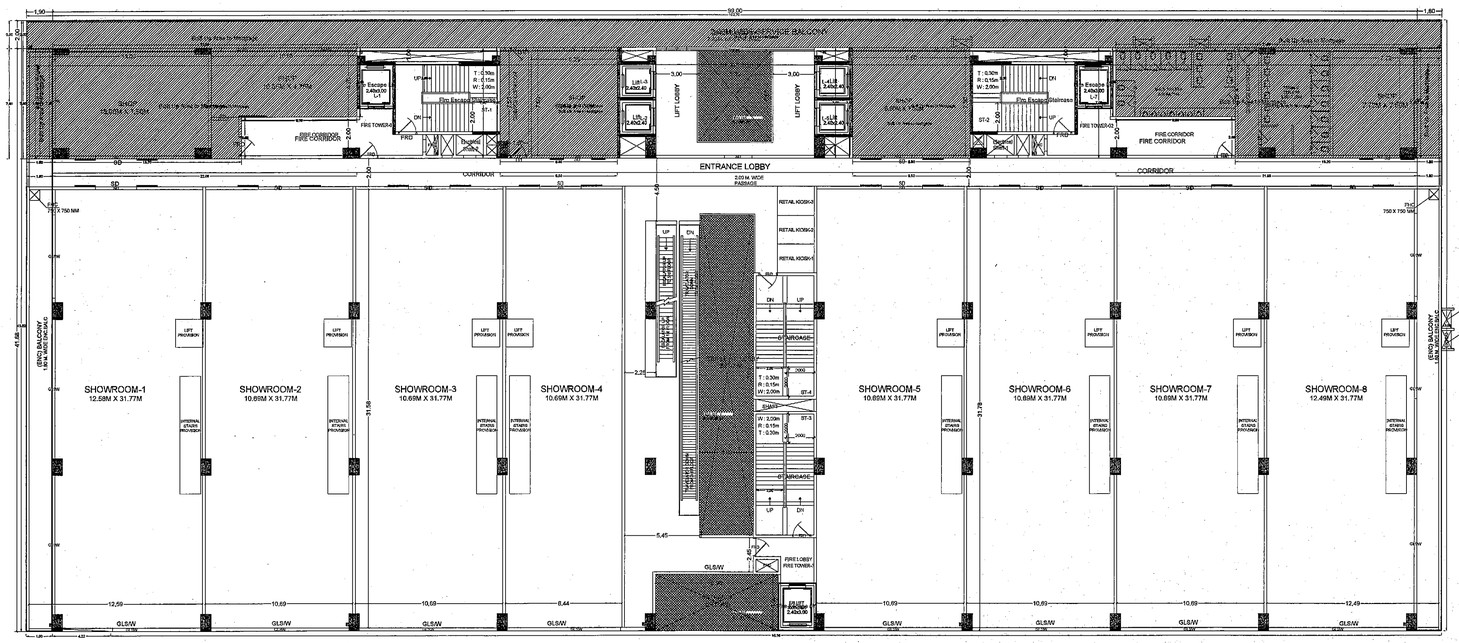
COMMERCIAL BLOCK

PROJECT TITLE : PLAN SHOWING THE PROPOSED CONSTRUCTION OF 2-CELLARS, 2-STILTS + 13 UPPER FLOORS FOR (5) RESIDENTIAL BLOCKS AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR COMMERCIAL AND GROUND + 3 UPPER FLOORS FOR AMENITIES PREMISES NO.18-35/1 to 32 IN SURVEY NOs.228 Old 44, 44 /1 and 44 /2(new) SITUATED AT SAFILGUDA VILLAGE, MALKAJGIRI MANDAL, MEDCHAL-MALKAJGIRI DISTRICT. T.S.

