

1. TECHNICAL APPROVAL IS HERE BY ACCORDING FOR ONLY BLOCK 1, 2 & 4 (1 CELLAR + GROUND + 5 UPPER FLOORS) AND CLUB HOUSE (1 CELLAR + 2 UPPER FLOORS) dwelling Units 531 in GROUND FLOOR and CLUB HOUSE 11 CELLAR + 2 UPPER FLOORS) in SyNo: 54.55 in Bachupali Village, Bachupali Mandal Medchal-Malkajgiri District of HMDA & Forwarded to the Municipality/Local Body for its consideration and action. Application No: 011807/ZOC/R1/U6/HMDA/18052018 (Ref No: 011807/ZOC/R1/U6/HMDA/18052018 (18/5/2018), Dt: 04-05-2019.

2. All the conditions imposed in 011807/ZOC/R1/U6/HMDA/18052018 (18/5/2018) Dt: 04-05-2019.

3. 10% of Built Up Area i.e 6407.32 sq mtrs in GROUND FLOOR Mortgage in favour of the 10% of Hyderabad Metro Development Authority for the Hyderabad Villa Mortgage documents No: 88802 dated 19/04/2019 as per Hyderabad Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012).

4. All the conditions imposed in the Sanctioned Plan if any deviations made in setbacks, the 10.00% mortgaged Built Up Area forfeited, if any technical approved building plans will be withdrawn and cancelled without notice and action taken.

5. This approval does not bar the application of the provision of the Urban Land Ceiling Act.

6. The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference is done, otherwise, should scrapingly follow the procedure mentioned in the Hyderabad Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012).

7. The local authority shall not interfere with the ownership of the site Authority of ownership site boundary is the responsibility of the site Authority.

8. The Builder/Developer/Owner shall be responsible and ensure that the fire safety measures are in accordance with the proposed complex on the accordance with the T.S Fire Services Act - 1999.

9. The Cellar/Silt floor shall be used for parking purpose and should be used for fire safety measures as per the G.O.Ms.No. 168, MA Dt: 07-04-2012.

10. The Builder/Developer should construct sump, septic tank and underground storage tank for the satisfaction of Local Authority/Municipality, in addition to the drainage system available.

11. That the applicant shall comply the conditions laid down in the G.O.Ms.No. 168, Dt: 07-04-2012.

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

13. The applicant shall take all necessary permission from the Fire Services Department for the proposed Apartment complex/Building as per the provisions of A.P. Fire Services Act - 1999.

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

15. Two numbers water type fire extinguisher For every 600sqm. Max floor area which is not more than 1000sqm, except for Generator and Transformer area minimum 2NOs each at Generator and Transformer area be provide as per alarm system.

16. Manually operated and alarm system in the entire building. Separate Underground Sum of Water storage tank capacity of 50000 Lit. Capacity of 50000 Litre tank for fire water storage for Residential buildings. Height: 3m. Design: 3m.

17. Automatic Sprinkler system is to be provided if the basement area exceeds 2000 sq.m. and the fire resistance of the basement shall be certified by the electrical engineers to Ensure electrical fire safety.

18. Transformers shall be provided with 1 hours Rating fire resistance conditions as per Rule 10.1.1 of the A.P. Fire Services Act (Provisions for fire safety and general) rules, 1987.

19. Any litigations/discrepancy arises in future regarding ownership documents, the applicant is whole responsible and not made party to HMDA or its employees.

20. The HMDA and T.S. Trade not be given the permission connection till to get the permission from the concerned authority for the Sanctioned Plan.

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

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

23. If any cases are pending in court of law with regard to the site U/R and have solved the cases then the permission shall be withdrawn and not be renewed or cancelled.

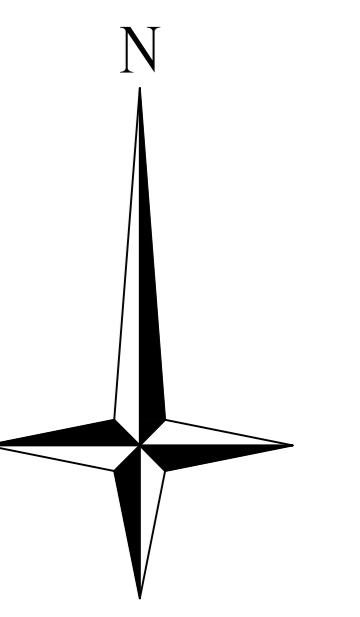
24. The applicant/ developer are the whole responsible if anything happens while constructing the building.

25. The applicant/ developer are the whole responsible if any discrepancy occurs in the ownership documents and ULC expects and if any litigation occurs, the technically superior party will be held responsible for any loss.

26. 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 is handed over to the owner, the developer and the architect shall not be held as a party to any such dispute/ litigations.

27. The HMDA reserves the right to cancel the permission, if it is found that the permission is obtained by false statement, misinterpretation or suppression of any material facts or rule.

28. The HMDA reserves the right to withdraw the permission if any construction 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 site to the treatment plant and shall be provided with a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016.



