –A

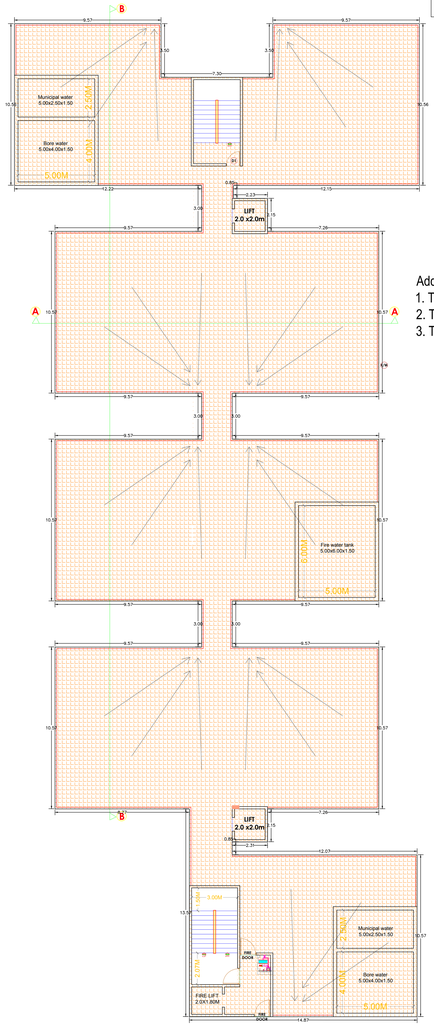
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –A

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

Name : M RANJEET KUMAR
Designation : cityplannerezho
Date : 18-Apr-2021 16:



BLOCK PLAN –A

TERRACE FLOOR PLAN
(SCALE 1:100)

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

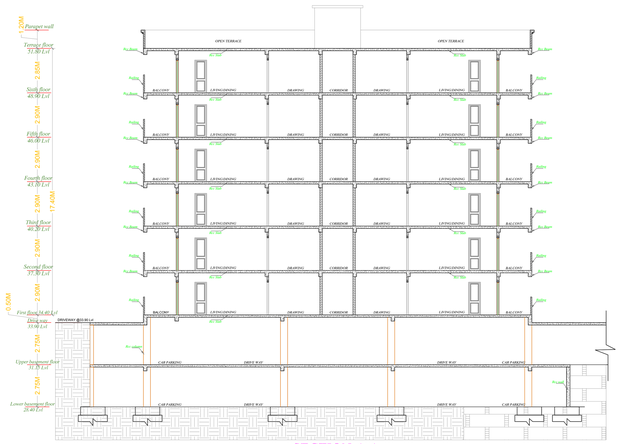
ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_2A0_(1189.00_x_1682.00_MM)

BLDG (BLOCK E)

SOUTH SIDE ELEVATION



SECTION A-A

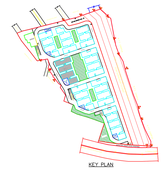
Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS IN SY.NO. 19 OF MALLAPUR VILLAGE,
GHMC KAPRA CIRCLE, UPPAL MANDAL,MEDCHAL DISRTICT.

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

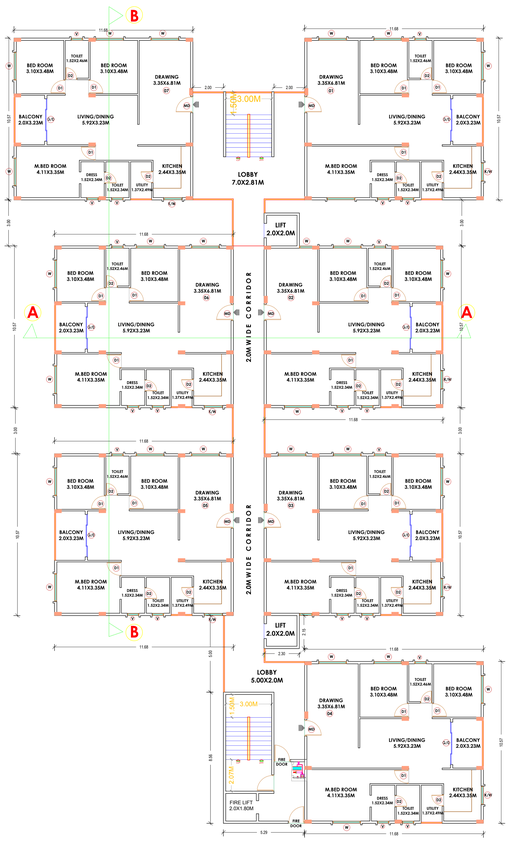
BOTH REPRESENTED BY ITS MANAGING PARTNER
SRI. SUDHIR U. MEHTA S/O. LATE. UTTAMLAL MEHTA

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Toilet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged buildup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and SI. Engineer.f) 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)Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 9x DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 lts. Capacity. viii)Separate Terrace Tank of 25,000lts capacity for Residential buildings; ix)Hose Reel, Down Corner, x)Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. x)Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. xi)Transformers shall be protected with 4 hours rating fire resist constructions. xii) 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.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

