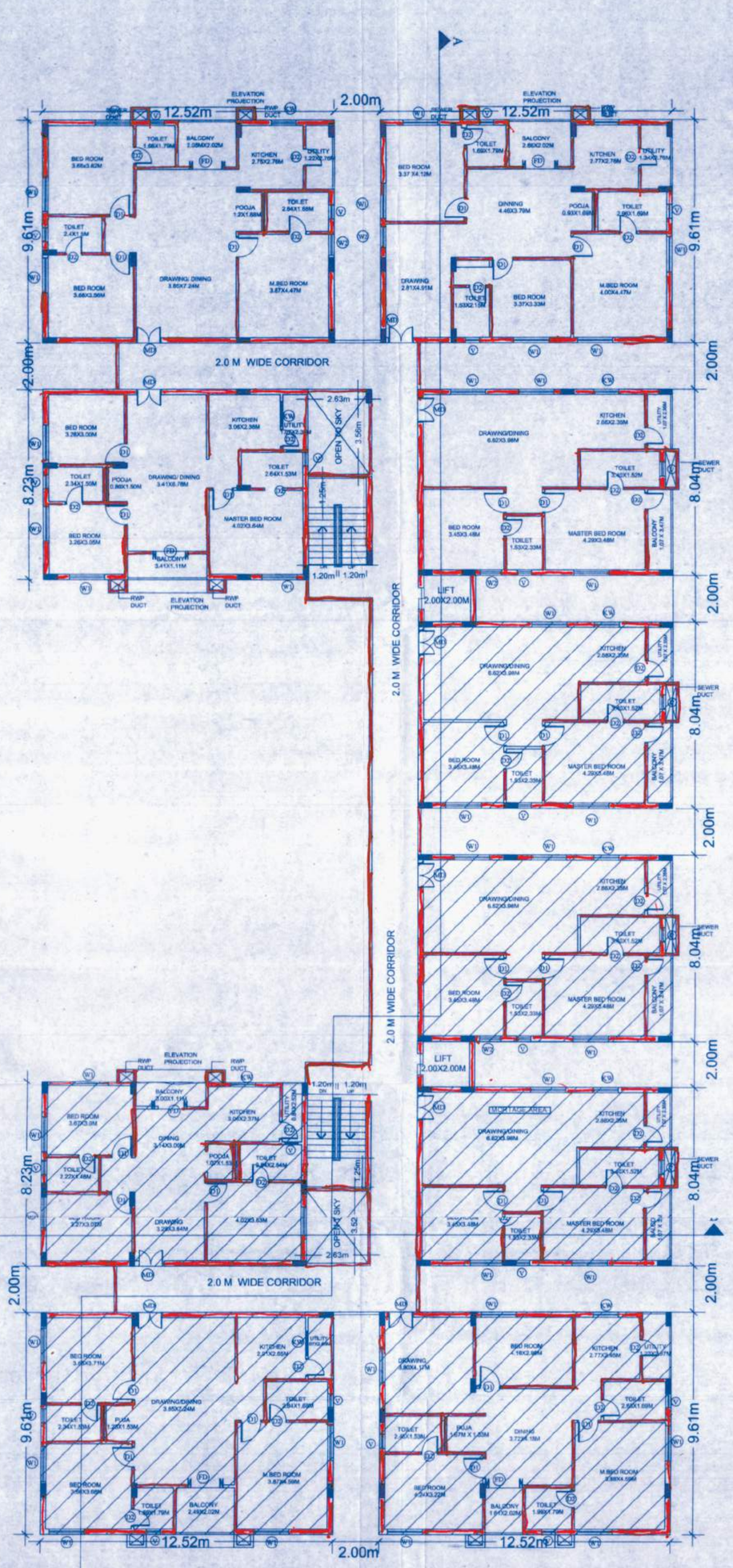
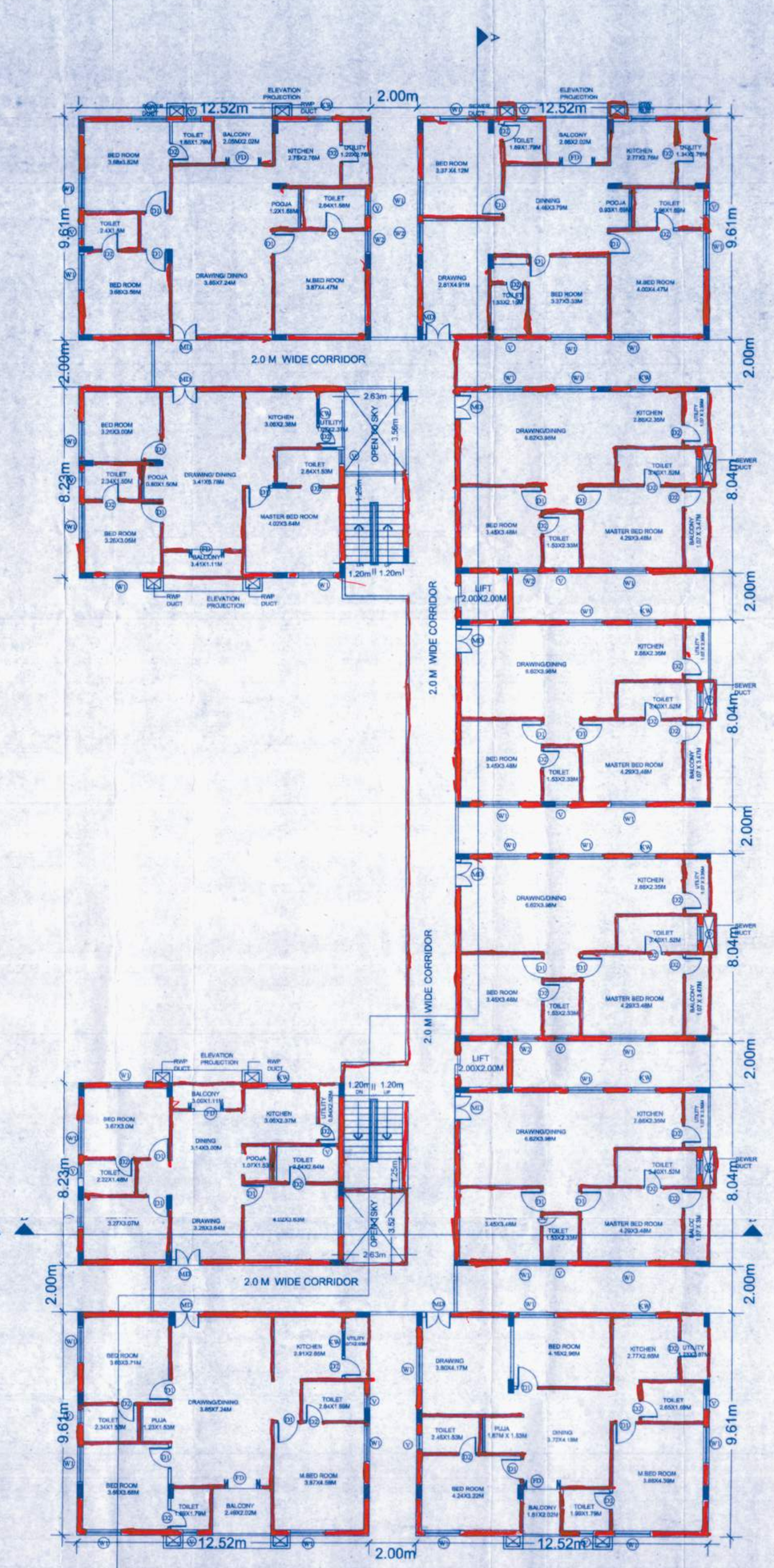
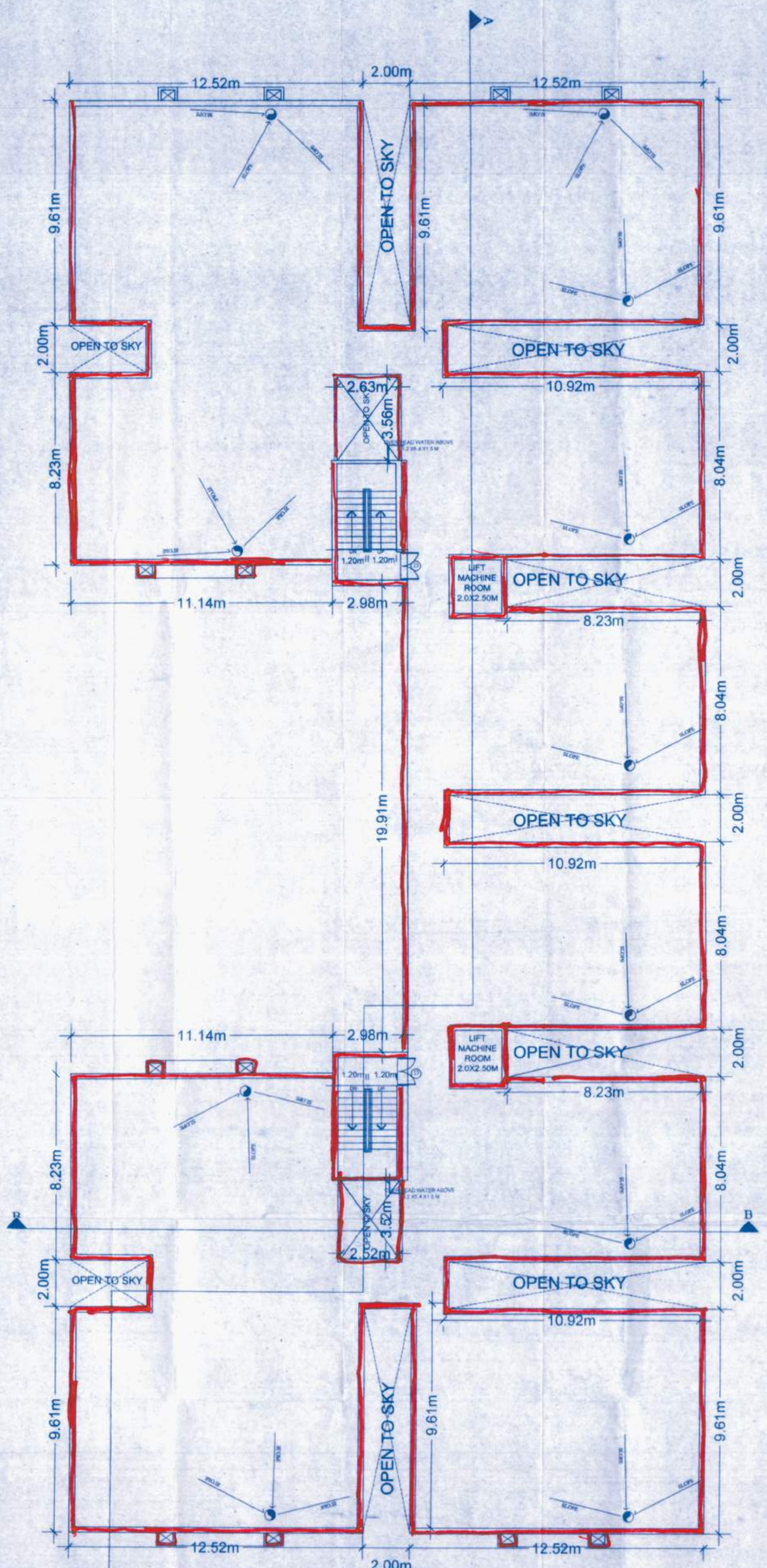


