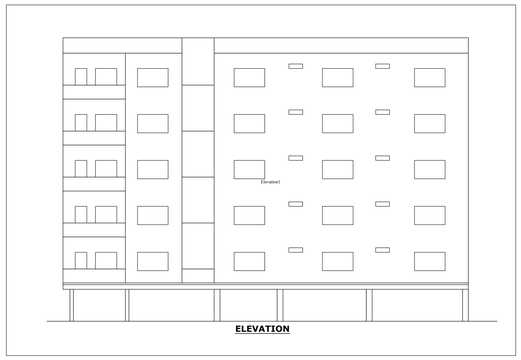
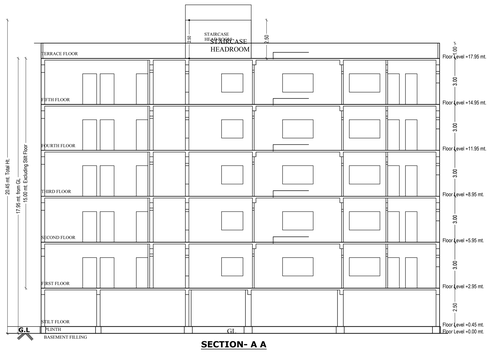
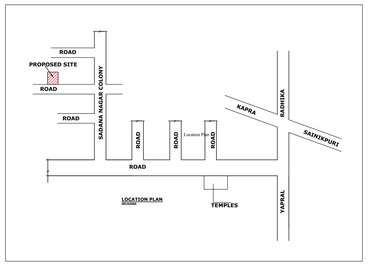


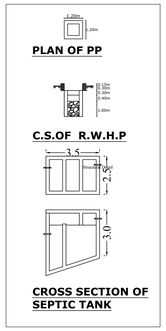
ELEVATION

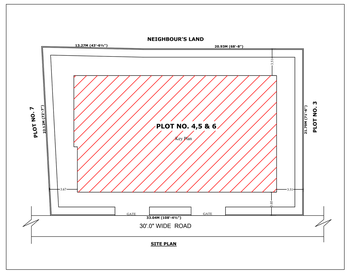


SECTION- A A



LOCATION PLAN





SITE PLAN

Commencement Notice shall be submitted by the applicant before commenc
ement of the building U/s 440 of HMC Act.
Completion Notice shall be submitted after completion of the building
& obtain occupancy certificate U/s 455 of HMC Act.
Public Amenities such as Water Supply, Electricity Connections will
be provided only on production of occupancy certificate.
Tot-lot shall be fenced and shall be maintained as greenery at owners
cost before issue of occupancy certificate.
Rain Water Harvesting Structure (percolation pit) shall be constructed

Space for Transformer shall be provided in the site keeping the safety
of the residents in view.
Garbage House shall be made within the premises
Cellar and stilts approved for parking in the plan should be used excl
usively for parking of vehicles without partition walls & rolling shut
ters and the same should not be converted or misused for any other pur
pose at any time in future as per undertaking submitted.
No. of units as sanctioned shall not be increased without prior approval
of GHMC at any time in future
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.
Strip of greenery on periphery of the site shall be maintained as per
rules.
Stocking of Building Materials on footpath and road margin causing obs
truction to free movement of public & vehicles shall not be done, fai
ling which permission is liable to be suspended.
The permission accorded does not bar the application or provisions of
Urban Land Ceiling & Regulations Act 1976.
The Developer / Builder / Owner to provide service road wherever requ
red with specified standards at their own cost.
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.
No front 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.
If greenery is not maintained 10% additional property tax shall be imp
osed as penalty every year till the condition is fulfilled.
All Public and Semi Public buildings above 300Sq.mts. shall be constru
cted to provide facilities to physically handicapped persons as per
provisions of NBC of 2005.
The mortgaged builtup area shall be allowed for registration only after
an Occupancy Certificate is produced.
The Registration authority shall register only the permitted built-up
area as per sanctioned plan.
The Financial Agencies and Institutions shall ostend loans facilities
only for the permitted builtup area as per sanctioned plan
Only Electrical, Telephone, Water Supply, Plumbing, Fire Safety requirements, lifts,
electrical installations shall be executed under the supervision
of Qualified Technical Personnel.
Architect / Structural Engineer if changed, the consent of the previous
Architect / Structural Engineer is required and to be intimated to the
GHMC.
Construction shall be covered under the contractors all risk Insurance
till the issue of occupancy certificate (wherever applicable).
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, Architect, Structural Engineer and site
engineer are jointly & severally responsible to carry out and complete
the construction strictly in accordance with sanctioned plan.c. 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.d. The Owner / Builder 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 Complet
ion Certificate issued by the Architect duly certifying that the build
ing 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 cont
aining 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 respon
sibility of the Owner, 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
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 cst
tapsidie lifts 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 four
numbers fire extinguishers per floor and 5k DCP 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 and alarm
system in the entire buildings.
vii) Separate Underground static water
storage tank capacity of 25, 000 lts. Capacity.
viii) Separate Terr
ace Tank of 25,000ltts capacity for Residential buildings.
ix) Hose
Reel, Down Comer.
x) Automatic Sprinkler system is to be provided
if the basement area exceed 200 Sq.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.
xiii) 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 set
backs area.
The Builder/Developer shall register the project in the RERA website
after the launch in July 2018
If construction is not commenced within one year, building application
shall be submitted afresh duly paying required fees.
Sanctioned Plan shall be followed strictly while making the constructi
on.
Sanctioned Plan copy as attested by the GHMC shall be displayed at the
constitution site for public view.
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.