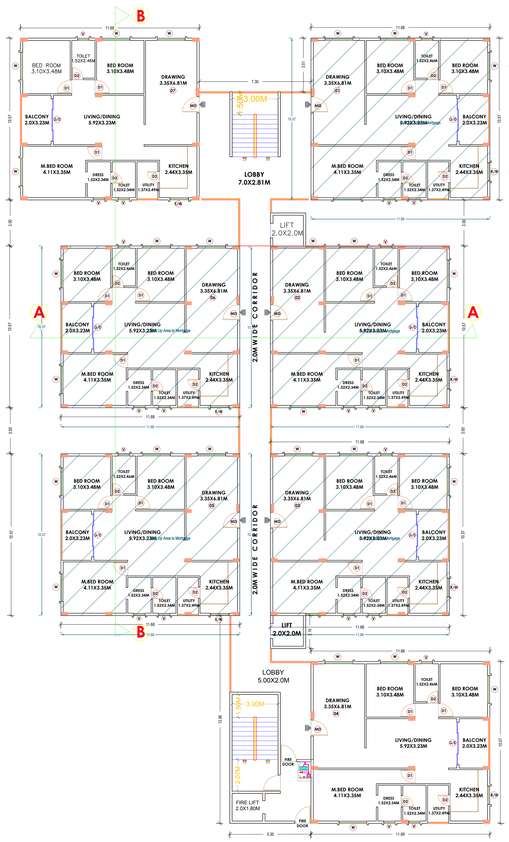


KEY PLAN



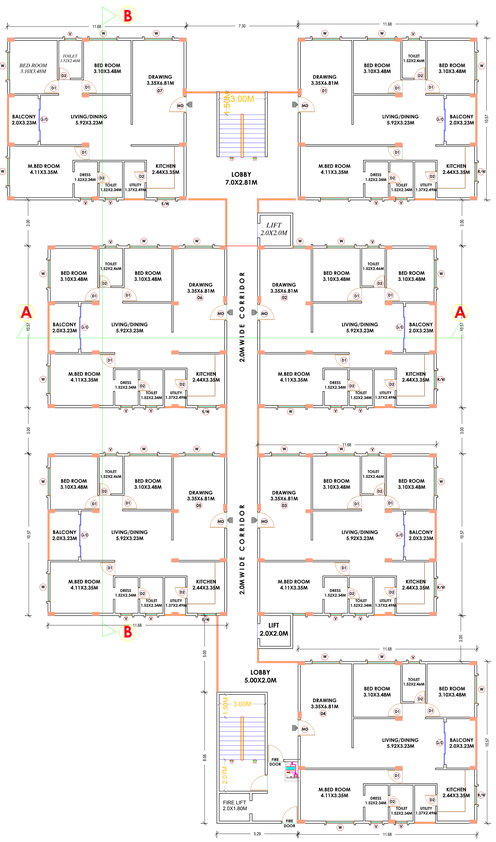
BLOCK PLAN –E

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



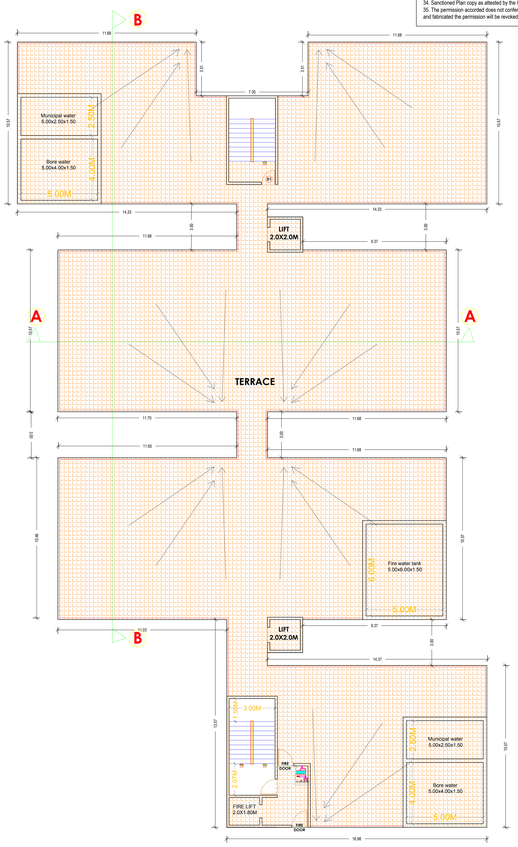
BLOCK PLAN –E

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –E

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –E

TERRACE FLOOR PLAN
(SCALE 1:100)

Name : M RANJEET KUMAR
Designation : cityplannereezho
Date : 18-Apr-2021 16:

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO. N.A	
SURVEY NO 19/P	
SITUATED AT MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: U/C1/05652/2021
DATE : 16-04-2021	SHEET NO.: 5 / 12
Layout Plan Details	

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/025777/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME:	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

BUILDING BLDG (BLOCK E)

FLOOR NAME	TOTAL BUA	DEDUCTIONS CUTOUT	DEDUCTIONS VOID	DEDUCTIONS ACCECS	ADDITIONS STAIR	ADDITIONS RAMP	NET BUA RESI	TOTAL NET BUA	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
BASEMENT SECOND FLOOR	0.00	37.91	268.91	20.57	75.94	363.00	0.00	438.93	00	6185.04	1	6185.04
BASEMENT FIRST FLOOR	0.00	46.43	273.71	78.95	107.48	374.72	0.00	482.19	00	8472.20	1	8472.20
GROUND FLOOR	1073.62	0.00	0.00	0.00	0.00	0.00	1073.62	1073.62	07	0.00	0	0.00
FIRST FLOOR	1044.46	0.00	0.00	0.00	0.00	0.00	1044.46	1044.46	07	0.00	0	0.00
SECOND FLOOR	1044.46	0.00	0.00	0.00	0.00	0.00	1044.46	1044.46	07	0.00	0	0.00
THIRD FLOOR	1044.46	0.00	0.00	0.00	0.00	0.00	1044.46	1044.46	07	0.00	0	0.00
FOURTH FLOOR	1044.46	0.00	0.00	0.00	0.00	0.00	1044.46	1044.46	07	0.00	0	0.00
FIFTH FLOOR	1044.46	0.00	0.00	0.00	0.00	0.00	1044.46	1044.46	07	0.00	0	0.00
TERRACE FLOOR	114.08	0.00	0.00	0.00	0.00	0.00	0.00	114.08	00	0.00	0	0.00
TOTAL	6410.00	84.34	542.62	99.52	183.42	737.72	8295.92	7331.12	42	14657.24		14657.24
TOTAL NO OF BLDG	1											
TOTAL	6410.00	84.34	542.62	99.52	183.42	737.72	8295.92	7331.12	42	14657.24		14657.24