FIRST FLOOR PLAN (MORTAGAE OF 598.23 SQ.MTS IN FIRST FLOOR)



2,3,4 & 5th FLOOR PLANS



TERRACE FLOOR

OFFICE USE

FILE NO		CSC	TP	20
PERMIT NO				

OFFICE SEAL

DATE

CONDITIONS:

1) The Permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/S 450 of HMC act 1955.

2) If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.

3) Sanction plan shall be followed strictly while making the construction.

4) Sanction plan copy ws affixed by GHMC shall be displayed at the site for public view.

5) Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.

6) Completion Notice shall be submitted after completion of the 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, Electrical Connections will be provided only on production of occupancy certificate.

9) Prior approval should be obtained separately for any modification in the construction.

10) Tree plantation shall be done along the periphery and also in front of the premises.

11) Toilet 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 with in the premises.

15) Cellar and stilts approved for parking in the plan should be used exclusively for parking of vechiles 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.

16) No.of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.

17) This sanction is accorded on surrending 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) Blocking of building materials on footpath and road margin causing obstruction to free movement of public & vechiles shall not be done, failing which permission is liable to be suspended.

20) The permission accorded does not bar the application or provisions of urban land ceiling & regulations act 1976.

21) The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.

22) A safe distance of minimum 3.0mts. Vertical and horizontal distance between the building & high tension electrical lines and 1.5mts. for low tension electrical line shall be maintained.

23) No front compound wall for the site abutting 18mt. road width shall be allowed and only iron grill or low height greenery hedge shall be allowed.

24) If greenery is not maintained Mandatory property tax shall be imposed as penalty every year the condition is fulfilled.

25) All public and semi public building above 300sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.

26) The mortagaged buildup area shall be allowed for registration only after occupancy certificate is produced.

27) The registration authority shall register only the permitted buildup area as per sanctioned plan.

28) The financial agencies and institutions shall extend facilities only to the permitted built up area as per sanctioned plan.

29) The services like sanitation, plumbing, fire safety requirements, lifts, 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 should be covered under the constructors all risk insurance till the issue of occupancy certificate (whenever applicable)

32) As per the undertaking executed in terms of G.O.Ms.No.541MA, dt.17-11-2000 (whenever 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, site engineer failing which the violations are liable for demolition besides legal action.

b) The owner, builder, developer, architect, structural engineer and site engineer are jointly & severly responsible to carry out and complete the construction strictly in accordance with sanctioned plan.

c) The owner, builder, developer, architect, structural engineer and site engineer are jointly & severly are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.

d) The owner, builder, developer should not deliver the possession of any part of built up area of the building. By any 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.

