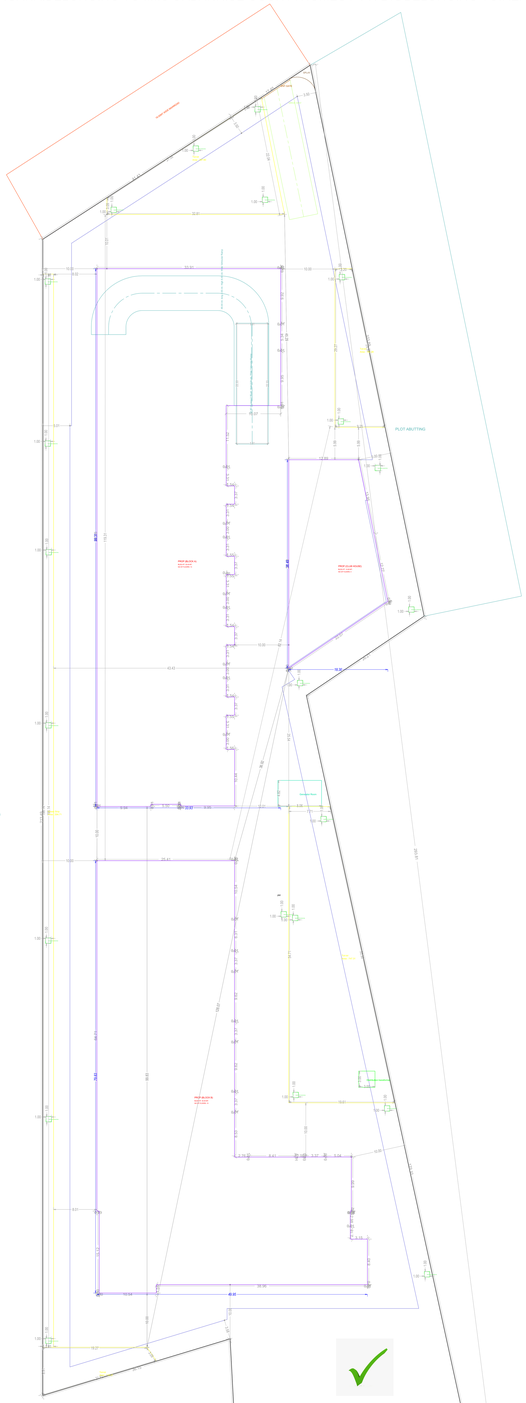
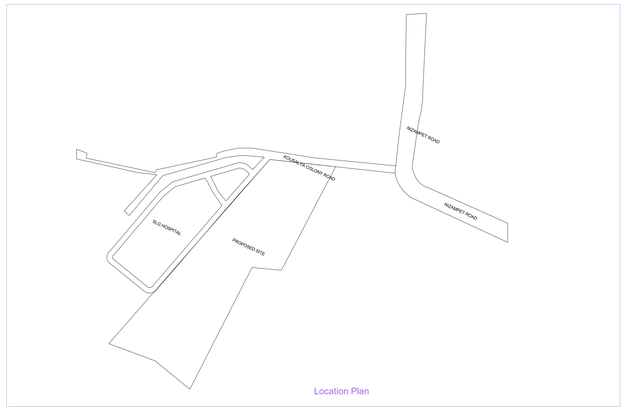
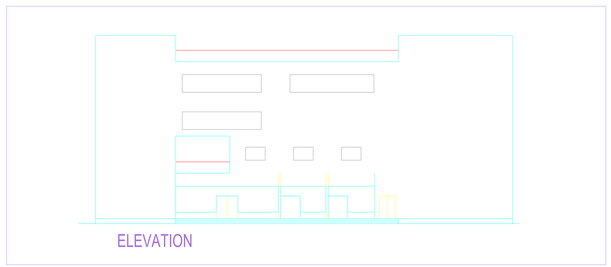
PROJECT TITLE : PLANSHOWING THE PROPOSEDRESIDENTIAL PROJECTCONSISTING OF TWO TOWERS(TOWER -01)2C+S+12(10+2ADDITIONAL TDRFLOORS) UPPER FLOORS, (TOWER -02)2C+S+12(10+2ADDITIONAL TDRFLOORS), ONE CLUBHOUSE G+3FLOORS ON LAND BEARINGSURVEY NOS. SY.NO.306, BACHUPALLY VILLAGE, BACHUPALLY MANDAL, MEDCHAL MALKAJIGIRIDISTRICT, TELANGANA.BELONGING TO :M.S URBANRISE COUNTYHOMES PVT. LTDBELONGING TO:REPRESENTED BY:K.SIVA KUMARS/o Late K.VEERABHADRA RAO.

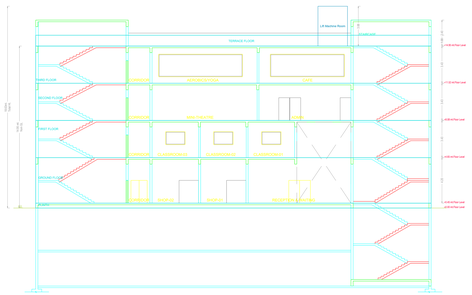


SITEPLAN
(Scale - 1:200)



Location Plan



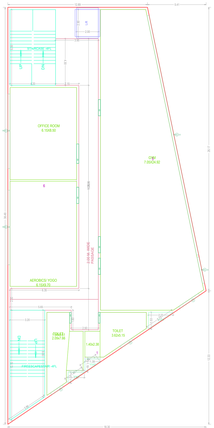


SECTION

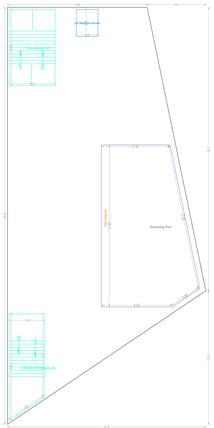
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF JOINERY

