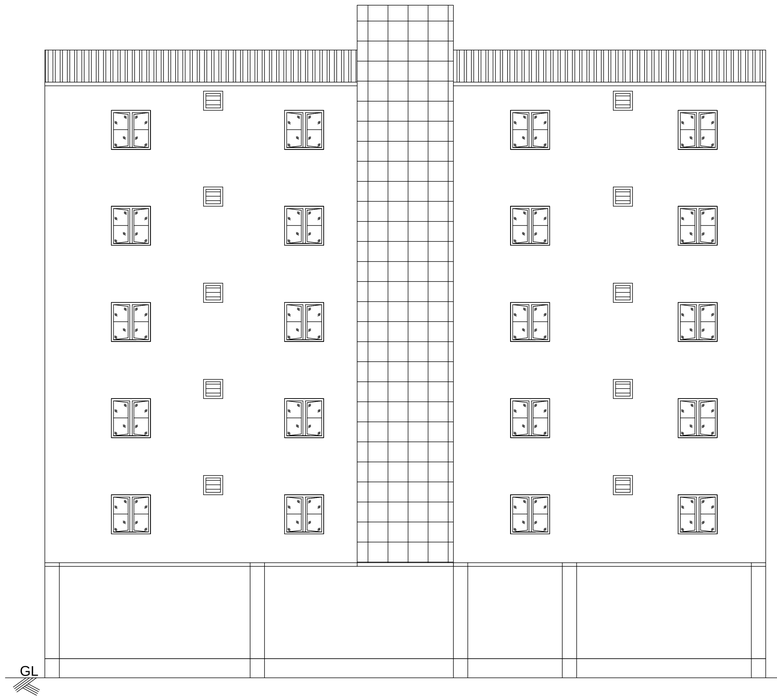
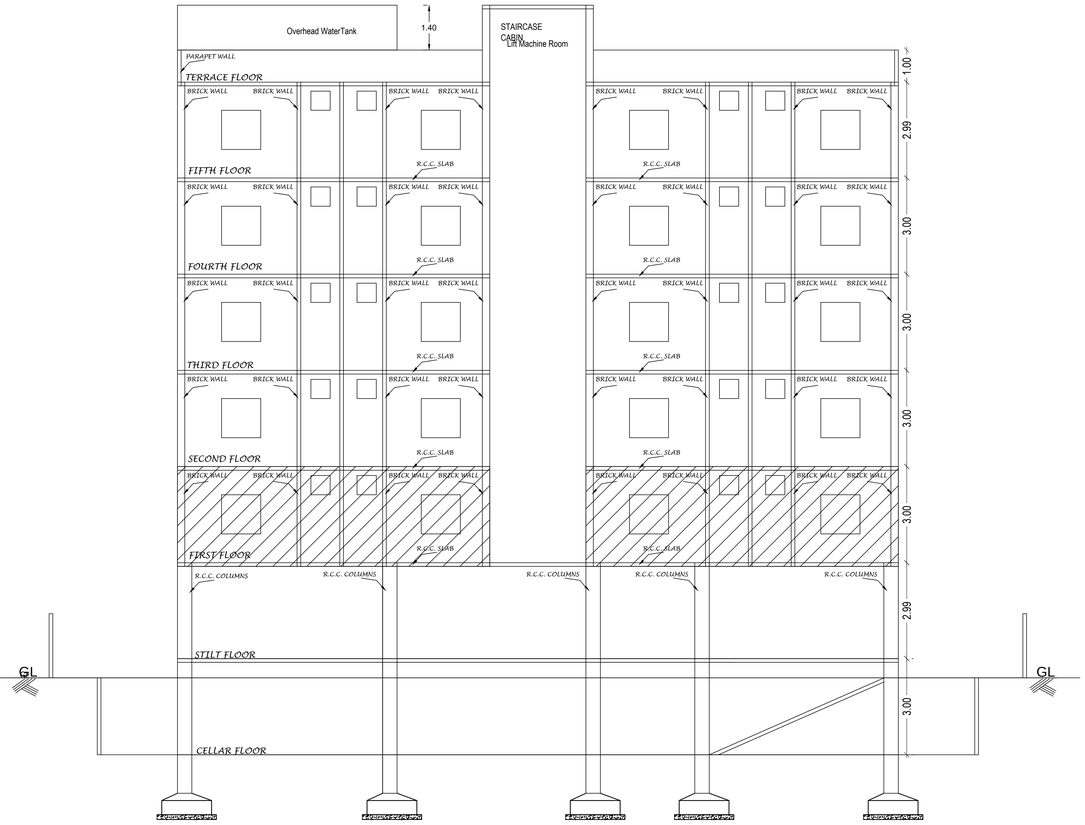
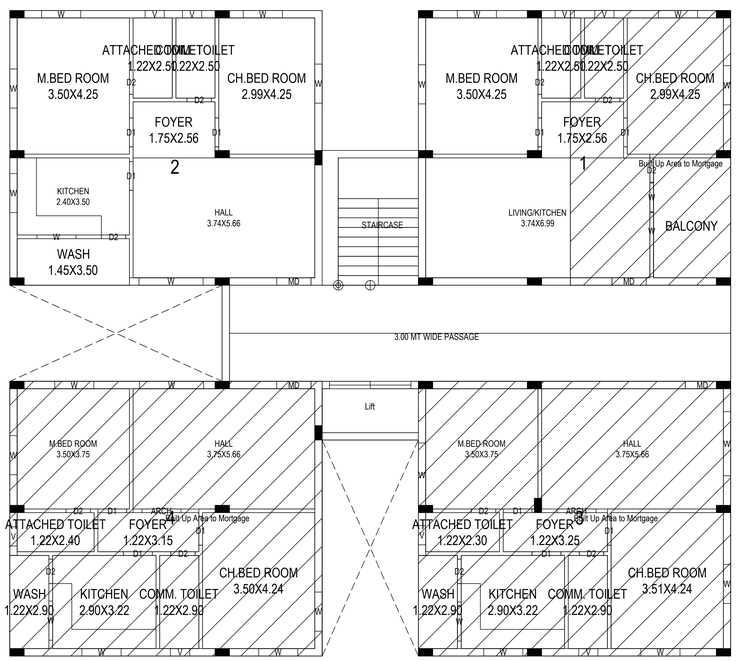


ELEVATION



SECTION-AA



MORTGAGE PLAN FOR FIRST FLOOR

FIRST FLOOR PLAN
MORTGAGE AREA-209.67 SQ.MTS

Office Use :

office use

FILE No .	CSC	TP-	200
PERMIT No .		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. 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. 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, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained seperately for any modification in the construction.
10. Tree plantation shall be done along the periphery and also in the front of the premises.
11. Rain Water Harvesting Structure (percolation pit) shall be constructed .
12. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
13. Garbage House shall be made within the premises.

14.Cellar and stilts approved for parking in the paln should be used exlusively 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 asper undertaking submitted.
15. No of units as sanctioned shell not be increased without drior apporoval of GHMC any time in future.
16. This sanction is accorded an 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.
17. Strip of greenanery an periphery of the site shall be maintained as per rules.
18. Stocking of Building Materials on footpath and road margin causing obstruction to tree movement of Public & vehicles shall
not be done, failing which permission is lieble to be suspended.
19. The permission accorded does not bar the application or provisions of Urban land celing & Regulations Act 1975.

20. A sale distance of minimum 3.0 mts. Vertical and Horizantal Distance Between the Building & their own cost.
21. No front compound wall for the site abutting 8 mt road width shall be allowed and only iron grill or low fleight greenery
hedge shall be slowed.
22. If greenery is not maintained 10% additional property tex shall be imposed as penalty every year till the condition is fulfilled.
23. All Public and semi public buildings above 3000sq mts shall be constructed to provide facilities to Physically handicapped persons as per provisns of NBC of 2005.
24. The mortgaged builtup area shall be allowed for registration only after Occupancy Certificate is oroduced.
25. The Registration authority shall registar only the permitted builtup area as per sanctioned plan.
26. The Financial Agencies and mattutions shall extend loan facilities only to the permitted builtup area as per sanctioned plan.
27. The Services like Sanitation,Plumbing, Fire Safety requirements, lifts, electrications etc shall be executed under the supervision of Qualified Tachoical persoonnal.
36. Architect/ Structural enginner it changed, the consant of the previous Architect/ Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk insurance till the issue of.
29. 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 owener, only in accordance whith sanctioned plan under the strict supervision of the Architect, Structural Engineer and site engineer failling which the violations are liable for demolition besides legal action.
b) The Owener, Builder, Developer, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry outand complete the construction strictly in accordance with sanctioned plan.
c) The Owener, Builder, Developer, Architect, Structural Engineer and site engineer are jointly & severely are held responsible for stuctural stability during the building construction and should strictly adhere to all the conditions in the G.O.
d) The owener / Builder, Developer, Shoud 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 certiying that the building is completed as per the sanctioned plan.
(ii) Structural Stability certificate issued by the structural engineer duly certifying the 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 the site engineer structural engineer and Architect.
(iv) Insurance Policy for the completed building for a minimum period of three years.
30. Structural safety and fire safety requirments shall be the responsibility of the owner, builder/ developer Architect and site engineer to provide all neessary fire fighting installations as stipulated in national building code of INDIA 2005 Like
(i) To Provide one entry and one exit to the permises with the minimum width of 4.5 Mts and he **light Clearance of 5 Mts.**

ii) Provide Fire resistant swing door for the collapsible lifts in all doors.
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 600 Sq.mts. of floor area with minimum of four numbes 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) Seperate Underground static water storage tank capacity of 25,000 ltrs. Capacity.
viii) Seperate Terrace Tank of 25,000 ltrs capacity for Residential buildings.
ix) Hose Reel Down Corner.
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 manuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Office Use :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING CELLAR,STILT,FIRST,SECOND,THIRD FOURTH & FIFTH FLOORS OF PLOT NOS:15 & 16 , IN SY.NO:43/1 PART, SITUATED AT MADEENA GUDA VILLAGE, UNDER G.H.M.C SERILINGAMPALLY, RANGA REDDY DISTRICT,T.S.,

BELONGING TO:-
M/s.D.N.R.CONSTRUCTIONS, Rep.By MANAGING DIRECTOR
1)SRI.D.SANJEEV REDDY,
S/O.Late.NARSA REDDY,
2)VENKATA NARASA REDDY AMBATI,
S/O.THIRUPATHI REDDY.,

SCALE	NORTH
SCALE 1:100 & 200	N

SPECIFICATIONS :

FOUNDATION BED	-- P.C.C.
BASEMENT,FOUNDATION	-- C.R.S
FOOTINGS & COLUMNS	-- R.C.C 1:2:4
BEAMS,SLABS & LINTELS	-- R.C.C 1:2:4
SUPER STRUCTURE	-- BRICK IN CM
PLASTERING	-- C.M 1:4
FLOORING	-- MOSAIC TILES
DOORS & WINDOWS	-- C.T. WOOD
ELECTRICAL, SANITARY	-- AS PER STANDARDS

SCHEDULE OF OPENINGS :

DOORS : ENTERANCE	
-MD	-- 1.00M x 2.10M
D1	-- 0.90M x 2.10M
D2	-- 0.76M x 2.10M
WINDOWS : W1	-- 1.22M x 1.20M
KW	-- 0.90M x 1.20M
VENTILATORS : V	-- 0.76M x 0.50M

DETAILS OF AREA STATEMENTS :

TOTAL PLOT AREA:	1021.00 sq yds (or) 854.81 Sq mts
NO.OF FLOORS:	CELLAR+STILT+5 FLOORS
CELLAR & STILT FLOOR:	PARKING
FIRST FLOOR :	399.36 Sq.mts
SECOND FLOOR :	399.36 Sq.mts
THIRD FLOOR :	399.36 Sq.mts
FOURTH FLOOR :	399.36 Sq.mts
FIFTH FLOOR :	399.36 Sq.mts
TERRACE FLOOR :	41.40 Sq.mts
TOTAL BUILT UP AREA:	203.82 Sq.mts
PERMISSIBLE HEIGHT :	15.00 mts
10% ON TOTAL BUILT UP AREA SHOWN AS MORTGAGE TO G.H.M.C (IN FIRST FLOOR)	209.67 Sq.mts
REFERENCE	

PROPOSED
MORTIGAGE

Owner's Signature :

TAKEN OVER