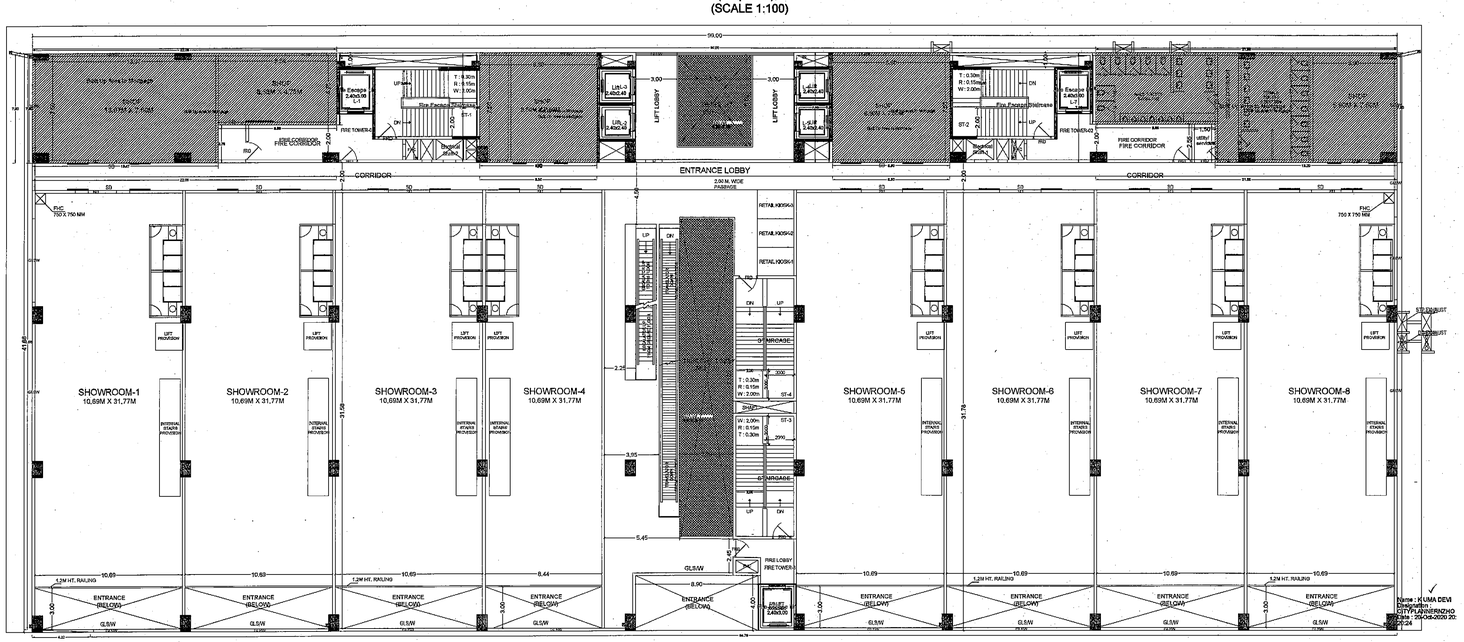
BELONGING TO:-

Smt.PREM LATA W/o.LATE BRIJ MOHAN
AND OTHERS

DAGPA HOLDER M/S. JAIN CONSTRUCTIONS
REPRESENTED BY
1). MR. PRAVEEN KUMAR JAIN S/o. JAYANTILAL JAIN.
2). MR. SURESH JAIN S/o. LATE SRI DEVICHAND GANDHI.



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



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

The Building permission is sanctioned subject to following conditions:
1. The permission accorded does not confer any ownership rights. If it is later stages if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of GHMC Act 1955.
2. If the building permit is not obtained within 15 months, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while raising the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
5. Any violation of the provisions of the Act, Rules and Bye-laws shall attract penalties as provided in the Act and Rules of GHMC Act.
6. Complete Notice shall be submitted after completion of the building to obtain occupancy certificate U/S 455 of GHMC 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. Plan Approval should be obtained separately for any modification in the construction.
10. Drainage and Water Supply shall be as per the Standards of Municipal Authorities.
11. Ticket shall be issued and shall be displayed on premises at owner's 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 Bins shall be provided in the premises.
15. Open Parking space and Stilt Floor 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.
16. No, of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
17. Owner/Developer shall maintain an earmarking of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Washing of Vehicles in premises is prohibited and road margin causing contribution to free movement of public & vehicles shall not be done, failing which this permission is liable to be revoked.
20. The permission is issued does not bar the application or provisions of Urban Land Ceiling & Regulation Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 5.0mts. Vertical and horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension Lines shall be maintained.
23. No front compound wall for the site abutting 18 mt. road widths 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 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC 2005.
26. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans/facilities only for the permitted built-up area as per sanctioned plan.
29. The Fire Safety measures (Detection, Fighting, 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. Any violation of the conditions stipulated in the permit shall be liable for action under the provisions of the Telangana Government Act/Rules.
32. As per the undertaking attached in terms of G.O. Ms. No. 168, MA., dt. 07-11-2012 (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 structures are liable for demolition besides legal action.
34. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severally responsible to verify and end complete the construction. Violations if any are liable for action.
35. The Owner, Builder, 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 shall not sell any portion of the building or any area of the building, by way of Gift / Lease unless and until Occupancy Certificate / Building Completion Certificate is obtained by the applicant and shall not sell any portion of the building and also submitting the following,
i. Building Completion Certificate issued by the Architect & by certifying that the building is constructed as per the sanctioned plan.
ii. Structural Stability Certificate issued by the Structural Engineer & by certifying that the building is constructed as per the sanctioned plan.
iii. Fire Safety Certificate issued by the Competent Authority.
37. Periodic Inspections of the construction in progress by Inspection reports of Site Engineer, Structural Engineer and Architect.
38. Insurance Policy for the complete building for a minimum period of three years.
39. Structural Safety and Stability of Garage Ramp Replacements 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, 2016 .
34. Occupancy FIRE NOC Shall be Obtained from Director (EVDM) before issue of Occupancy Certificate.