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK E)	D2	0.75 X 2.10	150
BLDG (BLOCK E)	D2	0.76 X 2.10	18
BLDG (BLOCK E)	D1	0.90 X 2.10	132
BLDG (BLOCK E)	D1	0.91 X 2.10	36
BLDG (BLOCK E)	MB	1.05 X 2.10	36
BLDG (BLOCK E)	MB	1.07 X 2.10	06
BLDG (BLOCK E)	ap	1.19 X 2.10	18
BLDG (BLOCK E)	ap	1.32 X 2.10	24

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK E)	V1	0.75 X 0.90	168
BLDG (BLOCK E)	KW	1.22 X 1.80	42
BLDG (BLOCK E)	W	1.80 X 1.80	102
BLDG (BLOCK E)	W	1.83 X 1.80	18
BLDG (BLOCK E)	W	1.86 X 1.80	06
BLDG (BLOCK E)	W	2.10 X 1.80	36
BLDG (BLOCK E)	W	2.13 X 1.80	06
BLDG (BLOCK E)	GD	2.15 X 2.10	42

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE
BUILDER'S NAME AND SIGNATURE
ARCHITECT'S NAME AND SIGNATURE
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_2A0_(1189.00_x_1682.00_MM)

BLDG (BLOCK B)

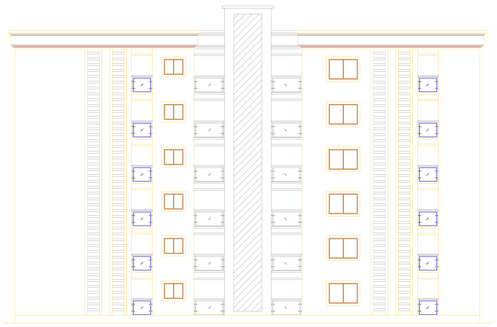
Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS IN SY.NO. 19 OF MALLAPUR VILLAGE,
GHMC KAPRA CIRCLE, UPPAL MANDAL,MEDCHAL DISRTICT.

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

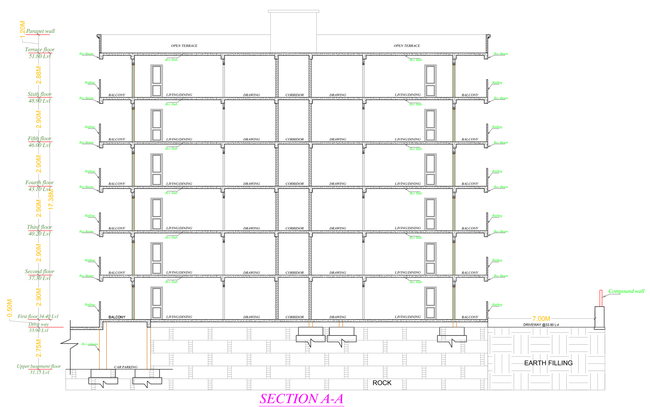
BOTH REPRESENTED BY ITS MANAGING PARTNER
SRI. SUDHIR U. MEHTA S/O. LATE. UTTAMLAL MEHTA

CONDITION:

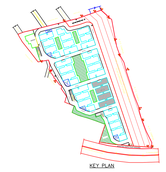
1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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 .
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and SI. 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)Two 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 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Hose Reel, Down Corner, x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.



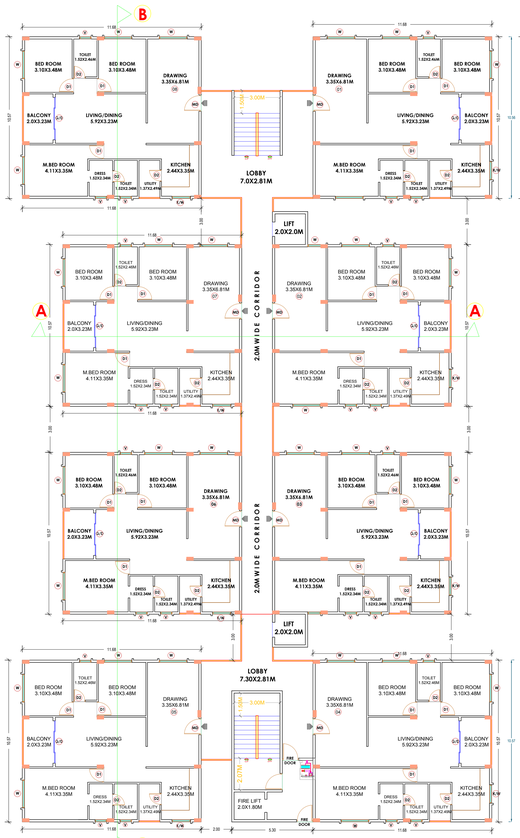
SOUTH SIDE ELEVATION



SECTION A-A

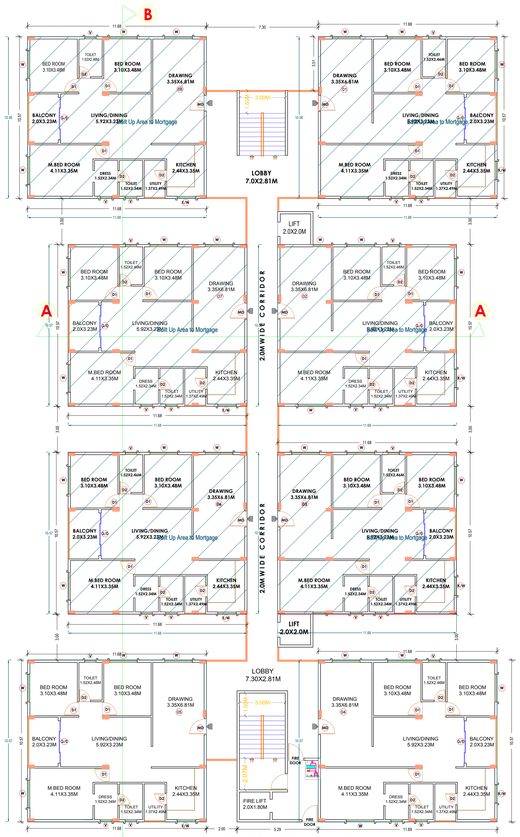


Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.



