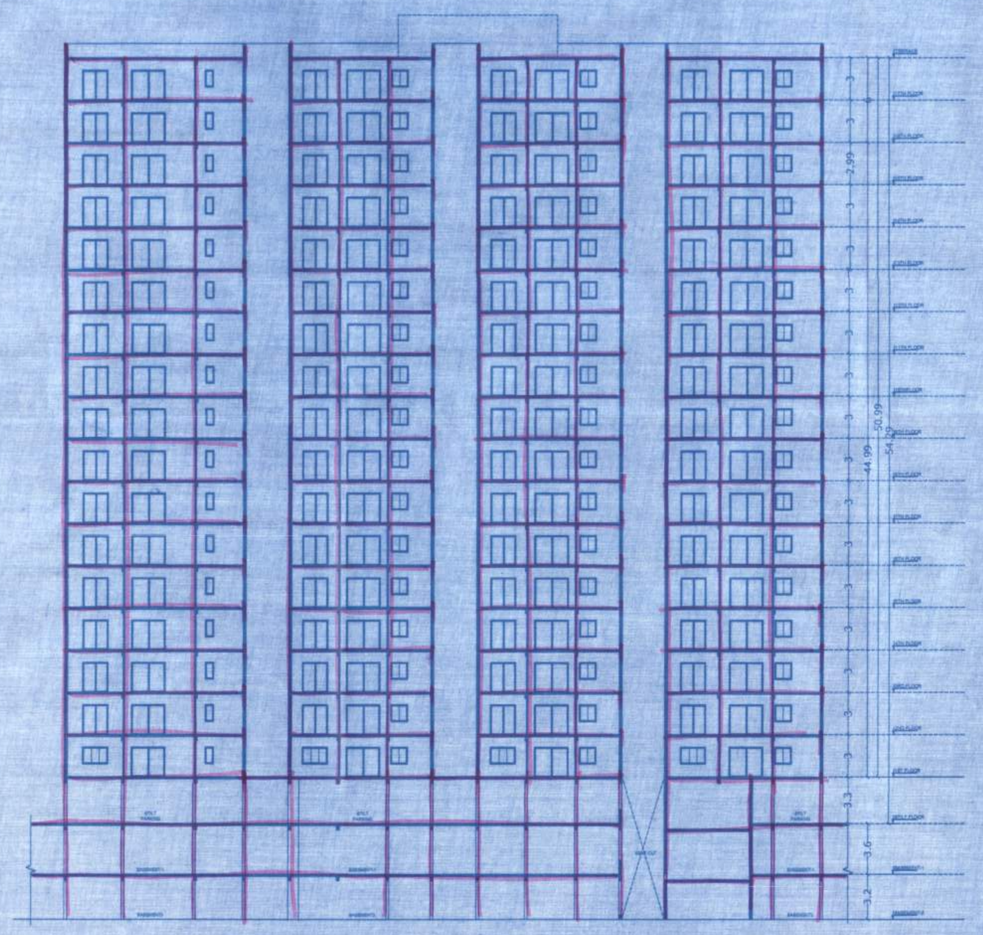
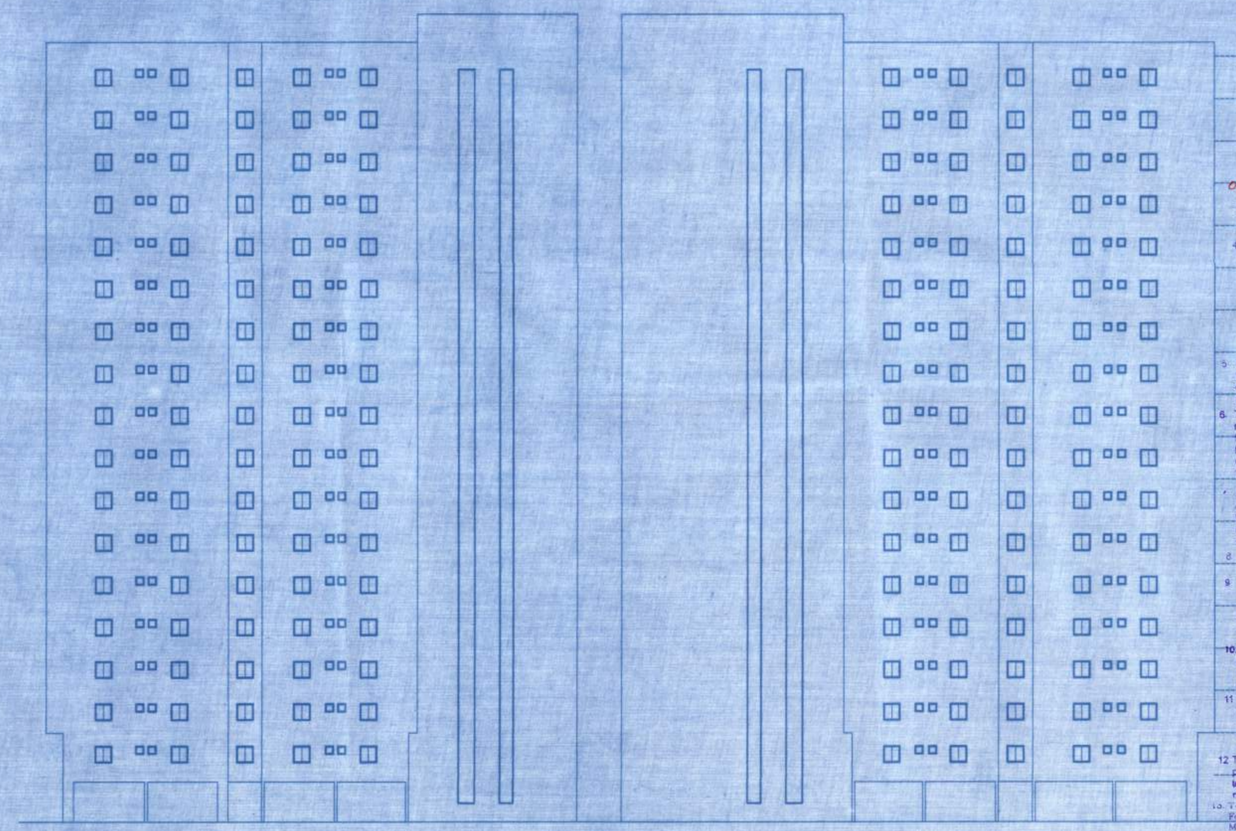
