

Project Title: PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT OF

STILT+4+1 TDR UPPER FLOORS ON PART OF PLOT NO. 16, IN SY.NO'S: 218/1,
SITUATED AT SILPA VALLEY, KONDAPUR VILLAGE, GHMC SERIBINGAMPASATYANARAYANA MURTHY

CIRGLE, SERILINGAMPALLY MANDAL, RANGA REDDY Dist., \$18. LATE. V.R. MOHAN RAO

2. SRI. V. VISWANADHA MOHAN S/o. LATE. V.R. MOHAN RAO

3. SRI. POLEBOYINA VAMSI KRISHNA S/o. SRI. POLEBOYINA NARASIMHAM

DEVELOPMENT AGREEMENT CUM G. P.A HOLDERS

M/s. SRITA CONSTRUCTIONS

Represented By Its Executive Partners

1. Sri. K.V. DHANUNJAYA REDDY S/o.Sri. K. RAMI REDDY 2. Sri. KUNATHARAJU VENKATA RAGHURAM RAJU S/o.Sri. KUNATHARAJU VENKATA RAMA RAJU 3. Smt. VETUKURI PADMAVATHI W/o.Sri. KUNATHARAJU VENKATA RAGHURAM RAJU

AREAS:

M/s. SRITA CONSTRUCTIONS

Represented By Its Executive Partners

DEVELOPMENT AGREEMENT CUM G. P.A HOLDERS

1. SRI. VADDI SATYANARAYANA MURTHY

S/o.PATE. V.R. MOHAN RAO

S/o. LATE. V.R. MOHAN RAO

2. SRI. V. VISWANADHA MOHAN

3. SRI. POLEBOYINA VAMSI KRISHNA

S/o. SRI. POLEBOYINA NARASIMHAM

1. Sri. K.V. DHANUNJAYA REDDY
S/o.Sri. K. RAMI REDDY
2. Sri. KUNATHARAJU VENKATA RAG

2. Sri. KUNATHARAJU VENKATA RAGHURAM RAJU S/o.Sri. KUNATHARAJU VENKATA RAMA RAJU 3. Smt. VETUKURI PADMAVATHI

W/o.Sri. KUNATHARAJU VENKATA RAGHURAM RAJU

Conditions:

BELFONGS TO:

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 due.

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 views 5 Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 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 occupancy certificate.

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 occupand certificate.

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 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.

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18 Strip 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 or provisions of Urban Land Ceiling & Regulation Act 1976.

21 The Developer / Builder / Owner to provide service road wherever required with specified standards at

Act 1976.
21 The Developer / Builder / Owner to provide service road wherever required with specified standards a 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.

height greenery hedge shall be allowed.

24 If greenery is not maintained 10additional 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

produced.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 builtup are

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 covered 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),

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, Developer, Architect, Structural Engineer and Site Engineer are jointly & severely responsible to carry out and complete the constructionstrictly in accordance with sanctioned plan.
c) The Owner, Builder, Developer, Architect, Structural Engineer and Site Engineer are jointly and severely are hold 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 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.

(iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer 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 Owner, Builder Architect and St. Engineer to provide all peressary Fire Fighting installations as stipulated in Nation

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.

rice extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator at 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 lits. Capacity.

ix) Hose Reel, Down Corner.

x) Automatic Sprinkler system is to be provided if the basement area exceed 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 constructions.



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BUILDER'S	NAME AND SIGNAT	ΓURE		
ARCHITEC	T'S NAME AND SIGN	NATURE		

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

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