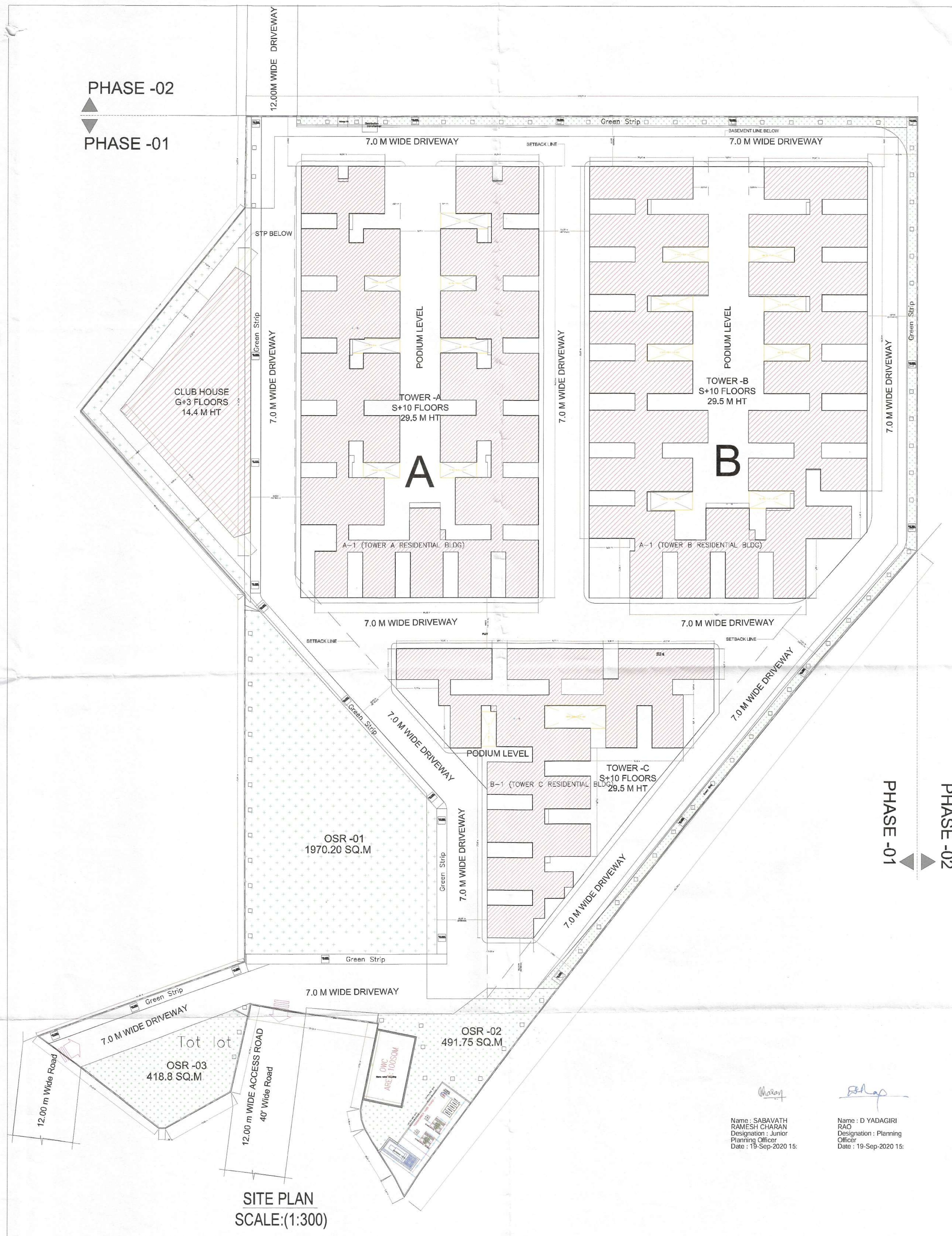


PHASE -02

PHASE -01



SITE PLAN
SCALE:(1:300)

Name : SABAVATH
RAMESH CHARAN
Designation : Junior
Planning Officer
Date : 19-Sep-2020 15:

Name : D YADAGIRI
RAO
Designation : Planning
Officer
Date : 19-Sep-2020 15:

RELEASED Vide Proc No. CH/337/689/20-21 Dt. 26/9/2020
The Technical Approved Plans by
HMDA vide Lr. No. 031313/SKPR/K/LG/HMDA/03122019
Dt. 19/9/2019 For CH/S+10 Floors DUL
Collecting Rs. 1,10,77,720/- vide Challans:
Rs. 69,200,485/- Dt. 26/9/2020 Towards
Receipt 69332 Dt. 26/9/2020
building Permission fee of Rs. 40,77,200/-
and labour, cess charges of Rs. 69,78,520/-



26/9/2020
COMMISSIONER
AMEENPUR MUNICIPALITY

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Multi storied building consisting of 3 blocks with Cellar + 10 Upper floors (Total 11 floors) and G+3 upper floors Club house block in 5th Area 178, 179, 180, 181 situated at Ameenpur (V.M), Ameenpur Municipality, Sangareddy District of HMDA & Forwarded to the Municipality Local Body for Final Sanction subject to conditions mentioned on Approved Plan. Vide No. 031313/SKPR/K/LG/HMDA/03122019 Dt. 15 September, 2020.
2. All the conditions imposed in Lr. No. 031313/SKPR/K/LG/HMDA/03122019 Dt. 15 September, 2020 are to be strictly followed.
3. 10.23 % of Built Up Area 6866.80 sq. mts in the First floor and second floor of Tower A, B & C as shown in mortgage plan Mortgaged in favour of Metropolitan commissioner Hyderabad Metropolitan development Authority, Hyderabad Vide Mortgage deed document no. 2255/2020, 2255/2020, 2255/2020 dt. 31.08.2020 at Sub Registrar Sangareddy.
4. 5.44 % of Built Up Area 3670.20 sq. mts in the First floor and Second floor of Tower A, B, C and Club house for availing installment facility for Development and regularization charges, additionally Mortgaged in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Tanaka Hyderabad Vide Document No. 2254/2020 Dt. 31/08/2020 at Office of the Sub Registrar Sangareddy.
5. 5.10 % of Built Up Area 3440.40 sq. mts in the Third floor of Tower A, B, C for availing installment facility for City level Import fees, additionally Mortgaged in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Tanaka Hyderabad Vide Document No. 2253/2020 Dt. 31/08/2020 at Office of the Sub Registrar Sangareddy.
6. The applicant has handed over the area 867.20 Sq.mtrs approach road to the Commissioner of Ameenpur Municipality, vide gift deed document no. 2250/2020 dt. 31/08/2020.
7. The applicant shall construct the Building as per Sanctioned Plan if any deviations made in setbacks, the mortgaged Built Up Area forfeited the technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.
8. This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.
9. 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. 1933/MS/MA, Dt. 18.06.1997 before sanctioning and releasing these technical approved building plans.
10. This approval does not confer or effect the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.
11. The Car/Sat/Sat 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.
12. The Builder/Developer should construct ramp, septic tank and underground drainage as per ISI standards and to the satisfaction of Local Authority / Municipality. In addition to the drainage system available.
13. 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.
14. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per law.
15. The Builder/Developer/Owner shall be responsible and ensure that the fire safety, structural stability requirements of the proposed complex are in accordance with the A.P. Fire Services Act - 1969.
16. Two numbers water type fire extinguisher For every 600Sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 5Kgs. DCP extinguisher minimum 2Kgs each at Generator and Transformer area shall be provide as per alarm ISI specification No. 2190-1992.
17. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. Mtrs Electrical wiring and installation shall be certified by the electrical engineers to Ensure electrical fire safety.
18. To create a joint open space with the neighbouring building/premises for manoeuvrability of fire vehicles. No parking or any construction shall be made in setbacks area as per G.O.Ms.No. 168 MA Dt. 07-04-2012.
19. Transformers 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.
20. If any litigation/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.
21. The HMDA and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
22. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.
23. If any cases are pending in court of law with regard to the site ULR and have adverse orders, the permission granted shall be deemed to be withdrawn and cancelled.
24. The applicant/developer are the whole responsible if anything happens while constructing the building and after.
25. The applicant is the whole responsible if any discrepancy occurs in the ownership 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.
26. 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.
27. 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.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL GROUP HOUSING CONSISTING OF (TOWER A) 1 CELLAR + 10 UPPER FLOORS, (TOWER B) 1 CELLAR + 10 UPPER FLOORS, (TOWER C) 1 CELLAR + 10 UPPER FLOORS, (CLUB HOUSE) 1 GROUND + 3 UPPER FLOORS, IN PLOT NOS IN SURVEY NO. 178P, 179P, 180P & 181P SITUATED AT AMEENPUR VILLAGE, AMEENPUR MUNICIPALITY MANDAL, SANGAREDDY DISTRICT, T.S.

BELOINGING:-
ALLIANCE INN INDIA PRIVATE LIMITED REP BY: K.SIVA KUMAR
DATE: 15/09/2020
SHEET NO.: 01/07

AREA STATEMENT HMDA

PROJECT DETAIL:

Authority: HMDA	Plot Line: Residential
File Number: 031313/SKPR/K/LG/HMDA/03122019	Plot Sub/Use: Group Housing
Application Type: General Proposal	Plot Neighbour/Religious Structure: NA
Project Type: Building Permission	Land Use Zone: Residential
Nature of Development: New	Land Sub/Use Zone: NA
Location: Entashila Hyderabad Urban Development Authority (HMDA)	Abutting Road Width: 18.00
Sub/Location: New Areas / Approved Layout Areas	Survey No.: 178P, 179P, 180P & 181P
Village Name: Ameenpur	North: ROAD WIDTH - 12
Mandal: AMEENPUR MUNICIPALITY	South: ROAD WIDTH - 12
	East: CTS NO -
	West: CTS NO -

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	22616.42
Accessary/Use Area		157.15
Vacant Plot Area		13074.39

COVERAGE CHECK

Proposed Coverage Area (42.25 %)	9584.89
Net BUA CHECK	
Residential Net BUA	64934.38
Commercial Net BUA	2441.21
Proposed Net BUA Area	67375.58
Total Proposed Net BUA Area	67479.31
Consumed Net BUA (Factor)	2.94

BUILT UP AREA CHECK

MORTGAGE AREA	6866.80
ADDITIONAL MORTGAGE AREA TOWARDS INSTALLMENT	7110.60
ARCHT / ENGG / SUPERVISOR (Regd)	Owner:

DEVELOPMENT AUTHORITY

LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	

