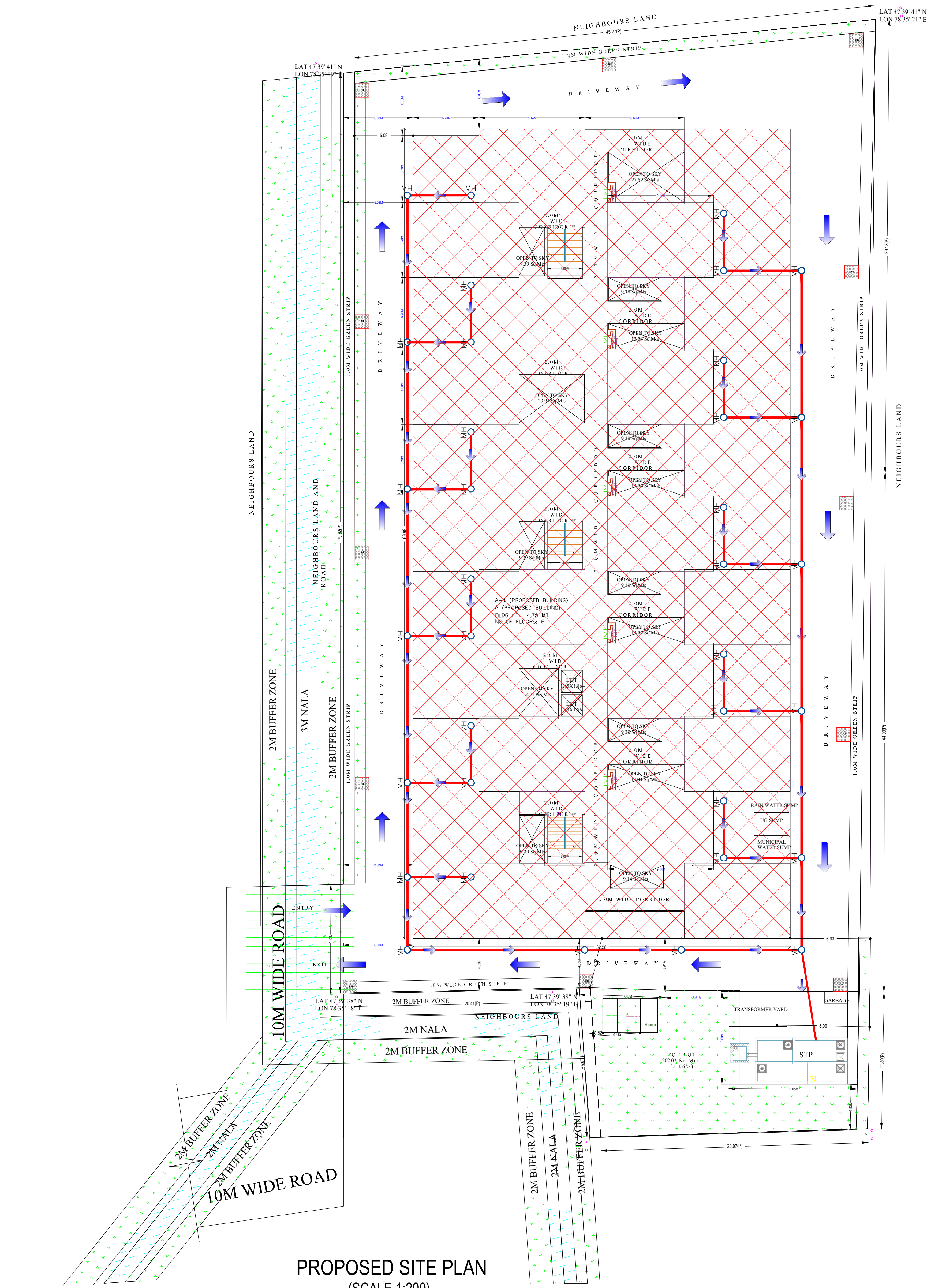
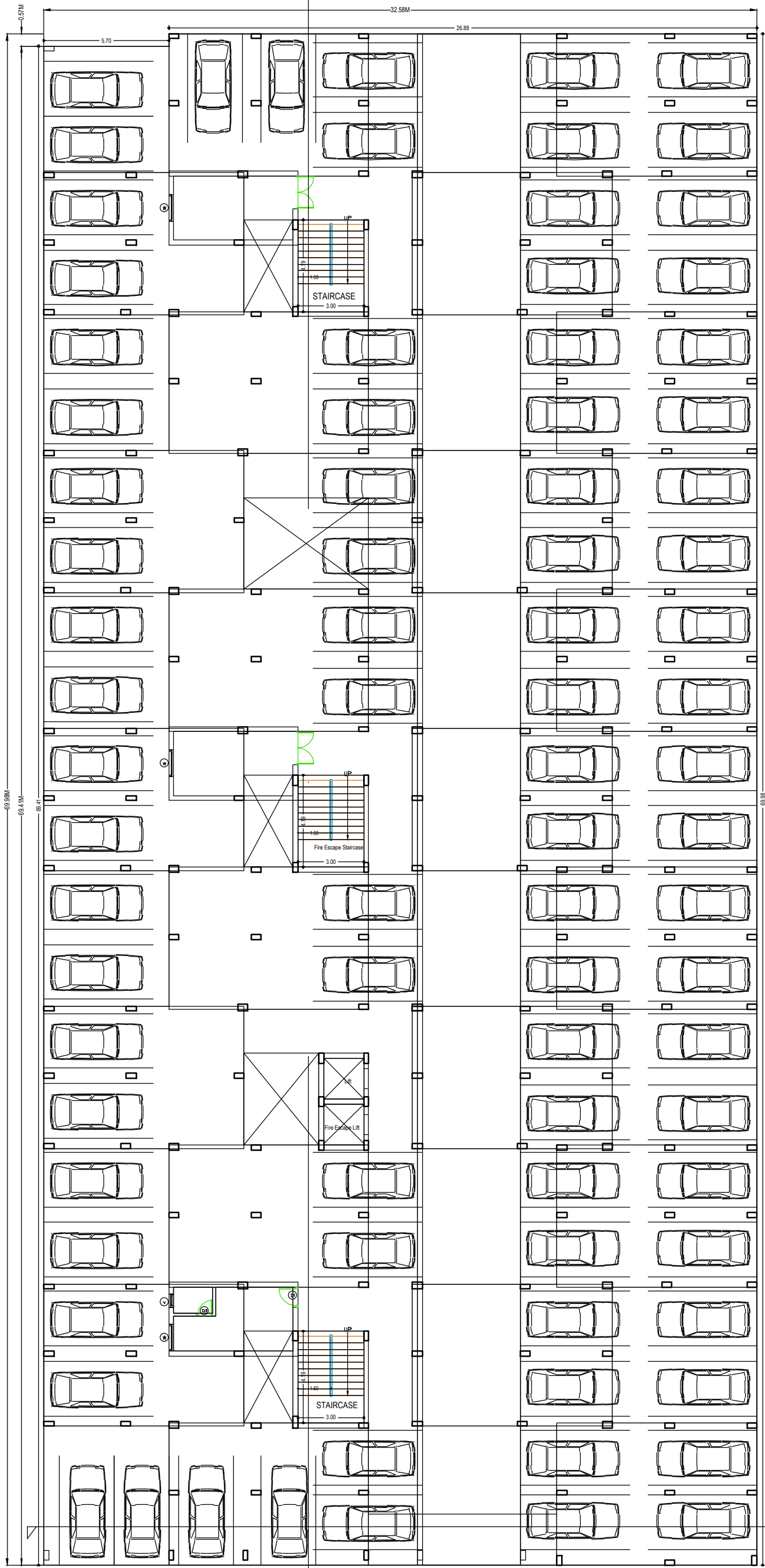
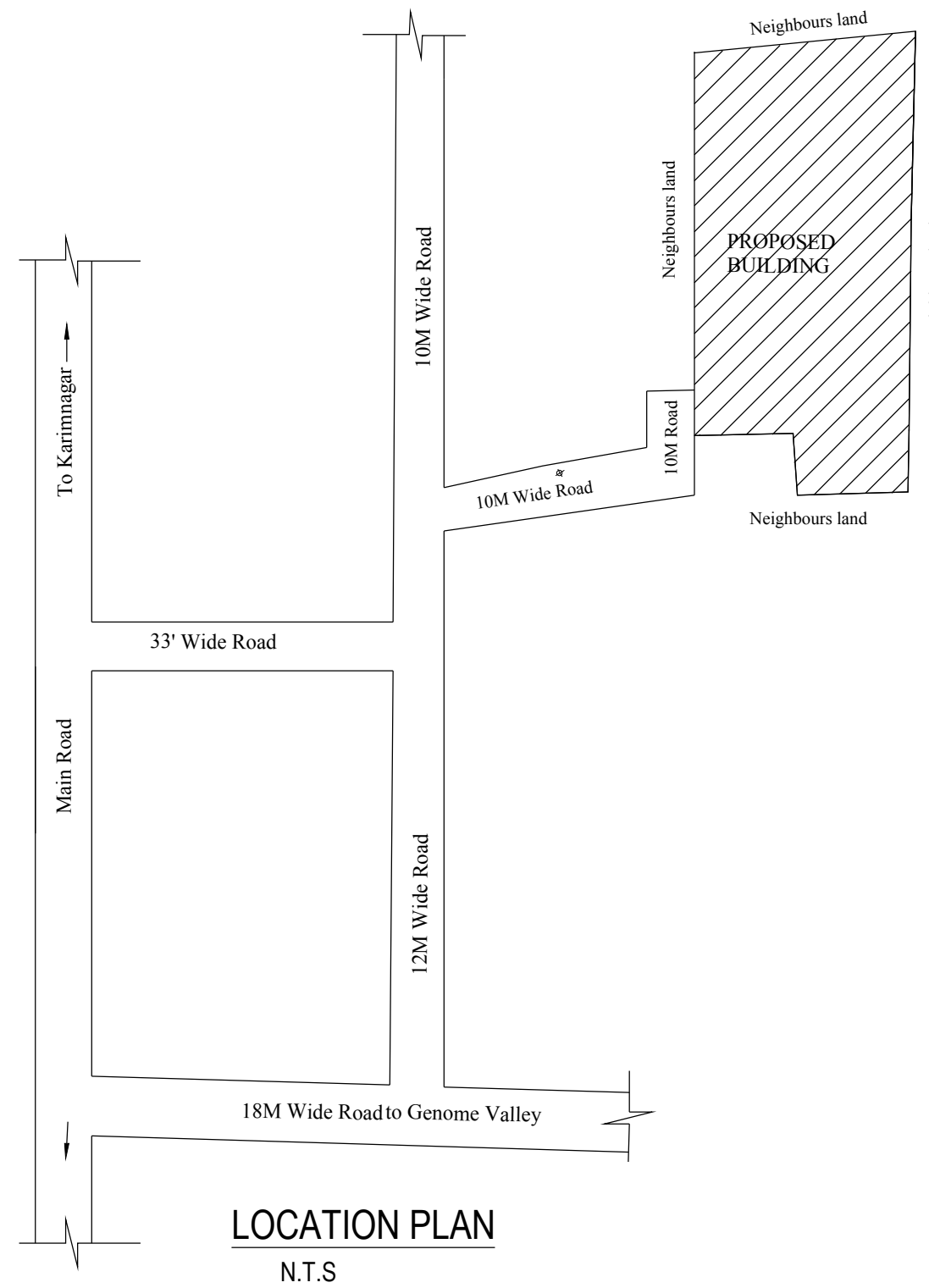
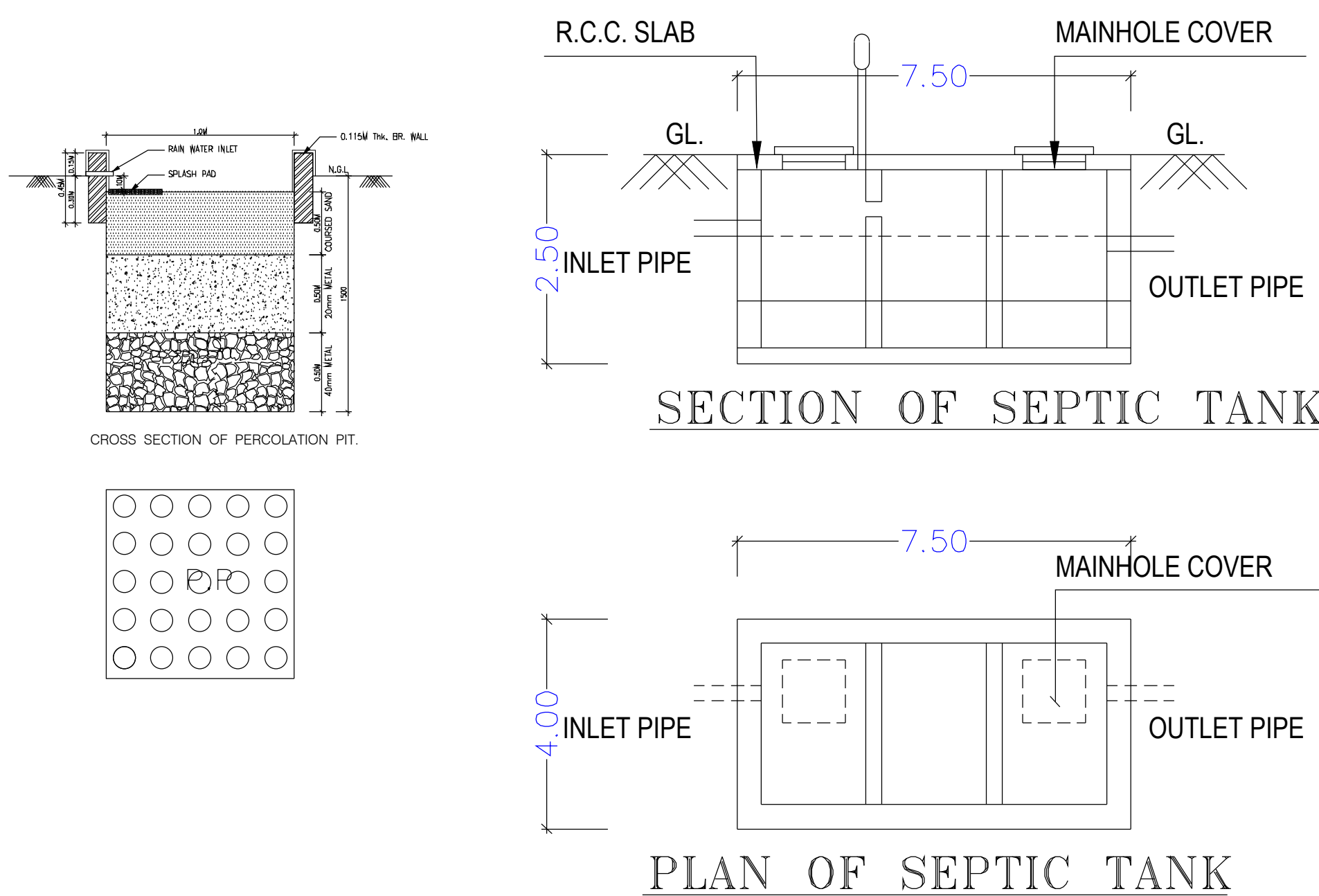




PROPOSED SITE PLAN
(SCALE 1:200)



STILT FLOOR PLAN
(SCALE 1:200)



LOCATION PLAN
N.T.S

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR ONLY 107 Dwelling Units of Residential apartment building permission (208-4 upper floors) in 30 No 31P in Muraharipalle Village, Shamirpet Mandal, Medchal Malkajgiri District of HMDA & Forwarded to the Municipality/Local Body for Final sanction subject to conditions mentioned on Approved Plan View No. 01390AMEDR1/US/HMDA/2007/2018 dt:07-11-2019.
2. All the conditions imposed in Lr. No. 01390AMEDR1/US/HMDA/2007/2018 dt:07-11-2019 to be strictly followed.
3. 10.02 % of Built Up Area ie 89.89 Sq.mtrs (13 Flats) in First Floor.
4. The applicant shall construct the Building as per Sanctioned Plan if any deviations made in between, the 10.02% mortgage Built Up Area limited, the technical approved building plans will be withdrawn and canceled without notice and action will be taken as per law.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, 1966.
6. The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should accordingly follow the Government instructions vide Memo No. 1933/197 MA, Dt. 18.06.1997 before sanctioning and releasing these technical approved building plans.
7. This approval does not confer or effect the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.
8. 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 L & S Fire Services Act - 1989.
9. The 5th 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. 07.06.2012.
10. The Builder/Developer should construct sump, septic tank and underground drainage as per ISI standards and to the satisfaction of Local Authority / Municipality. In addition to the drainage system available.
11. The applicant shall comply the conditions laid down in the G.O.Ms.No.168 MA Dt:07-06-2012 and its Amended Government Orders.
12. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per Law.
13. The applicant shall obtain necessary clearance from the Fire Services Department for the proposed apartment complex/building as per the provisions of A.P. Fire Services Act, 1989.
14. The applicant shall follow the service department norms as per act 1999.
15. Two fire water tank type fire extinguisher for every 600sq. Mtrs of floor area with Minimum of four fire water tank type fire extinguisher Per floor and 50kg. CO2 extinguisher minimum 2Nos each at Generator and Transformer area be provide as per alarm ISI specification No. 1519-1992.
16. Manually operated and alarm system in the entire building. Separate Underground Sump water storage tank capacity of 25,000. Litrs. Capacity. Separate Sump tank of 25,000 Litrs Capacity for Residential buildings. Hose Reel, Down Corner.
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 engineer to ensure electrical fire safety.
18. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15 (a) of A.P. Apartments (Provision of constructions and ownership) rules, 1987.
19. If any litigation/discrepancy arises in future regarding ownership documents, the applicant is whole responsible and not make party to HMDA or its employees.
20. The HMDA and S&B and T & S Transco not to provide the permanent connection till to provide the occupancy certificate from the Sanctioning authority.
21. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.
22. The applicant shall provide the STP septic tank as per standard specification.
23. In any cases are pending in court of law with regard to the site U/LR and have where orders, the permission granted shall deemed to be withdrawn and canceled.
24. The applicant/developer are the whole responsible if anything happens while constructing the building.
25. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and U/LC aspects and if any litigation occurs, the technically approved building plans may be withdrawn without any notice.
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 and HMDA and its employees shall not be held as party to any such dispute litigation.
27. The HMDA reserves 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 risk.

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING PERMISSION (STILT +5 UPPER FLOORS) IN SURVEY NO 31P IN SITUATED AT MURAHARIPALLE VILLAGE, SHAMIRPET MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA STATE.		
BELONGING TO: MODI REALTY GENOME VALLEY LLP		
DATE:	07-11-2019	SHEET NO.: 0102
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 01390AMEDR1/US/HMDA/2007/2018	Plot Sub/Use : Residential Bldg	
Application Type : General Proposal	Plot/Neatly/Religious/Structure : NA	
Project Type : Building Permission	Land Use Zone : Residential	
Nature of Development : New	Land Sub/Use Zone : Residential zone-1 (urban areas contiguous to growth corridor)	
Location : Extended Area of Erstwhile HUDA (HMDA)	Abutting Road Width : 10.00	
Sub/Location : New Areas / Approved Layout Areas	Plot No. : -	
Village Name : Muraharipalle	Survey No. : 31P	
Mandal : Shamirpet	North : CTS NO -	
	South : CTS NO -	
	East : CTS NO -	
	West : ROAD WIDTH - 10.0	
AREA DETAILS :		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 3945.68
NET AREA OF PLOT	(A-Deductions)	3945.68
Accessory/Use Area		9.00
Vacant Plot Area		1660.00
COVERAGE CHECK		
Proposed Coverage Area (57.7 %)		2276.68
Net BUA CHECK		
Residential Net BUA		8024.20
Commercial Net BUA		257.30
Proposed Net BUA Area		8281.51
Total Proposed Net BUA Area		8287.45
Consumed Net BUA (Factor)		2.10
BUILT UP AREA CHECK		
MORTGAGE AREA		889.80
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)	Owner	
DEVELOPMENT AUTHORITY		
LOCAL BODY		
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED BUILDING)	D3	0.75	2.10	01
A (PROPOSED BUILDING)	D3	0.75	2.13	164
A (PROPOSED BUILDING)	OP	0.75	2.13	82
A (PROPOSED BUILDING)	D2	0.75	2.13	82
A (PROPOSED BUILDING)	D3	0.76	2.13	82
A (PROPOSED BUILDING)	D3	0.90	2.10	25
A (PROPOSED BUILDING)	D1	0.90	2.13	189
A (PROPOSED BUILDING)	MD	1.07	2.10	06
A (PROPOSED BUILDING)	MD	1.07	2.13	89

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED BUILDING)	V	0.46	1.00	19
A (PROPOSED BUILDING)	KW	0.60	1.00	82
A (PROPOSED BUILDING)	V	0.76	1.00	143
A (PROPOSED BUILDING)	WINDOW-518	0.76	1.00	01
A (PROPOSED BUILDING)	WINDOW-522	0.76	1.00	01
A (PROPOSED BUILDING)	W4	0.87	1.20	05
A (PROPOSED BUILDING)	KW1	0.90	1.00	78
A (PROPOSED BUILDING)	W3	0.93	1.22	05
A (PROPOSED BUILDING)	v	1.00	1.00	25
A (PROPOSED BUILDING)	v	1.00	1.00	01
A (PROPOSED BUILDING)	W	1.20	2.00	26
A (PROPOSED BUILDING)	W2	1.22	1.22	25
A (PROPOSED BUILDING)	W	1.22	2.00	05
A (PROPOSED BUILDING)	W	1.47	2.00	05
A (PROPOSED BUILDING)	W	1.49	2.00	20
A (PROPOSED BUILDING)	W2	1.52	1.22	213
A (PROPOSED BUILDING)	W	1.83	2.00	54
A (PROPOSED BUILDING)	W	2.04	2.00	05
A (PROPOSED BUILDING)	W	2.10	2.00	05
A (PROPOSED BUILDING)	W2	2.26	1.22	01
A (PROPOSED BUILDING)	W	3.09	2.00	05
A (PROPOSED BUILDING)	W	4.21	2.00	05
A (PROPOSED BUILDING)	W	4.93	2.00	05

Building A (PROPOSED BUILDING)

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.)
		VShaft	Parking	Resi.	Commercial		
Stilt Floor	2276.68	0.00	2276.68	0.00	0.00		00
First Floor	1986.04	196.90	0.00	1443.84	257.30	1701.14	19
Second Floor	1941.67	196.58	0.00	1645.09	0.00	1645.09	22
Third Floor	1941.67	196.58	0.00	1645.09	0.00	1645.09	22
Fourth Floor	1941.67	196.58	0.00	1645.09	0.00	1645.09	22
Fifth Floor	1941.67	196.58	0.00	1645.09	0.00	1645.09	22
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107
Total Number of Same Buildings :	1						
Total :	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107

Required Parking

Building Name	Type	Sub/Use	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)
				Required	Proposed	
A (PROPOSED BUILDING)	Residential	Residential Bldg	> 0	1	8024.20	1765.32
Total :						1765.32

Parking Check (Table 7b)

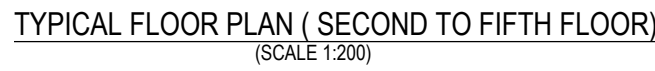
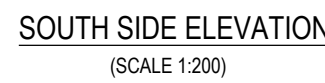
Vehicle Type	No.	Reqd.		Prop.	
		No.	Area	No.	Area
Total Car	-	-	0	0.00	0.00
Other Parking	-	-	-	-	2276.70
Total	1765.32		0.00		2276.70

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub/Use	Building Type	Building Structure	Floor Details
A (PROPOSED BUILDING)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Stilt + 5 upper floors

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

Building	No. of Same Bldg	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.)
			VShaft	Parking	Resi.	Commercial		
A (PROPOSED BUILDING)	1	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107
Grand Total :	1	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107.00

[illegible]

BELONGING TO :
MODI REALTY GENOME VALLEY LLP

DATE : 07-11-2019	SHEET NO.: 02/02
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AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 013904/MED/R1/U6/HMDA/2007/2018	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Building Permission	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : Residential zone-1 (urban areas contiguous to growth corridor)
Location : Extended area of Ephraim HUDA (HMDA)	Abutting Road Width : 10.00
Sublocation : New Areas / Approved Layout Areas	Plot No. :
Village Name : Murahanipalle	Survey No. : 31/P
Mandal : Shampet	North : CTS NO -
	South : CTS NO -
	East : CTS NO -
	West : ROAD WIDTH - 10.0

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3945.68
NET AREA OF PLOT	(A-Deductions)	3945.68
Accessory/Use Area		9.00
Vacant Plot Area		1660.00

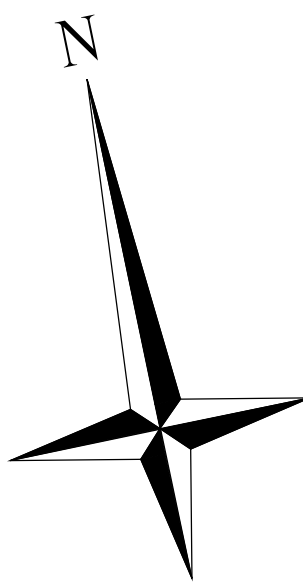
COVERAGE CHECK	
Proposed Coverage Area (57.7 %)	2276.68

Net BUA CHECK	
Residential Net BUA	8024.20
Commercial Net BUA	257.30
Proposed Net BUA Area	8281.51
Total Proposed Net BUA Area	8287.45
Consumed Net BUA (Factor)	2.10

BUILT UP AREA CHECK	
MORTGAGE AREA	889.80
ADDITIONAL MORTGAGE AREA	0.00
ARCH / ENGG / SUPERVISOR (Read)	Owner

ARCH / ENGR / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	



SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED BUILDING)	D3	0.75	2.10	01
A (PROPOSED BUILDING)	D3	0.75	2.13	164
A (PROPOSED BUILDING)	OP	0.75	2.13	82
A (PROPOSED BUILDING)	D2	0.76	2.13	82
A (PROPOSED BUILDING)	D3	0.76	2.13	82
A (PROPOSED BUILDING)	D3	0.50	2.10	25
A (PROPOSED BUILDING)	D1	0.50	2.13	189
A (PROPOSED BUILDING)	MD	1.07	2.10	06
A (PROPOSED BUILDING)	MD	1.07	2.13	89

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
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A (PROPOSED BUILDING)	KW	0.60	1.00	82
A (PROPOSED BUILDING)	V	0.76	1.00	143
A (PROPOSED BUILDING)	WINDOW-518	0.76	1.00	01
A (PROPOSED BUILDING)	WINDOW-522	0.76	1.00	01
A (PROPOSED BUILDING)	W4	0.97	1.20	05
A (PROPOSED BUILDING)	KW1	0.90	1.00	78
A (PROPOSED BUILDING)	W3	0.93	1.22	05
A (PROPOSED BUILDING)	v	1.00	1.00	25
A (PROPOSED BUILDING)	V	1.00	1.00	01
A (PROPOSED BUILDING)	W	1.20	2.00	26
A (PROPOSED BUILDING)	W2	1.22	1.22	25
A (PROPOSED BUILDING)	W	1.22	2.00	05
A (PROPOSED BUILDING)	W	1.47	2.00	05
A (PROPOSED BUILDING)	W	1.49	2.00	20
A (PROPOSED BUILDING)	W2	1.52	1.22	213
A (PROPOSED BUILDING)	W	1.53	2.00	54
A (PROPOSED BUILDING)	W	2.04	2.00	05
A (PROPOSED BUILDING)	W	2.10	2.00	05
A (PROPOSED BUILDING)	W2	2.26	1.22	91
A (PROPOSED BUILDING)	W	3.09	2.00	05
A (PROPOSED BUILDING)	W	4.21	2.00	05
A (PROPOSED BUILDING)	W	4.93	2.00	05

Building :A (PROPOSED BUILDING)

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.)
		V/Shaft	Parking	Resi.	Commercial		
Shift Floor	2276.68	0.00	2276.68	0.00	0.00	0.00	00
First Floor	1898.04	196.90	0.00	1443.84	257.30	1701.14	19
Second Floor	1841.67	196.58	0.00	1645.09	0.00	1645.09	22
Third Floor	1841.67	196.58	0.00	1645.09	0.00	1645.09	22
Fourth Floor	1841.67	196.58	0.00	1645.09	0.00	1645.09	22
Fifth Floor	1841.67	196.58	0.00	1645.09	0.00	1645.09	22
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107
Total Number of Same Buildings :	1						
Total :	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107

Required Parking

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)
				Required	Proposed	
A (PROPOSED BUILDING)	Residential	Residential Bldg	> 0	1	8024.20	1765.32
	Total :		-	-	-	1765.32

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Total Car	-	1765.32	0	0.00	0.00
Other Parking	-	-	-	-	2276.70
Total		1765.32		0.00	2276.70

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
A (PROPOSED BUILDING)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Stilt + 5 upper floors

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

Building	No. of Same Bldg	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.)
			VShaft	Parking	Resi.	Commercial		
A (PROPOSED BUILDING)	1	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107
Grand Total :	1	11541.40	983.22	2276.68	8024.20	257.30	8281.50	107.00

OWNER'S NAME AND SIGNATURE _____

For Modi Realty Genome Valley L.P.
Managing Partner

BUILDER'S NAME AND SIGNATURE _____

For MOE PROPERTIES PVT. LTD.
Managing Director

ARCHITECT'S NAME AND SIGNATURE

S. RENUKA
COUNCIL OF ARCHITECTS
Reg. No: CA/2005/35

STRUCTURAL ENGINEER'S NAME AND SIGNATURE

K. MURALIDHAR
Licensed Civil Engineer
Licence No. 65/TP16/AMC/2008
KOVURI CONSULTANTS