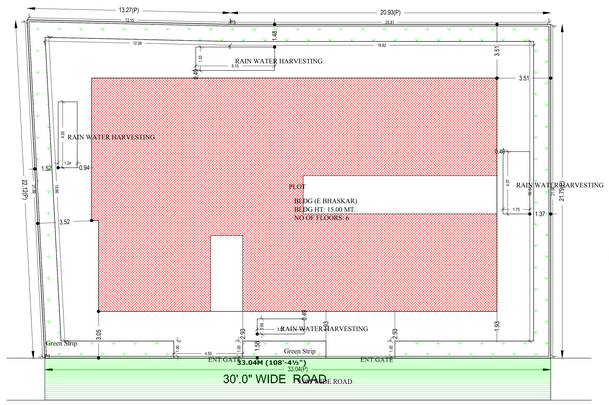
Project Title		
PLAN SHOWING THE PROPOSED		Residential
PLOT NO. : 4,5 & 6		
SURVEY NO : 578		
SITUATED AT : MEDCHAL		
SADANA VIHAR COLONY		
BELONGING TO : Mr./Ms./Mrs		E BHASKAR & OTHER
REP BY :	Civil Eng.	B JAYAPRAKASH
LICENCE NO : 260/ 09		APPROVAL NO: 2/C/11/711/2018
DATE : 20-07-2018		SHEET NO : 1 / 1
Layout Plan Details		

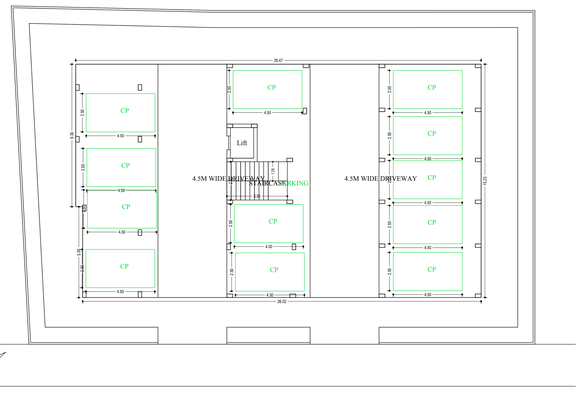
AREA STATEMENT		
PROJECT DETAIL		
Inward_No	2/C/11/0560/2018	Plot Use : Residential
Project Type	: Building Permission	Plot SubUse : Residential
Nature of Development	: New	Plot/Nearby/Ashtiq/Religious/Structure : NA
SubLocation	: New Areas / Approved Layout Areas	Land Use Zone : Residential
Village Name	: SADANA VIHAR COLONY	Land SubUse Zone : NA
Mandal	: Kapra	Abutting Road Width : 9.00
		Plot No : 4,5 & 6
		Survey No. : 578
		North side details : PLOT NO - 7
		South side details : PLOT NO - 3
		East side details : Others - NEIGHBOURS LAND
		West side details : ROAD WIDTH - 9.14

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	734.35
NET AREA OF PLOT	(A-Deductions)	734.35
Vacant Plot Area		375.84
COVERAGE		
Proposed Coverage Area (48.82 %)		358.50
Net BUA		
Residential Net BUA		1792.52
BUILT UP AREA		
		2193.04
		2580.66
MORTGAGE AREA		186.04
EXTRA INSTALLMENT MORTGAGE AREA		0.00
Proposed Number of Parkings		48

Approval No. :

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)





STILT FLOOR PLAN
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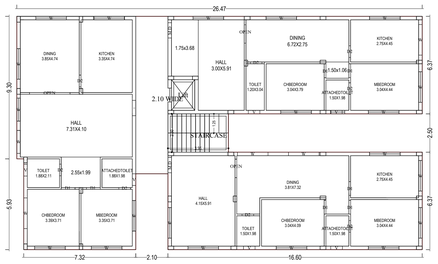
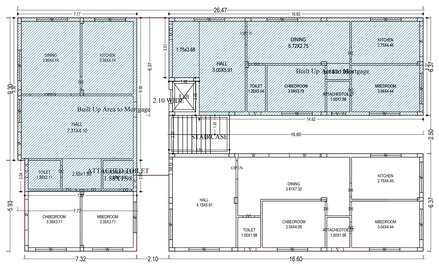


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
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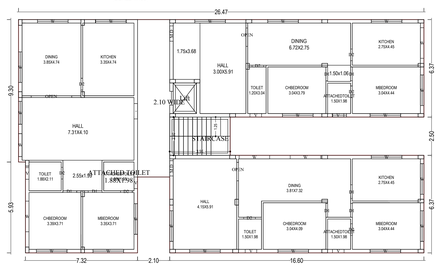

THIRD FLOOR PLAN
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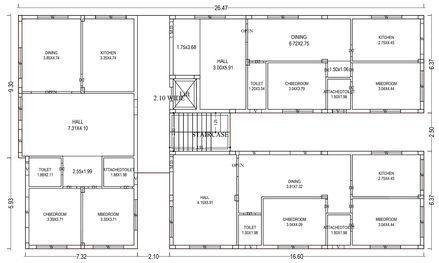

FOURTH FLOOR PLAN
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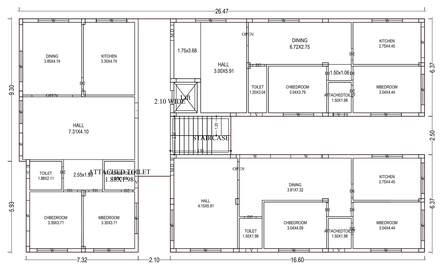

FIFTH FLOOR PLAN
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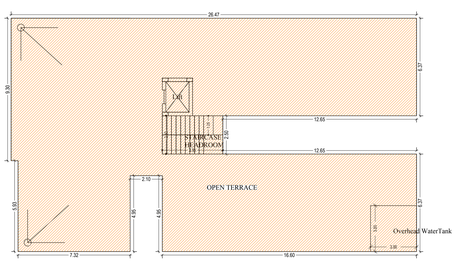

TERRACE FLOOR PLAN
(SCALE 1:100)

Building :BLDG (E BHASKAR)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Net Built up Area (Sq.mt.)		Add Area In Net Built up Area (Sq.mt.)		Total Net Built up Area (Sq.mt.)	Dwelling Units (No.)
		Parking	Resi.		Stair	Lift		
Stilt Floor	400.54	387.62	0.00		9.88	3.04	12.92	00
First Floor	358.50	0.00	358.50		0.00	0.00	358.50	03
Second Floor	358.50	0.00	358.50		0.00	0.00	358.50	03
Third Floor	358.50	0.00	358.50		0.00	0.00	358.50	03
Fourth Floor	358.50	0.00	358.50		0.00	0.00	358.50	03
Fifth Floor	358.50	0.00	358.50		0.00	0.00	358.50	03
Terrace Floor	0.00	0.00	0.00		9.88	3.04	21.92	00
Total :	2193.04	387.62	1792.50		19.76	6.08	1827.34	15
Total Number of Same Buildings :	1							
Total :	2193.04	387.62	1792.50		19.76	6.08	1827.34	15

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLDG (E BHASKAR)	D2	0.76	2.00	40
BLDG (E BHASKAR)	D1	0.90	2.00	35
BLDG (E BHASKAR)	M,D	1.00	2.00	10
BLDG (E BHASKAR)	MD	1.00	2.10	05
BLDG (E BHASKAR)	OPEN	1.20	2.00	10
BLDG (E BHASKAR)	OPEN	2.65	2.00	05

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLDG (E BHASKAR)	V	0.76	0.90	30
BLDG (E BHASKAR)	W	1.50	1.20	10
BLDG (E BHASKAR)	W	2.00	1.20	115

Net Built up Area & Dwelling Units Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Net Built up Area (Sq.mt.)	Add Area In Net Built up Area(Sq.mt.)		Total Net Built up Area (Sq.mt.)	Dwelling Units (No.)
			Parking	Resi.	Stair	Lift		
BLDG (E BHASKAR)	1	2193.04	387.62	1792.50	19.76	6.08	1827.34	15
Grand Total :	1	2193.04	387.62	1792.50	19.76	6.08	1827.34	15.00

Building Use/Subuse Details

Building Name	Building Use	Building SubUse	Building Type	Floor Details
BLDG (E BHASKAR)	Residential	Residential Apartment Bldg	Single Block	1 Stilt + 5 upper floors

Name : M SHAILAJA
Designation : City Planner/
Addnl. Chief City Planner
Date : 21-Jul-2018 15: 58:39

OWNER'S NAME AND SIGNATURE
BUILDER'S NAME AND SIGNATURE
ARCHITECT'S NAME AND SIGNATURE
STRUCTURAL ENGINEER'S NAME AND SIGNATURE

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

Note: All dimensions are in meters.