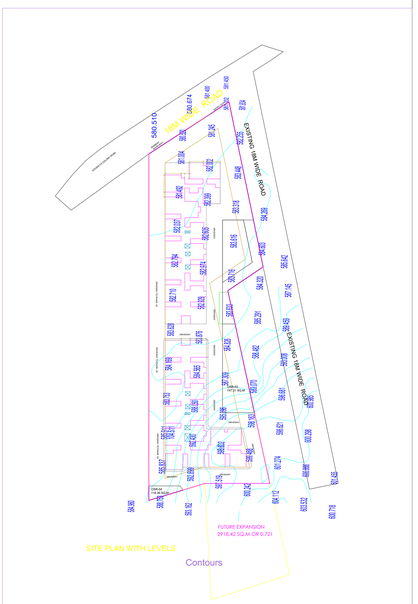
BUILDING NAME	NAME	L X H	NOS
PROP.CLUB HOUSE)	D	1.0 X 2.10	10
PROP.CLUB HOUSE)	S	1.0 X 2.10	31
PROP.CLUB HOUSE)	D	1.0 X 2.10	17
PROP.CLUB HOUSE)	D	1.0 X 2.10	32
PROP.CLUB HOUSE)	D	1.0 X 2.10	36
PROP.CLUB HOUSE)	D	1.0 X 2.10	10

SCHEDULE OF JOINERY

BUILDING NAME	NAME	L X H	NOS
PROP.CLUB HOUSE)	V	0.60 X 0.60	37
PROP.CLUB HOUSE)	V	1.20 X 0.60	37
PROP.CLUB HOUSE)	V	1.20 X 0.60	37
PROP.CLUB HOUSE)	V	1.20 X 0.60	37
PROP.CLUB HOUSE)	V	1.00 X 0.60	32
PROP.CLUB HOUSE)	W	1.20 X 1.20	37
PROP.CLUB HOUSE)	W	1.20 X 1.20	36
PROP.CLUB HOUSE)	W	12.00 X 1.80	37
PROP.CLUB HOUSE)	W	2.40 X 1.80	37
PROP.CLUB HOUSE)	V	1.20 X 0.60	32
PROP.CLUB HOUSE)	W	2.40 X 1.80	32
PROP.CLUB HOUSE)	W	2.40 X 1.80	37
PROP.CLUB HOUSE)	W	2.40 X 1.80	37
PROP.CLUB HOUSE)	W	20.80 X 1.80	32
PROP.CLUB HOUSE)	W	1.20 X 1.20	32
PROP.CLUB HOUSE)	W	1.20 X 1.20	32
PROP.CLUB HOUSE)	W	6.80 X 1.80	36
PROP.CLUB HOUSE)	W	1.80 X 1.80	37

BUILDING :PROP.CLUB HOUSE)

FLOOR NAME	TOTAL	DEDUCTIONS			NET BUA
	BUA	CARPET	UGC	ACCES	CONVE
GROUND FLOOR	493.18		7.75	0.00	485.38
FIRST FLOOR	493.18		7.75	0.00	485.38
SECOND FLOOR	520.08		0.00	0.00	517.37
THIRD FLOOR	520.08		0.00	0.00	517.37
TERRACE FLOOR	520.08		0.00	0.00	517.37
TOTAL :	2171.72		35.49	19.75	2051.88
TOTAL NO.OF BLDG	1				
TOTAL :	2171.72		35.49	19.75	2051.88



FILE DETAILS

LTP NAME	Pradeep P
LTP LICENCE NO	
DATE	26-05-2024
FILE NO	15029/MP/2024
SHEET NO.	1 / 5
BUILDING TYPE	Layout Plan Details , Building Plan Details
AREA STATEMENT	

PROJECT DETAIL	
Authority	Building Permission
NATURE OF DEVELOPMENT	NEW
Authority	HMDA
Zone	Medchal
LOCATION	OUTSIDE AREA OF ENTRANCE PLAZA (NEW)
SUB LOCATION	NEW AREAS, IMPROVED LAYOUT AREAS
Scheme	NA-NAGARA
Building	Residential
Building SUB USE	Residential
BUILDING TYPE	
AREA DETAILS	
SITE AREA (Minimum)	7647.00
DEDUCTION FOR NET PLOT AREA	
LEFT OVER OWNERS LAND	250.00
Road Widening	1400.00
NET AREA OF PLOT	6000.00
PROPOSED AREA DETAILS	
Road Widening Area	1400.00
TOTAL PROPOSED BUILT UP AREA (INCLUDING FAR)	4072.71
TOTAL PROPOSED BUILT UP AREA INCLUDING Premium	4072.71

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- EXISTING (TO BE RETAINED)
- EXISTING (TO BE DEMOLISHED)
- EXISTING (To be demolished)

BUILDING USE / BUILDING SUBUSE DETAIL

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
PROP.BLOCK B)	Residential	Residential Apartment Bldg.	NA	Cellar + Stilt + 10th + 11 + 12
PROP.BLOCK A)	Residential	Residential Apartment Bldg.	NA	Cellar + Stilt + 10th + 11 + 12
PROP.CLUB HOUSE)	Commercial	Shop	NA	Ground + 3 upper floors

NET BUILT UP AREA AND DWELLING UNITS DETAILS

BUILDING NAME	NO. OF BLDG	NO. OF UNITS	TOTAL BUA	DEDUCTIONS			NET BUA		PARKING AREA	PARKING AREA	NET PARKING
				ACCE	UGC	CARPET	CONVE	CONVE			
PROP.BLOCK B)	1	2707.75	825.47	0.00	2709.28	0.00	181	2499.00	2499.00		
PROP.BLOCK A)	1	4258.08	892.75	340.08	2991.00	0.00	181	10212.00	10212.00		
PROP.CLUB HOUSE)	1	2171.72	34.44	119.75	0.00	2051.88	00	0.00	0.00		
GRAND TOTAL :	3	9138.54	1752.66	459.83	4700.28	2051.88	362.00	12711.00	12711.00		

