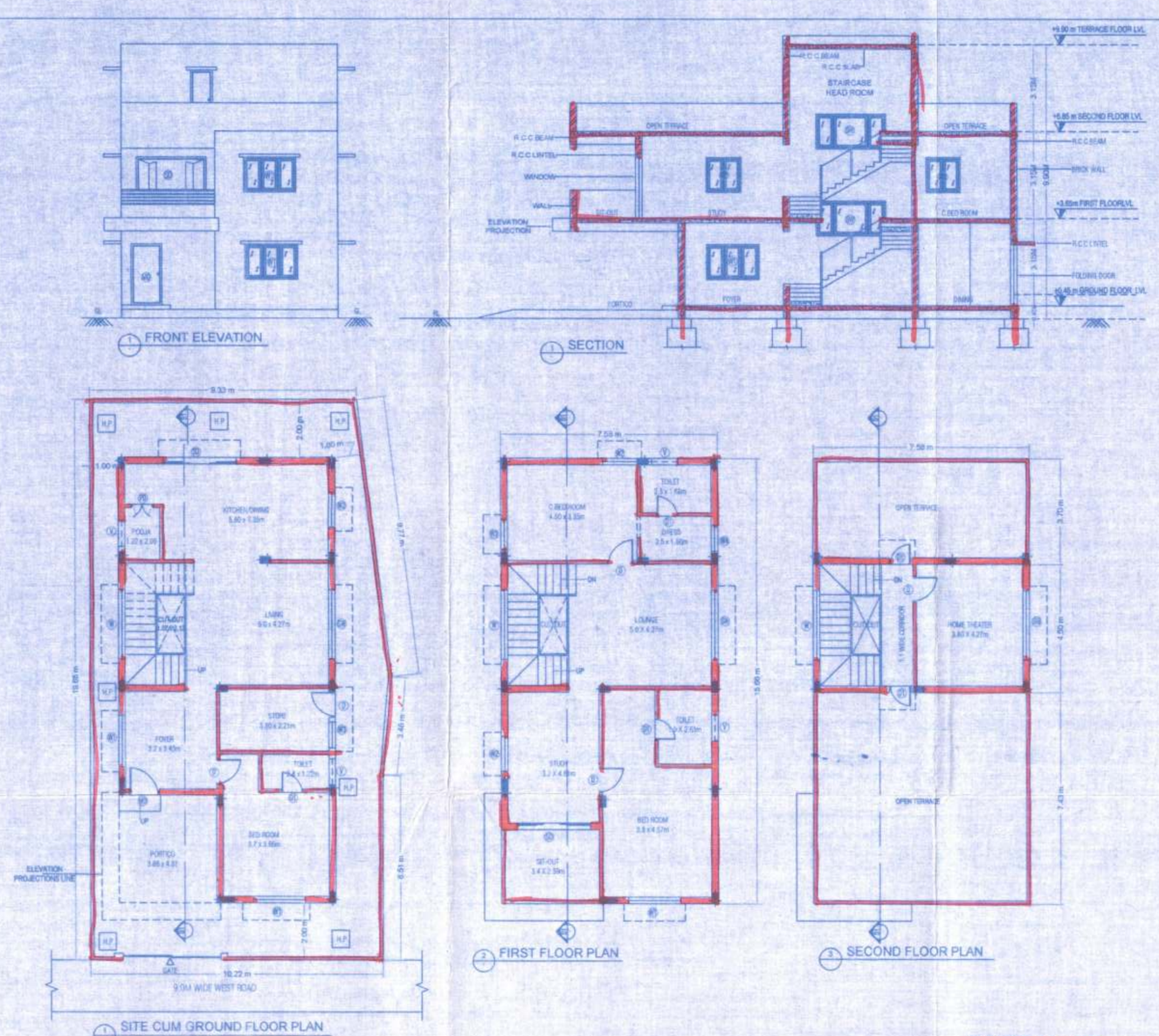
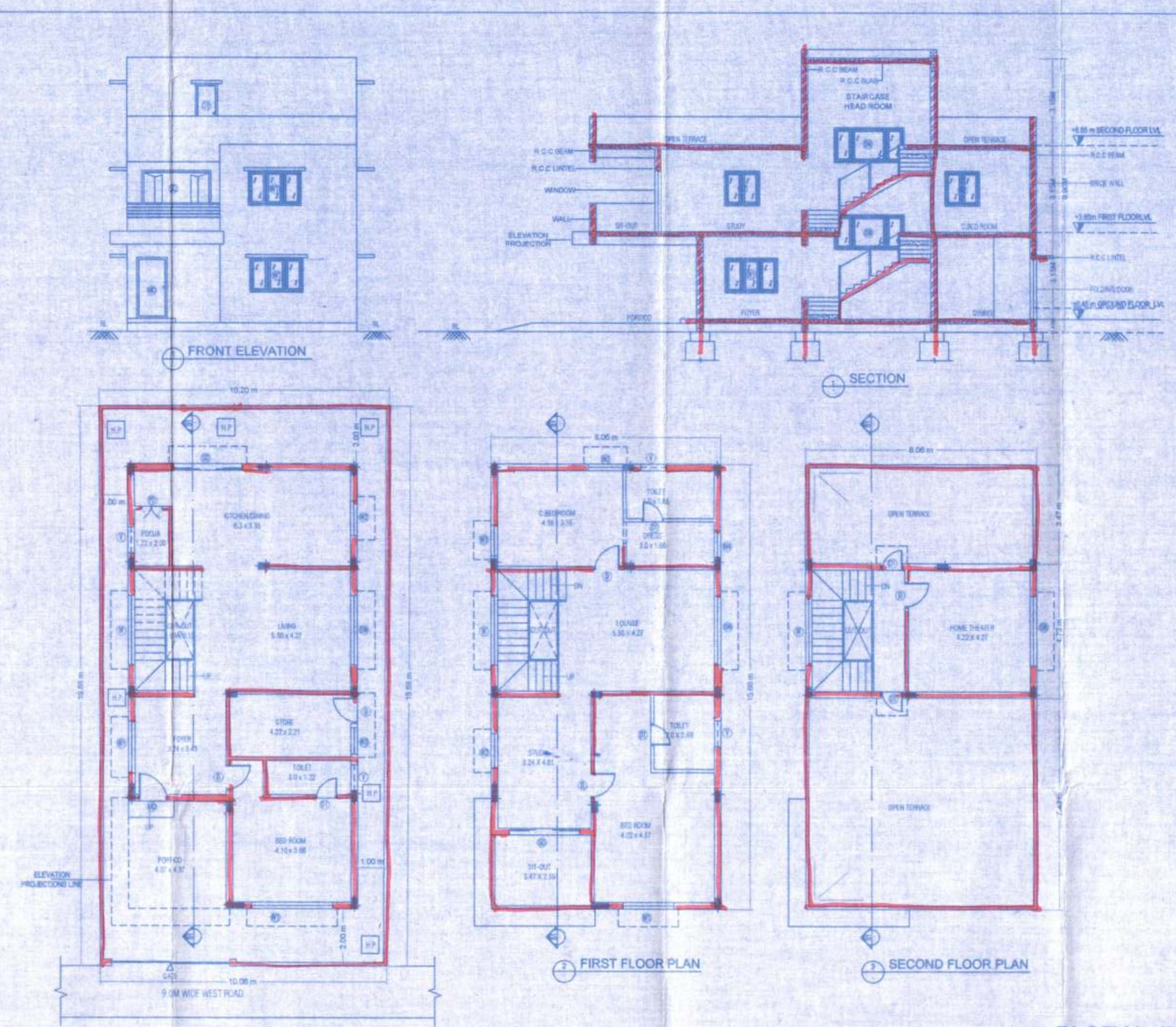
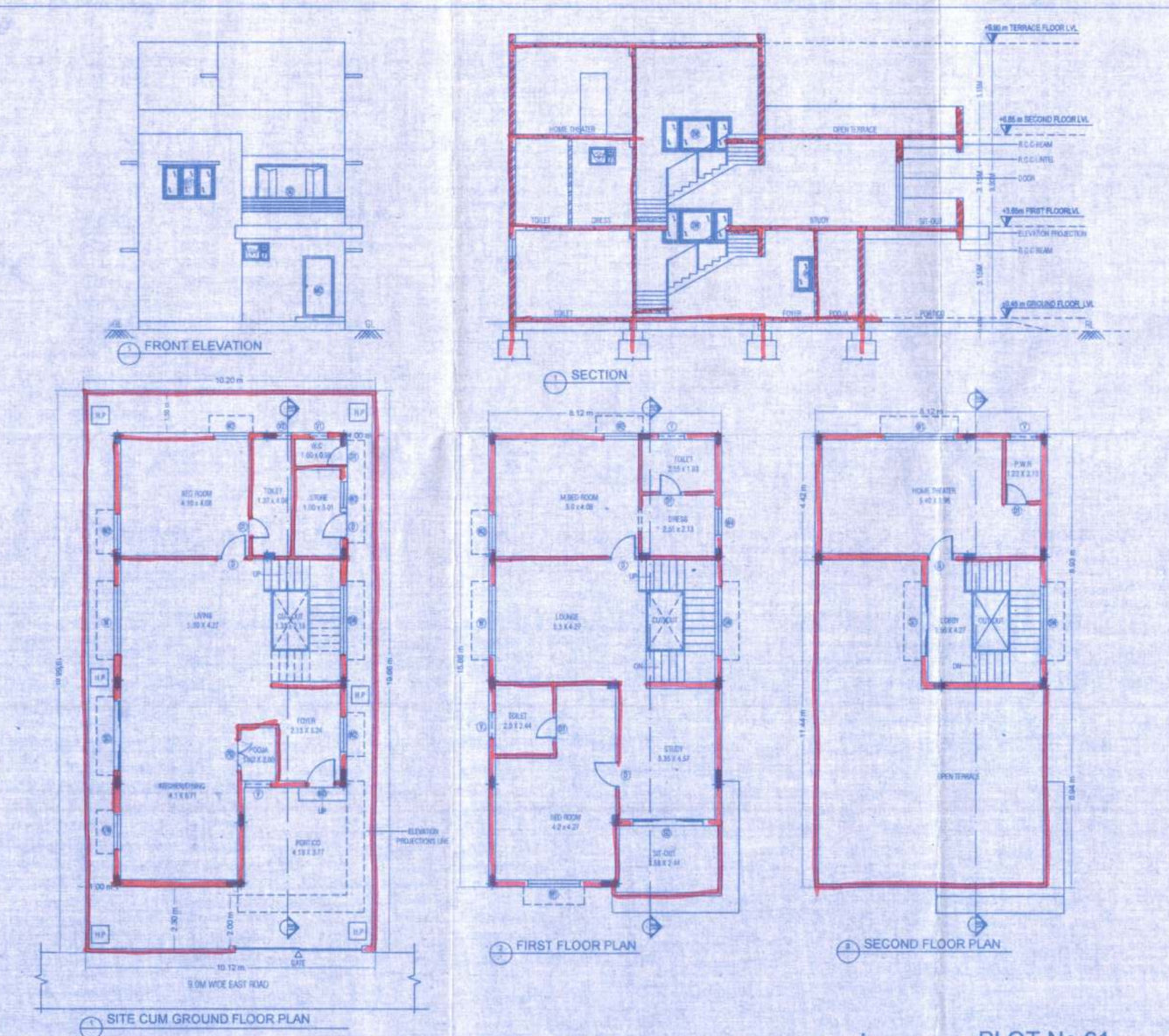


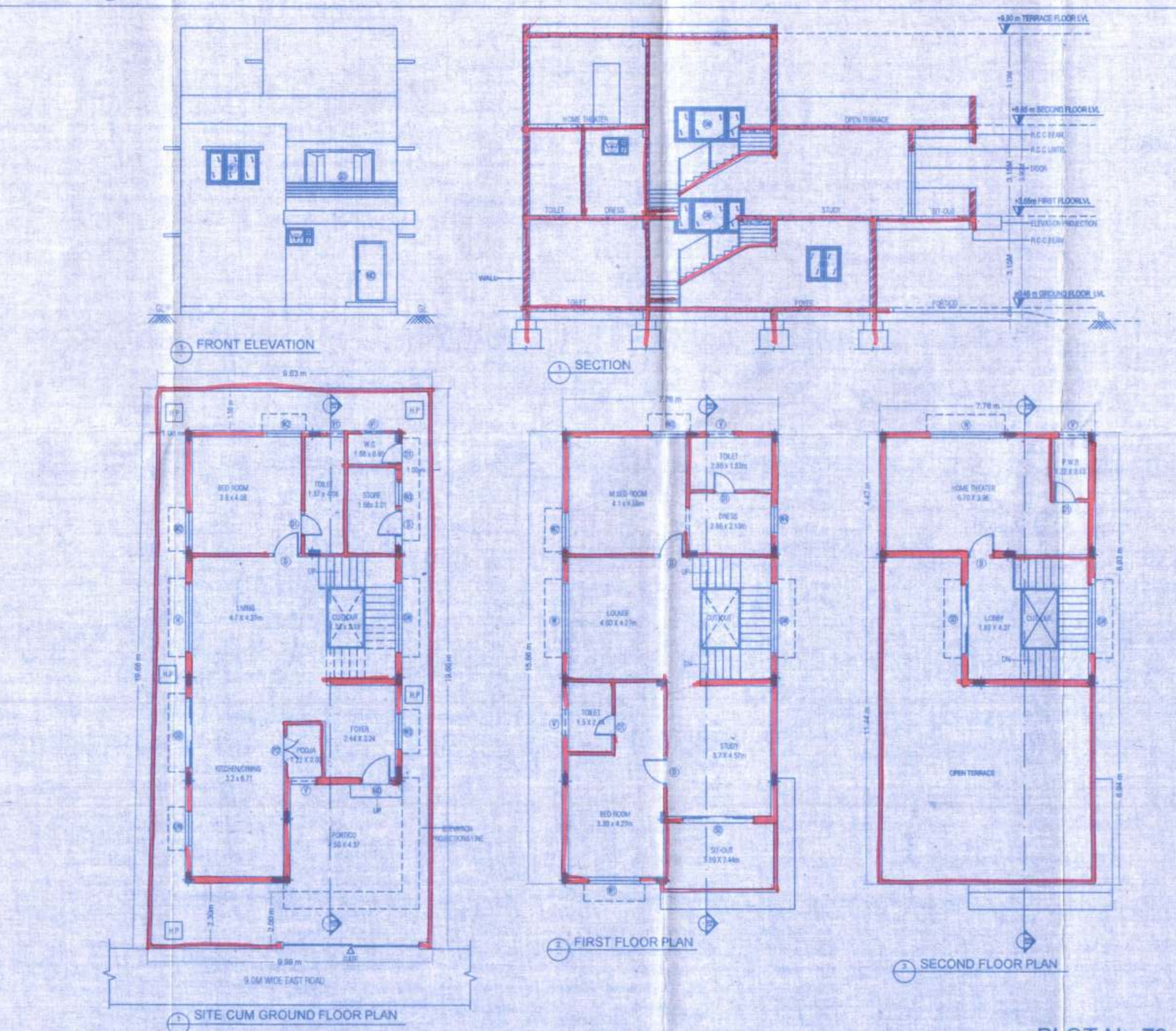
PLOT No.60



PLOT No.78



PLOT No.61



PLOT No.79

PLAN SHOWING THE PROPOSED RESIDENTIAL VILLAS,
IN SY.NO. 323/1 & 323/7, SITUATED AT TELLAPUR VILLAGE,
RAMACHANDRA PURAM MANDAL, MEDAK DISTRICT, TELANGANA.

BELONGING TO:

1.SRI M.ARAVIND KUMAR GOUD S/o. LATE.PRATAP LINGAM
2.SRI. M.SRINIVAS GOUD, S/o. LATE PRATAP LINGAM
& OTHERS
REP. BY THEIR DEVELOPMENT AGREEMENT CUM GPA HOLDER , M/S. PRUTHVI ADITHYA INFRATECH PVT.LTD.
REPRESENTED BY ITS DIRECTOR N.RAMA GOVIND REDDY.

SPECIFICATIONS

FOUNDATION	RCC FRAMED STRUCTURE
BASEMENT	C.R.S. IN CM
STRUCTURE	BRICK MASONRY
SUPERSTRUCTURE	R.C.C
DOORS & WINDOWS	TEAK WOOD
PLASTERING	C.M.
FLOORING	VITRIFIED
ELECTRICAL/SANITARY	ISI FITTINGS.

OPENINGS

DOORS	MD	1.05X2.00 M	WINDOWS	W2	1.22X1.22 M
	D1	0.91X2.00 M		W3	0.91X1.22 M
	D2	0.76X2.00 M	VENTILATOR	V	0.91X0.45 M
	SD	2.44X2.00 M		V1	0.61X0.45 M
WINDOWS	W	2.44X1.22 M		V2	0.53X0.45 M
	W1	1.83X1.22 M			

PLOT NO.	PLOT AREA IN Sq Mts.
60	198.74
61	199.66
78	199.10
79	192.47
TOTAL AREA	789.97

BUILT UP AREA'S

PLOT Nos. 60		PLOT NO. 78	
NO.OF PLOTS	2 Nos.	NO.OF PLOTS	1 Nos.
GROUND FLOOR AREA	116.35 Sq.mts.	GROUND FLOOR AREA	125.86 Sq.mts.
FIRST FLOOR AREA	118.35 Sq.mts.	FIRST FLOOR AREA	125.86 Sq.mts.
SECOND FLOOR AREA	38.79 Sq.mts.	SECOND FLOOR AREA	38.07 Sq.mts.
BUILTUP AREA	273.49 Sq.mts.	BUILTUP AREA	289.79 Sq.mts.
	X 1 Nos.		X 1 Nos.
TOTAL AREA	273.49 Sq.mts.	TOTAL AREA	289.79 Sq.mts.

PLOT NO.81		PLOT NO. 79	
NO.OF PLOTS	1 Nos.	NO.OF PLOTS	1 Nos.
GROUND FLOOR AREA	130.00 Sq.mts.	GROUND FLOOR AREA	121.31 Sq.mts.
FIRST FLOOR AREA	130.00 Sq.mts.	FIRST FLOOR AREA	121.31 Sq.mts.
SECOND FLOOR AREA	65.98 Sq.mts.	SECOND FLOOR AREA	54.91 Sq.mts.
TOTAL AREA	318.02 Sq.mts.	BUILTUP AREA	297.23 Sq.mts.
	X 1 Nos.		X 1 Nos.
TOTAL AREA	318.02 Sq.mts.	TOTAL AREA	297.23 Sq.mts.

TOTAL BUILT UP AREA: 1175.53 Sq.mts.

PERMISSIBLE HEIGHT	UP TO 10.0 M
PROPOSED HEIGHT	9.90 M

REFERENCE

PROPOSED	SCALE : 1:100
EXISTING	
DISMANTLING	
WATER LINE	
MORTGAGE	

SIGNATURE OF OWNER

SIGNATURE OF BUILDER REGD. No.

M/S. PRUTHVI ADITHYA CONSTRUCTIONS
Rep. by: Sri N. Rama Govind Reddy
Builder Licence No: B1/2003/2018
H.No: 1-2-284/1, Kamala Nagar, Dilsukhnagar, Hyderabad-500 029.
Cell: 9346010277

SIGNATURE OF ARCHITECT

ALINE Design Studios
Architects, Interior Designers and Environmental Consultants
5-3-248/5, ANI Centre, 5th Floor, Road No.1, Banjara Hills, Hyderabad-500 034, A.P., INDIA
Phone: 040-23321855, Mobile: 9848090930
Email: alinedesignstudios@gmail.com

1. TECHNIC APPROVAL IS HERE BY ACCORDED FOR DRAFT LAYOUT WITH HOUSING DWELLING UNITS UNDER SECTION 25(2) L.R. OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT, 2008 & FORWARDED TO THE MUNICIPALITY / LOCAL BODY FOR SANCTION SUBJECT TO CONDITIONS MENTIONED ON APPROVED PLAN / CORRECTED PLAN / PROCEEDINGS LETTER NO. 3020048/ LO/R1/HMDA/2016, Dt. 10-10-2017

2. This approval does not bar the Urban Land Ceiling and Regulation Act, 1976.

3. The Approval does not confirm or affect the ownership of the site Authenticity of ownership or the site boundary is the responsibility of applicant and not liable party HMDA or its employees.

4. The local authority shall ensure that the ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should scrupulously follow the Government instructions vide Memo No. 193/MR/97 dt. 15-10-97 before sanctioning and releasing of these technically approved building plans by HMDA.

5. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per Law.

6. That the Applicant shall comply the conditions mentioned in G.O.Ms.No.168 M.A dt.02-04-2012, G.O.Ms.No.243, MA dt.30-05-2012 and G.O.Ms.No.33 MA dt.24-01-2013.

1 OF METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

Conditions:

1. The permission executed does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will terminated U/s 455 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 separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tax or shall be levied and shall be enforced as pecuniary at revisions due 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 in the plan should be used exclusively for parking of vehicles without partitions 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. The landlord is accepted an extent of [illegible] affected portion of the site to GHMC free of cost and claiming any compensation at any time as per the undertaking submitted.
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 & Regulations Act 1976.
21. The Developer / Builder / Owner to provide security staff whenever 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 1.5mtrs. for Low Tension electrical line shall be maintained.
23. No front compounded wall for the site abutting 18 mt road width shall be allowed and only iron grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained to [illegible] additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 300 Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged built up area shall be released for registration only after Occupancy Certificate is produced to us.
27. The Registration authority shall register only the permitted built up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loan facilities only for the permitted built up area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc. shall be 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).
33. 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.
34. The Owner, Builder, Developer, Architect, Structural Engineer and Site Engineer are jointly & severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
35. The Owner, Builder, Developer, 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.
36. The Owner / Builder, Developer, should not deliver the possession of any part of built up area of the building by way of lease / Leaser unless and until Occupancy Certificate is obtained from GHMC after providing all the required 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.
(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.
37. Structural Safety and Fire Safety Requirements 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 India, 2005 Bac.
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.
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. depth of 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 building.
vii) Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity.
viii) Separate Terrace Tank of 25,000ltrs Capacity for Residential buildings.
ix) Hose Reel, Down Comer.
x) Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mts.
xi) Electrical Wiring and installation shall be certified by the electrical engineer.
xii) Transformers shall be protected with 4 hours rating fire resist construction.
xiii) To create a joint open spaces with the neighbours building / [illegible] no parking or any constructions shall be made in setback area.

For Pruthvi Aditya Infratech

Director

Approved as per plans

Panchayat Secretary
Gram Panchayat, Tellapur
Ramachandrapuram (M), Sangareddy Dist.

VILLA FLOOR PLANS

SHEET No. 5 of 6