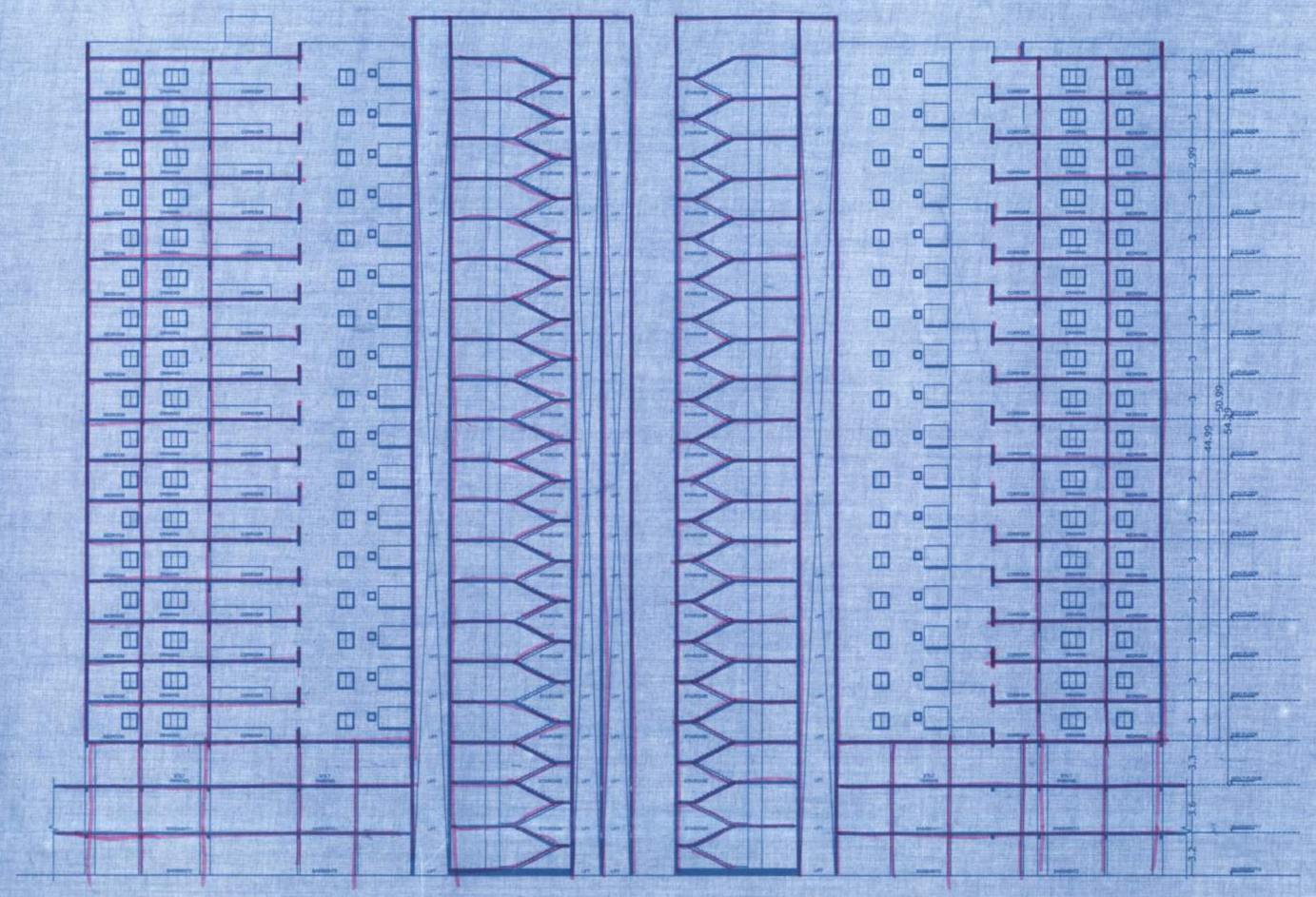


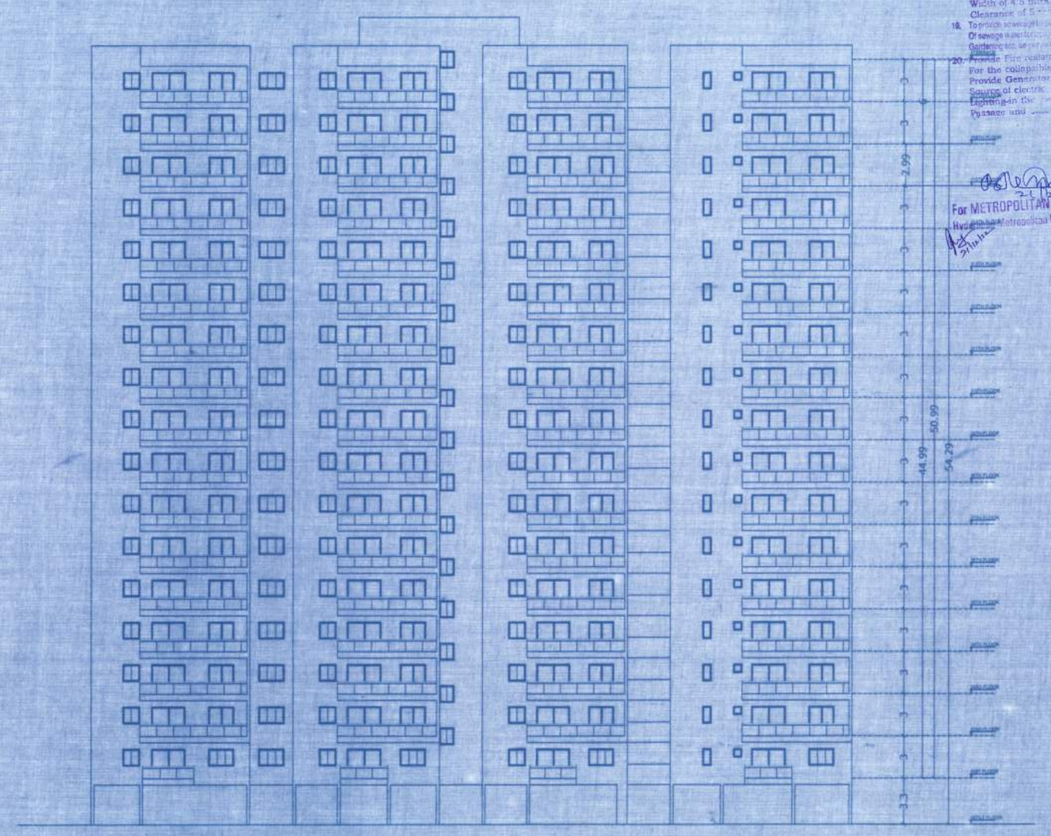
SECTION AT-BB



NORTH ELEVATION



SECTION AT-AA



WEST ELEVATION

TECHNIC APPROVAL IS HERE... ACCORDING ... FOR ONLY
DWELLING UNITS UNDER SECTION 36(2) ... HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT, 2008 & FORWARDED TO THE MUNICIPAL LOCAL BODY FOR FINAL SANCTION SUBJECT TO CONDITIONS ...
PLANNING OFFICER
Ref: 052167/GHMC/R1/W/HMDA/P/040022022 DT: 21/12/2022
052167/GHMC/R1/UE/HMDA/P/040022022