33) Structural safety and fire safety requirements shall be the responsibility of the owners, 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 & one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.

(ii) Provide Fire resistance swing door for the collapse lifts in all floors.

(iii) Provide Generator, as alternate source of electric supply.

(iv) Emergency lighting in the corridor common passage 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 2nos. each at Generator & Transformer area shall be provided as per I.S.I. specification no 2190-1992.

(vi) Manually operated and alarm systems in the entire building.

(vii) Seperate underground static water storage tank capacity of 25,000 ltrs. capacity.

(viii) Seperate Terrace tank of 25,000 ltrs. capacity for residential building.

(ix) Hose reel, Down comer.

(x) Automatic sprinkler system is to be provided if the basement area exceeded 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 4hours rating fire resist constructions.

(xiii) To create a joint open spaces with the neighbours buildings premises for mai-maneability of fire vehicles. No parking or any constructions shall be made in setbacks area.

OFFICE USE

FOR PARTY

FILE No: 12008/18/03/2017/HO
PERMIT No: 533262/2017/CZ/TP/10/L06
DATED: 06.07.2017

that the condition mentioned on sheet no 1 should be followed

COMMISSIONER
Greater Hyderabad Municipal Corporation
Hyderabad

SHEET: 05 OF 09

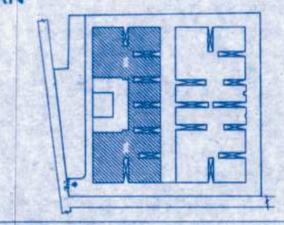
BLOCK-A (PHASE-1)

TYPICAL FLOORPLAN,TERRACE

PLAN SHOWING THE PROPOSED GROUP HOUSING DEVELOPMENT IN PREMISES BEARING MUNICIPAL NO- 7-2-1668/5 TO 13 SITUATED AT SANATHNAGAR, HYDERABAD.
BELONGS TO VIJAY L DELHIKAR & OTHERS

REPRESENTED BY DGPA HOLDER
M/S SHREE SAITIRUMALA CONSTRUCTIONS
BY IT MANAGING PARTNERS
Mr.S VENUGOPAL S/o S.RANGAIAH
Mr.C.SAI BABA S/o late C. PANDU
MR.Y. DEVENDER S/o Y.RAMULU

KEY PLAN



SPECIFICATIONS.

FOUNDATION -RCC FOOTINGS.
COLUMNS,BEAMS
SLAB,LINTEL S&CHAJJAS-RCC
DOORS & WINDOWS - M .T WOOD.

SUPER STRUCTURE - BRICK IN C.M.
PLASTERING - C.M IN 1:6.
FLOORING -CERAMIC TILES.
PAINTING - EXTERNAL : SNOW CEM
INTERNAL : OBD.
ELECTRICAL - AS PER A.P.TRANSCO RULES.

SCHEDULE OF OPENINGS.

DOORS:-	WINDOWS:-
MD-1.07mX2.1m	W1-1.22mX1.2m
D1-0.90mX2.1m	W2- 0.91mX1.2m
D2-0.75mX2.1m	KW- 1.07 mX0.91m
FD-1.83mX2.1m	V -0.6mX0.6m

AREA STATEMENT

BUILT-UP AREA:
BLOCK-A

FIRST FLOOR AREA	-1188.64 SQ.MTS
SECOND FLOOR AREA	-1188.64 SQ.MTS
THIRD FLOOR AREA	-1188.64 SQ.MTS
FOURTH FLOOR AREA	-1188.64 SQ.MTS
FIFTH FLOOR AREA	-1188.64 SQ.MTS
TOTAL BUILT-UP AREA	-5943.20 SQ.MTS

REQUIRED MORTAGAGE AREA
10% OF TOTAL BUILT-UP AREA- 594.32 SQ.MTS
PROVIDED MORTAGAGE AREA- 598.23 SQ.MTS

REFERENCE
PROPOSED
EXISTING
MORTGAGE AREA INCLUDED
SCALE : 1:100

NORTH POINT
E N S W

OWNERS SIGNATURE

For SHREE SAI TIRUMALA CONSTRUCTIONS
Mg. Partner Mg. Partner Mg. Partner

BUILDER SIGNATURE

Y. DEVENDER
SHREEMUKH SPACES
BL/2392/2013.

ARCHITECT SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

SURENDRA INKOLLU
SE/Bi-Eng/TP10/GHMC/2012