

Technical Approval is Here By Accepted for only 275 Dwelling units with 2Cellar + 14 Upper Floors in Plot Nos IN SURVEY NO. 304/A1 & 305/A1. A-40 QP KOLLUR VILLAGE, TELAPUR MUNICIPALITY MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE.

Belonging to: M/s. IIRA REALITY TECH PRIVATE LIMITED REP BY KONALA RAMESH

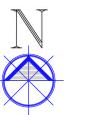
DATE: 18-02-2021 SHEET NO.: 01/03

AREA STATEMENT HMDA	
Authority: HMDA	Plot Use: Residential
File Number: 034955/SKPR1/US/HMDA/04032020	Plot SubUse: Residential Bldg
Application Type: General Proposal	Plot/Herby/Religious/Structure: NA
Project Type: Building Permission	Land Use Zone: Residential
Nature of Development: New	Land SubUse Zone: NA
Location: Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width: 30.00
SubLocation: New Areas / Approved Layout Areas	Survey No.: 304/A1 & 305/A1, A42
Village Name: Kollur	North: VACANT LAND
Mandal: Telapur Municipality	South: VACANT LAND
	East: ROAD WIDTH - 15
	West: VACANT LAND

AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	11469.04
NET AREA OF PLOT	(A-Deductions)	10699.80
Accessory Use Area		18.00
Vacant Plot Area		7587.40
COVERAGE CHECK		
Proposed Coverage Area (28.92 %)		3094.40
NET BUA CHECK		
Residential Net BUA		49363.85
Proposed Net BUA Area		49680.57
Total Proposed Net BUA Area		49680.57
Consumed Net BUA (Factor)		4.64

BUILT UP AREA CHECK		SQ. MT.
MORTGAGE AREA		4976.72
ADDITIONAL MORTGAGE AREA		2473.30
ARCH / ENGG / SUPERVISOR (Regd)		
		Owner
DEVELOPMENT AUTHORITY		
		LOCAL BODY

COLOR INDEX	
FLY OVER	
PLAT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	



SCHEDULE OF JOINERY:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP (BUILD)	D2	0.50	2.10	12
PROP (BUILD)	D2	0.76	2.10	13
PROP (BUILD)	D2	0.80	2.10	379
PROP (BUILD)	D1	0.91	2.10	157
PROP (BUILD)	o/p	0.91	2.10	13
PROP (BUILD)	o/p	1.02	2.10	01
PROP (BUILD)	o/p	1.03	2.10	13
PROP (BUILD)	D1	1.03	2.10	02
PROP (BUILD)	FRD	1.03	2.10	01
PROP (BUILD)	o/p	1.14	2.10	13
PROP (BUILD)	MD	1.14	2.10	03
PROP (BUILD)	MD	1.49	2.10	161
PROP (BUILD)	D4	1.60	2.10	01
PROP (BUILD)	o/p	1.71	2.10	46
PROP (BUILD)	MD1	1.83	2.10	01
PROP (BUILD)	o/p	2.06	2.10	01
PROP (BUILD)	D4	2.28	2.10	01
PROP (BUILD)	MD	2.44	2.10	02
PROP (BUILD)	o/p	3.31	2.10	12
PROP (BUILD)	o/p	3.54	2.10	46

SCHEDULE OF JOINERY:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP (BUILD)	V1	0.69	0.75	48
PROP (BUILD)	W2	0.69	1.20	83
PROP (BUILD)	KW2	0.80	1.20	12
PROP (BUILD)	V1	0.89	0.75	179
PROP (BUILD)	W3	0.92	1.20	03
PROP (BUILD)	W3	0.99	1.20	12
PROP (BUILD)	W2	1.37	1.20	13
PROP (BUILD)	W3	1.37	1.20	46
PROP (BUILD)	KW1	1.37	1.20	46
PROP (BUILD)	W3	1.49	1.20	59
PROP (BUILD)	W2	1.60	1.20	26
PROP (BUILD)	W3	1.60	1.20	13
PROP (BUILD)	KW1	1.61	1.20	13
PROP (BUILD)	W3	1.81	1.20	01
PROP (BUILD)	W2	1.81	1.20	01
PROP (BUILD)	w	1.82	1.20	15
PROP (BUILD)	w	1.82	7.00	46
PROP (BUILD)	W2	1.83	1.20	08
PROP (BUILD)	W2	1.95	1.20	01
PROP (BUILD)	W1	2.10	1.20	24
PROP (BUILD)	W1	2.14	1.20	01
PROP (BUILD)	V1	2.25	0.75	02
PROP (BUILD)	W1	2.29	1.20	46
PROP (BUILD)	W1	2.40	1.20	01
PROP (BUILD)	W2	2.40	1.20	01
PROP (BUILD)	W	2.90	1.20	13
PROP (BUILD)	W2	2.93	1.20	01
PROP (BUILD)	W	3.00	1.20	12
PROP (BUILD)	W	3.32	1.20	01



SITE PLAN (SCALE 1:200)

Building USE/SUBUSE Details					
Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
PROP (BUILD)	Residential	Residential Bldg	NA	Highrise	2 Cellar + 1 Ground + 14 upper floors

Required Parking					
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Required Parking Area (Sq.mt.)
PROP (BUILD)	Residential	Residential Bldg	> 0	1	49363.85
Total:					10860.05

Parking Check (Table 7b)					
Vehicle Type	No.	Area	Reqd.	Prop.	Prop. Area
Total Car	-	10860.05	0	0.00	0.00
Other Parking	-	-	-	-	16949.60
Total	-	10860.05	0.00	0.00	16949.60

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. Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift Machine	Proposed Net BUA Area (Sq.mt.) Res.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
PROP (BUILD)	1	51150.62	1686.98	49463.64	29.49	49363.81	49680.53	275
Grand Total:	1	51150.62	1686.98	49463.64	29.49	49363.81	49680.53	275

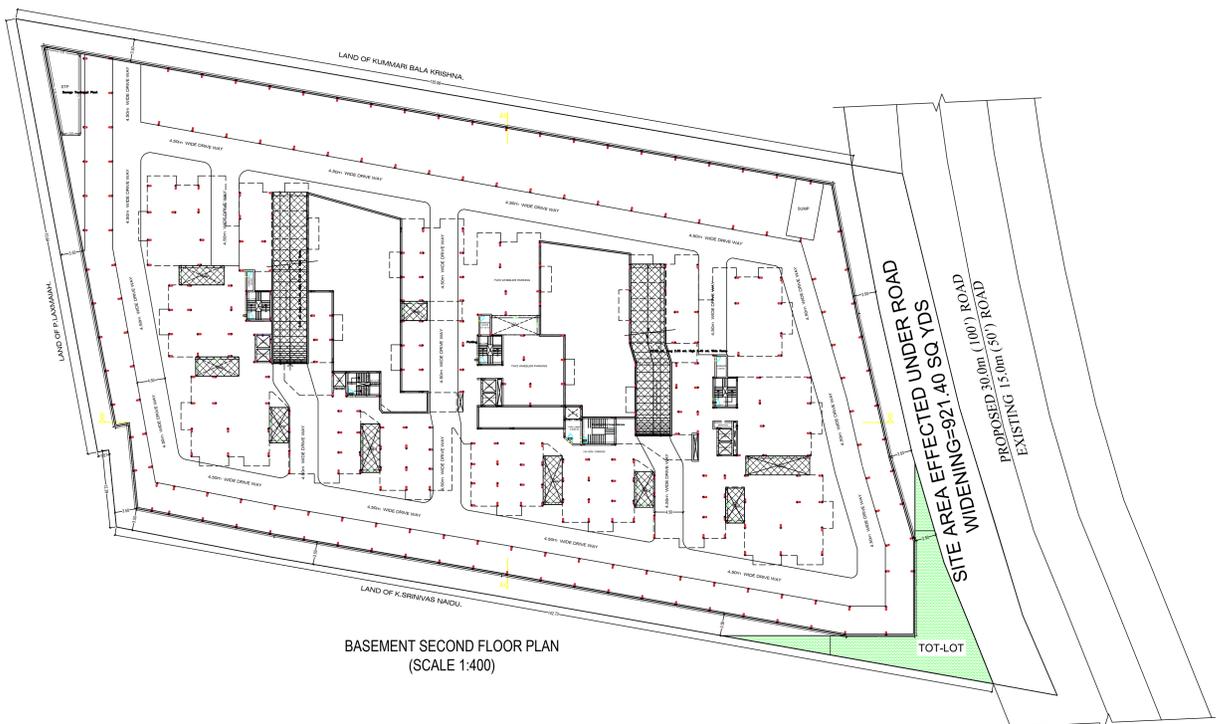
Building - PROP (BUILD)							
Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area in Sq.mt. Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift Machine	Proposed Net BUA Area (Sq.mt.) Res.	Total Net BUA Area (Sq.mt.)	Dwellings Units (No.)
Basement Second Floor	483.94	0.00	483.94	0.00	8445.67	0.00	123.19
Basement First Floor	483.94	0.00	483.94	0.00	8503.96	0.00	123.19
Ground Floor	3098.71	45.55	3053.16	0.00	3053.16	3053.16	14
First Floor	3242.70	81.40	3161.30	0.00	3161.30	3161.30	15
Second Floor	3363.49	45.55	3317.94	0.00	3317.94	3317.94	19
Third Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Fourth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Fifth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Sixth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Seventh Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Eighth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Ninth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Tenth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Eleventh Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Twelfth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Thirteenth Floor	3363.54	45.55	3317.99	0.00	3317.99	3317.99	19
Fourteenth Floor	3379.07	45.55	3333.52	0.00	3333.52	3333.52	18
Terrace Floor	99.83	0.00	99.83	0.00	0.00	70.34	00
Total:	51150.62	1686.98	49463.64	29.49	49363.81	49680.53	275
Total Number of Same Buildings:	1						
Total:	51150.62	1686.98	49463.64	29.49	49363.81	49680.53	275

OWNER'S SIGNATURE: For M/s. IIRA Reality Tech Pvt. Ltd. Director

BUILDER SIGNATURE: For M/s. IIRA Reality Tech Pvt. Ltd. Director

ARCHITECT SIGNATURE: M. S. MADHAVA RAO, Structural Engineer, License No. 20, TP 10 / GHMC

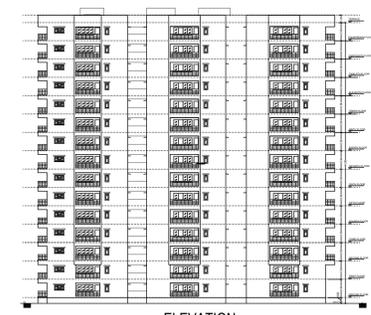
STR. ENGR. SIGNATURE: M. S. MADHAVA RAO, Structural Engineer, License No. 20, TP 10 / GHMC



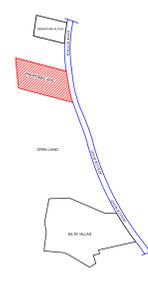
BASEMENT SECOND FLOOR PLAN
(SCALE 1:400)



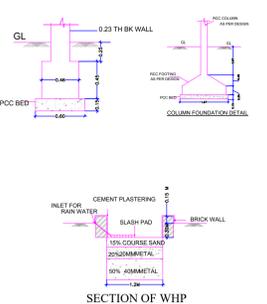
BASEMENT FIRST FLOOR PLAN
(SCALE 1:400)



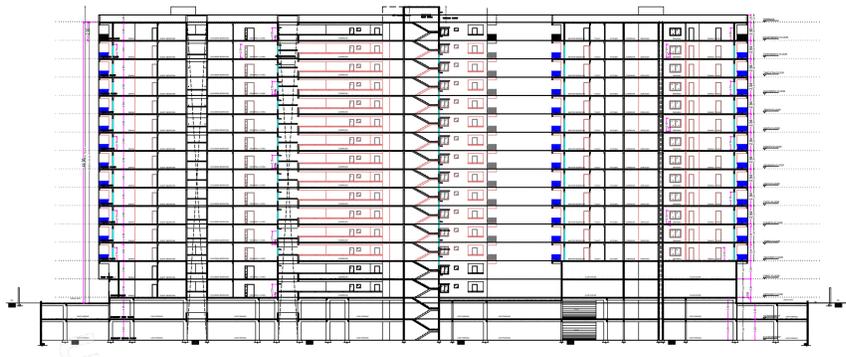
ELEVATION
(SCALE 1:400)



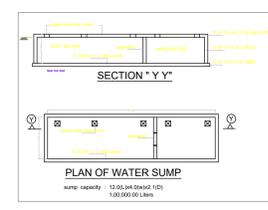
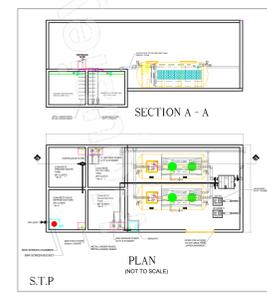
LOCATION PLAN



SECTION OF WHP



SECTION A-A
(SCALE 1:400)



Technical Approval is Here By Accepted for only 275 Dwelling units with 2Cellar + 1Ground + 14 floors in Plot Nos IN SURVEY No. 30/04/1 & 30/04/1 A&B OF KOLLUR VILLAGE, KOLLR MANDAL, SANGA REDDY DISTRICT to an extent of 10,89,89 Sq. Mts of HUDA & Forwarded to the Municipal Local Body for Final Sanction subject to conditions mentioned on Approved Plan No. 04/955/SKPR/1/US/HMDA/04032020 Dt. 14/02/2021

All the conditions imposed in L. No. 04/955/SKPR/1/US/HMDA/04032020 Dt. 14/02/2021 are to be strictly followed.

The local body shall take mortgage affidavit under rule 20(c) of common building rules 2008 and approved C.O. No. 02/18/01, Dt. 22/2008.

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

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 Visa Memo No. 1933/97/MA, Dt. 18/06/1997 before sanctioning and issuing of these technical approved building plans.

This approval does not confer or affect the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.

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

The Commissioner of Municipality/Local Authority should physically take over the site of the land before releasing Building Permission as per statutory Master Plan/D.P.

The Car/SB parking should not be used for any other purposes.

The Builder/Developer should construct sun-dry, drainage per ISI standards and to the satisfaction of Municipality in addition to the drainage system available that the applicant shall comply the conditions laid down.

The applicant shall obtain necessary clearance from the Fire Services Department for the proposed apartment complex/building as per the provision of A.P. Fire Services Act, 1987.

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

Two numbers water type fire extinguisher For every 600sq. Mts of floor area with Minimum of four numbers fire extinguisher Per floor and Stairs, DCP extinguishers per minimum 2nos at each of Generator and Transformer area shall be provided as per alarm ISI specification No. 2190-1992.

Manually operated and alarm system in the entire building. Separate Underground static water storage tank capacity of 25,000. Ltrs. Capacity Separate Terrace tank of 25,000 ltrs. Capacity for Residential building. House Riser, Down Corner Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. Mts Electrical wiring and installation shall be Certified by the electrical engineer to ensure electrical safety.

To created a joint open spaces with the Neighboring buildings/premises for manoeuvrability of the vehicles. No parking or any construction shall be made in setbacks area.

Transformers shall be provided with 4 hours Rating fire resistant construction as per Rule 15 (a) of A.P. Apartments (Provision of construction and ownership) rules, 1987.

To provide one entry and one exit to the premises with minimum width of 4 Mts and height clearance of 5 Mts.

To provide sewerage treatment plant for recycling of sewage water for usage of recycled water for Gardening etc. As per AP/PCB Norms.

The applicant shall form BT road before release of plans from HMDA.

The applicant shall follow the conditions imposed by HMDA in the principal lease deed dt. 08/07/2010 and supplementary lease deed dt. 30/07/2013.

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.

The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and other construction of building and have.

The applicant is the whole responsible if any discrepancy occurs in the ownership documents (D.D. records and if any litigation occurs, the whole responsibility of the applicant/ developer are the whole responsible if anything happens while constructing the building.

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

The applicant shall provide the STP and septic tank as per standard specification.

The applicant shall follow the fire service department norms as per act 1999.

The Owner/Developers shall ensure the safety of construction workers.

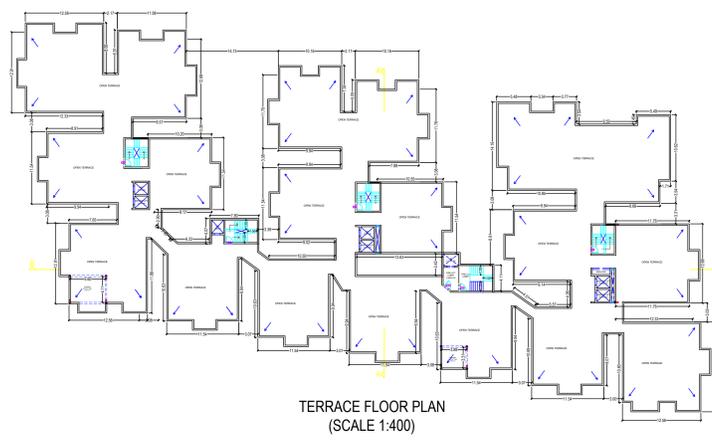
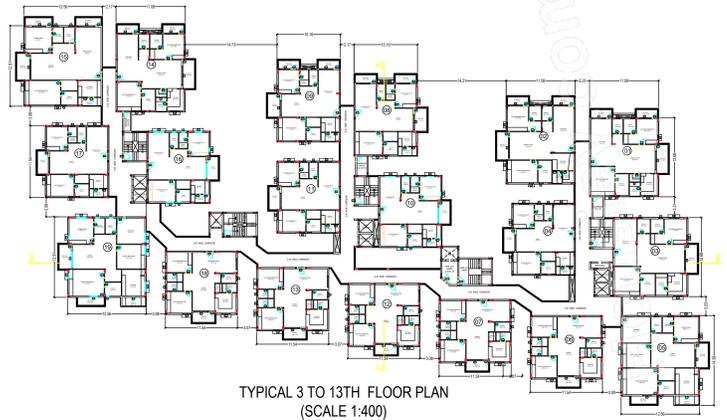
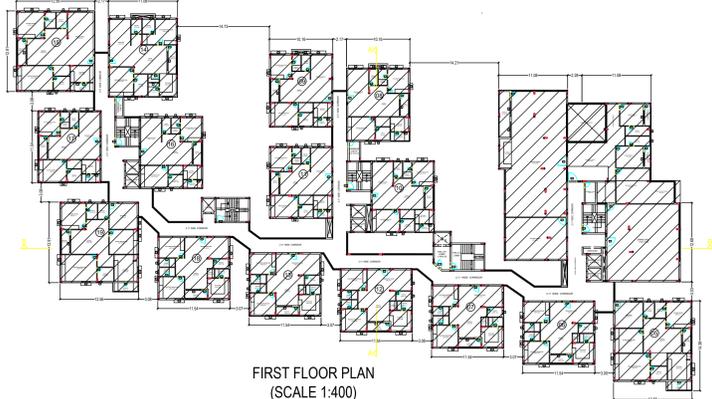
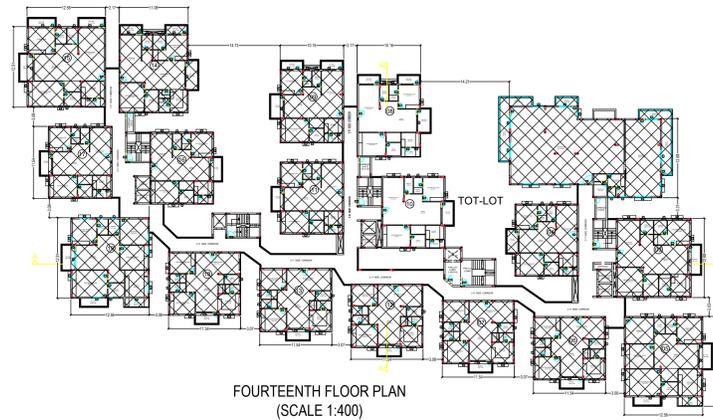
The owner/ Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.

If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.

The HMDA and SB and A.P. Transport not to provide the permanent connection till to produce the occupancy certificate from the sanctioning Authority.

The applicant shall comply the conditions laid down: G.O MS NO-470 M A Dt-8-2008, G.O MS NO-188 M A Dt-7-4-2012 and its amendments.

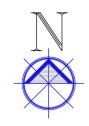
10.07% of Mortgage Built up Area of 4876.72sq. mtrs GROUND FLOOR, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 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Technical Approval is hereby granted for only 275 Dwelling units with 200 car parking spaces in the proposed residential building. The applicant shall ensure that the building is constructed in accordance with the provisions of the Urban Land Ceiling & Regulation Act, 1976.

The applicant shall ensure that the building is constructed in accordance with the provisions of the Urban Land Ceiling & Regulation Act, 1976. The applicant shall ensure that the building is constructed in accordance with the provisions of the Urban Land Ceiling & Regulation Act, 1976.

AREA STATEMENT HMDA		Plot Use - Residential
Authority - HMDA	Plot Sub/Use - Residential Bldg	
File Number - 024955/SKPR11US/HMDA/04032020	Plot/Party/Religious/Structure - NA	
Application Type - General Proposal	Land Use Zone - Residential	
Project Type - Building Permission	Land Sub/Use Zone - NA	
Nature of Development - New	Abutting Road Width - 30.00	
Location - Erstwhile Hyderabad Urban Development Authority (HUDA)	Survey No. - 304/A1 & 305/A1, A/2	
Sub/Location - New Areas / Approved Layout Areas	North - VACANT LAND	
Village Name - Kollur	South - VACANT LAND	
Mandal - Telapur Municipality	East - ROAD WIDTH - 15	
	West - VACANT LAND	
AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	11469.04
NET AREA OF PLOT	(A-Deductions)	10699.80
Accessory Use Area		18.00
Vacant Plot Area		7587.40
COVERAGE CHECK		
Proposed Coverage Area (28.92 %)		3094.40
Net BUA CHECK		
Residential Net BUA		49363.85
Proposed Net BUA Area		49660.57
Total Proposed Net BUA Area		49660.57
Consumed Net BUA (Factor)		4.64
BUILT UP AREA CHECK		
MORTGAGE AREA		4976.72
ADDITIONAL MORTGAGE AREA		2473.30
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY
COLOR INDEX		
FLYING ROAD		Green
PROPOSED CONSTRUCTION COMMON PLOT		Red
ROAD WIDENING AREA		Yellow



The applicant shall ensure that the building is constructed in accordance with the provisions of the Urban Land Ceiling & Regulation Act, 1976. The applicant shall ensure that the building is constructed in accordance with the provisions of the Urban Land Ceiling & Regulation Act, 1976.

OWNER'S SIGNATURE For M/s. IRA Realty Tech Pvt. Ltd. <i>Ramesh</i> Director	BUILDER SIGNATURE For M/s. IRA Realty Tech Pvt. Ltd. <i>Ramesh</i> Director
ARCHITECT SIGNATURE <i>MAD</i> RAVI KUMAR POLASA ARCHITECT Licence No. 20 Structural Engineer C/1195A/1732	STR. ENGR. SIGNATURE <i>g. Madhava Rao</i> T. MADHAVA RAO Licence No. 20 Structural Engineer TP 10 / GHMC