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 a fresh duly paying required fees.
3. Sanctioned plan shall be followed strictly while making the construction.
4. Sanctioned plan copy as attested 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 440 of HMC Act.
6. Commencement Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 440 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. To-let 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 is the 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. 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.
18. Size of greenery on periphery of the site shall be maintained as per rules.
19. 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.
20. The permission accorded does not bar the application of 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 mtrs. Vertical and Horizontal distance between the building & High tension Electrical lines and 1.50m for Low tension electrical line shall be maintained.
23. No front/compound wall for the site abutting 18 mts road width shall be allowed and only iron grill of 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 Low height greenery hedge shall be allowed.
25. All Public and semi public buildings above 500 sqmts shall be constructed to provide facilities to physically handicapped persons as per provisions NBC of 2005.
26. The mortgaged builtup area shall be allowed for registration only after Occupancy certificate is produced. /n/ sr
27. The Registration authority shall register only the permitted builtup 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, lifts, electrical installations etc, shall be per sanctioned plan.
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 covered under the contractors all risk insurance till the issue of occupancy occupancy certificate (whenever applicable.)
32. As per the undertaking executed in terms of G.O.Ms no.541MA 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 area liable for demolition besides legal action.
b) The Owner, Builder, Developer, Architect, Structural engineer and Site Engineer are jointly & severally responsible to carry out (tail complete the construction)strictly in accordance with sanctioned plan.
c) The Owner, Builder, Developer, Architect, Structural engineer and Site Engineer are jointly & severally and responsible to 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 builtup 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 constructed 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 Requirement 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 the India, 2005 like :
(i) To provide one entry and one exit to the premises with a minimum width of 4mtrs. and height clearance of 5.00 mts.
(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 staircase.
(v) Two numbers water type fire extinguishers for every 500 sqmts of floor area with minimum of four numbers Fire extinguishers per floor near the DCP extinguishers minimum 2nos. each at gengenerator/ Transformer area shall be provided as per I.S.I specification NO.2190-1992.
(vi) Manually operated and alarm system in the entire building.
(vii) Separate Underground static water storage tank capacity of 25,000 ltts capacity.
(viii) Separate Terrace Tank of 05,000 ltts capacity of Residential buildings.
(ix) Hose Reel , Down Comer.
(x) Automatic Sprinkler system is to be provided if the basement area exceeds 200 sqmts.
(xi) Electrical Wiring and Installation shall be certified by the electrical engineers to ensure electrical fire safety.
(xii) Transformers shall be protected with 4 hours rating fire resist constructions.
(xiii) To create a joint open spaces with the neighbours building , permeant for maneuverability of fire vehicles No parking of any constructions shall be made in setbacks area.

OFFICE USE

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

OFFICE USE

OFFICE SEAL

File No		CSC	TP-	200
Permit no		Date		

Plan showing the proposed Residential apartments on Plot No.s 20, 21, 24 and 25 in Survey Nos 389/P, 390, 391/P, 392 to 394 395/P, 400/P, 402 to 414, 416, 417, 420 to 428 and 429 Situated at UPPAL BHAGAYATH Village, Uppal Mandal, Medchal Malkajgiri District, Telangana State.

BELONGING TO:
M/s. OUR HOME REALTORS LLP,
Rep. by its Designated Partner,
SRI. YERRAM VIJAY KUMAR & OTHERS

SPECIFICATIONS:

FOUNDATION	R.C.C. 1:2:4
FLOORING	R.C.C. 1:2:4
SUPER STRUCTURE	BRICK IN C.M.
SLAB, BEAMS, CHAJJAS	R.C.C. 1:2:4
DOORS, WINDOWS, VENTILATORS	T. WOOD & UPVC
COLUMNS	R.C.C. 1:2:4
FLOORING	VITRIFIED TILES
PLASTERING	IN C.M.

OPENINGS:

DOORS:	WINDOWS:
MD : 1.10 x 2.10	W1 : 1.85 x 1.20
D : 0.90 x 2.10	W2 : 1.55 x 1.20
D1 : 0.75 x 2.10	W3 : 1.25 x 1.20
SD : 2.10 x 2.10	W4 : 0.90 x 1.20
D/W : 1.65 x 2.10	

VENTILATORS: V : 0.60 x 0.60

REFERENCE:

PROPOSED
EXISTING
TO BE DISMANTLED
MORTGAGE AREA

NORTH

N

NOTE:
ALL DIMENSIONS ARE IN METERS

SCALE - 1:200

Owner's/ Builder's Signature:

For OUR HOME REALTORS LLP
Designated Partner

Structural Engineer's Signature:

G.V.B. NANDEESWARA RAO M.Tech(Struct)
Structural Engineer
GHMC Licence No: 490/SE Engineer/TP10/GHMC

Architect's Signature:

E. KALYANA KUMAR REDDY
M. ARCH.
ARCHITECT - CA/99/25227.

Sheet Title: SANCTION DRAWING

FLOOR PLANS, ELEVATION & SECTIONS

Sheet no: SHEET : 3 of 3