

# TOWER -A

PHASE -02

PHASE -01



CELLAR FLOOR PLAN  
SCALE:(1:400)

PHASE -01

PHASE -02

ELEVATION-E1  
SCALE:(1:200)



1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Multi storied building consisting of 3 blocks with Cellar + 18th + 19 upper floors (110 dwelling units) and G + 3 upper floors Club house block in Sq.Mts 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. V.M No. 031313SKPR/U6/HMDA/03122019 Dt: 15 September, 2020.
2. All the conditions imposed in Lr. No. 031313SKPR/U6/HMDA/03122019 Dt: 15 September, 2020 are to be strictly followed.
3. 10.23 % of Built Up Area 6896.80 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. 225542020 Dt: 31/08/2020 at Office of the Sub Registrar Sangareddy.
4. 5.44 % of Built Up Area 3670.20 sq.mts in the First floor & Second floor of Tower A, B & C and Club house for installing facility for Development and capitalization charges, additionally Mortgaged in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Tarnaka Hyderabad Vide Document No. 225542020 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 installing facility for City level impact fees, additionally Mortgaged in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Tarnaka Hyderabad Vide Document No. 225542020 Dt: 31/08/2020 at Office of the Sub Registrar Sangareddy.
6. The applicant has handed over the area 897.20 Sq.Mts approach road to the Commissioner of Ameenpur Municipality. Vide gift deed document No. 225572020 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any deviations made in setbacks, the mortgaged Built Up Area forfeited, the technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.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, 1978.
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. 19331657 MA, Dt. 18.05.1997 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 Calender/Star floor shall be used for parking purpose only and should not be used for any other purpose as per the G.O.Ms.No. 168 MA Dt: 07-04-2012.
12. The Builder/Developer should construct sun, 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 - 1999.
16. Two numbers water type fire extinguisher for every 600Sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and Skps. DCP extinguisher minimum 2Nos each at Generator and Transformer area shall be provided 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 Neighbours building/terraces 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 misrepresentation or suppression of any material facts or rules.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL GROUP HOUSING CONSISTING OF: (TOWER A) : 1CELLAR + 18STILT + 10 UPPER FLOORS, (TOWER B) : 1CELLAR + 18STILT + 10 UPPER FLOORS, (TOWER C) : 1CELLAR + 18STILT + 10 UPPER FLOORS, (CLUB HOUSE) : 1GROUND + 3 UPPER FLOORS, IN PLOT NOS IN SURVEY NO. 178P, 179P, 180P & 181P SITUATED AT: AMEENPUR VILLAGE, AMEENPUR MUNICIPALITY MANDAL, SANGAREDDY DISTRICT, T.S.

RELONGING:-

ALLIANCE INN INDIA PRIVATE LIMITED REP BY: K.SIVA KUMAR

DATE : 15/09/2020

SHEET NO. : 0207

## AREA STATEMENT HMDA

### PROJECT DETAIL :

|                                                                   |                                      |
|-------------------------------------------------------------------|--------------------------------------|
| Authority : HMDA                                                  | Plot Use : Residential               |
| File Number : 031313SKPR/U6/HMDA/03122019                         | Plot SubUse : Group Housing          |
| Application Type : General Proposal                               | PlotNeatby/religiousStructure : NA   |
| Project Type : Building Permission                                | Land Use Zone : Residential          |
| Nature of Development : New                                       | Land SubUse Zone : NA                |
| Location : Enthalula Hyderabad Urban Development Authority (HMDA) | Abutting Road Width : 18.00          |
| SubLocation : New Areas / Approved Layout Areas                   | Survey No. : 178P, 179P, 180P & 181P |
| Village Name : Ameenapur                                          | North : ROAD WIDTH - 12              |
| Mandal : AMEENPUR MUNICIPALITY                                    | South : ROAD WIDTH - 12              |
|                                                                   | East : CTS NO -                      |
|                                                                   | West : CTS NO -                      |

### AREA DETAILS :

|                        |                | SQ.MT.   |
|------------------------|----------------|----------|
| AREA OF PLOT (Minimum) | (A)            | 22915.42 |
| NET AREA OF PLOT       | (A-Deductions) | 22915.42 |
| Accessory Uses Area    |                | 157.15   |
| Vacant Plot Area       |                | 13074.39 |

### COVERAGE CHECK

|                                    |          |
|------------------------------------|----------|
| Proposed Coverage Area ( 42.26 % ) | 9884.89  |
| Net BUA CHECK                      |          |
| Residential Net BUA                | 64934.38 |
| Commercial Net BUA                 | 2441.21  |
| Proposed Net BUA Area              | 67375.59 |
| Total Proposed Net BUA Area        | 67479.31 |
| Consumed Net BUA (Factor)          | 2.94     |

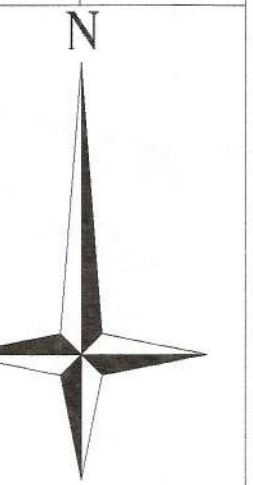
### BUILT UP AREA CHECK

|                                              |         |
|----------------------------------------------|---------|
| MORTGAGE AREA                                | 6896.80 |
| ADDITIONAL MORTGAGE AREA TOWARDS INSTALLMENT | 7110.60 |
| ARCH / ENG/ SUPERVISOR (Regd)                | Owner   |

|                       |            |
|-----------------------|------------|
| DEVELOPMENT AUTHORITY | LOCAL BODY |
|-----------------------|------------|

### COLOR INDEX

|                       |  |
|-----------------------|--|
| PLOT BOUNDARY         |  |
| ABUTTING ROAD         |  |
| PROPOSED CONSTRUCTION |  |
| COMMON PLOT           |  |



SITE PLAN  
SCALE:(1:1600)

Building A (TOWER A RESIDENTIAL BLDG)

| Floor Name                       | 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.) |
|----------------------------------|------------------------------|-----------------------------|---------|--------|----------|--------------------------------|-----------------------------|----------------------|
|                                  |                              | Lift Machine                | Vibhaat | Void   | Parking  |                                |                             |                      |
| Cellar Floor                     | 0.00                         | 0.00                        | 407.36  | 78.44  | 18069.92 | 0.00                           | 0.00                        | 00                   |
| Stilt Floor                      | 3841.83                      | 0.00                        | 112.19  | 68.73  | 3480.91  | 0.00                           | 0.00                        | 00                   |
| First Floor                      | 2588.02                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.75                        | 2536.75                     | 29                   |
| Second Floor                     | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Third Floor                      | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Fourth Floor                     | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Fifth Floor                      | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Sixth Floor                      | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Seventh Floor                    | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Eighth Floor                     | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Ninth Floor                      | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Tenth Floor                      | 2588.17                      | 0.00                        | 0.00    | 51.27  | 0.00     | 2536.90                        | 2536.90                     | 29                   |
| Terrace Floor                    | 5.75                         | 5.75                        | 0.00    | 0.00   | 0.00     | 0.00                           | 0.00                        | 00                   |
| Total :                          | 29529.13                     | 5.75                        | 519.55  | 659.87 | 21530.84 | 25368.85                       | 25368.85                    | 290                  |
| Total Number of Same Buildings : | 1                            |                             |         |        |          |                                |                             |                      |
| Total :                          | 29529.13                     | 5.75                        | 519.55  | 659.87 | 21530.84 | 25368.85                       | 25368.85                    | 290                  |

Name : SABAVATH  
NAMESH 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. G/1337/689/2020 Dt. 26/9/2020  
The Technical Approved Plans by  
HMDA vide Lr. No. 031313 SKPR/U6/HMDA/03122019  
Dt. 15/9/2020 for 4+5+10 floors duly  
Collecting Rs. 1,10,77,720/- vide, Challans /  
R. ceipt 9/1338 Dt. 25/9/2020 Towards  
building Permission fee of Rs. 40,29,200/-  
and labour cess charges of Rs. 69,98,520/-

LAFF  
26/9/2020  
COMMISSIONER  
AMEENPUR MUNICIPALITY

|                                                        |                                                                  |
|--------------------------------------------------------|------------------------------------------------------------------|
| OWNER'S SIGNATURE                                      |                                                                  |
|                                                        |                                                                  |
| ARCHITECT'S SIGNATURE                                  | STR ENGINEER'S SIGNATURE                                         |
|                                                        |                                                                  |
| S. SHANMUGHAN<br>REGISTERED ARCHITECT<br>CAN/063/21131 | S. SHANMUGHAN<br>REGISTERED STRUCTURAL ENGINEER<br>CAN/063/21131 |