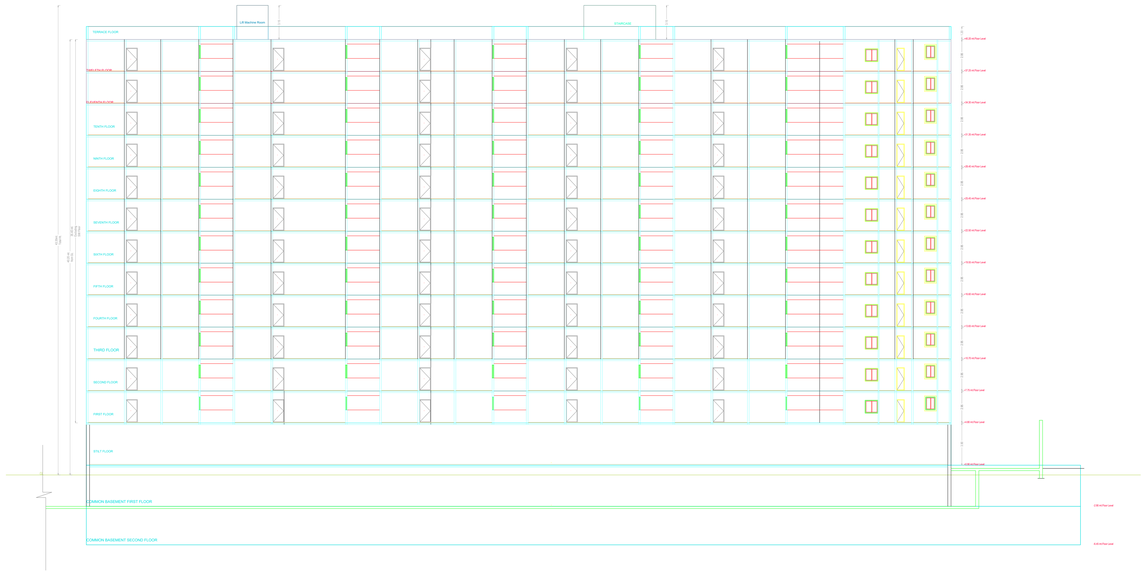
Mortgage Area Details

Type of Mortgage	Building Name	Floor Name	Proposed Units Area Details	Mortgage Area(Sq.m)	
				Required	Proposed
Built Up Area In Mortgage	PROP.BLOCK B) PROP.BLOCK A)	FIRST FLOOR PLAN,SECOND FLOOR PLAN,THIRD FLOOR PLAN,FOURTH FLOOR PLAN	01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40,

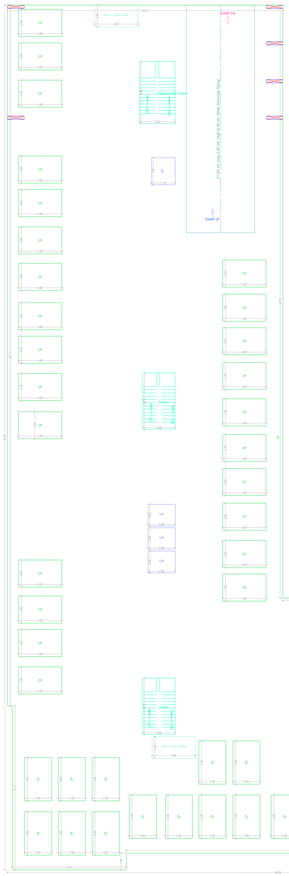
PROJECT TITLE : PLANSHOWING THE PROPOSEDRESIDENTIAL PROJECTCONSISTING OF TWO TOWERS(TOWER -01)2C+S+12(10+2ADDITIONAL TDRFLOORS) UPPER FLOORS, (TOWER -02)2C+S+12(10+2ADDITIONAL TDRFLOORS), ONE CLUBHOUSE G+3FLOORS ON LAND BEARINGSURVEY NOS. SY.NO.306, BACHUPALLY VILLAGE, BACHUPALLY MANDAL, MEDCHAL MALKAJGIRIDISTRICT, TELANGANA.BELONGING TO :M.S URBANRISE COUNTYHOMES PVT. LTDBELONGING TO:REPRESENTED BY:K.SIVA KUMARS/o Late K.VEERABHADRA RAO.

FILE DETAILS			
U.P name	Pradeep P		
U.P. LICENCE NO		DATE	26-05-2024
FILE NO	TS/27/NP/2024	SHEET NO.	2 / 5
SHEET NAME	Building Plan Details		

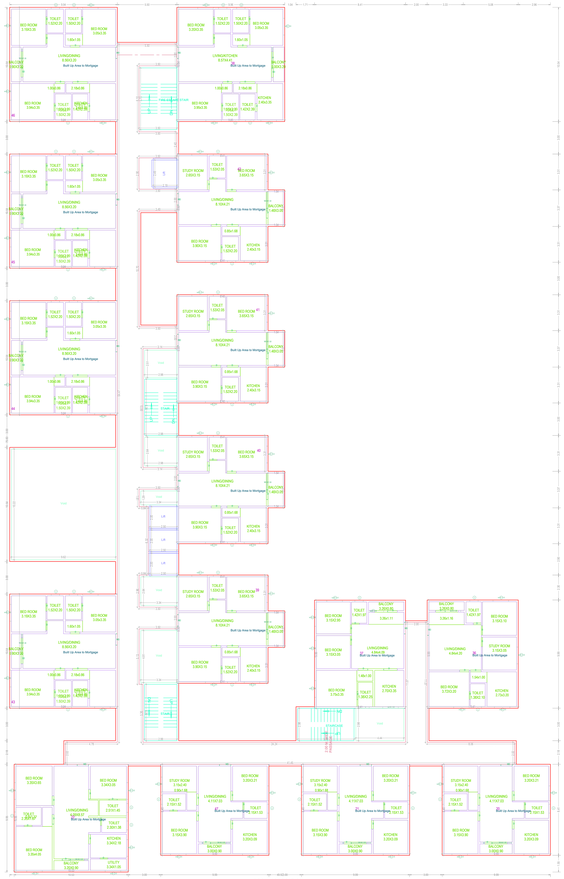
ELEVATION



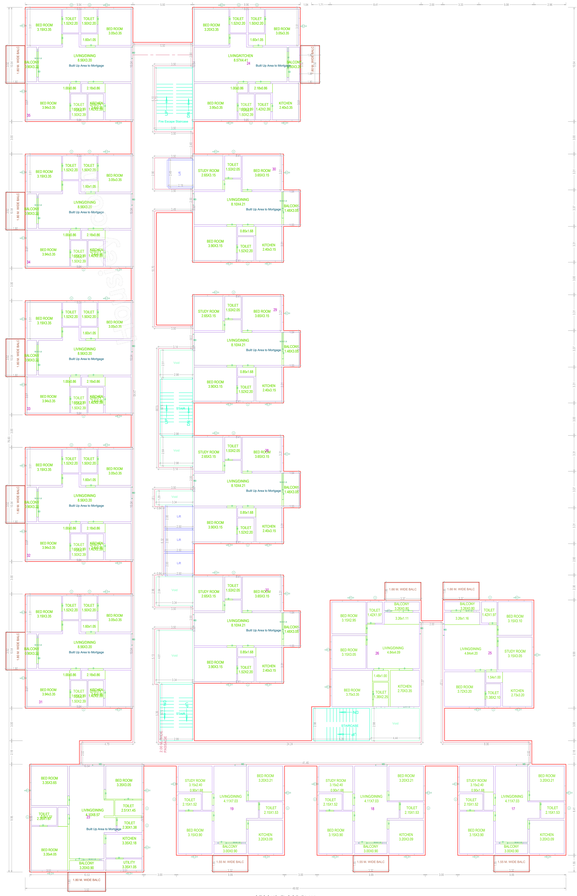
SECTION



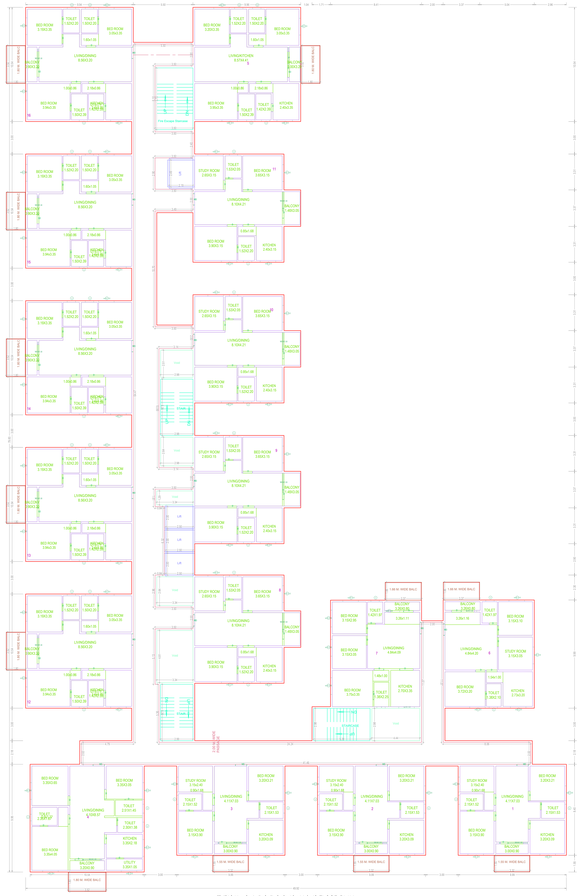
STILT FLOOR PLAN
(SCALE 1:100)



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



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



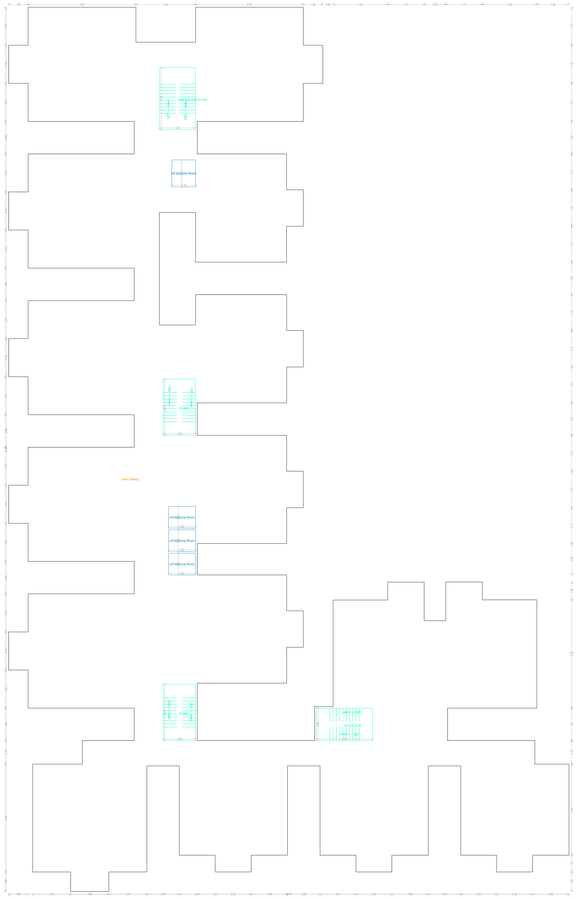
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 FLOOR PLAN
(Proposed)
(SCALE 1:100)

BUILDING PROP (BLOCK B)

FLOOR NAME	TOTAL BUA	EXISTING BUA	PROPOSED BUA	NOT BUA	TNMTS	PARKING AREA	NO OF STACK	NET PARKING
FLOOR	3331.40	33.40	3298.00	33	16	2498.00	0	2498.00
FLOOR	7080.01	196.06	6884.01	196	16	0.00	0	0.00
FLOOR	6924.24	97.73	6826.51	98

PROJECT TITLE : PLANSHOWING THE PROPOSEDRESIDENTIAL PROJECTCONSISTING OF TWO TOWERS(TOWER -01)2C+S+12(10+2ADDITIONAL TDRFLOORS) UPPER FLOORS, (TOWER -02)2C+S+12(10+2ADDITIONAL TDRFLOORS), ONE CLUBHOUSE G+3FLOORS ON LAND BEARINGSURVEY NOS. SY.NO.306, BACHUPALLY VILLAGE, BACHUPALLY MANDAL, MEDCHAL MALKAJIGIRIDISTRICT, TELANGANA.BELONGING TO :M.S URBANRISE COUNTYHOMES PVT. LTDBELONGING TO:REPRESENTED BY:K.SIVA KUMARS/o Late K.VEERABHADRA RAO.

FILE DETAILS			
LTP NAME	Pradeep P		
LTP LICENCE NO:		DATE	26-09-2024
FILE NO :	TS/037M/2024	SHEET NO :	3 / 3
SHEET NAME :	Roofing Plan Details		



TERRACE FLOOR PLAN
(SCALE 1:100)

GENERAL CONDITIONS:

1.Local building codes or larger plumbing codes shall be adopted when of scale are installed to minimize water in the distribution system and to prevent contamination of potable water systems by backflow of water from internal uses. The potable water uses are connected to the main water supply and distribute water for drinking, bathing, and other domestic purposes in the building. Water supply system shall be designed to meet the demand including the outlets, pressure that are adequate, in Water Supplies.

2.Sewerage system shall be designed and constructed in accordance with the requirements as per Central Pollution Authority (CPA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, Central Electricity Authority (Technical Standards for Connectivity of the Distributed Generation Resources) and Local Authority.

3.Rainwater harvesting as per GO 350 Dt.25-2-2020 and above and in case of Group Housing Buildings where there are 100 units and above, the rainwater harvesting structure shall be made mandatory and the rainwater harvesting structure should be designed to harvest the rainwater from the roof of the building and the open spaces within the premises and recharge the same into the ground through the rainwater harvesting structure. Rainwater harvesting structure shall be constructed in accordance with the Central Ground Water Board (CGWB) guidelines.

4.Solid waste management shall be made in a way that the available space can be utilized, making the best use of the space available for storage of solid waste, and to ensure that the storage does not create unhygienic conditions or nuisance. Waste water shall be collected and treated in a way that it can be reused for various purposes such as flushing, landscaping, industrial cooling, etc. Treated waste water should be used to the extent possible for meeting the common power need and as rainwater which could be harvested.

5.Fire safety shall be ensured by providing fire extinguishers and other equipment in accordance with the National Building Code of India (NBC) and the local fire safety regulations. The building should be designed with fire-resistant materials and have adequate fire exits and emergency lighting. The building should also have a fire alarm system and sprinklers in the common areas and be equipped with a fire hydrant system.

6.Electrical wiring and fixtures should be installed in accordance with the National Electrical Code of India (NEC) and the local electrical safety regulations. The building should be designed with adequate electrical load capacity to meet the needs of the occupants and have a backup power supply in case of a power outage.

7.Ventilation and air conditioning systems should be designed to provide adequate ventilation and maintain a comfortable temperature and humidity. The building should also have a fire-resistant ventilation system to prevent the spread of smoke and flames in the event of a fire.

8.The building should be designed to be accessible to people with disabilities, including ramps and elevators where applicable. The building should also have adequate parking facilities and be located in a safe and accessible area.

9.The building should be designed to be energy-efficient and use renewable energy sources, such as solar panels, if possible. The building should also have a waste management plan in place to dispose of waste in a safe and environmentally friendly way.

10.The building should be designed to be resilient to natural disasters, such as earthquakes and floods, and have a plan in place for emergency evacuation and response.

11.Regular maintenance and inspections should be carried out to ensure that the building remains safe and compliant with all applicable regulations and standards.

12.The building should be designed to be aesthetically pleasing and blend with the surrounding environment and community.

13.The building should be designed to be cost-effective and provide a return on investment for the owner or developer.

14.The building should be designed to be flexible and adaptable to changing needs and uses over time.

15.The building should be designed to be sustainable and have a low carbon footprint.

16.The building should be designed to be accessible to people with different cultural backgrounds and languages.

17.The building should be designed to be secure and have adequate security measures in place to protect the occupants and their belongings.

18.The building should be designed to be easy to maintain and have a maintenance plan in place to ensure that it remains in good condition.

19.The building should be designed to be resilient to climate change and have a plan in place to adapt to any changes in the environment.

20.The building should be designed to be inclusive and accessible to all members of the community, including those with disabilities and those from different cultural backgrounds.

CONDITIONS:

1.This PLAN APPROVAL IS FREE OF ACCURACY OR ____ LITIGATIONAMONG Building ____ in Survey no/ Plot No. ____ Village ____ Mandal ____ District ____ which is situated in the ____ Locality is subjected to Clearance of Competent Authority.

2.This Building Permit is issued for the Residential Building ____ in Residential Zone ____ Mandal ____ District ____ as per the details mentioned in schedule. the TSCR is entitled to revoke or cancel the permit if any of the conditions are violated or if any false or misleading information is found to have been given in the application or in any drawing. The building permit is granted subject to the conditions and undertaking written under the seal of the owner/developer.

3.The building/flat has to be used for residential purposes only and should not be used for any other purposes as per the Municipal Act and Municipal Building Rules and Zoning Regulations.

4.The Building Permit does not convey water, sewer, roads and other infrastructure charges as per GO Ms.No.168 Dt.15-06-2015 of MA&UA.

5.Plant the approved shade trees/ any five conducive trees/ fruit bearing trees/ medicinal trees/ ornamental trees/ shade trees in the premises.

6.The permitted Water mains/ sewer lines are public agency including HMWS&SB shall be responsible for the maintenance of the same.

7.The Building Permit/Approval Permit shall be responsible and secure to the fire fire safety, structural stability requirements of the building/structure as per the provisions of the A.P. Fire Services Act, 1999.

8.Provision shall be made for the disposal of the solid waste in the premises.

9.Provision shall be made for the disposal of the sewage/sewerage in accordance with the Municipal Act and Municipal Building Rules and other Local Laws.

10.Provision shall be made for the disposal of the storm water in accordance with the Municipal Act and Municipal Building Rules and other Local Laws.

11.The building/flat has to be used for residential purposes only and should not be used for any other purposes as per the Municipal Act and Municipal Building Rules and Zoning Regulations.

12.The Owner/Developer shall be responsible and secure the fire fire safety, structural stability requirements of the building/structure as per the provisions of the A.P. Fire Services Act, 1999.

13.The Owner/Developer shall be responsible and secure the disposal of the solid waste in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

14.The Owner/Developer shall be responsible and secure the disposal of the sewage/sewerage and storm water in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

15.The Owner/Developer shall be responsible and secure the disposal of the storm water in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

16.The Owner/Developer shall be responsible and secure the Rainwater harvesting structure in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

17.The Owner/Developer shall be responsible and secure the Electrical Wiring and Fixtures in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

18.The Owner/Developer shall be responsible and secure the Ventilation and air conditioning systems in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

19.The Owner/Developer shall be responsible and secure the Fire Fighting Equipment in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

20.The Owner/Developer shall be responsible and secure the Fire Alarm System in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

21.The Owner/Developer shall be responsible and secure the Sprinkler System in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

22.The Owner/Developer shall be responsible and secure the Fire Hydrant System in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

23.The Owner/Developer shall be responsible and secure the Lift/Elevator in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

24.The Owner/Developer shall be responsible and secure the Electrical Substation in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

25.The Owner/Developer shall be responsible and secure the Parking facilities in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

26.The Owner/Developer shall be responsible and secure the Open Spaces in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

27.The Owner/Developer shall be responsible and secure the Recreational or Amenities in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

28.The Owner/Developer shall be responsible and secure the Compound Wall in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

29.The Owner/Developer shall be responsible and secure the Boundary Wall in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

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63.The Owner/Developer shall be responsible and secure the Rainwater harvesting structure in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

64.The Owner/Developer shall be responsible and secure the Electrical Substation in the premises as per the provisions of the Municipal Act and Municipal Building Rules and other Local Laws.

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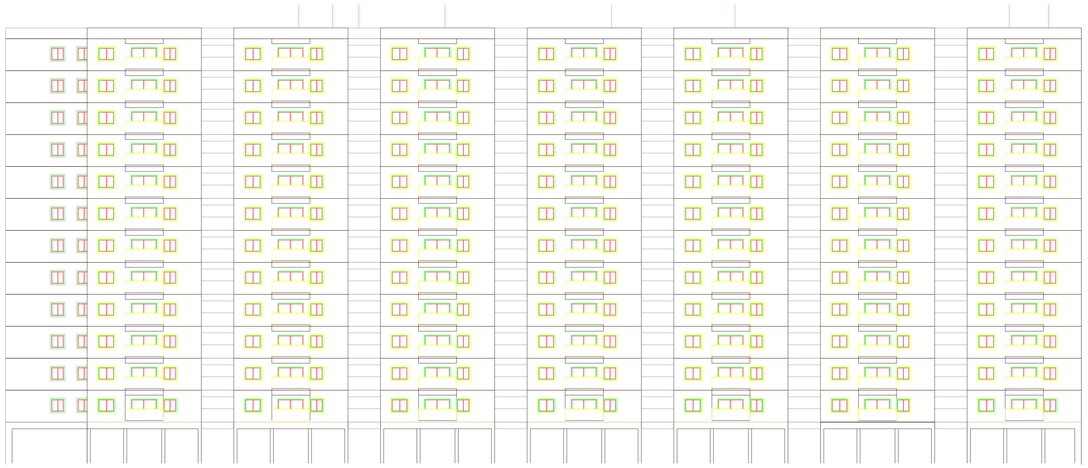
OFFICER DETAILS	
OFFICER NAME :	
DESIGNATION :	
DATE AND TIME	
APPROVAL NO :	SEAL OF APPROVAL
DATE OF APPROVAL	
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE
BUILDER'S SIGNATURE	STRUCTURAL ENGINEER'S SIGNATURE

Note: All dimensions are in meters.

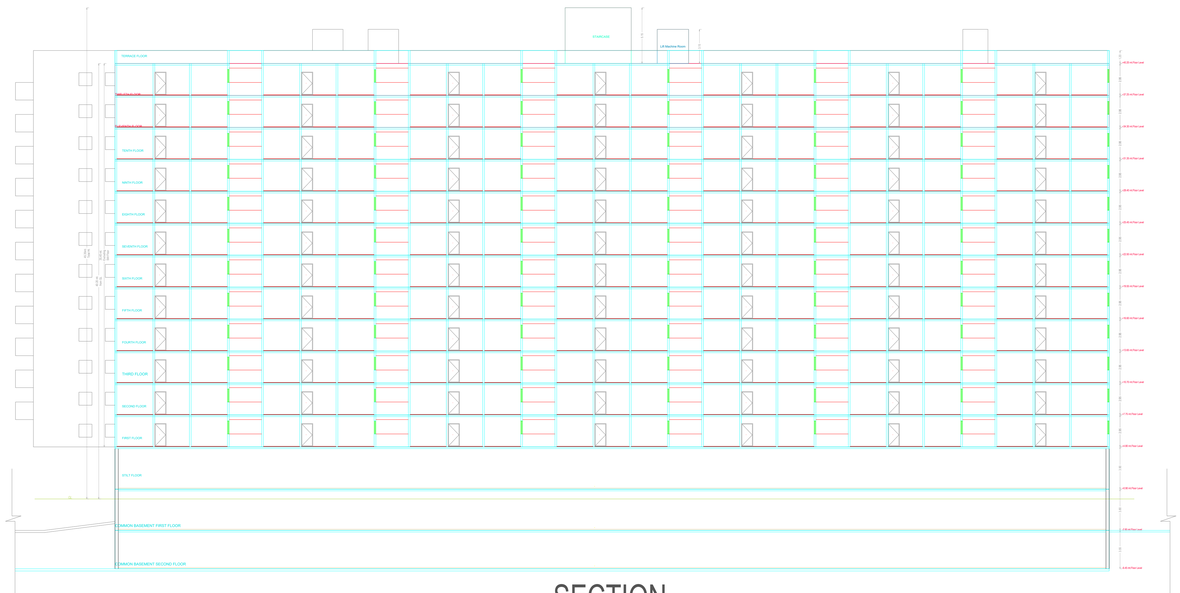
ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

PROJECT TITLE : PLANSHOWING THE PROPOSEDRESIDENTIAL PROJECTCONSISTING OF TWOTOWERS (TOWER -01)2C+S+12(10+2ADDITIONALTDR FLOORS) UPPERFLOORS, (TOWER -02)2C+S+12(10+2ADDITIONALTDR FLOORS), ONECLUBHOUSE G+3 FLOORSON LAND BEARING SURVEYNOS. SY.NO.306, BACHUPALLY VILLAGE, BACHUPALLY MANDAL, MEDCHAL MALKAJIGIRIDISTRICT, TELANGANA.BELONGING TO :M.S URBANRISE COUNTYHOMES PVT. LTDBELONGING TO:REPRESENTED BY:K.SIVA KUMARS/o Late K.VEERABHADRA RAO.

FILE DETAILS			
LTP NAME	Pradeep P		
LTP LICENCE NO		DATE	26-03-2024
FILE NO	TS/037/MP/2024	SHEET NO	4 / 5
SHEET NAME	Building Plan Details		

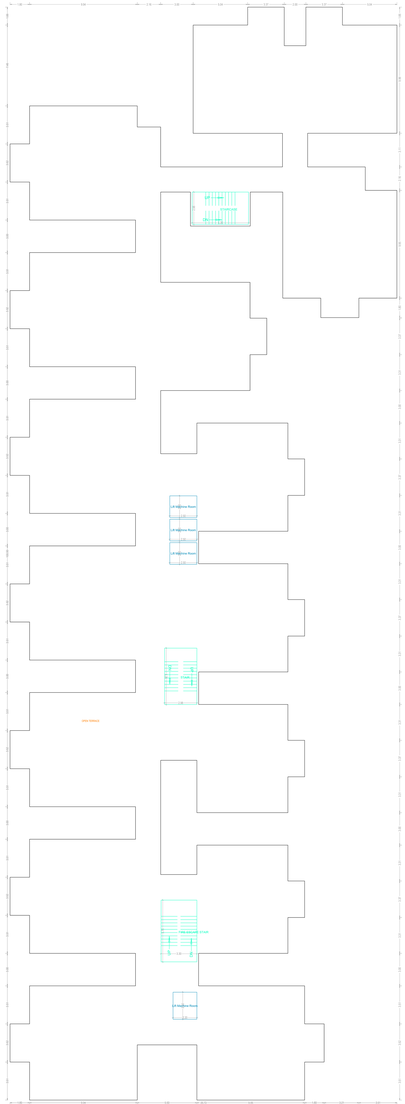


ELEVATION



SECTION

COMMON BASEMENT FIRST FLOOR PLAN
(SCALE 1:150)



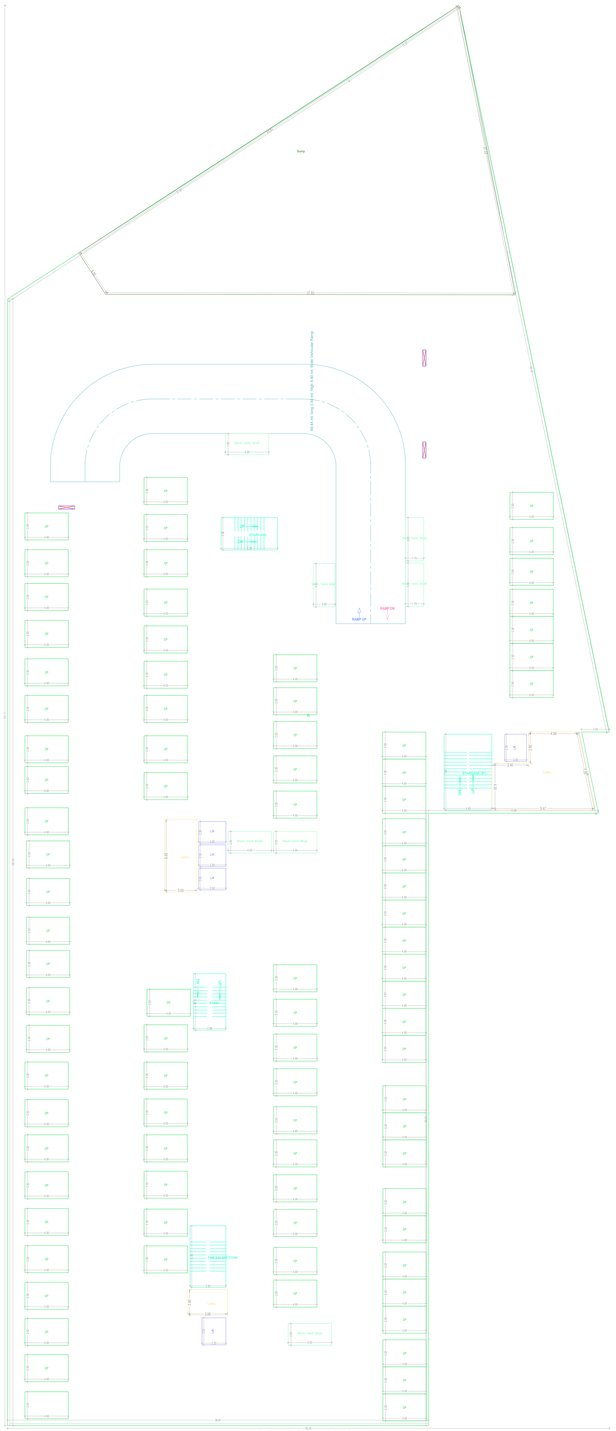
TERRACE FLOOR PLAN
(SCALE 1:100)

BUILDING PROP (BLOCK A)

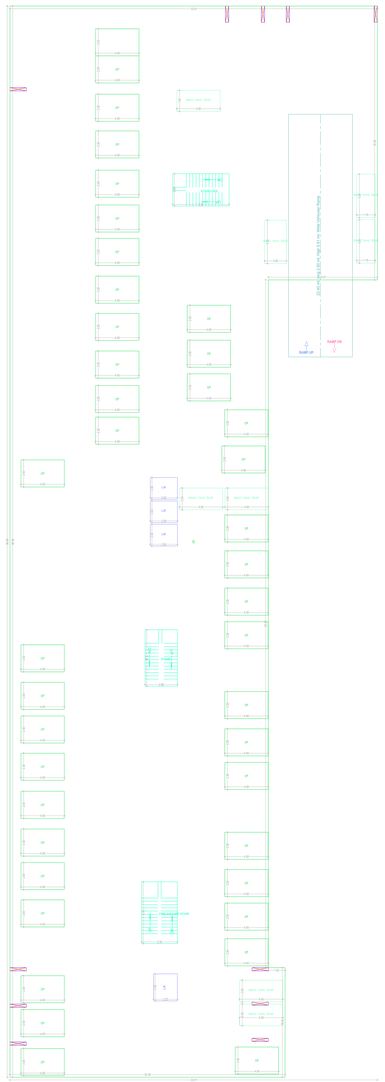
FLOOR NAME	TOTAL BUA	DEDUCTIONS (VOID)	DEDUCTIONS (STAIR)	NET BUA (UNITS)	TNMTS	PARKING AREA	NO OF SCHA	MIN PARKING
COMMON BASEMENT FIRST FLOOR	5294.38	52.39	81.63	0.00	00	4658.80	1	4658.80
COMMON BASEMENT SECOND FLOOR	5741.03	52.75	460.25	0.00	00	5187.00	1	5187.00
FIRST FLOOR	2629.39	61.39	0.00	0.00	00	2567.00	1	2567.00
FLOOR	1915.22	121.14	0.00	1840.10	16	0.00	0	0.00
FLOOR	2539.03	28.82	0.00	2509.71

PROJECT TITLE : PLANSHOWING THE PROPOSEDRESIDENTIAL PROJECTCONSISTING OF TWOTOWERS (TOWER -01)2C+S+12(10+2ADDITIONALTDR FLOORS) UPPERFLOORS, (TOWER -02)2C+S+12(10+2ADDITIONALTDR FLOORS), ONECLUBHOUSE G+3 FLOORSON LAND BEARING SURVEYNOS. SY.NO.306, BACHUPALLY VILLAGE, BACHUPALLY MANDAL, MEDCHAL MALKAJIGIRIDISTRICT, TELANGANA.BELONGING TO :M.S URBANRISE COUNTYHOMES PVT. LTDBELONGING TO:REPRESENTED BY:K.SIVA KUMARS/o Late K.VEERABHADRA RAO.

FILE DETAILS			
LP NAME	Krishna P		
LP LICENCE NO:	LC/2011/27	DATE	26-05-2024
FILE NO :	TS/03/TM/1604	SHEET NO :	1 / 1
SHEET NAME :	Building Plan Details		

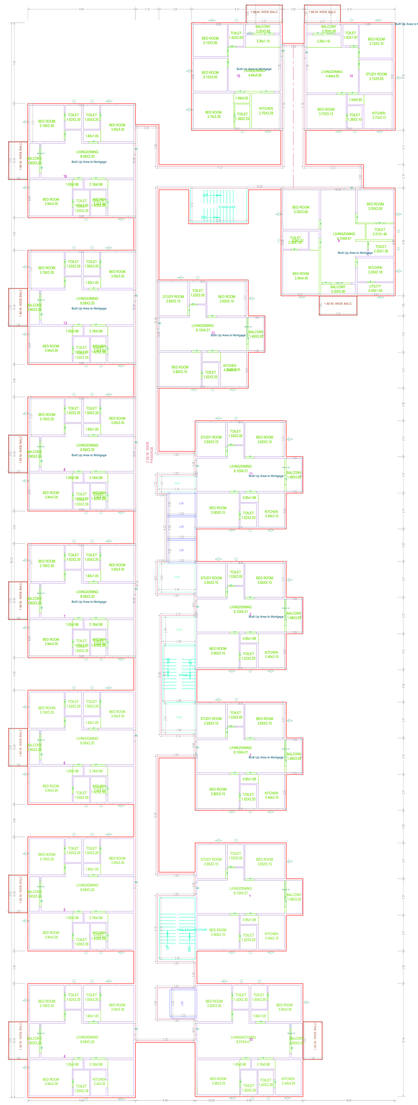


COMMON BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

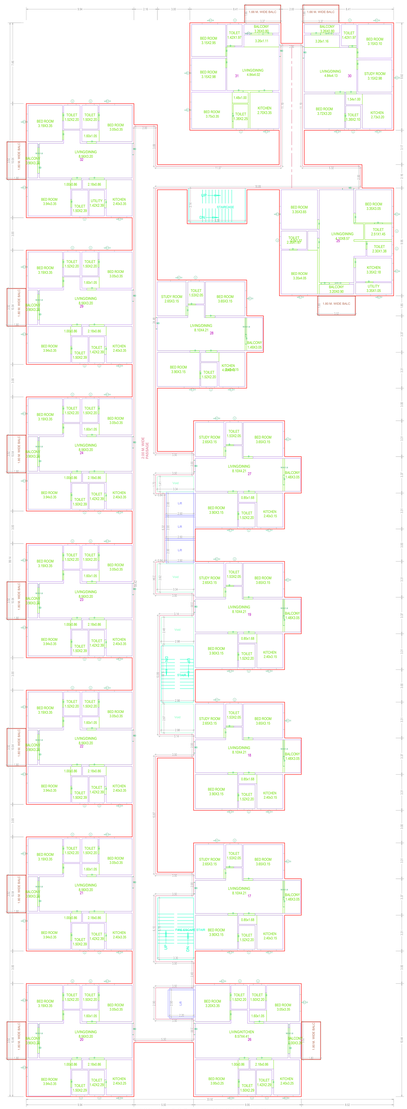


STILT FLOOR PLAN
(SCALE 1:100)

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



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



TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 FLOOR PLAN
(Proposed)
(SCALE 1:100)

GENERAL CONDITIONS:

1) Sanction is accorded for the following buildings as per details given below and subject to the conditions mentioned under:
Residential Building - 1 No.s
Residential Building - 1 No.s
Total Built Up Area - 20,000.00 Sq.Mts.

2) The applicant shall obtain the Fire Safety NOC from the concerned Fire Authority before the commencement of the building.

3) The applicant shall obtain the Environmental Clearance from the concerned authority if the total built up area of the building exceeds 20,000 Sq.Mts.

4) The applicant shall obtain the NOC from the Airport Authority of India if the building height exceeds 60 Mts.

5) The applicant shall obtain the NOC from the Telecom Authority if the total built up area of the building exceeds 5,000 Sq.Mts.

6) The applicant shall obtain the NOC from the Municipal Authority for drinking water, sewerage and solid waste management.

7) The applicant shall obtain the NOC from the Police Department with regard to the security measures.

8) The applicant shall obtain the NOC from the Traffic Police Department with regard to the traffic movement.

9) The applicant shall obtain the NOC from the Pollution Control Board with regard to the Air and Water Pollution.

10) The applicant shall obtain the NOC from the Metro Rail Authority if the building is located within the Metro Rail Corridor.

11) The applicant shall obtain the NOC from the Municipal Authority for the Drainage and Water Supply.

12) The applicant shall obtain the NOC from the Electricity Department for the power supply.

13) The applicant shall obtain the NOC from the Mandal Revenue Officer for the Layout Development.

14) The applicant shall obtain the NOC from the Forest Department if the building is located within the Forest Boundary.

15) The applicant shall obtain the NOC from the Irrigation Department if the building is located within the Irrigation Boundary.

16) The applicant shall obtain the NOC from the Mandal Revenue Officer for the Land Conversion.

17) The applicant shall obtain the NOC from the Municipal Authority for the Drainage and Water Supply.

18) The applicant shall obtain the NOC from the Municipal Authority for the Solid Waste Management.

19) The applicant shall obtain the NOC from the Telecom Authority if the total built up area of the building exceeds 5,000 Sq.Mts.

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