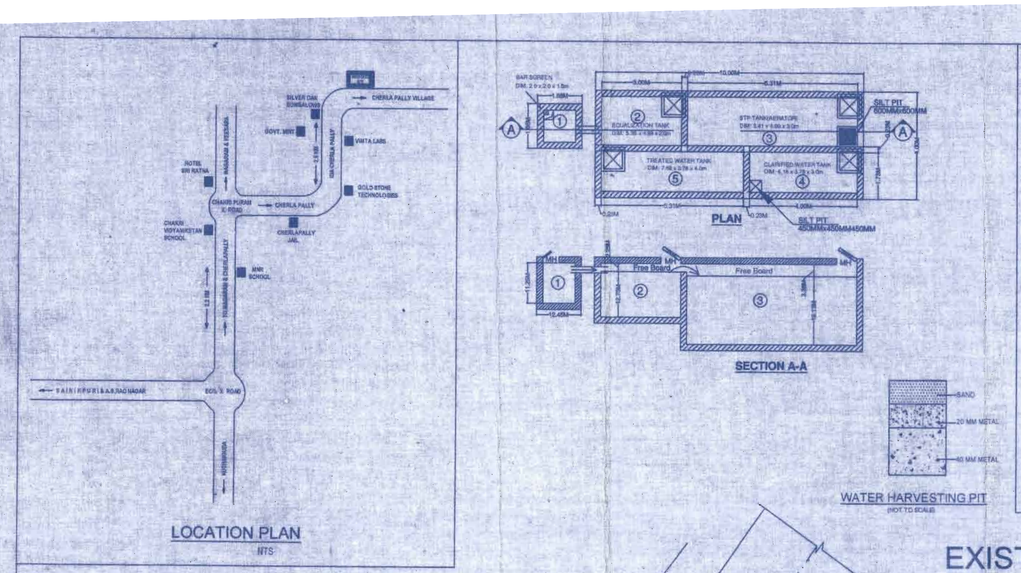


AREA STATEMENT OF APPROVED :

Land Area :	in Sq.mtrs	in Sq.mtrs
Total Land Area		26,114.48
Less:		
1. Land left for future development (6407.19 + 653.54 + 153.97)	7214.70	
2. Area effected under road widening	436.43	
3. Area affected under proposed 2.0 M wide drain	196.24	
4. Area affected under buffer strip (2.0 M on each side).	392.32	
		8,239.69
Net Land Area for present proposed construction		**17,874.79**

Open space area statement:

Open space No	in Sq.mtrs
Open space no. 1	1032.78
Open space no. 2	683.36
Open space no. 3	124.43
Total open space area	**1840.57**
Open space area required	1,787.48
Open space area provided	1,840.57
Percentage required	10.00%
Percentage provided	10.30%

Built-up area statement:

Type	Built up area in Sq.mtrs	No. of Plots	Total Built up area in Sq.mtrs
A1	175.00	31 nos	5425.00
A2	175.00	37 nos	6475.00
Total		68 nos	11,900.00

Amenities area statement:

	Plot Area in Sq.mtrs	Built up area in Sq.mtrs
Club House	364.80	648.00
Percentage:		3.89%
Parking area required:		285.12 (44%)
Parking area provided:		294.56 (45.46%)

AREA STATEMENT FOR PROPOSED EXTENSION:

Land Area :	in Sq.mtrs
Total Land Area	6,407.19
Add: Owner's land on the eastern side abutting to the approved layout	230.00
Net Land Area for present proposed construction	**6,637.19**

LAND USE ANALYSIS:

	in Sq.mtrs
Plotted area	3,650.00
Roads area	1,208.01
Open space area (Tot-lot)	669.71
STP area	87.28
Peripheral road area	969.92
Open area	52.27
Total area	6,637.19

Open space area statement:

Open space No	in Sq.mtrs
Open space no. 1	62.56
Open space no. 2	393.22
Open space no. 3	213.93
Total open space area	**669.71**
Open space area required	663.71
Open space area provided	669.71
Percentage required	10.00%
Percentage provided	10.09%

Built -up area statement of proposed extension layout:

Type	Built up area in Sq.mtrs	No. of Plots	Total Built up area in Sq.mtrs
A1	175.00	14 nos	2450.00
A2	175.00	13 nos	2275.00
Total		27 nos	4,725.00

Conditions: 1st floor to be left for future development. Basement 2nd floor & 3rd floor to be used as Common Parking. Omitted 4th floor. 5th floor onwards