additional conditions
1. 1) to pay all fees charges in (4) half yearly equal installments stating with the first one at the time of obtaining permission
2) first installment shall be paid within (30) days from the date of receipt of fee intimation letter
3) in case installments are not paid in time as per the post dated cheques then same shall be paid along with 12% interest for delayed period.
2. 3). to comply the requirement prescribed under 5.1 (xi) (iii) (iv), (v) & (vii) of Noms.no.168 ma. dt:07.04.2012
5). to follow conditions stipulated in noc from fire services dept., and sai.
6) the applicant has to follow services, utilities, strom water disposal, sewerage, rain water harvesting pits, garbage disposal etc., as per the plans submitted to ghmc
3. to submit the revised environmental clearance as per submitted proposal within (6) months from the date of permission issued

Project Title

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 2-CELLARS, 2-STILTS + 13 UPPER FLOORS FOR (5) RESIDENTIAL BLOCKS AND 2-CELLARS, GROUND + 5 UPPER FLOORS FOR COMMERCIAL AND GROUND + 3 UPPER FLOORS FOR AMENITIES PREMISES NO.18-35/1 TO 32 IN SURVEY NOs.228 Old 44, 44 /1 and 44 /2(new) SITUATED AT SAFILGUDA VILLAGE, MALKAJGIRI MANDAL, MEDCHAL-MALKAJGIRI DISTRICT. T.S. BELONGING TO : Mr.Ale.Abs SMT. PREM LATA AND OTHERS DAGPA HOLDER M/S. JAIN CONSTRUCTIONS REP BY 1). MR. PRAVEEN KUMAR JAIN , 2). MR. SURESH JAIN

Mixed Use

REP BY : 0 PRAVEEN KUMAR JAIN

LICENCE NO: APPROVAL NO: 1/C/28/0402/2020

DATE : 19-10-2020 SHEET NO: 19 / 21

Layout Plan Details

AREA STATEMENT PROJECT DETAIL :	
INWARD_NO :	1/C/28/0527/2020
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
VILLAGE NAME :	Safilguda
STREET NAME :	
DISTRICT NAME :	MEDCHAL
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Mixed Use
PLOT SUB USE :	Res/Comm Bldg
PLOT NEAR BY NOTIFIED RELIGIOUS STRUCTURE :	NA
LAND USE ZONE :	Multiple use zones
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	26.7
PLOT NO :	18-35/1 TO 32
SURVEY NO :	228, OLD 44, 44/1 AND 44/2 NEW
NORTH SIDE DETAIL :	Vacant Land +
SOUTH SIDE DETAIL :	ROAD WIDTH - 30
EAST SIDE DETAIL :	ROAD WIDTH - 15
WEST SIDE DETAIL :	ROAD WIDTH - 30
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	34306.94
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA /ROAD WIDENING AREA	1009.79
Total	1009.79
NET AREA OF PLOT	33387.15
VACANT PLOT AREA	20815.34
COVERAGE	
PROPOSED COVERAGE AREA (37.65 %)	12571.80
NET BUA	
RESIDENTIAL NET BUA	82564.73
COMMERCIAL NET BUA	28781.14
TOTAL BUILT UP AREA	111625.87
MORTGAGE AREA	11207.53
EXTRA INSTALLMENT MORTGAGE AREA	5604.74
PROPOSED NUMBER OF PARKING3	1361

