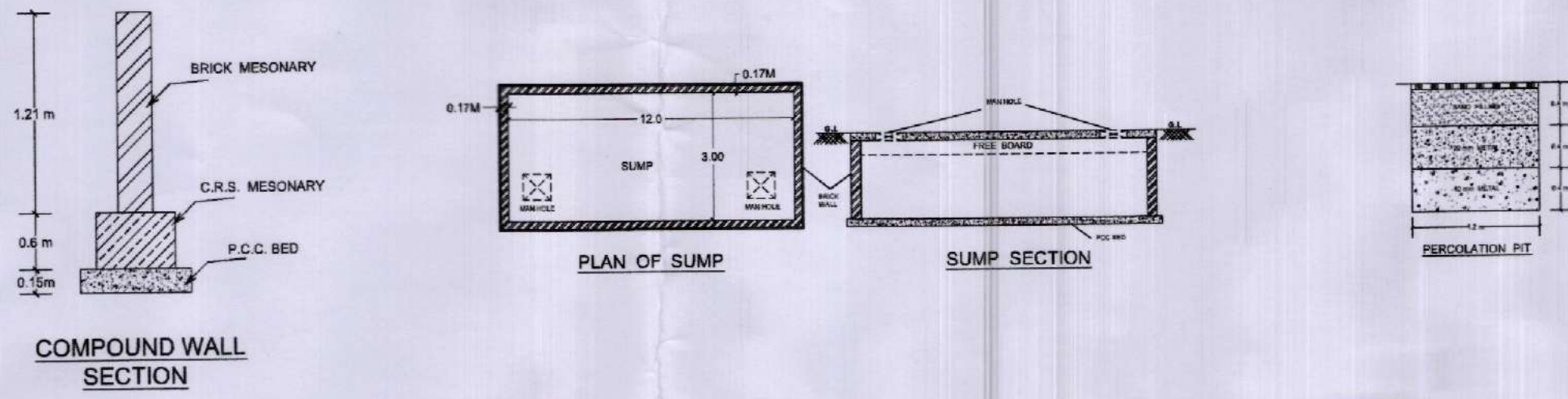
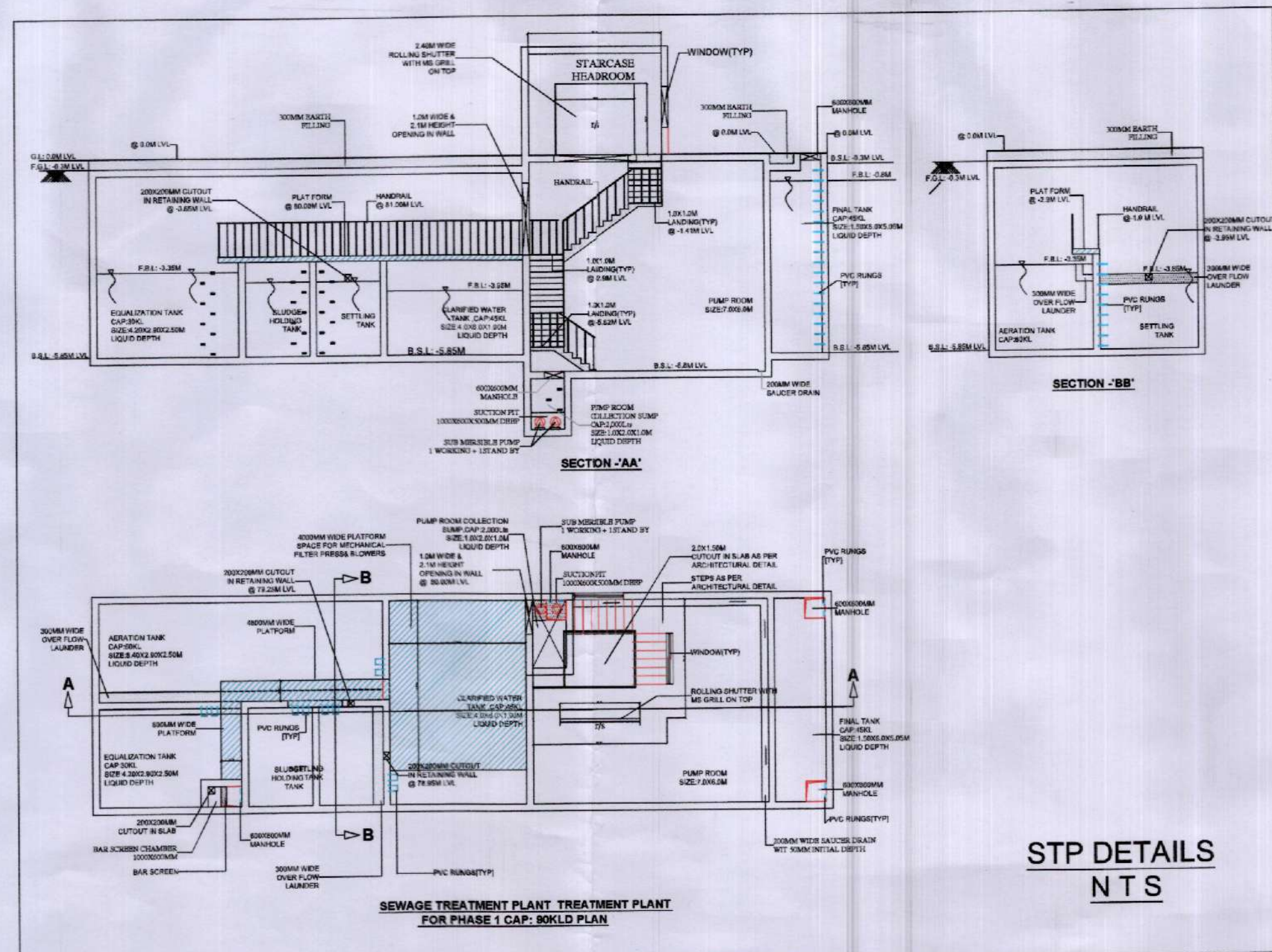
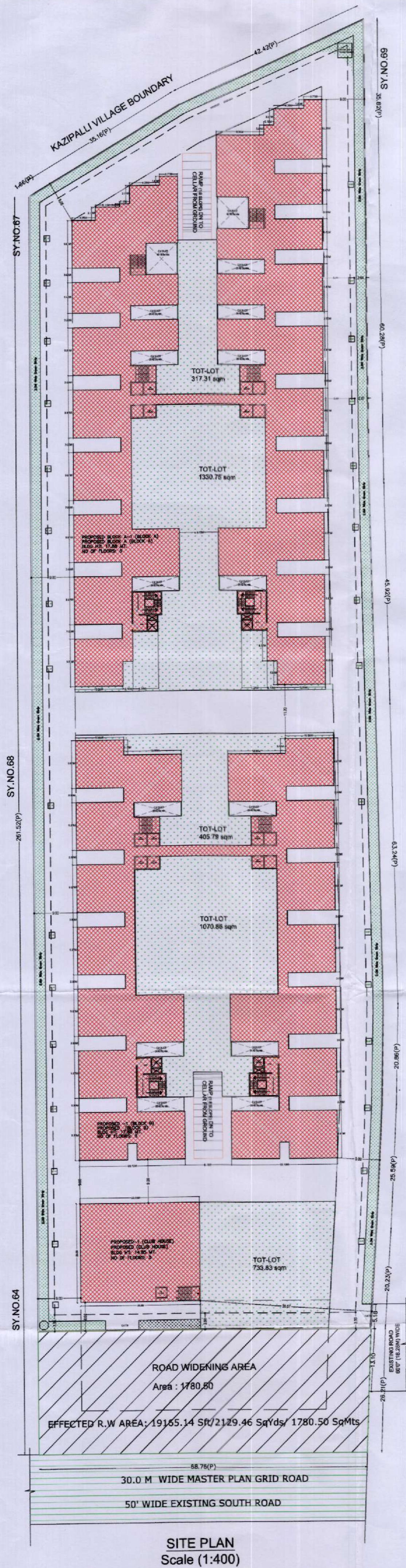




The permission is hereby sanctioned as per submitted plans and conditions laid down in the preceding No. **CU/DM/208/BP/209**

Conditions:

1. The sanctioned building permission is valid for six years, if the work is commenced within 18 months.
2. This is only a municipal permission in construction without prejudice to any body's civil right over the land.
3. The applicant shall give commencement notice before commencement of work in the proposed site and also apply for issue of occupancy certificate after completion of work and before occupation of said building.

TOWN PLANNING OFFICER
19/05/2019

Municipal Commission
Dundigal Municipality

Name: YS RAMESH
Designation: Junior Planning Officer
Date: 13-May-2019 11:46:35

Name: K GANGADHAR
Designation: PO
Date: 15-May-2019 10:37:31

1. TECHNICAL APPROVAL IS HEREBY ACCORDED FOR residential building in Sy. No. 63P, 68P, 70P, in Shambhupur - ORRG, Village, Dundigal/Gandimanna - ORRG, Mandal, Medchal - Malkajgiri District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned or Approved Plan No. 000457/MED/RI/1/HMDA/202012017, Dt: 04-05-2019.

All the conditions imposed in U. No. 000457/MED/RI/1/HMDA/202012017, Dt: 04-05-2019 are to be strictly followed.

2. The area of 5015.8 sq.mts is the Ground & first floor in Block A, Ground & first floor in Block B, as shown in mortgage plan mortgaged in favour of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, District Complex, Tarnaka, Hyderabad, Vide Document No. 9733/2019, Dt: 24-4-19.

3. The applicant shall construct the Building as per Sanctioned Plan if any technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.

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

5. The local authority shall ensure that 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. 933/7/77 MA, Dt: 18.05.1997 before sanctioning and releasing these technical approved building plans.

6. The applicant shall ensure that the ownership of the site and ownership of the site boundary is the responsibility of the applicant.

7. The Ceiling floor (RTH) 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.

8. The Builder/Developer should construct sump, septic tank and underground drainage as per IS standards and to the satisfaction of Local Authority / Municipality.

9. 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.

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

11. To created a joint open spaces with the neighbours building/premises for non-vehicular use as per G.O.Ms.No. 168 MA Dt: 07-04-2012.

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

13. The HMDA and S.B and T.S. Transport not to provide the permanent connection till the occupancy certificate from the Sanctioning Authority.

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

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

16. The applicant/ developer are the whole responsible if anything happens while constructing the building.

17. The applicant/ developer is the whole responsible if any discrepancy occurs in the ownership documents and U.C aspects and if any litigation occurs, the technically approved building plans may be withdrawn without notice and action taken as per law.

18. 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/ litigation.

19. 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 any illegal facts or any illegal facts.

20. To created a joint open spaces with the neighbours building/premises for non-vehicular use as per G.O.Ms.No. 168 MA Dt: 07-04-2012.

21. 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 any illegal facts or any illegal facts.

22. Transferrable shall be provided with 4 hours Rating fire resistant constructions as per Rule 15 (a) of A.P. Apartments (Promotion of constructions and ownership) rules, 1987.

23. The applicant has handed over the road affected area due to proposed 30 mtrs wide grid road to an extent of 1780.50 Sq.mts mortgaged in favour of The Commissioner, Dundigal / Gandimanna Municipality, Medchal - Malkajgiri, Vide Document No.9772/2019 dt: 24.04.2019

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING CONTAINING BLOCK A & B (2 CELLARS + GROUND + 5 UPPER FLOORS) AND CLUB HOUSE (2 CELLARS + GROUND + 4 UPPER FLOORS) IN SURVEY NO. 63P, 68P, 70P, SITUATED AT SHAMBHUPUR-ORRG VILLAGE, DUNDIGAL/GANDIMANNA-ORRG MANDEL, MEDCHAL-MALKAJGIRI DISTRICT, T.S.

BELONGING TO: ERFICE HOMES INDIA PRIVATE LIMITED AND OTHERS

DATE: 04-05-2019 SHEET NO.: 0108

AREA STATEMENT HMDA

PROJECT DETAIL:

Authority: HMDA	Plot Use: Residential
File Number: 000457/MED/RI/1/HMDA/202012017	Plot Sub-Use: Residential Bldg
Application Type: General Proposal	Plot Neighbouring/Structure: NA
Project Type: Building Permission	Land Use Zone: Special development zone (SDZ)
Nature of Development: New	Land Sub-Use Zone: NA
Location: Outer Ring Road Growth Corridor (ORRG)	Abutting Road Width: 30.00
Sub-Location: New Areas / Approved Layout Areas	Survey No: 63P, 68P, 70P
Village Name: Shambhupur - ORRG	North: CTS NO -
Mandal: Dundigal/Gandimanna-ORRG	South: CTS NO -
	East: CTS NO -
	West: CTS NO -

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT	(A-Deductions)	20063.16
Accessory Use Area		9.00
Vacant Plot Area		11940.60
COVERAGE CHECK		
Proposed Coverage Area (34.6 %)		6922.06
Net BUA CHECK		
Residential Net BUA		37363.36
Proposed Net BUA		37363.36
Total Proposed Net BUA		37363.37
Consumed Net BUA (Factor)		2.04
BUILT UP AREA CHECK		
MORTGAGE AREA		6015.80
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGGR / SUPERVISOR (Regd)	Owner	
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Blue
ROAD WIDENING AREA	Yellow

Net BUA & Dwelling Units Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Net BUA Area (Sq.mt.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
			Cutout		Passage	Reti		
PROPOSED (BLOCK B)	1	16912.96	1400.80	15512.96	17.10	15512.36	15512.36	120
PROPOSED (CLUB HOUSE)	1	2512.70	0.00	2512.70	0.00	2512.70	2512.70	05
PROPOSED BLOCK A (BLOCK A)	1	19336.31	0.00	19336.31	0.00	19336.31	19336.31	162
Grand Total	3	36762.97	1400.80	37363.37	17.10	37363.37	37363.37	287.00

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)	Car	
				Regd.	Prop.		Regd./Unit	Prop.
PROPOSED (BLOCK B)	Residential	Residential Bldg	> 0	1	15512.35	3412.72	1	-
PROPOSED (CLUB HOUSE)	Residential	Residential Bldg	> 0	1	2512.70	552.79	1	-
PROPOSED BLOCK A (BLOCK A)	Residential	Residential Bldg	> 0	1	19336.32	4254.43	1	-
	Total	-	-	-	-	8219.94	0	648

Parking Check (Table 7b)

Vehicle Type	No.	Area	Prop. Area
Car	648	7290.00	7290.00
Other Parking	-	-	24750.11
		8219.94	7290.00

Building USES/SUBSE Details

Building Name	Building Use	Building Sub-Use	Building Type	Building Structure	Floor Details
PROPOSED (BLOCK B)	Residential	Residential Bldg	NA	Non-Highrise Building	2 Cellar + 1 Ground + 5 upper floors
PROPOSED (CLUB HOUSE)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 4 upper floors
PROPOSED BLOCK A (BLOCK A)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 5 upper floors

OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE	STR. ENGR. SIGNATURE
M/s Erfice Homes India Pvt. Ltd. M/s Esteem Villas Pvt. Ltd. M/s Sterling Avenues Pvt. Ltd.	A. SRIDHAR, S. A. CA/96/20115 Consulting Architect	Structural Engineer ZAKI AHMED STRUCTURAL ENGINEER LICENSE No. 47.