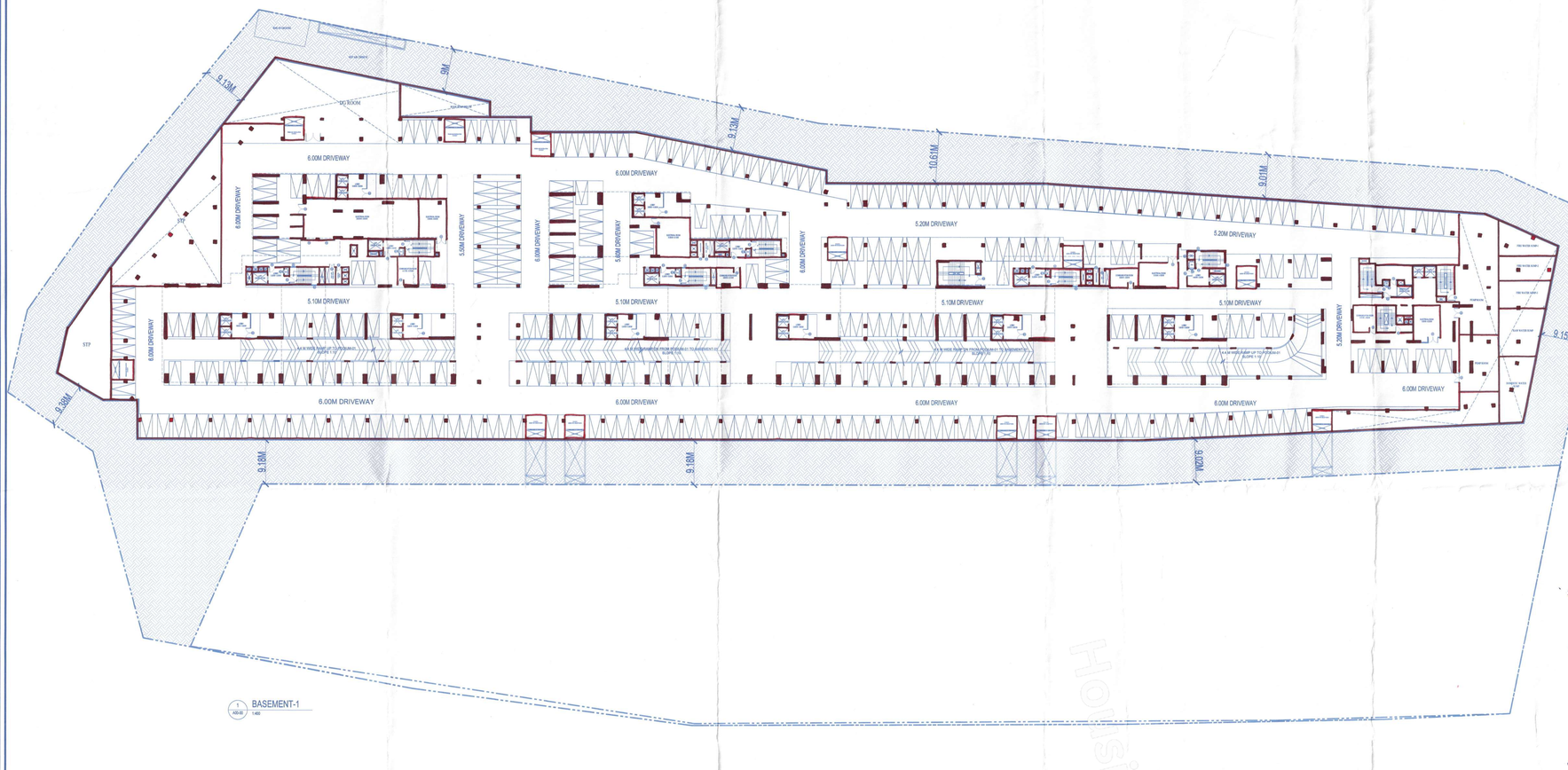
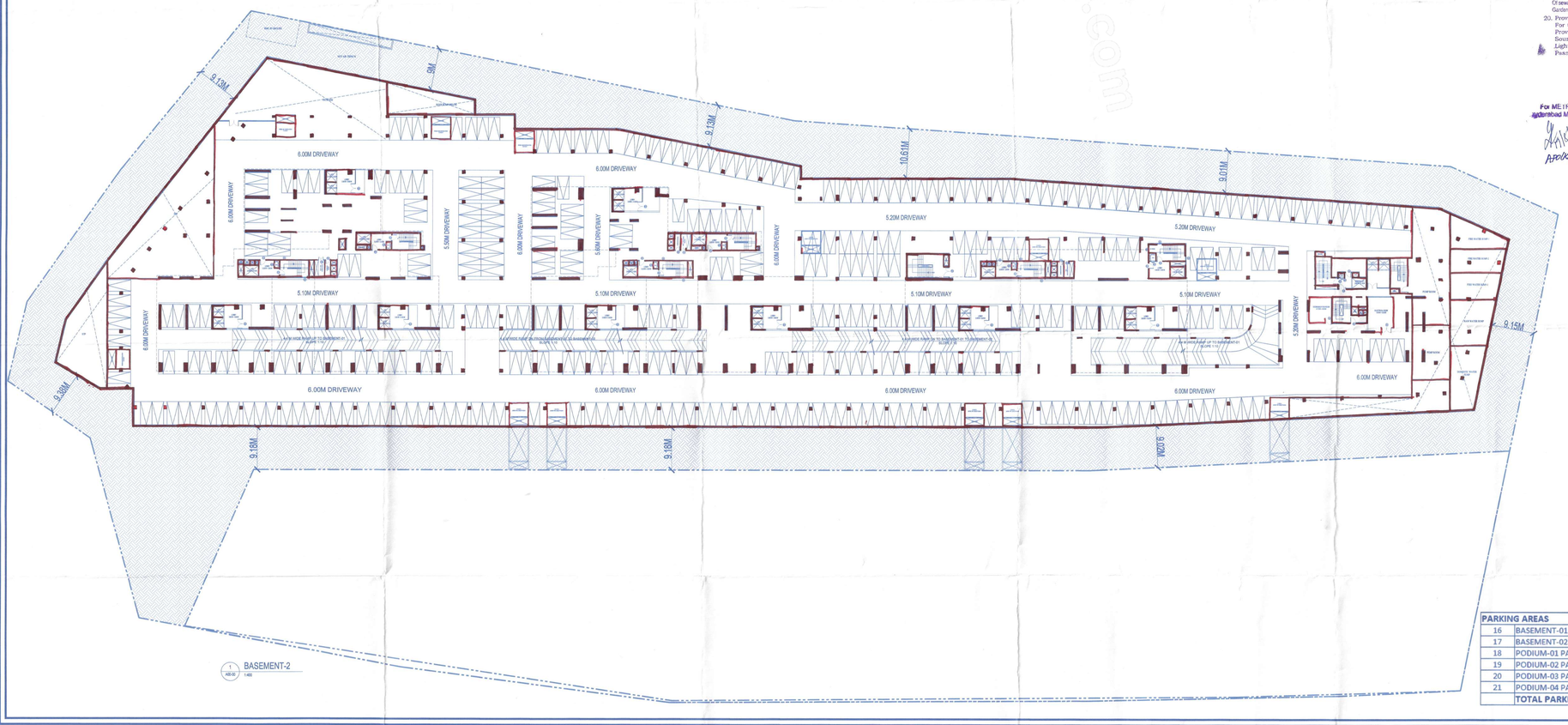


1 BASEMENT-1
A0-01 1:400



1 BASEMENT-2
A0-02 1:400

TECHNICAL APPROVAL IS HERE BY ACCORDED FOR ONLY
DWELLING UNITS UNDER SECTION 20(2) I. II OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT 2008 & FORWARDED TO THE MUNICIPALITY/LOCAL BODY FOR FINAL SANCTION SUBJECT TO CONDITIONS MENTIONED ON APPROVED PLAN
APPLICATION NO. 14071/SKP/P1/9/HMDA/2022 SUBMITTED PLAN
2. All the conditions imposed in Lr. No..... 14071/SKP/P1/9/HMDA/2022 are to be strictly followed.

BE 19/08/2022

3. This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.
4. The local authority shall ensure than ownership clearance (and Urban Land Ceiling/clearance of the site under referenced are in order and should scrupulously follow the Government instructions vide Memo No.1935/I/11/97 MA, dt 18-6-97 before sanctioning and releasing these technical approved building plans.
5. This approval does not confer or accept the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.
6. The Builder/Developer/Owner shall be responsible and ensure the the five safety structural stability requirements of the proposed complex are in accordance with the National Building Code, 2005 Provisions

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/Z D P
8. The Cellar/Stilt parking should not be mis-used for any other purpose.
9. The Builder/Developer should construct sump, drainage as per ISI Standards and to the satisfaction of Municipality in addition to the drainage system available.
10. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.MS. NO: 470 M.A. Dt: 11-7-2006, G.O.M.S.NO. 168 M.A. Dt.; 7-4-2012 AND ITS ENDOWMENTS.
11. 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, 1999.
12. This permission does not bare any public agency include HMDA/Local Body to acquire the lands for public purpose as per Law.
13. Two numbers water type fire extinguisher For every 600 Sq.Mtrs 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 Alarms IS8 specification No.2190-1992.
14. Manually operated and alarm system in the Entire Building; Separate Underground static Water storage tank capacity of 25,000 Lts. capacity Separate Terrace tank of 25,000 ltts Capacity for Residential Buildings, House Keep Down Com
15. Automatic Sprinkler system is to e 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.
16. To create a joint open spaces with the Neighbours building / premises for Manoeuvrability of fire vehicles. No parking Ornamentations shall be made in setbacks area
17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15(e) of A.P Apartments (Promotion Of construction and ownership) rules 1987
18. To provide one entry and on exit To the premises with a minimum Width of 4.5 mtrs and height Clearance of 5 mtrs.
19. To provide sewerage treatment plant for recycling Of sewage water for usage of recycled water for Gardening etc. as per APPCB Norms.
20. Provide Fire resistant swing door 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

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

OFFICE USE :

FILE NO :		DATE :	
PERMIT NO :		DATE :	

OFFICE USE :

CONDITIONS :

1. The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 455 of HMC Act 1955.
2. If construction is not commenced within one year, building application shall be submitted a fresh duly paying required fees.
3. Sanctioned plan shall be followed strictly while making the construction.
4. Sanctioned plan copy as attested by the GHMC shall be displayed at the construction site for public view
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
6. Commencement Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 440 of HMC Act.
7. Occupancy Certificate is compulsory before occupying any building
8. Public Amenities such as water supply, electrical connections will be provided only on production of Occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Toilets shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy Certificate.
12. Rain water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and Grounds approved for parking in the plans should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted of misused for any other purpose at any time in future as per undertaking submitted.
16. No of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Blocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20. The permission accorded does not bar the application of provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer /Builder / Owner to provide service road wherever required with specified standards at Their own cost.
22. A safe distance of minimum 3 cmts. Vertical and Horizontal distance between the Building & High tension Electrical lines and 1.50m for Low tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18 mts road width shall be allowed and only iron grill of Low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the Low height greenery hedge shall be allowed.
25. All Public and semi public buildings above 300 sqmts shall be constructed to provide facilities to physically handicapped persons as per provisions NBC of 2005.
26. The mortgaged builtup area shall be allowed for registration only after Occupancy certificate is produced .vs.or
27. The Registration authority shall register only the permitted builtup area as per sanctioned plan.
28. The Financial Agencies and institutions shall extend loan facilities only to the permitted built-up area as per sanctioned plan.
29. The services like Sanitation, Plumbing , Fire safety requirements, lifts, electrical installations etc, shall be per sanctioned plan.
30. Architect / Structural engineer if changed, the consent of the previous Architect/Structural engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk insurance till the issue of occupancy occupancy certificate (wherever applicable.)
32. As per the undertaking executed in terms of G.O.Ms no.541MA dt.17-11-2000(wherever applicable)
a) The construction shall be done by the owner, only in accordance with sanctioned plan under the strict supervision of the Architect , Structural Engineer and site engineer failing which the violations area liable for demolition besides legal action.
b) The Owner, Builder, Developer, Architect, Structural engineer and Site Engineer area jointly & severely responsible to carry out test complete the constructionstrictly in accordance with sanctioned plan.
c) The Owner, Builder, Developer, Architect, Structural engineer and Site Engineer area jointly & severely and responsible to structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
d) The Owner/Builder, developer, should not deliver the possession of any part of builtup area of the building by way of sale / Lease unless and until Occupancy Certificate is Obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
(i) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
(ii) Structural stability certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
(iii) An extract of the site registers containing inspection reports of Site Engineer, Structural engineer and Architect.
(iv) Insurance Policy for the completed building for a minimum period of three years.
33. Structural safety and Fire safety Requirement shall be the responsibility of the Owner,Builder/Develope, Architect and SE/Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of the India, 2005 We.
(i) To provide one entry and one exit to the premisad with a minimum width of 45mts, and height clearance of 5.00 mts.
(ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
(iii) Provide Generator, as alternate source of electric supply.
(iv) Emergency Lighting in the Corridor / Common passages and staircase.
(v) Two numbers water type fire extinguisher for every 600 sqmts of floor area with minimum of four numbers Fire extinguishers per floor and 5k DCP extinguishers minimum 2nos. each at gengerator nad Transformer area shall be provided as per I.S specification NO.2190-1992.
(vi) Manually operated and alarm system in the entire building.
(vii) Separate Underground static water storage tank capacity of 25,000 ltts capacity.
(viii) Separate Terrace Tank of 25,000 ltts capacity of Residential buildings.
(ix) Hose Reel ,Down Corner.
(x) Automatic Sprinkler system is to be provided if the basement area exceedent 200 sqmts.
(xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
(xii) Transformers shall be protected with 4 hours rating fire resist constructions.
(xiii) To create a joint open spaces with the neighbours building , permisad for manuvverability of fire vehicles. No parking of any constructions shall be made in setbacks area.

PARKING AREAS		
16	BASEMENT-01 PARKING AREA	16024.85
17	BASEMENT-02 PARKING AREA	16495.26
18	PODIUM-01 PARKING AREA	14667.43
19	PODIUM-02 PARKING AREA	13141.62
20	PODIUM-03 PARKING AREA	13141.62
21	PODIUM-04 PARKING AREA	13141.62
	TOTAL PARKING AREA	86612.40

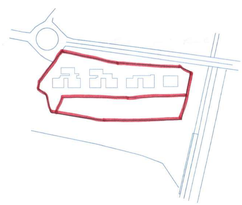
PLAN SHOWING THE PROPOSED MULTI STORIED RESIDENTIAL APARTMENTS (SUB CELLAR + CELLAR + 4 LEVELS PODIUM +CLUB HOUSE+ 38FLOOR'S)
IN SURVEY NO'S : 476/AA1 & 476/AA2 SITUATED AT
MANCHIREVULA VILLAGE,
GANDIPET MANDAL,
RANGA REDDY DISTRICT.

BELONGING TO :
1. M/s. SHRUTI AGRO FARMS PRIVATE LIMITED
REPRESENTED BY ITS DIRECTOR
SRI VISHNU KUMAR KEDIA ,
S/O. SRI. JITENDER KUMAR KEDIA.
2. M/s. SUBHAM TRANSOCEANIC PVT.LTD
REPRESENTED BY ITS DIRECTOR
SRI VISHNU KUMAR KEDIA,
S/O. SRI. JITENDER KUMAR KEDIA
REPRESENTED BY DGPA HOLDER
M/s. SRI ADITYA KEDIA REALTORS LLP.
REPRESENTED BY ITS Designated partners
1. SRI. V. ADITYA REDDY
S/o .SRI. V. KOTA REDDY
2. SRI. JITENDER KUMAR KEDIA
S/o. Sri GULZARI LAL KEDIA

SPECIFICATIONS :

STRUCTURE :	RCC FRAMED STRUCTURE.
SUPER-STRUCTURE :	BLOCK WORK IN C.M.
PLASTERING :	SPONGE FINISH IN C.M.
FLOORING :	(VITRIFIED / CERAMIC) TILE / GRANITE.
DOORS :	HARDWAL WOOD FRAMES WITH SKIN MOULDED/ PANELLEDFLUSH SHUTTERS WITH HINGES, TOWER BOLT, DOOR STOPPER & BUSH.
WINDOWS :	TWO TRACKED POWDER COATED ALUMINIUM / UPVC GLAZED HINGED / SLIDING TYPE.
VENTILATORS :	POWDER COATED ALUMINIUM / UPVC WITH GLAZED LUVRES / FIXED GLASS WITH EXHAUST FAN.
ELECTRIFICATION :	ISI MARKED CABLES USING COPPER WIRING THROUGH CONCEALED PVC CONDUITS.
PLUMBING AND SANITARY FITTING :	AS PER ISO STANDARDS

KEY PLAN



SCHEDULE OF OPENINGS

NOS.	TYPE	DESCRIPTION	SIZE
DOORS			
01.	D1	DOOR	0.9X2.4
02.	D2	DOOR	1.2X2.4
03.	D3	DOOR	1.5X2.4
04.	FD1	FIRE DOOR	1.2X2.1
05.	FD2	FIRE DOOR	1.0X2.1
06.	FD3	FIRE DOOR	0.9X2.1
07.	FD4	FIRE DOOR	1.5X2.1
08.	GL	GLAZING	WIDTH- VARIES HEIGHT- 2.4
09.	GD1	DOOR	1.8X2.4
10.	GD2	DOOR	2.0X2.4
11.	FD5	FIRE DOOR	2.0X2.1
WINDOWS& VENTILATORS			
01.	W1	WINDOW	1.2X1.5
02.	W2	WINDOW	1.8X1.5
03.	W3	WINDOW	0.9X1.5
04.	W4	WINDOW	2.4X1.5
05.	KW	WINDOW	1.5X1.2
06.	KW1	WINDOW	2.0X1.2
07.	KW2	WINDOW	1.2X1.2
08.	SH1	FHC SHAFT DOOR	0.9X1.2
09.	V	VENTILATOR	0.9X0.6
10.	V1	VENTILATOR	0.6X0.6
11.	V2	VENTILATOR	1.8X0.6
12.	V3	VENTILATOR	1.5X0.6
	V4	VENTILATOR	2.75X0.6

REFERENCE :
PROPOSED
EXISTING :
MORTGAGE :

ORIENTATION : N

ARCHITECT'S SIGNATURE :

S. DHAMOTHARAN
REGD. ARCHITECT
CA/2003/31131

STRUCTURAL ENGINEER'S SIGNATURE :

B. Jagadeswara Reddy
License No : 400/StrEngg / TP10/ GHMC

OWNER SIGNATURE :

For SRI ADITYA KEDIA REALTORS LLP
Authorised Signatory

BUILDER SIGNATURE :

For SRI ADITYA HOMES PRIVATE LIMITED
(V. Kota Reddy)
MANAGING DIRECTOR

TITLE

BASEMENT PLANS

SHEET NO: 03/19