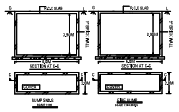
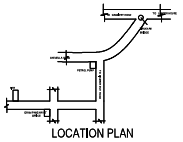
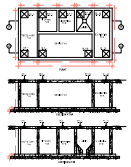
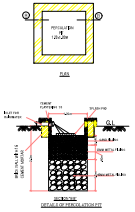




LOCATION PLAN



PLAN OF SEPTIC TANK



PLAN

DETAILS OF PERCOLATION PIT

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Only 142 Dwelling Units in Sy. No: 47/AA2 & 47/AA3 in Bandlaguda(Jagir) Village, Gandipet Mandal, Rangareddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No. 001436/SK/PR1/U6/HMDA/19062017 Dt: ,16-5-2018
2. All the conditions imposed in Lr. No. 001436/SK/PR1/U6/HMDA/19062017 Dt:16-5-2018 are to be strictly followed.
3. 10.00% of Built up area to mortgage an extent of 2070.52 Sq.mtrs in First floor and 5% to an extent of 946.6 sq.mts in Ground and first floor Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No. 3568/2018, 3569/2018 dt:16-04-2018 as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.)
4. The applicant shall construct the Building as per Sanctioned Plan if any deviations made in setbacks, the 10.00% mortgaged Built Up Area forfeited, the technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.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, 1976.
6. 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. 1933/M/97 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 and ownership of site boundary is the responsibility of the applicant.
8. The Cellar floor/Stilt 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: 07-04-2012.
9. The Builder/Developer should construct sump, septic tank and underground drainage as per BIS standards and to the satisfaction of Local Authority /Municipality. In addition to the drainage system Available.
10. That the applicant shall comply the conditions laid down in the G.O.Ms.No. 168 MA Dt: 07-04-2012 and its Amended Government Orders.
11. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per Law.
12. The Builder/Developer/Owner shall be responsible and ensure that the fire safety, structural stability requirements of the proposed com plex are in accordance with the A.P Fire Services Act - 1999.
13. Two numbers water type fire extinguisher For every 600Sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 5Kgs. DCP extinguisher minimum 2No.s each at Generator and Transformer area shall be provide as per alarm BIS specification No. 2190-1992.
14. Manually operated and alarm system in the entire building. Separate Underground Sump Water storage tank capacity of 25,000. Lits. Capacity Separate Terrace tank of 25,000 lits Capacity for Residential buildings. Hose Reel. Down Corner.
15. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. Mtrs Electrical wiring and installation shall be certi fied by the electrical engineers to Ensure electrical fire safety.
16. To created a joint open spaces with the Neighbours building/premises for manoeuvrability of fire vehicles. No parking or any construction shall be made in setbacks area as per G.O.Ms.No. 168 MA Dt: 07-04-2012
17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15 (e) of A.P Apartments (Promotion of constructions and ownership) rules, 1987.
18. If any litigations/discrepancy arises in future regarding ownership documents, the applicant is whole responsible and not made party to HMDA or its employees and plans deemed to be withdrawn and cancelled.
19. The HMWS and SS and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
20. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.
21. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deemed to be withdrawn and cancelled.
22. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
23. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice and action taken as per law.
24. 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 to HMDA and its employees shall not be held as a party to any such dispute/litigations.
25. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
26. In case of Commercial / Industrial / Residential Buildings constructions over 10,000 Sq.mts area and above, provision shall be made in the plans for Sewage Treatment Plant(STP) Which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016.
27.The applicant had executed the gift deed with regard to road affected area to an extent of 898.27Sq.mtrs vide Document no: 3570/2018 dt: 16/04/2018.The local body shall ensure that the gift deed original copy to be handed over to the gram panchayath.
28.The applicant is not entitled to avail any TDR or any other relaxation , since setback concession already availed as per rules in force with regard to Master plan road affected area.

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING (CELLAR, GROUND +5 UPPER FLOORS) IN SY. NO 47/AA2 & 47/AA3, SITUATED IN BANDLAGUDA(JAGIR) VILLAGE, GANDIPETA MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :

MSrinivas Naga Raju and others

DATE : 16-05-2018	SHEET NO: 01/03

AREA STATEMENT HMDA

PROJECT DETAIL:

Authority	HMDA	Plot Use	: Residential
File_No	001436/SK/PR1/U6/HMDA/19062017	Plot SubUse	: Residential Bldg
Application Type	: General Proposal	Plot Nearby Religious Structure	: NA
Project Type	: Building Permission	Land Use Zone	: Residential
Nature of Development	: New	Land SubUse Zone	: NA
Location	: Outside the Hyderabad Urban Development Authority (HUDA)	Abutting Road Width	: 30.00
SubLocation	: New Areas / Approved Layout Areas	Plot No.	: Place of Land
Village Name	: Bandlaguda (Jagir)	Survey No.	: 47/AA2 & 47/AA3
Mandal	: Gandipet	North	: CTS NO -
		South	: CTS NO -
		East	: ROAD WIDTH - 10.5
		West	: CTS NO -

AREA DETAILS :

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7035.17
NET AREA OF PLOT	(A-Deductions)	6738.81
Road Widening Area		898.27
Amenity Area		702.06
Total		1600.33
BALANCE AREA OF PLOT	(A-Deductions)	6038.84
Accessory Use Area		6.00
Vacant Plot Area		3245.69
COVERAGE CHECK		
Proposed Coverage Area (51.69 %)		3482.22
Net BUA CHECK		
Residential Net BUA		18933.79
Proposed Net BUA Area		18933.79
Total Proposed Net BUA Area		18933.79
Consumed Net BUA (Factor)		2.81
BUILT UP AREA CHECK		
MORTGAGE AREA		2070.52
ADDITIONAL MORTGAGE AREA		946.6
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	

Building USES/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
BB (BANDLA)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Cellar + 1 Ground + 5 upper floors

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)	Car		
				Reqd.	Prop.		Reqd./Unit	Reqd.	Prop.
BB (BANDLA)	Residential	Residential Bldg	> 0	1	18933.79	4165.43	1	-	-
	Total :		-	-	-	4165.43	-	0	154

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Car	-	-	154	1732.50	1732.50
Other Parking	-	-	-	-	5111.92
	4165.43			1732.50	6844.42

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

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Net BUA Area (Sq.mt.)	Add Area In Net BUA (Sq.mt.)		Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
			Cutout			Parking	Resi.	Stair	Lift		
BB (BANDLA)	1	22230.99	1698.15		20532.84	6844.42	18933.81	36.83	8.71	18933.81	141
Grand Total :	1	22230.99	1698.15		20532.84	6844.42	18933.81	36.83	8.71	18933.81	141.00

OWNER SIGN	ARCHITECT SIGN	STRL.ENGR
M Srinivas Naga Raju	SRI SRINIVAS ARCHITECTS & ENGINEERS CA/97/2/1998 H.No. 44, Sinagarbasti, Sec-bad	D. PUTRAIAH. M.Tech. (Structures) Lic.No. BO/Strl.Engineer/TP10/GHMC

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