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

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed Net BUA Area (Sq.mt.)	Total Net BUA Area (Sq.mt)	Dwelling Units (No.)
			Void	Accessory Use	Ramp	Parking			
BLDG (BLOCK 3)	1	1907.60	0.00	0.00	0.00	0.00	1907.60	1907.60	156
BLDG (BLOCK 1)	1	16223.70	515.15	0.00	0.00	19990.37	16223.70	16223.70	132
BLDG (BLOCK 2)	1	2350.04	0.00	0.00	0.00	0.00	2350.04	2350.04	222
BLDG (BLOCK 4)	1	2410.03	0.00	0.00	0.00	0.00	2410.03	2410.03	18
BLDG CLUB HOUSE	1	2659.67	63.88	191.53	0.00	0.00	2238.33	2238.33	14
Grand Total :	5	66623.04	579.03	191.53	111.93	19990.37	66255.70	66255.70	542.00

Required Parking(Table 7a)

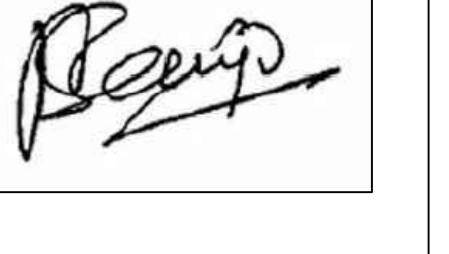
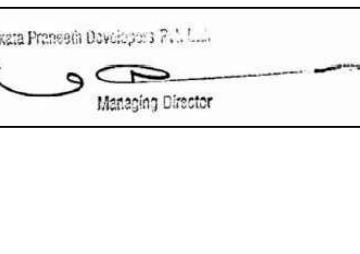
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)	Car
				Reqd.	Prop.		
BLDG (BLOCK 3)	Residential	Residential Bldg	> 0	1	19074.58	4198.41	1
BLDG (BLOCK 1)	Residential	Residential Bldg	> 0	1	16223.68	3569.21	1
BLDG (BLOCK 2)	Residential	Residential Bldg	> 0	1	26309.06	587.99	1
BLDG (BLOCK 4)	Residential	Residential Bldg	> 0	1	2410.05	530.21	1
BLDG CLUB HOUSE	Residential	Residential Bldg	> 0	1	2238.34	492.43	1
Total :			-	-	-	14576.25	-
						1091.25	97

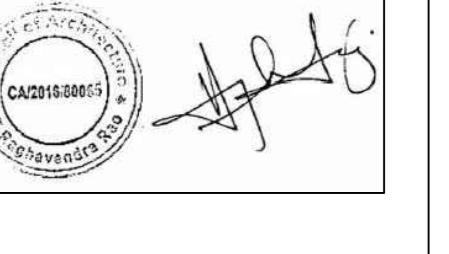
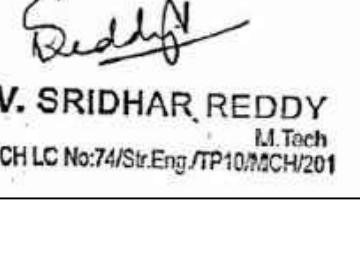
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Car	-	-	97	1091.25	1091.25
Other Parking	-	-	-	-	18899.12
					14576.25
					1091.25
					19990.37

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
BLDG (BLOCK 3)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 5 upper floors
BLDG (BLOCK 1)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Cellar + 1 Ground + 5 upper floors
BLDG (BLOCK 2)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 5 upper floors
BLDG (BLOCK 4)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 5 upper floors
BLDG CLUB HOUSE	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 2 upper floors

OWNER'S SIGNATURE  BUILDER'S SIGNATURE 

ARCHITECT'S SIGNATURE  STR. ENGR. SIGNATURE 

V. SRIDHAR REDDY
MCH LC No:74/StrEng/TP/10/MCH/201

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING CONTAINING BLOCK 1, 2, 3 & 4 (1 CELLAR + GROUND + 5 UPPER FLOORS) AND CLUB HOUSE (1 CELLAR + 2 UPPER FLOORS) IN SyNo: 54.55, SITUATED IN BACHUPALLE VILLAGE, BACHUPALLE MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, T.S.

BELONGING TO : VENKATAPRANEETH DEVELOPERS PVT LTD REP BY K NARENDRAKUMAR

DATE : 04-05-2019 SHEET NO.: 01/12

AREA STATEMENT HMDA

PROJECT DETAIL :
Authority : HMDA Plot Use: Residential
File Number: 011807/ZOC/R1/U6/HMDA/18052018 Plot Sub Use: Residential Bldg
Application Type: General Proposal
Project Type: Building Permission
Nature of Development: New Land Use Zone : NA
Location: Extended area of Erstwhile HUDA (HMDA) Sublocation: New Areas / Approved Layout Areas Abutting Road Width: 18.00
Village Name: Bachpalie LandSub Zone: NA
Mandal : Bachupali Subdivision: NA
South : CTS NO -
East : CTS NO -
West : ROAD WIDTH - 18

AREA DETAILS :
AREA OF PLOT (Minimum) (A) 24281.59
NET AREA OF PLOT (A-Deductions) (A-D) 24281.59
Accessory Use Area 26.75
Vacant Plot Area 12698.84

COVERAGE CHECK :
Proposed Coverage Area (47.59 %) 11556.00
Net BUA CHECK :
Residential Net BUA 66255.71
Proposed Net BUA Area 66255.71
Total Proposed BUA Area 66255.70
Consumer Net BUA Factor 2.73

BUILT UP AREA CHECK :
MORTGAGE AREA 6407.32
ADDITIONAL MORTGAGE AREA 0.00
ARCH / ENGG / SUPERVISOR (Regd) Owner
DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX :
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT