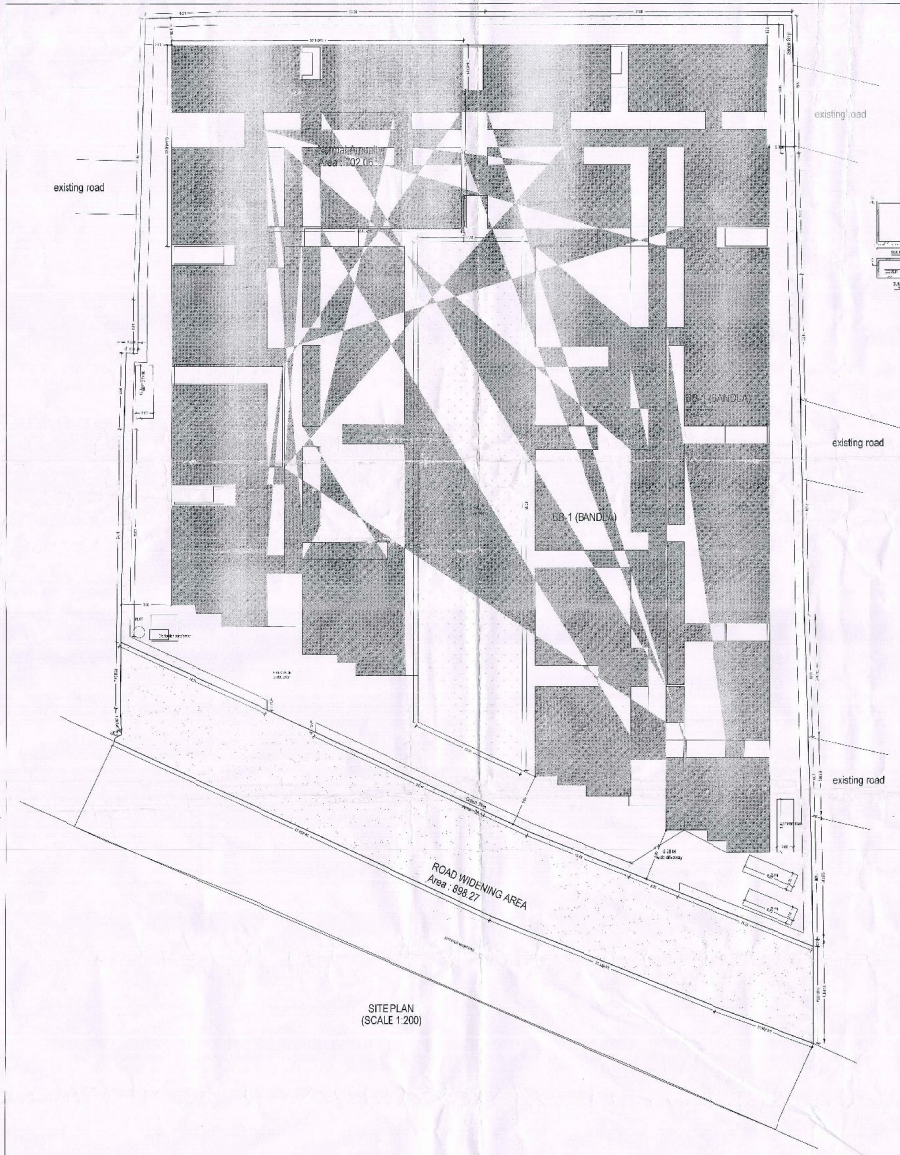
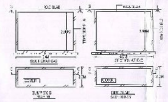
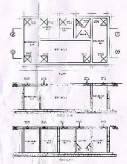
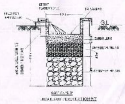




LOCATION PLAN



PLAN OF SEPTIC TANK



1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR only 142 Dwelling Units in Sy. No: 47/AA2 & 47/AA3 in Banclaguda(Jagir) Village, Gachibowli Mandal, Rangareddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No: 00435/SK/R1/R1/S-/HMDA/18062017 Dt:- 16-5-2018
2. All the conditions imposed in Lr. No: 03143/SK/H4/L0/HMDA/19062017 Dt:19-6-2018 are to be strictly followed.
3. 10.00% of Built up area to mortgage an extent of 2270.52 Sq mts 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. 3095/2018, 3096/2018 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 Sanction Plan. Any deviations made in setbacks, the 10.00% mortgaged Built Up Area forfeited, the sanction approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.
5. This approval does not hamper the application of the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.
6. The Municipal authority shall ensure that ownership clearance/ Urban Land Ceiling clearance of the site under reference are in order and should scrupulously follow the Government instructions Vide G.O. No. 193/MA/97 MA, Dt: 18.05.1997 before sanctioning and releasing these technical approved building plans.
7. This approval does not confer or affect the ownership of the site and ownership of the 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: 07-0-2012.
9. The Builder/Developer should construct sump, septic tank and underground drainage as per ISI standards and to the satisfaction of Local Authority/ Municipality. In addition to the drainage system Available.
10. That the applicant shall comply the conditions and duties as 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 complex 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 Powder and 5Kgs. DCP extinguisher minimum (Two in each of Generator and Transformer area shall be provide as per aim in ISI specification no. 2190 - 1992.
14. Manually operated alarm system in the entire building. Separate Underground Sump Water storage tank capacity of 25,000 Ltr. Capacity. Separate Terrace tank of 25,000 ltrs Capacity for Residential buildings.
15. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq Mtrs Electrical wiring and installation shall be carried by the electrical engineers to Ensure electrical fire safety.
16. To create a joint open spaces with the Neighbours to bifurcate premises for manoeuvrability of the vehicles. No parking or any obstacles 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 construction as per Rule 15 (iv) 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 who is responsible and not made party to HMDA or its employees and plans deemed to be withdrawn and cancelled.
19. The HMWS and SB and T & Transco not to provide the permanent connection till obtained 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 U.L.C experts and if any litigation occurs, the technically approved building plans may be withdrawn without any notice and action taken as per law.
24. The applicant/developers 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 disputes/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 rules.
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 treat 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 Rules - 2016.
27. The applicant has executed the gift deed with regard to road widened area to an extent of 898.27Sq mts vide Document no. 3500/2018 dt: 16/04/2018. The local body shall ensure that the gift deed or true copy to be handed over to the given purpose.
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.

Cellar+UG+S UPPER 1st floor (SD) only

GP File No. GPBDY BCLP ...
GP Resolution No. ...
Date 05-03-18

PANCHAYAT SECRETARY
G.P. Bandlaguda Jagir
Rajendranagar Mandal, R.R. Dist.

PROPOSED RESIDENTIAL BUILDING (G+11 FLOORS) GROUND+15 UPPER FLOORS (1 SY. NO.47/AA2 & 47/AA3 SITUATED IN BANCLAGUDA (JAGIR) VILLAGE, GACHIBOWLI MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

SELCO HOTEL

Plot as Layout Regulations

DATE : 16.06.2018 | SHEET NO. 01/02

AREA STATEMENT HMDA

PROJECT DETAIL :			
Authority : HMDA		Plot No. : Residential	
File No : 00435/SK/R1/R1/S-/HMDA/18062017		City Survey No. : Residential Site	
Application Type : Green Proposal		Proposed Use : NA	
Project Type : Building Permission		Zone Use Zone : Residential	
Nature of Development : New		Land Use Zone : NA	
Location : Gachibowli-Hyderabad Urban Development Authority (HUDA)		Abutting Road Width : 30.00	
Sub Location : Non Metro / Peripheral Legal Areas		Plot No. : Piece of Land	
Village Name : Banclaguda (Jagir)		Survey No. : 47/AA2 & 47/AA3	
Mandal : Gachibowli		North : CTS NO -	
		South : CTS NO -	
		East : HOAD WIDTH - 10.0	
		West : CTS NO -	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7035.17
NET AREA OF PLOT	(A-Deductions)	6753.9
Road Widening Area		898.27
Amenity Area		712.06
HUD		1000.00
BALANCE AREA OF PLOT	(A-Deductions)	4804.84
Accessed/Inaccessible Area		0.00
Vacant Plot Area		3364.84
COVERAGE CHECK		
Proposed Coverage Area (51.86 %)		3492.22
Net FAR CHECK		
Residential Net B.U.A		18933.81
Proposed Net B.U.A Area		18933.81
Total Proposed Net BUA Area		18933.81
Consumed Net BUA (Factor)		2.81
BUILT UP AREA CHECK		
MOCK PARKING AREA		2270.52
ADDITIONAL MORTGAGE AREA		946.6
ARCHITECT/ENGINEER/SUPERVISOR (Regd.)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	

Building USE/SUBUSE Details

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

OWNER SIGN	ARCHITECT SIGN	STRUL ENGR
	D. PUTRAIAH. M.Tech., (Structures) Lic.No. SO/Stat Engineer/TP1/C/GHMC	

Required Parking(Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)	Car	
				Reqd.	Prop.		Reqd./Unit	Reqd.	Prop.
BB (BANDLA)	Residential	Residential (Reg)	> 0	1	18933.81	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 B.U.A Area (Sq.mt.)	Add Areas in Net B.U.A (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	36.63	8.71	18933.81	141
Grand Total:	1	22230.99	1698.15		20532.84	6844.42		18933.81	36.63	8.71	18933.81	141.00

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