BUILDING -A (COMMERCIAL)

FLOOR NAME	TOTAL BUA	DEDUCTIONS				ADDITIONS		NET BUA	TOTAL NET BUA	PARKING AREA
		VISAV/T	VOID	ACCES.	RAMP	STAIR	LIFT	CUBAL		
BASEMENT SECOND FLOOR	1522.59	0.00	0.00	207.27	302.00	107.56	44.64	0.00	1522.59	3802.57
BASEMENT FIRST FLOOR	1544.13	215.21	0.00	207.42	302.00	107.56	44.64	0.00	1121.21	3802.57
GROUND FLOOR	1777.00	0.00	196.98	0.00	0.00	0.00	0.00	1580.02	1580.02	0.00
FIRST FLOOR	1745.25	0.00	124.25	0.00	0.00	0.00	0.00	1621.01	1621.01	0.00
SECOND FLOOR	1745.00	16.66	124.25	0.00	0.00	0.00	0.00	1604.75	1604.75	0.00
THIRD FLOOR	1745.00	0.00	0.00	0.00	0.00	0.00	0.00	1745.00	1745.00	0.00
FOURTH FLOOR	1745.00	0.00	0.00	0.00	0.00	0.00	0.00	1745.00	1745.00	0.00
FIFTH FLOOR	1745.00	0.00	0.00	0.00	0.00	0.00	0.00	1745.00	1745.00	0.00
TERRACE FLOOR	41.31	0.00	0.00	10.23	0.00	0.00	0.00	31.08	31.08	0.00
TOTAL	13273.27	232.00	445.48	414.92	704.00	215.12	88.28	11783.84	11566.19	11566.19
TOTAL NO OF BLDG	1									
GRAND TOTAL	13273.27	232.00	445.48	414.92	704.00	215.12	88.28	11783.84	11566.19	11566.19

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L.X.H	NOS
A (COMMERCIAL)	D1	1.05 X 2.10	15
A (COMMERCIAL)	D	1.20 X 2.10	17
A (COMMERCIAL)	BD	1.00 X 2.10	03
A (COMMERCIAL)	BD	1.05 X 2.10	03
A (COMMERCIAL)	BD	2.00 X 2.10	27
A (COMMERCIAL)	BD	3.00 X 2.10	43

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L.X.H	NOS
A (COMMERCIAL)	V	0.60 X 1.20	54
A (COMMERCIAL)	V	1.20 X 0.60	36
A (COMMERCIAL)	GLSW	15.00 X 1.20	60
A (COMMERCIAL)	GLSW	3.00 X 1.20	03
A (COMMERCIAL)	GLSW	5.00 X 1.20	22
A (COMMERCIAL)	GLSW	6.00 X 1.20	32
A (COMMERCIAL)	GLSW	6.24 X 1.20	01
A (COMMERCIAL)	GLSW	6.30 X 1.20	01
A (COMMERCIAL)	GLSW	6.36 X 1.20	01
A (COMMERCIAL)	GLSW	6.39 X 1.20	01
A (COMMERCIAL)	GLSW	6.45 X 1.20	01
A (COMMERCIAL)	GLSW	6.21 X 1.20	01
A (COMMERCIAL)	GLSW	6.21 X 1.20	02

BALCONY CALCULATIONS TABLE

FLOOR NAME	SIDE	TOTAL AREA
FOURTH FLOOR PLAN	1.00 X 41.00 X 1	365.34
	2.00 X 10.20 X 1	
	1.00 X 41.00 X 1	
THIRD FLOOR PLAN	1.00 X 41.00 X 1	365.34
	2.00 X 10.20 X 1	
	1.00 X 41.00 X 1	
SECOND FLOOR PLAN	1.00 X 41.00 X 1	365.34
	2.00 X 10.20 X 1	
	1.00 X 41.00 X 1	
FIFTH FLOOR PLAN	1.00 X 41.00 X 1	365.34
	2.00 X 10.20 X 1	
	1.00 X 41.00 X 1	
TOTAL	-	1461.36

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

For Jain Constructions

Partner

Name : K UMA DEVI
Designation : TYPIST-KENDHO
Date : 20-10-2020 20:
Time : 12:24

ISO_2A0_(1189.00_X_1682.00_MM)

Note: All dimensions are in meters.