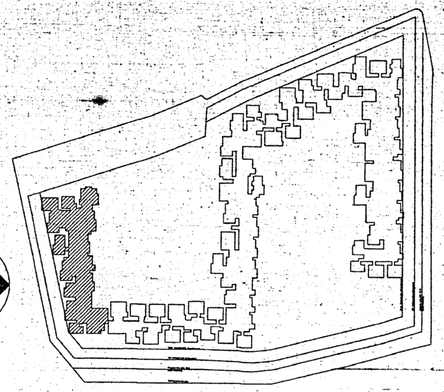
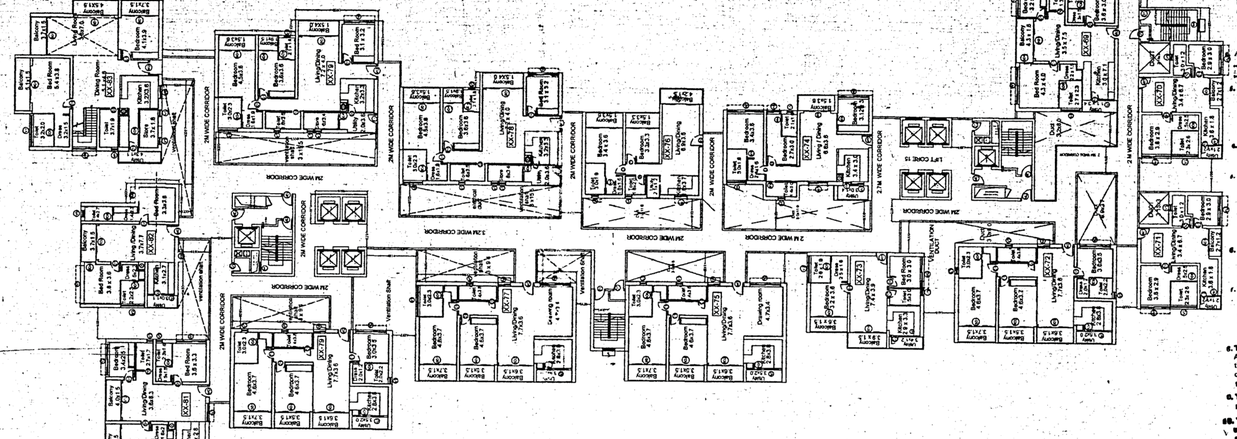
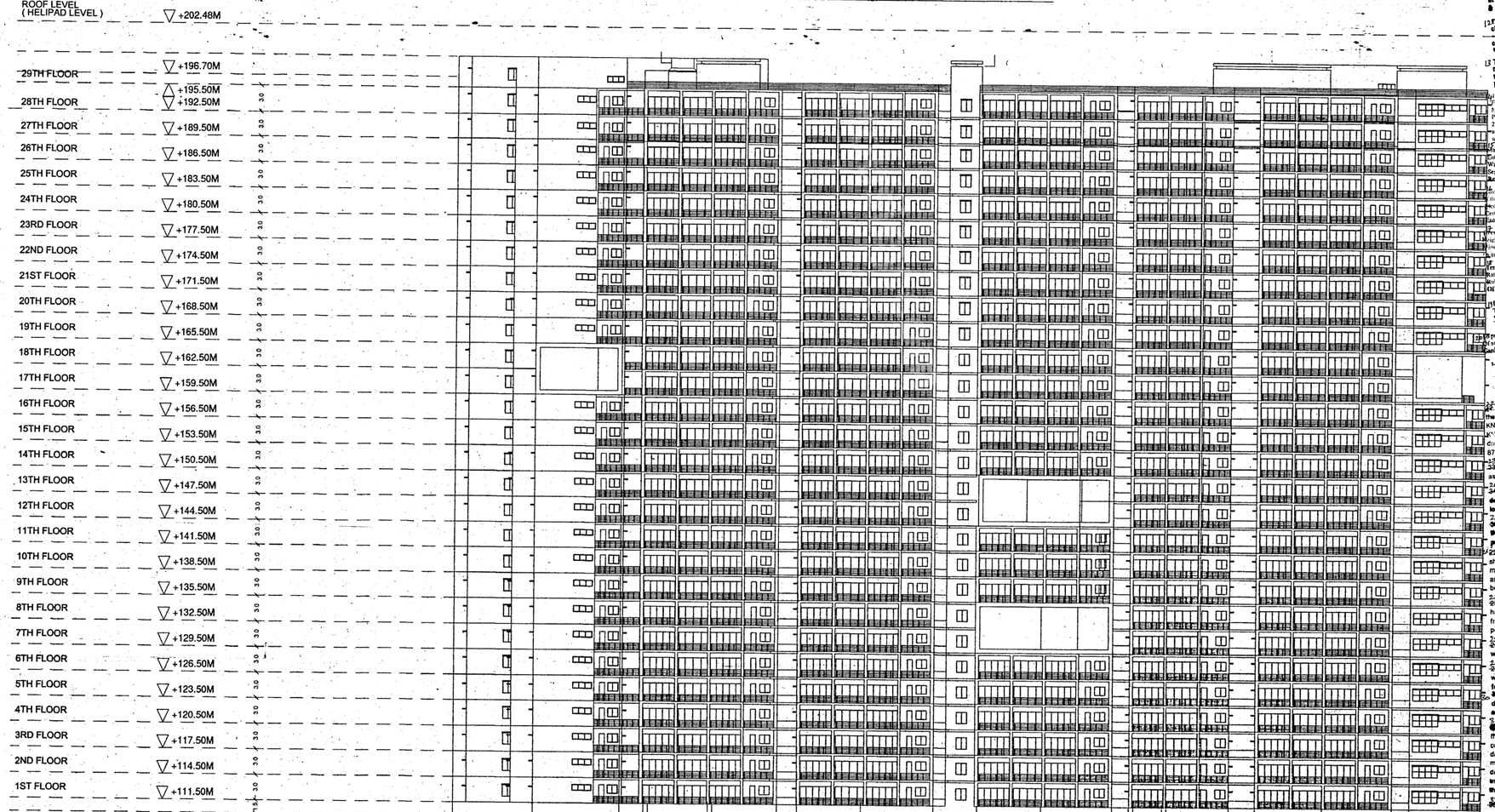
TECHNICAL APPROVAL FOR (EXTENSION) OF ADDITIONAL NINE (9) FLOORS FOR MULTI STORY BLDG. FOR RESIDENTIAL APARTMENTS (ie. 21st FLOORS TO 29th FLOORS)



KEY PLAN



REFERENCE PLAN



4. Technical approval is hereby accorded for only 21 dwelling unit(s) vide No. 641/P/P/HMDA/HO dt. 17-7-2012 and forwarded to the Municipality/Local body for final sanction under section 14 (3) of the Andhra Pradesh Urban Area (Dev) Act, 1975 subject to the conditions mentioned as per plan as per approved plan and Lr. No. 641/P/P/HMDA/2008 All the conditions imposed in Lr. No. 641/P/P/HMDA/2008 are to be strictly followed.

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

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

7. 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. 19331/1/77 MA, dt: 18-5-77, before sanctioning and releasing their technical approved building plans.

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

9. 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 National Building Code, 1983 Provisions.

10. 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.

11. The Cellar/STilt parking should not be misused for any other purpose.

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

11 THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.Ms.No 86 M.A dt 03-03-2008, G.O.Ms.No 171 MA dt 19-4-01 & G.O.M.S No 623 MA Dt 01-12-08

12 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.

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

14 Provide minimum water type fire extinguisher Per 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 rooms shall be provide as per IS13 specification No. 2190-1992.

15 Manually operated and alarm system in the entire building; Separate Underground static Water storage tank capacity of 25,000. Lits. Or Separate Terrace tank of 25,000 lits Capacity for Residential buildings. Hose Reel, Down Comer

16 Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. mtrs Protected wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety

17 Provide a total open spaces with the height of building / premises for movement/entry of fire vehicles. No parking only construction shall be made in setbacks area.

18 Transformers shall be provided with 4 certificating fire resistant constructions as per Rule 15 (c) of A.P Apartments (Promotion of construction and ownership) rules, 1987

19 To provide one entry and one exit To the premises with a minimum Width of 4.5mtrs and height Clearance of 5 mtrs

20 To provide sewerage treatment plant for recycling sewage water for usage of recycled water for gardening etc. as per APPCB Norms.

21 Provide Fire resistant swing doors 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 building is restricted to the live load of 2.0 KN/Sqm for floor slabs, 2 KN/Sqm for terrace, 5 KN/Sqm for parking and 12 KN/Sqm for driveways. The builder the clause 3.3 of IS 875:1987 (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 designed as per the properties given in the IS 1642:1989 and SP(23).

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

23. After forming the B.T. road the applicant shall handover area affected under road widening free of cost to the local body before release of permission.

24. The applicant shall not dispose drainage or waste water in existing water body.

25. The applicant shall pay parking charges whenever Government decides to collect the fee for parking.

26. The builder/developer shall ensure that the deflection, cracks, etc of the structure are within the limits.

27. The architect/designer may be informed that they are wholly responsible for the truthfulness and correctness of the architectural and structural drawings submitted by them, for the methods/structures suggested for the designs and for the safety of structure. An undertaking may be taken from the architect/designer to this effect.

28. The builder/designer may be asked to strictly adhere to IS 456:2000, NBC and other relevant codes.

29. The applicant shall submit the PDCs for the remaining Impact Fees instalments.

30. To submit the PDCs for Impact Fees instalments subject to mortgage the said property in HUDA or 50 % of ground floor (1520 sq.yds) whichever is less to sanctioning authority.

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

32. If PDCs are bounced due to any type of reasons the action will be initiated as per rules.

33. The calculations and amount intimated verbally by this office are correct and holds good.

43. The applicant shall show clear 5% land. are for amenities and provide amenities required for the population proposed.

44. The applicant shall design S.T.P. keeping in view the Population proposed and work out the reuse in area in an efficient manner.

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

37. The work of the building services like sanitation, 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.

38. The Committee felt that the applicant shall provide refuse chute along with proper garbage disposal systems.

43. The applicant is solely responsible for any discrepancies if occurred in future

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

JTO (WS) Sh-hall DC (APCZY)

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:

SOUTH ELEVATION

DEVELOPER

ALIENS DEVELOPERS

Plot # 56 & 57
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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
M.Sc.(Tech), M.E., PhD
LICENSE NO:55

K. GANESH BABU
ME; MIE, PhD, C.Eng.(I)
Structural Engineer
MCH License No. 55

ARCHITECT'S SIGN:

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B.Arch., M.Arch., FIA, AMD
Architect & Env. Designer
CA/95/18625

2. M.J.SRINIVAS
CA/90/12822

SOUTH ELEVATION

Drg.No :- 28 OF (30)