Office Use

FOR PARTY

FILE No. 134335/07/01/CSC/17/HOP 200

PERMIT No. 53412/HO/EZ/CH-1/2016 DT: 03-05-2017

For proposed extension of layout with Housing (Gated community) for 27 villas i.e., Plot nos. 69 to 95 consisting of ground + 1st floor in Sy.nos. 11,12,14 to 18 & 294 part situated at Cherlapally (v), Kapra mandal belonging to M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes) Rep. by its managing partner Sri. Soham Modi, subject to following conditions:

PLAN SHOWING THE PROPOSED EXTENSION OF GATED COMMUNITY LAYOUT CUM GROUP HOUSING IN SY. NOS 11,12,14 TO 18 & 294 (PART) SITUATED AT CHERLAPALLY VILLAGE, GHMC, KAPRA CIRCLE, KAPRA MANDAL, MEDCHAL - MALKAJGIRI DIST.

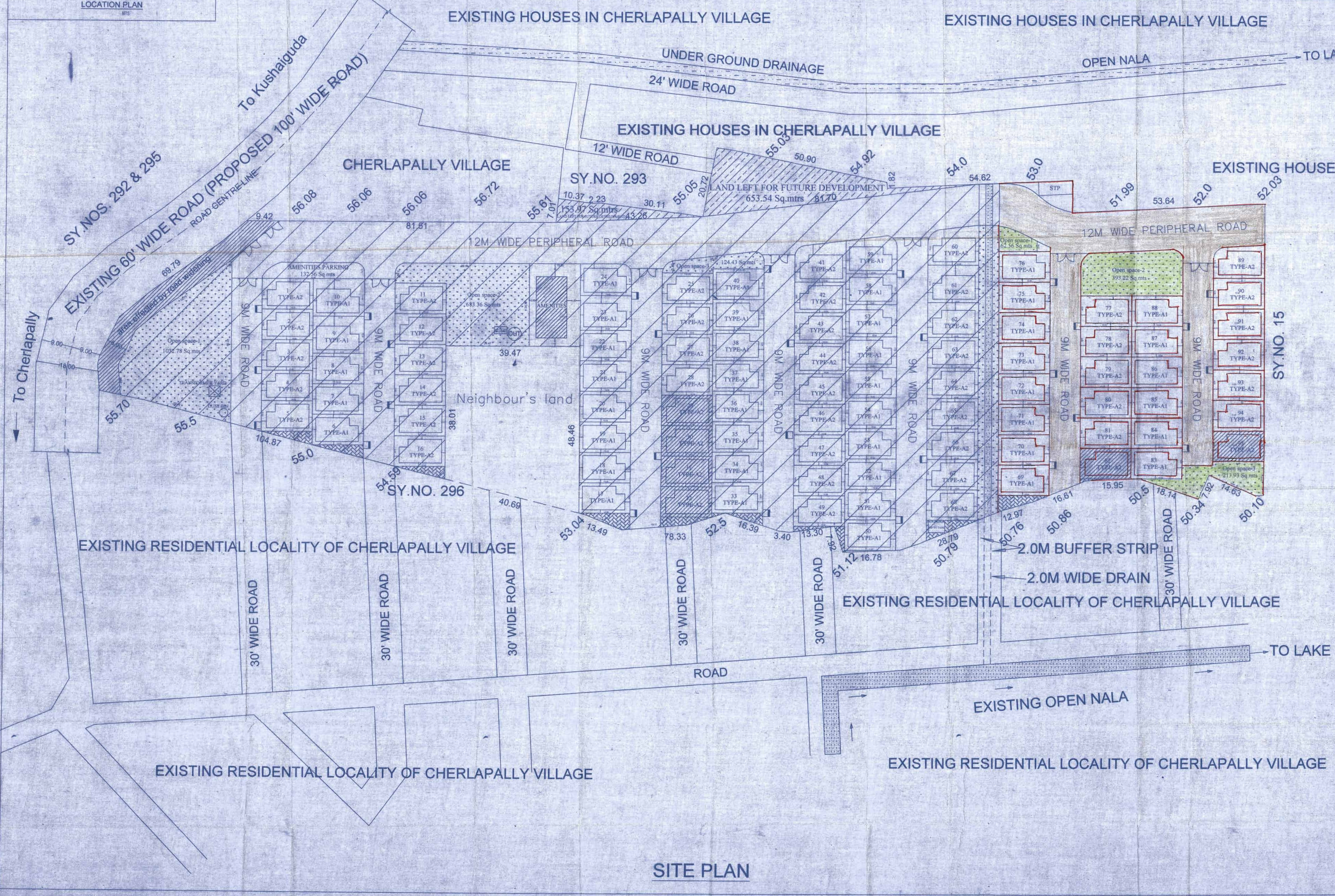
BELONGING TO:
M/s.SILVER OAK REALTY (FORMERLY KNOWN AS M/s. MEHTA & MODI HOMES)
REPRESENTED BY ITS MANAGING PARTNER

SRI. SOHAM MODI, S/O SRI. SATISH MODI

APPROVED FILE NO. 56688/19/12/2015/HO

PERMIT NO.53202/HO/EZ/CH-1/2016

DATED: 03-05-2017



SITE PLAN

The owner has handed over 2.0 M wide strip of land to the extent of area 392.32 sqmt. for mortgage as per GO MS No. 168 MA. Dt: 7.4.2012 to the Municipal Corporation of Hyderabad through Affidavit Dt. 5.5.17 and the same has been entered in the Prohibitory Property Watch Register in Registration & Stamps Department at Sl. No: 1444-17 is the office of Sub Register Hyderabad/Secunderabad

Contractor all risk insurance policy 3 yrs. vide policy No: 170100/56/17/99000000 Dt: 15.5.2017 for Construction period

a) The applicants should follow the clause 5.8 (xii), (xiii), (xiv), (xv) (xvi) of G.O.Ms.No. 168 MA dated 07.04.2012.

b) The applicants should handover the 10% organized open space to GHMC free of cost through registered gift deed as per document No. 16500 of 2017, dated 13.12.2017.

c) The applicants shall handover the area affected in 12.00m wide peripheral road admeasuring 969.92 sq.mts to GHMC free of cost as per registered gift deed settlement deed No. 16701 of 2017 dated 13.12.2017.

d) The conditions mentioned in earlier permit No. 53302/HO/EZ/CH-1/2016, dated 03.05.2017 shall also followed.

for COMMISSIONER Greater Hyderabad Municipal Corporation Hyderabad

Conditions:

1. The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955
2. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction
4. Sanctioned Plan copy as enclosed by the GHMC shall be displayed at the construction site for public view
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 452 of HMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained expressly for any modification in the sanction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose or, any time in future as per processing submitted.
16. No. of units as aforesaid shall not be increased without prior approval of GHMC or any time in future.
17. This sanction is restricted 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.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Stacking 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.
20. The permission accorded does not vitiate application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.05mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts for Low Tension electrical line shall be maintained.
23. No fence 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.
24. If greenery is not maintained 10 % additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged built up area shall be released for registration only after Occupancy Certificate is produced to us.
27. The Registration authority shall register only the permitted built up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loan facilities only to the permitted built up area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, the electrical installations etc. shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be renewed under the contractors all risk insurance till the issue of occupancy certificate. (wherever applicable)
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable).
33. 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.
34. The Owner, Builder/Developer, Architect, Structural Engineer and Site Engineer are jointly & severally responsible to carry out and complete the construction/erectio in accordance with sanctioned plan.
35. The Owner, Builder/Developer, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
36. The Owner / Builder / Developer, should not deliver the possession of any part of built up area of the building by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular services conforming 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 constructed building for a minimum period of three years.
37. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and the 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 5.5mts.
(ii) Provide Fire resistant swing door for the inflammable items 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 five numbers fire extinguishers per floor and 6x 10 LP 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 wired 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 Drum Cover.
(x) Automatic Sprinkler system is to be provided if the basement area exceeds 200sq.mts.
(xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
(xii) Transformers shall be protected with 4 hours rating fire resist construction.
38. 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 this area.

REFERENCE

LAYOUT BOUNDARY
WATER HARVESTING PIT
STREET LIGHTS
WATER LINES
ELECTRICAL LINES
DRAINAGE LINES
TRANSFORMER
OVER HEAD TANK - OHT

REFERENCE

PROPOSED
APPROVED
TO BE DISMANTLED
MORTGAGED

SCALE - 1 : 400

OWNER'S SIGNATURE

For SILVER OAK REALTY
Partner

ARCHITECT'S SIGNATURE

ANAND SAGAR
CA /76 / 2898.
Architectural Associates,
Architects, Interior Designers, Engineers,
8-1-293, R.P. Road, Secunderabad-3.
☎ 27702085, (Fax)27708625

STRUCTURAL ENGINEER'S SIGNATURE

M. DATTATRI RAO
STRUCTURAL ENGINEER
GHMC Lic. No.: 134

BUILDER'S SIGNATURE

For MODI PROPERTIES PVT. LTD.
Managing Director
Builders Licence No. BL/1171/2014
Valid up to 16-10-2018

SHEET NO:1 OF 1