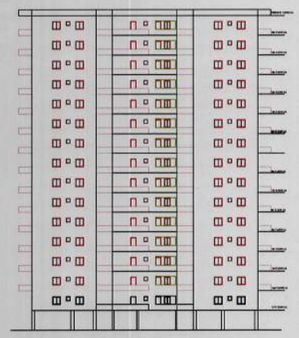
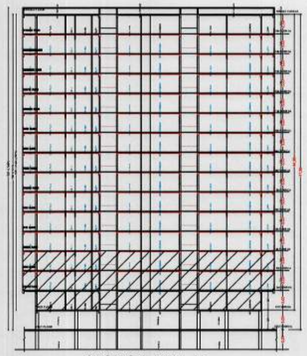
PROP (BLOCK: A)

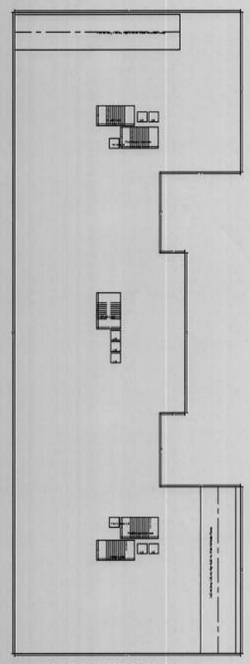


SOUTH SIDE ELEVATION
(SCALE 1:300)

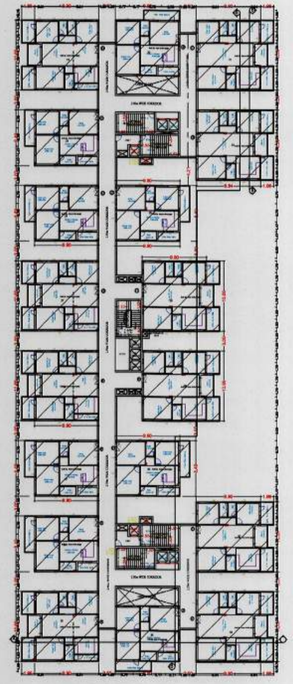
SECTION AT 'B-B'
(SCALE 1:300)



SECTION AT 'A-A'
(SCALE 1:300)

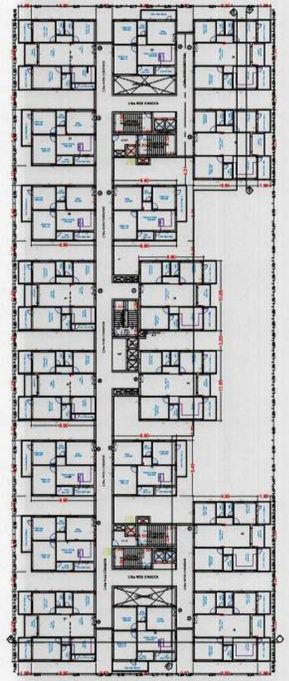


STILT FLOOR PLAN
(SCALE 1:300)



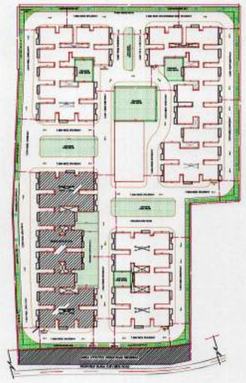
TYPICAL FLOOR PLAN
(2nd and 3rd Floor)
(SCALE 1:300)

FIRST FLOOR PLAN
(SCALE 1:300)



TYPICAL FLOOR PLAN
(4th to 15th Floors)
(SCALE 1:300)

TERRACE FLOOR PLAN
(SCALE 1:300)



KEY PLAN

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR ONLY 931 Dwelling Units of Sy.No: 475/P & 491/P in Vattimalu Village, Ramachandra Puram Mandal, Sanga reddy District of HMDA & Forwarded to the Municipality / Local body for Final Sanction subject to conditions mentioned on Approved Plan vide No 041108/SKP/R1/UB/HMDA/11122020 Dt: 25 February, 2021

2. All the conditions imposed in Lr. No. 041108/SKP/R1/UB/HMDA/11122020 Dt: 25 February, 2021 are to be strictly followed

3. 10.09% of Built Up Area to an extent of 13551.87 sq.mtrs Mortgaged Tower A in 1st, 2nd & 3rd floors , Tower-B 1st,2nd & 3rd floors & Tower-C 1st & 2nd floors Hyderabad Metropolitan Development Authority. Vide Document No.4453/2021 dt.21-01-2021 as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.)

5.03% of additional Built Up Area for availing installment facility on city level impact fee to an extent of 6751.40 Sq.mtrs Mortgaged in Tower-C in 3rd floor, Tower-D in 1st ,2nd ,3rd & 4th floors in favour of The Metropolitan Commissioner , Hyderabad Metropolitan Development Authority. Vide Document No.4454/2021 dt.21- 02-2021.as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.)

4. The applicant shall construct the Building as per Sanctioned Plan If any deviations made in setbacks, the 10.00 % mortgaged Built Up Area forfeited, the tech nical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.

5. This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

6. The local authority shall ensure that ownership clearance and Urban Land Ceil ing clearance of the site under reference are in order, and should scrupulously follow the Government Instructions Vide Memo No. 1835/A/97 MA. Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.

7. This approval does not confer or affect the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.

8. The Cellar/Stilt floor shall be used for parking purpose only and should not be used for any other purposes as per the G.O.Ms.No. 168 MA Dt: 07-04-2012.

9. The Builder/Developer should construct sump, septic tank and underground dral nage as per ISI standards and to the satisfaction of Local Authority / Municipal Ity. In addition to the drainage system available.

10. That the applicant shall comply the conditions laid down in the G.O.Ms.No. 168 MA Dt: 07-04-2012 and its Amended Government Orders.

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

12. The Builder/Developer/Owner shall be responsible and ensure that the fire safety, structural stability requirements of the proposed complex are in accorda nce with the A.P Fire Services Act - 1999.

13. Two numbers water type fire extinguisher For every 5000sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 5Kgs. DCP extinguis her minimum 20kgs each at Generator and Transformer area shall be provide as per ulsmi ISI specification No. 2190-1992.

14. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. Mtrs Electrical wiring and Installation shall be certified by the electr ical engineers to Ensure electrical fire safety.

15. To provide a joint open spaces with the Neighbours building/premises for ventilation and safety purpose. No parking or any construction shall be made in setbacks area as per G.O.Ms.No. 168 MA Dt: 07-04-2012.

16. Transformers shall be provided with 4 hours Rating fire resistant constructi ons as per Rule 15 (a) of A.P Apartments (Promotion of constructions and ownersh ip) rules, 1987.

17. If any litigations/discrepancy arises in future regarding ownership documents, the applicant is whole responsible and not made party to HMDA or its employees and plans deemed to be withdrawn and cancelled.

18. The HMWS and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

19. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.

20. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall be deemed to be withdrawn and cancelled.

21. The applicant/ developer are the whole responsible if anything happens/ while constructing the building and after. 22. The applicant is the whole responsible if any discrepancy occurs in the owne rship documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice and action taken as per law.

23. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim to HMDA and its employees shall not be held as a party to any such dispute/ litigations.

24. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.

25. In case of Commercial / Industrial / Residential Buildings constructions over 10,000 Sq.mts and above, provision shall be made in the plans for Sew age Treatment Plant(STP) Which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL BLDG/APARTMENT CONSISTING OF PROP (BLDG A) : 1ST,L + 15,PROP (CLUB) : 1GROUND + 4, PROP (BLDG D) : 1ST,L + 15, PROP (BLDG C) : 1ST,L + 15, PROP (BLDG B) : 1CELLAR + 1STILT+ 15 UPPER FLOORS IN PLOT NOS OPEN LAND IN SURVEY NO. 475/P & 491/P OF VELLMELLA VILLAGE, TELLAPUR MUNICIPALITY MANDAL,SANGA REDDY DISTRICT,T.S.

BELONGING TO:-
AADITRI HOUSING PVT LTD. REPBY ALURI NAGESWARA RAO AND OTHERS

| | |
|---|---|
| DATE : 25/02/2021 | SHEET NO : 0906 |

## AREA STATEMENT HMDA

### PROJECT DETAIL :

| | |
|---|---|
| Authority : HMDA | Plot Use : Residential |
| File Number : 041108/SKP/R1/UB/HMDA/11122020 | Plot SubUse : Residential Bldg |
| Application Type : General Proposal | Plot Nature/Religious/Structure : NA |
| Project Type : Building Permission | Land Use Zone : Residential |
| Nature of Development : New | Land SubUse Zone : NA |
| Location : Erstwhile Hyderabad Urban Development Authority (HUDA) | Abutting Road Width : 30.00 |
| SubLocation : New Areas / Approved Layout Areas | Plot No : Open Land |
| Village Name : Vattimalu | Survey No. : 475/P & 491/P |
| Mandal : Tellapur Municipality | North : CTS NO - |
| | South : ROAD WIDTH - 9.1 |
| | East : ROAD WIDTH - 30 |
| | West : CTS NO - |

### AREA DETAILS :

| | | SQ.MT. |
|---|---|---|
| AREA OF PLOT (Minimum) | (A) | 30533.96 |
| NET AREA OF PLOT | (A-Deductions) | 28797.52 |
| Accessory Use Area | | 9.00 |
| Vacant Plot Area | | 17115.49 |
| COVERAGE CHECK | | |
| Proposed Coverage Area ( 40.52 % ) | | 11670.03 |
| Net BUA CHECK | | |
| Residential Net BUA | | 130807.58 |
| Commercial Net BUA | | 3504.96 |
| Proposed Net BUA Area | | 135186.53 |
| Total Proposed Net BUA Area | | 135186.52 |
| Consumed Net BUA (Factor) | | 4.69 |
| BUILT UP AREA CHECK | | |
| MORTGAGE AREA | | 13551.87 |
| ADDITIONAL MORTGAGE AREA | | 6751.40 |
| ARCH / ENGG / SUPERVISOR (Regd) | | Owner |
| DEVELOPMENT AUTHORITY | | LOCAL BODY |

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA

N

Building :PROP (BLDG A)

| Floor Name | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) Void | Parking | Proposed Net BUA Area (Sq.mt.) Resi. | Total Net BUA Area (Sq.mt.) | Dwelling Units (No.) |
|---|---|---|---|---|---|---|
| Stilt Floor | 2612.71 | 0.00 | 2499.73 | 0.00 | 112.98 | 00 |
| First Floor | 2371.19 | 52.32 | 0.00 | 2318.87 | 2318.87 | 18 |
| Second Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Third Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Fourth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Fifth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Sixth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Seventh Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Eighth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Ninth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Tenth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Eleventh Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Twelfth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Thirteenth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Fourteenth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Fifteenth Floor | 2618.15 | 52.32 | 0.00 | 2565.83 | 2565.83 | 01 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total: | 41938.00 | 784.80 | 2499.73 | 38240.49 | 38353.47 | |
| Total Number of Same Buildings : | 1 | | | | | 32 |
| Total: | 41938.00 | 784.80 | 2499.73 | 38240.49 | 38353.47 | 32 |

Name : L KOUSALYA
Designation : Junior Planning Officer
Date : 27-Feb-2021 17:11:19

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 27-Feb-2021 17:

| OWNER'S SIGNATURE | BUILDER'S SIGNATURE |
|---|---|
| For AADITRI HOUSING PVT. LTD. Chairman | For AADITRI HOUSING PVT. LTD. Chairman |
| ARCHITECT'S SIGNATURE | STR ENGR'S SIGNATURE |
| BUDHAKAR PATTELA Reg No: CA/2008/41068 | Dr. V. VASANTA PRASAD, B.Tech,M.S. STRUCTURAL ENGINEER B.A.S.C. LICENCE No. PROPRIETOR OF STRUCTURAL ZONE MEDAPUR, HYDERABAD |

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