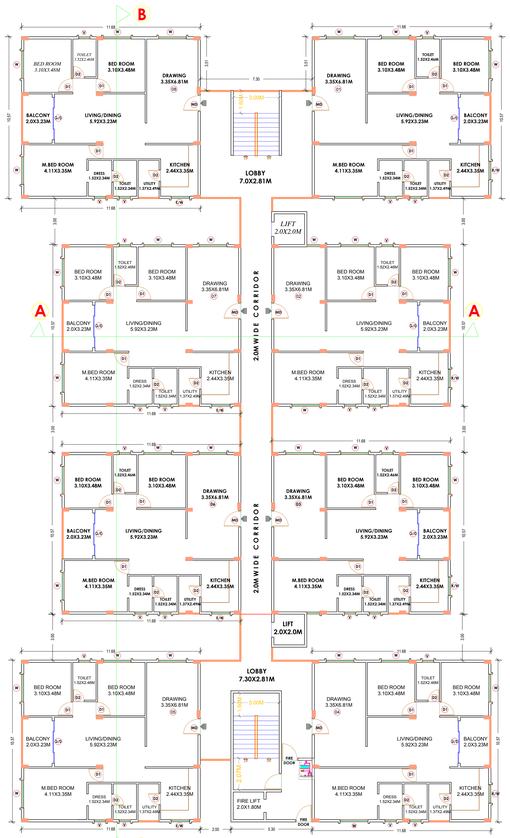
BLOCK PLAN –B

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



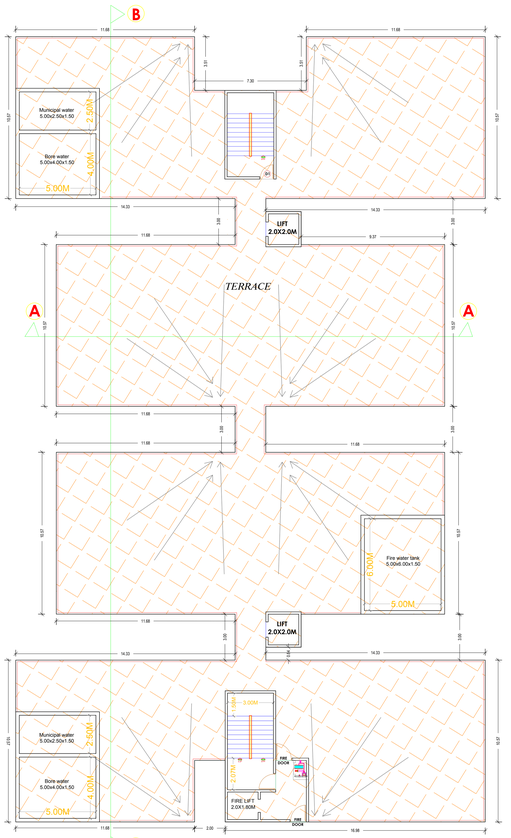
BLOCK PLAN –B

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –B

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –B

TERRACE FLOOR PLAN
(SCALE 1:100)

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO: N.A	
SURVEY NO 19/P	
SITUATED AT : MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C1/05652/2021
DATE: 16-04-2021	SHEET NO.: 6 / 12

Layout Plan Details	
AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

BUILDING :BLDG (BLOCK B)

FLOOR NAME	TOTAL BUA	NET BUA RES.	TOTAL NET BUA	TNMTS
GROUND FLOOR	1208.18	1208.18	1058.18	08
FIRST FLOOR	1179.02	1179.02	1179.02	08
SECOND FLOOR	1179.02	1179.02	1179.02	08
THIRD FLOOR	1179.02	1179.02	1179.02	08
FOURTH FLOOR	1179.02	1179.02	1179.02	08
FIFTH FLOOR	1179.02	1179.02	1179.02	08
TERRACE FLOOR	114.09	0.00	114.09	00
TOTAL	7217.37	7103.28	7217.37	48
TOTAL NO OF BLDG	1			
TOTAL	7217.37	7103.28	7217.37	48

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK B)	D2	0.75 X 2.10	222
BLDG (BLOCK B)	D2	0.76 X 2.10	18
BLDG (BLOCK B)	D1	0.90 X 2.10	156
BLDG (BLOCK B)	D1	0.91 X 2.10	36
BLDG (BLOCK B)	MB	1.05 X 2.10	42
BLDG (BLOCK B)	MB	1.07 X 2.10	06
BLDG (BLOCK B)	rp	1.19 X 2.10	18
BLDG (BLOCK B)	rp	1.32 X 2.10	30

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK B)	V1	0.75 X 0.90	192
BLDG (BLOCK B)	KW	1.22 X 1.80	48
BLDG (BLOCK B)	W	1.80 X 1.80	120
BLDG (BLOCK B)	W	1.83 X 1.80	18
BLDG (BLOCK B)	W	1.86 X 1.80	06
BLDG (BLOCK B)	W	2.10 X 1.80	42
BLDG (BLOCK B)	W	2.13 X 1.80	06
BLDG (BLOCK B)	GD	2.15 X 2.10	48

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE
BUILDER'S NAME AND SIGNATURE
ARCHITECT'S NAME AND SIGNATURE
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

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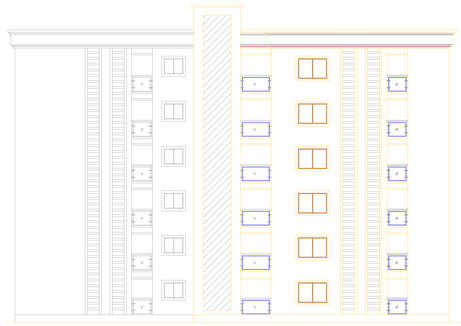
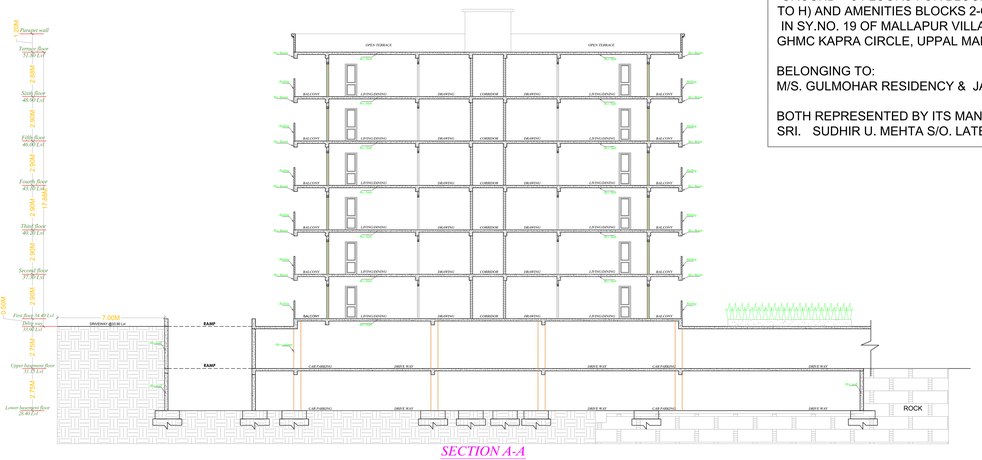
BLDG (BLOCK C)



SOUTH SIDE ELEVATION



SECTION A-A

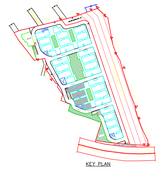
Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A,
GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS,
GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR,
GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS 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

CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrial installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrial installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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 .
30. 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 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)Two 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 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Hose Reel, Down Corner, x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

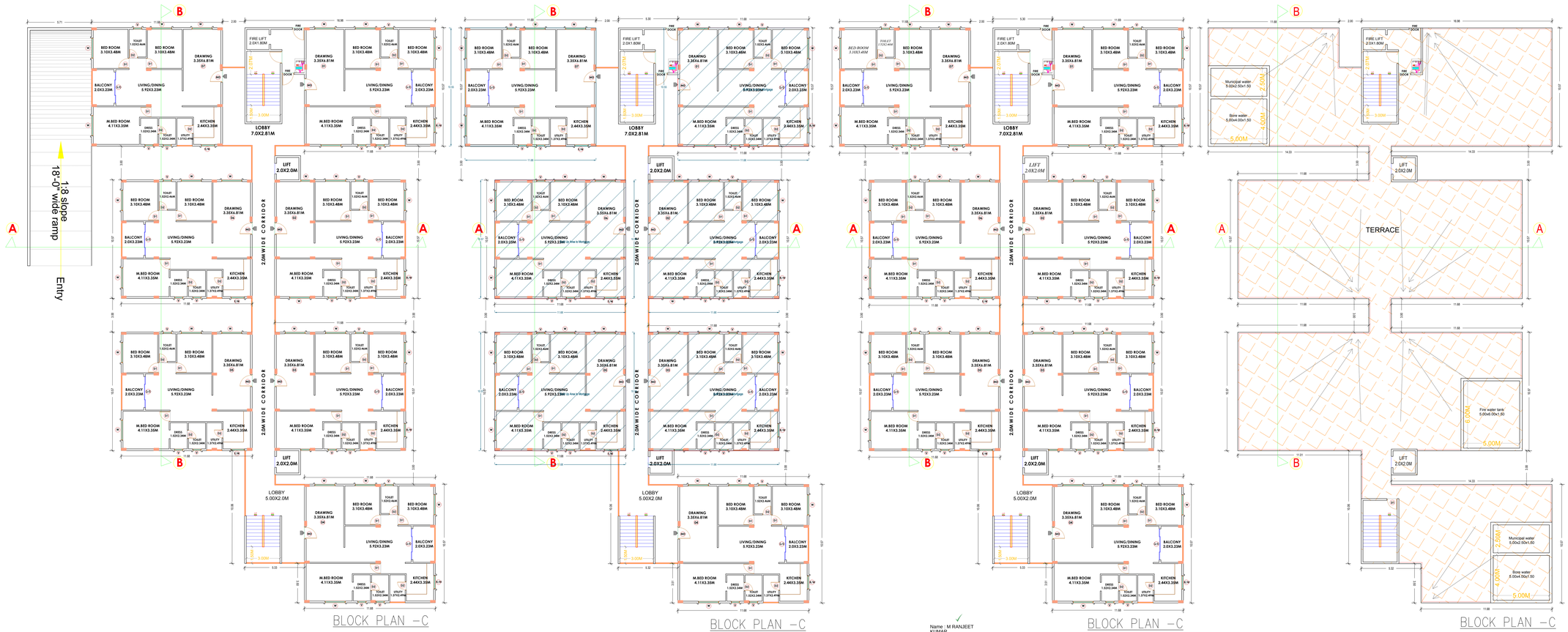


KEY PLAN

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO: N.A	
SURVEY NO 19/P	
SITUATED AT : MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C/1/05652/2021
DATE: 16-04-2021	SHEET NO.: 7 / 12

Layout Plan Details	
AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	**SQ.MT.**
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376



BLOCK PLAN -C

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

BLOCK PLAN -C

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

Name : M RANJEET KUMAR
Designation : cityplannerezho
Date : 18-Apr-2021 16:

BLOCK PLAN -C

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

BLOCK PLAN -C

TERRACE FLOOR PLAN
(SCALE 1:100)

BUILDING :BLDG (BLOCK C)

FLOOR NAME	TOTAL BUA	ADDITIONS RAMP	NET BUA RESI	TOTAL NET BUA	TNMTS.
GROUND FLOOR	1044.13	115.19	1044.13	1159.32	07
FIRST FLOOR	1044.13	0.00	1044.13	1044.13	07
SECOND FLOOR	1044.13	0.00	1044.13	1044.13	07
THIRD FLOOR	1044.13	0.00	1044.13	1044.13	07
FOURTH FLOOR	1044.13	0.00	1044.13	1044.13	07
FIFTH FLOOR	1044.13	0.00	1044.13	1044.13	07
TERRACE FLOOR	114.09	0.00	0.00	114.09	00
TOTAL	6378.87	115.19	6264.78	6494.06	42
TOTAL NO.OF BLDG	1				
TOTAL	6378.87	115.19	6264.78	6494.06	42

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK C)	D2	0.75 X 2.10	186
BLDG (BLOCK C)	D2	0.76 X 2.10	24
BLDG (BLOCK C)	D1	0.90 X 2.10	126
BLDG (BLOCK C)	D1	0.91 X 2.10	42
BLDG (BLOCK C)	MB	1.00 X 2.10	36
BLDG (BLOCK C)	MB	1.07 X 2.10	06
BLDG (BLOCK C)	sp	1.32 X 2.10	42

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK C)	V1	0.75 X 0.90	168
BLDG (BLOCK C)	W	1.19 X 2.00	06
BLDG (BLOCK C)	W9	1.22 X 1.80	42
BLDG (BLOCK C)	W	1.80 X 1.80	102
BLDG (BLOCK C)	W	1.83 X 1.80	24
BLDG (BLOCK C)	W	2.10 X 1.80	36
BLDG (BLOCK C)	GD	2.15 X 2.10	42

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	
OWNER'S NAME AND SIGNATURE	
BUILDER'S NAME AND SIGNATURE	
ARCHITECT'S NAME AND SIGNATURE	
STRUCTURAL ENGINEER'S NAME AND SIGNATURE	

ISO_2A0_(1189.00_x_1682.00_MM)

BLDG (BLOCK D)

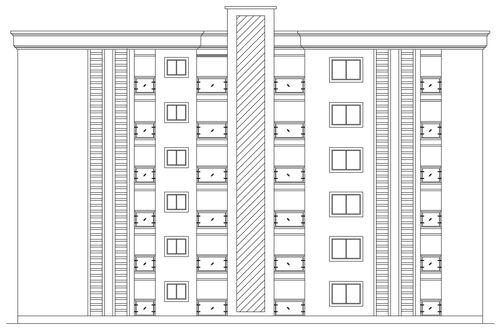
Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS 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

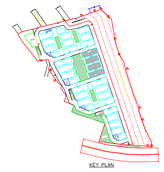
CONDITION:

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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 .
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and SI. 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)Two 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 Nos. each at Generator and Transformer area shall be provided as per I.S.I. 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 ltrs. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Snow Reel, Down Corner, xiAutomatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts. x)Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. xi)Transformers shall be protected with 4 hours rating fire resist constructions. xii) To create a path open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.



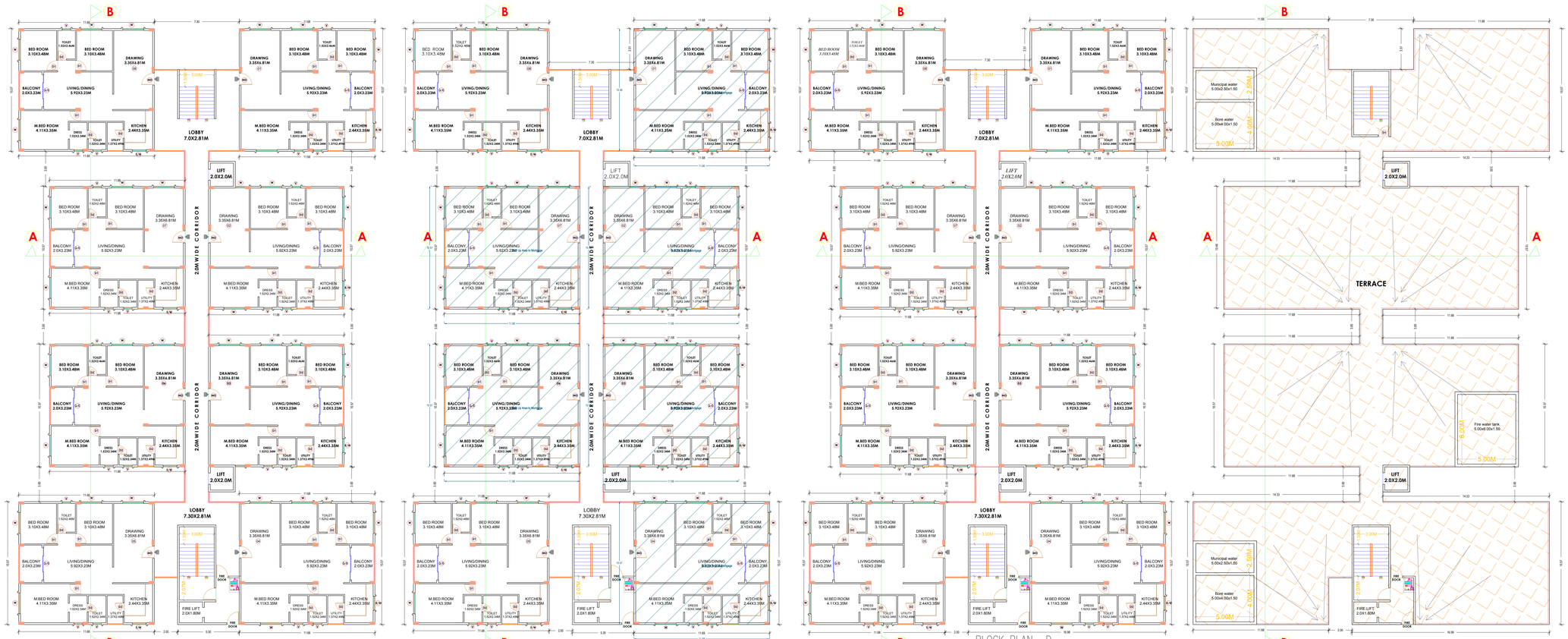
SOUTH SIDE ELEVATION

SECTION A-A



KEY PLAN

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.



BLOCK PLAN –D

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

BLOCK PLAN –D

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

BLOCK PLAN –D

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

BLOCK PLAN –D

TERRACE FLOOR PLAN
(SCALE 1:100)

Project Title

PLAN SHOWING THE PROPOSED	Residential
PLOT NO: N.A	
SURVEY NO 19/P	
SITUATED AT : MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C1/05652/2021
DATE: 16-04-2021	SHEET NO.: 8 / 12

Layout Plan Details

AREA STATEMENT / PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

BUILDING :BLDG (BLOCK D)

FLOOR NAME	TOTAL BUA	NET BUA RES.	TOTAL NET BUA	TNMTS.
GROUND FLOOR	1208.18	1208.18	1208.18	08
FIRST FLOOR	1179.02	1179.02	1179.02	08
SECOND FLOOR	1179.02	1179.02	1179.02	08
THIRD FLOOR	1179.02	1179.02	1179.02	08
FOURTH FLOOR	1179.02	1179.02	1179.02	08
FIFTH FLOOR	1179.02	1179.02	1179.02	08
TERRACE FLOOR	114.09	0.00	114.09	00
TOTAL	7217.37	7103.28	7217.37	48
TOTAL NO OF BLDG	1			
TOTAL	7217.37	7103.28	7217.37	48

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK D)	D2	0.75 X 2.10	216
BLDG (BLOCK D)	D2	0.78 X 2.10	24
BLDG (BLOCK D)	D1	0.90 X 2.10	150
BLDG (BLOCK D)	D1	0.91 X 2.10	42
BLDG (BLOCK D)	MB	1.05 X 2.10	42
BLDG (BLOCK D)	MB	1.07 X 2.10	06
BLDG (BLOCK D)	sp	1.32 X 2.10	48

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK D)	V1	0.75 X 0.90	192
BLDG (BLOCK D)	W	1.19 X 2.00	96
BLDG (BLOCK D)	KW	1.22 X 1.80	48
BLDG (BLOCK D)	W	1.79 X 1.80	12
BLDG (BLOCK D)	W	1.80 X 1.80	108
BLDG (BLOCK D)	W	1.83 X 1.80	24
BLDG (BLOCK D)	W	2.10 X 1.80	42
BLDG (BLOCK D)	GD	2.15 X 2.10	48

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE

BUILDER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_2A0_(1189.00_x_1682.00_MM)

BLDG (BLOCK F)

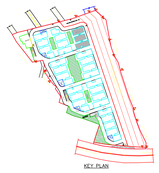
Project Title : THE REVISED PROPOSAL FOR CONSTRUCTION OF RESIDENTIAL APARTMENT
BUILDING CONSISTING OF STILT + 5 UPPER FLOORS FOR BLOCK-A, GROUND + 5 UPPER FLOORS FOR (BLOCKS-B, D, F) AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR (BLOCK -C, E, H) AND 1-CELLAR, GROUND + 5 FLOORS FOR BLOCK-G (TOTAL 8 BLOCKS I.E., BLOCKS A TO H) AND AMENITIES BLOCKS 2-CELLARS, GROUND + 4 UPPER FLOORS 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

SOUTH SIDE ELEVATION

SECTION A-A



KEY PLAN

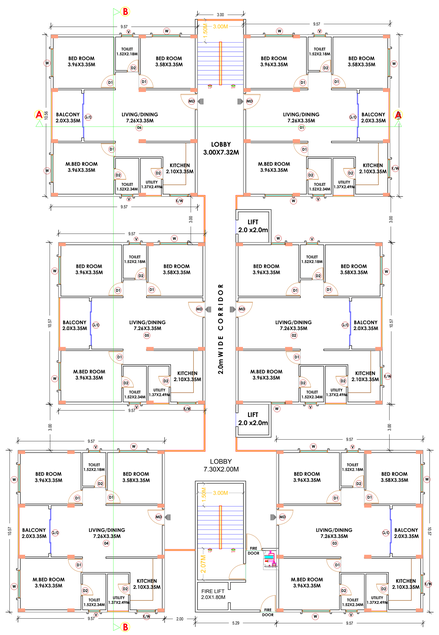
CONDITION

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate is compulsory before occupying any building.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Toilet shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. 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 or misused for any other purpose at any time in future as per undertaking submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
13. 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 submitted.
14. Strip of greenery on periphery of the site shall be maintained as per rules.
15. 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 suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. All Public and Semi Public buildings above 3005q.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),i.e. 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, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, 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 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 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
30. 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 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)Two 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 Nos. each at Generator and Transformer areas shall be provided as per I.S.I. 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 lts. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings. ix)Hose Reel, Down Comer. x)Automatic Sprinkler system is to be provided if the basement area exceed 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 / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. The Builder/Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. 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.

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO: N.A	
SURVEY NO 19/P	
SITUATED AT : MEDCHAL	
A.P.H.B. Main Road	
BELONGING TO : Mr./Ms./Mrs & Jade Estaes	Gulmohar Residency
REP BY : Supervisor_C	ABDUL NAYEEM NASIR
LICENCE NO: CA/1990/12947	APPROVAL NO: 1/C1/05652/2021
DATE: 16-04-2021	SHEET NO.: 9 / 12

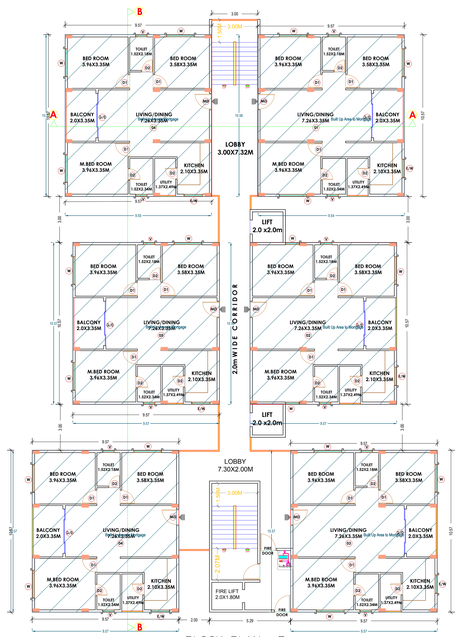
Layout Plan Details	
AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/HO/02577/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	Revision
SUB LOCATION :	Existing Built-Up Areas
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MADAL :	
PLOT USE :	Residential
PLOT SUB USE :	Residential
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	30
PLOT NO :	N.A
SURVEY NO :	19/P
NORTH SIDE DETAIL :	Vacant Land -
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	Others - NFC CAMPUS
WEST SIDE DETAIL :	Vacant Land -
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	32384.29
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	9632.23
Total	9632.23
NET AREA OF PLOT	22752.07
VACANT PLOT AREA	14037.67
COVERAGE	
PROPOSED COVERAGE AREA (38.3 %)	8714.39
NET BUA	
RESIDENTIAL NET BUA	47590.80
COMMERCIAL NET BUA	2020.82
BUILT UP AREA	
	35951.58
	51697.38
MORTGAGE AREA	5288.38
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	376

Additional Conditions
1. To comply the requirement prescribed under 5.f(xi).(iii), (iv) and (vii) of G.O.Ms.No.168 MA, Dt:07.04.2012.
2. The applicant should follow the previous sanctioned conditions.
3. The height of the building shall be restricted to 17.95 mts.



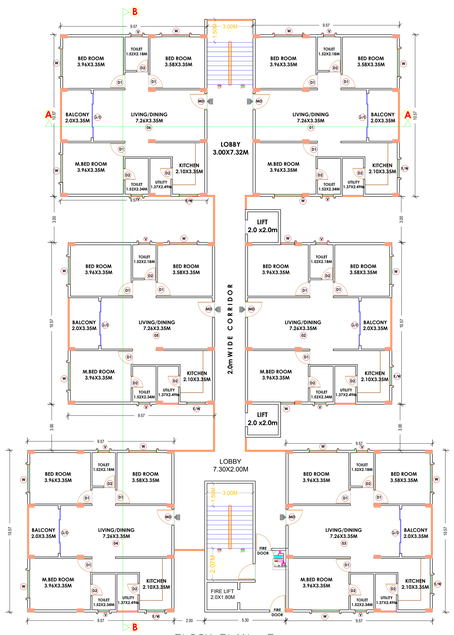
BLOCK PLAN –F

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



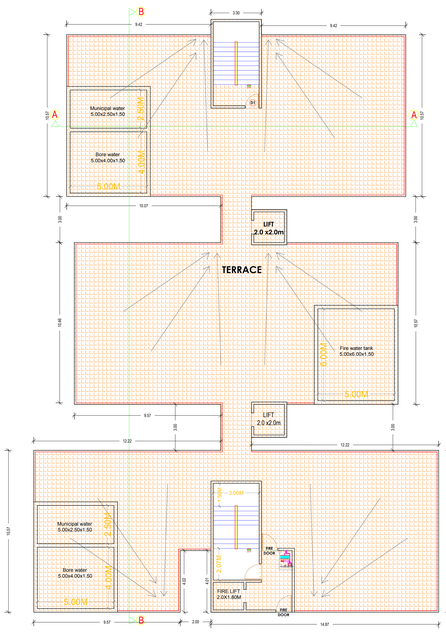
BLOCK PLAN –F

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –F

TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



BLOCK PLAN –F

TERRACE FLOOR PLAN
(SCALE 1:100)

BUILDING :BLDG (BLOCK F)

FLOOR NAME	TOTAL BUA	NET BUA RESI.	TOTAL NET BUA	TNMTS.
GROUND FLOOR	783.80	783.80	783.80	06
FIRST FLOOR	754.64	754.64	754.64	06
SECOND FLOOR	754.64	754.64	754.64	06
THIRD FLOOR	754.64	754.64	754.64	06
FOURTH FLOOR	754.64	754.64	754.64	06
FIFTH FLOOR	754.64	754.64	754.64	06
TERRACE FLOOR	114.05	0.00	114.05	00
TOTAL	4671.05	4557.00	4671.05	36
TOTAL NO OF BLDG	1			
TOTAL	4671.05	4557.00	4671.05	36

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK F)	D2	0.75 X 2.10	144
BLDG (BLOCK F)	D1	0.90 X 2.10	144
BLDG (BLOCK F)	MB	1.05 X 2.10	36

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
BLDG (BLOCK F)	V1	0.75 X 0.90	108
BLDG (BLOCK F)	KW	1.22 X 1.80	36
BLDG (BLOCK F)	W	1.80 X 1.80	126
BLDG (BLOCK F)	GD	2.15 X 2.10	36

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

OWNER'S NAME AND SIGNATURE
BUILDER'S NAME AND SIGNATURE
ARCHITECT'S NAME AND SIGNATURE
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

✓
Name : M RANJEET KUMAR
Designation : cityplannerezho
Date : 18-Apr-2021 16: