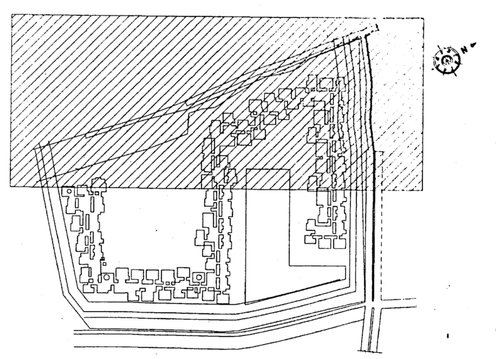


KEY PLAN

TECHNICAL APPROVAL FOR EXTENSION OF ADDITIONAL NINE(9) FLOORS FOR MULTI-STOR. BLDG. FOR RESIDENTIAL APARTMENT (i.e 21st FLOOR TO 29th FLOOR)

4. Technical approval is hereby accorded to only G+6 dwelling units(G+9 Floors) building in Survey No.384/pt/385/pt/386 of Tellapur Village, Ramachandrapuram Mandal, Medak Dist. Subject to the provisions of the Hyderabad Urban Development Authority (Development Control Regulations) of the Andhra Pradesh Urban Areas (Dev) Act, 1975 subject to the conditions mentioned as per Plan i.e. as per approved plan and i.e. No. 24/24/24/24 ..... are to be strictly followed

5. AEE's compliance issued in L.C. No. 24/24/24/24/24/24 ..... are to be strictly followed

6. The builder / applicant should submit a compliance report to HUDA after completion of first floor roof and then all such are laid to enable to permit him to proceed further after due inspection by HUDA officials.

7. This approval does not bar the application of the provisions of the Urban Land Ceiling & Regulation) Act, 1976.

8. 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. 10331/ UTP MA, dt: 18-6-97 before sanctioning and releasing these technical approved building plans.

9. This approval does not claim or advise the ownership of the property or ownership site boundary is the responsibility of the applicant.

9. The Builder/Developer/Owner shall be responsible and ensure that the fire safety structural safety and safety of the proposed complex are in accordance with the National Building Code, 1983 Provisions.

9. The Commissioner of Municipality/Local Authority should physically take over the land shown in Road widening at free of cost before releasing Building permission as per statutory Master Plan/Zoning

9. The Cellar/Stilt parking should not be sub-divided for any other purpose.

10. The Builder/Developer/owner should construct sump, drainage as per HD standards and to the satisfaction of Municipality in addition to the drainage system available.

(WHAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN U DNES. Dt: 01 M.L. dt:02-03-2006 G.O.Ms.No. 171 MA dt:15-4-09 & G.O.M.S No 123 MA Dt 01-10-98

12. The applicant should obtain necessary clearance from the FIRE SERVICES DEPARTMENT for the proposed Apartment complex/Building as per the provisions of A.P. FIRE SERVICES ACT,1999.

13 This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purposes as per LAW

14 Two nos. of water type fire extinguisher For every 600 Sq. Mts of floor area with Minimum of four numbers fire extinguisher Per floor and 5 kgs. DCP extinguisher minimum 2 Nos. each at Generator and Transformer area shall be provide as per clause 13.5.1 specification No. 2190-1992.

15 Externally operated and assure operation of the Fire Hydrant Underground ring Water storage tank capacity of 25,000 Ltr. Capacity Separate Pump of 1500 Ltr/min capacity for Residential buildings. Hose Reel, Drown Copper

16 Automatic Sprinkler system is to be provided if Underground area exceeds 200 Sq. mts Electrical wiring and installation shall be Certified by the electrical engineers to Tamil electrical Licensing

17 To create a proof open spaces with the Neighbour building. Provision for Maneuverability of fire vehicles. No parking On any construction shall be made in setbacks area

18 Temporary shed for provided with 4 units for Building for technical constructions as per Rule 15 (iii) of A.P Apartments (Promotion Development and ownership) rules, 1987

19 To provide one entry and one exit To the premises with a minimum Width of 6.0 mts and height Clearance 4.5 mts.

20 To provide sewerage treatment plant for recycling Of sewage water for flushing of Recycled water for Gardening etc. as per APPCB Norms.

21 Provide Fire retardant roving tiers For the collapsible lifts in all floors Provide Generator, as alternate Source of electric supply. Emergency Lighting in the corridors / common passage and stair cases.

22 The builder may be informed the usage of the buildings is restricted to the two land of 2.0 KW/sq.mts. water meter, 2 KW/sqm for toilets, 9 KW/sqm for parking and 12 KW/sqm for Commercial. The builder the clause 3.3 of its LOI (Part 2).

23 The Designer may be asked to design ramps as per the relevant codes.

24 The Designer may be ask to check the design of the external driveways for actual wheel loads due to fire tender, trucks etc.

25 Various grades to concrete mix adopted in the design shall be documented as per the procedure given in IS 456 : 2000 Code and SP23.

26 The above water bodies and water courses shall not be disturbed and buffer zone shall be maintained as non-development / green buffer zone and no building activity in recreational use shall be carried out.

27 For after forming the D.T. road the applicant shall handover the affected water road widening at free of cost to the Municipality/ public authority permission.

27 The applicant shall not dispose drainage or waste water in the municipal body.

28 The applicant shall pay parking charges to the Municipal authorities to collect the fee for parking.

29 The builder/designer should ensure that the deflection, cracks, etc. of all parts of the structure are within the limits.

30 The builder/designer may be informed that they are wholly responsible for the trueness and correctness of the structural designs and drawings submitted by them, for the methods/schemes adopted for analysis and designs and for the safety of structure. An undertaking may be taken from the builder and the designer to this effect.

31 The building/ownership may be asked to strictly adhere to IS 456:2000, NBC and other relevant codes.

32 The applicant shall submit the POCs for the remaining Impact Fees instalments.

33 To submit the POCs for Impact Fees in 10 instalments subject to mortgage the said site to HUA or 50 % of ground floor area, whichever is less to sanctioning authority.

34 The local authority shall ensure the construction as per the approved plans and conditions.

35 If PDSs are licensed due to any type of reasons the salesmen will be booked as per law.

36 The calculations and amount intimated. Strictly by the office are correct and holds good.

37 The retaining walls to the slopes may be designed and executed by following relevant codes duly taking safety measures to the adjoining structures if any.

38 The applicant shall notify the following deviations between the issue of occupancy certificate, when the building complex is under construction:-
(a) Earlier approved setbacks from property lines or retaining wall or cellar floor is 6.0046 Mts. on the Western side of the site under reference, but setbacks on ground is only about 2.5 mts. widening towards the North West corner of site almost touching the property line at NW corner.
(b) The resulting wall of cellar floor comes over the ground level by almost 9 M on Southern and Western side.
(c) The height of 3 Cellar floors is 4.35 mtrs each on ground as against 3.6 mtrs approved. The Height of the ground is 5.6 mtrs on ground as against 5 mtrs approved.
(d) The boundary on western side of the site towards the water body is not fixed.
(e) To demolish Cellar Zone 30 Mtrs. since there is no Fire hydrant on the ground.

39 The applicant shall obtain EIA clearance from A.P. Pollution Control Board as required under the law is force.

40 The work of the lifting services like ventilation, plumbing, fire safety requirements, lifts, electrical installations and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.

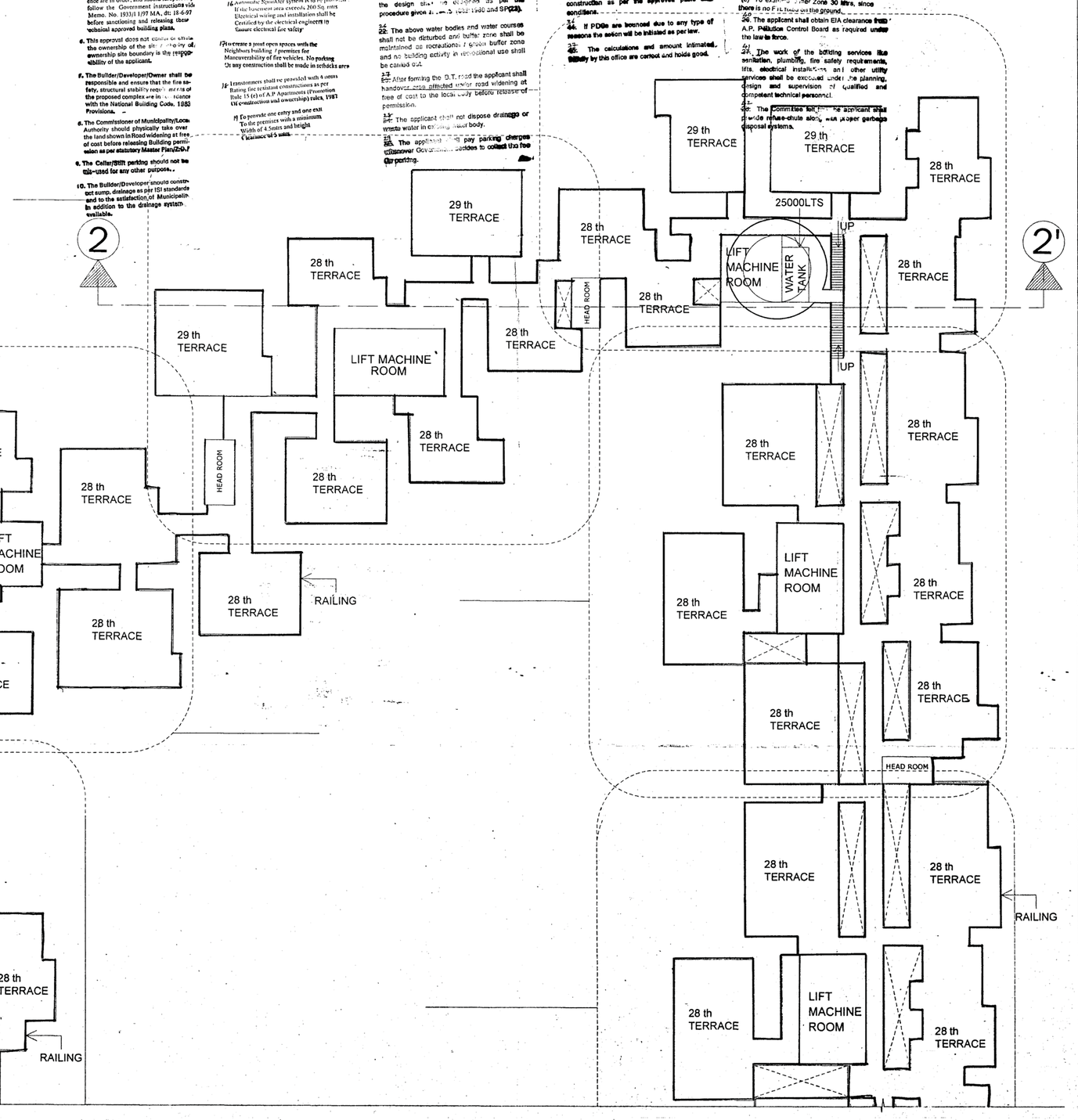
41 The committee has noted the applicant shall provide refuse chute along with proper garbage disposal systems.

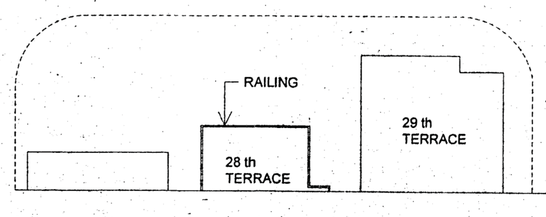
42) The applicant shall show clear 5% of total area for amenities and provide amenities required for the population proposed.

43) The applicant shall design S.T.P. keeping in view the population and workers that will be in area in an efficient manner.

44) The applicant is solely responsible for any of the discrepancies if noticed in future.

For HUDA
Hyderabad Metropolitan Development Authority





PLAN SHOWING PROPOSED RESIDENTIAL APARTMENTS IN SURVEY NUMBERS 384,385 IN TELLAPUR VILLAGE, RAMACHANDRAPURAM MANDAL,MEDAK DIST. BELONGING TO C.RANGA REDDY, C.MUKUND REDDY, C.VEERA REDDY, C.HANUMANT REDDY, C.RAJENDRA REDDY, C.ANANTH REDDY, M.BHARATHAMMA, M.RANGA REDDY, M.JANARDHAN REDDY AND OTHERS

DEVELOPMENT AGREEMENT - CUM - IRREVOCABLE GENERAL POWER OF ATTORNEY BY
M/s ALIENS DEVELOPERS PVT LTD
REPRESENTED BY
MR. HARI CHALLA
MANAGING DIRECTOR

SPECIFICATIONS

FOOTING,BEAMS,SLABS, STAIRCASE,CHAJJAS, RETAINING WALLS, SHEAR WALLS	-	R.C.C
SUPER STRUCTURE	-	BRICK IN CM
PLASTERING	-	CEMENT MORTAR
FLOORING	-	VITRIFIED TILES
DOORS &WINDOWS	-	C.T. WOOD FRAME FLUSH SHUTTERS FOR DOORS AND TEAK WOOD FRAMES FOR WINDOWS SHUTTERS

SCHEDULE OF OPENINGS:

DOORS :		WINDOWS :	
MD	1.1mX2.00m	W1	3.6mX1.37m
D1	0.91mX2.00m	W2	3.0mX1.37m
D2	0.84mX2.00m	W3	2.9mX1.37m
D3	0.76mX2.00m	W4	2.4mX1.37m
D4	0.70mX2.00m	W5	1.8mX1.37m
		W6	1.2mX1.37m
SD1	3.6mX2.00m	W7	1.2mX1.0m
SD2	3.3mX2.00m		
SD3	2.6mX2.00m	VENTILATORS :	
SD4	1.1mX2.00m	V1	3.0mX0.61m
SD5	0.84mX2.00m	V2	2.6mX0.61m
SD6	0.64mX2.00m	V3	2.4mX0.61m
FD1	3.0mX2.00m	V4	1.9mX0.61m
		V5	0.61mX0.61m

REFERENCE :	SCALE	1:200	ORIENTATION
PROPOSED	DATE		
EXISTING	ALL DIMENSIONS ARE IN METRIC SYSTEM		
TO BE DISMANTLED			

TITLE:
TERRACE PLAN 'B'

DEVELOPER

ALIENS DEVELOPERS
Plot # 56 & 57
Vital Rao Nagar, Madhapur
Hyderabad - 500 081, A.P., India
Tel: 91-40-32002307/32513098, Fax: 91-40-23114492
aliens@aliensgroup.in ; www.aliensgroup.in

DEVELOPER'S SIGN:

FOR ALIENS DEVELOPERS PVT LTD
CHALLA HARI
(MANAGING DIRECTOR)

STRUCTURAL ENGINEER'S SIGN:

K.GANESH BABU
MCH LICENSE NO:55

K. GANESH BABU
ME; MIE, FIV(C),Reg.B
Structural Engineer
MCH Licence No. 55

ARCHITECT'S SIGN:

1. AR. YENDURI SURESH BABU	2. M.J.SRINIVAS
CA/95/18625	CA/90/12822

Ar. YENDURI SURESH BABU
M Arch., FIA., AIG
Architect & Env Designer
CA/95/18625

TERRACE PLAN 'B'	Drg.No :- 24 OF 30)