



SITE PLAN
Scale - (1:400)

EXISTING ANTILIA VILLA LAYOUT

PROPOSED SITE

OWNERS LANDSY. NO. 54 & 55

LOCATION PLAN
Not to Scale

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR ONLY BLOCK 1, 2, 3 & 4 (1 CELLAR + GROUND + 5 UPPER FLOORS) AND CLUB HOUSE (1 CELLAR + 2 UPPER FLOORS) dwelling Units 531 in Sq.No: 54.55 in Bachupally Village, Bachupally Mandal, Medchal-Malkajgiri District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vite No 011807/200/R1/U6/HMDA/18052018 (18/5/2018), 30-04-2019
2. All the conditions imposed in 011807/200/R1/U6/HMDA/18052018 (18/5/2018) Dt. 04-05-2019 are to be followed.
3. 10% of Built Up Area i.e. 6407.32 sq mtrs in GROUND FLOOR Mortgage in favour of The M.C. Hyderabad Metropolitan Development Authority, Toranaka, Hyderabad Vide Mortgage deed document No: 8880/2019 Dt: 16/4/2019 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deviations made in setback, the 10.00% mortgaged Built Up Area forfeited, the technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.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. 1933/9/27 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 Authority of ownership site boundary is the responsibility of the applicant.
8. 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 T.S Fire Services Act - 1999.
9. The Cellar/2nd 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.
10. The Builder/Developer should construct sump, septic tank and underground drainage as per ISI standards and to the satisfaction of Local Authority/Municipality.
11. 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.
12. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per Law.
13. 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, 1959.
14. The applicant shall follow the fire service department norms as per act 1999.
15. 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 One at each of Generator and Transformer area to be provide as per ISIRI specification No. 2190-1992.
16. Manually operated and alarm system in the entire building; Separate Underground Sump Water storage tank capacity of 25,000. Ltrs. Capacity. Separate Terrace tank of 25,000 ltrs Capacity for Residential buildings; Hose Reel, Down Corner.
17. Automatic Sprinkler system is to be 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.
18. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15 (a) of A.P. Apartments (Promotion of constructions and ownership) rules, 1987.
19. If any litigations/discrepancy arises in future regarding ownership documents, the applicant is whole responsible and not made partly to HMDA or its employees.
20. The HMDA and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
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 site U/R or how adverse orders, the permission granted shall deemed to be withdrawn and cancelled.
24. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
25. 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.
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 and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations.
27. 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.
28. In case of Commercial / Industrial / Residential Buildings constructions over 10,000 Sq.mtrs 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 provide for a complete and comprehensive system of collection, transportation and disposal of municipal and solid waste strictly in accordance with the solid waste Management Rule - 2016.

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 SURVEY NO. 54, 55 SITUATED AT BACHUPALLY VILLAGE, BACHUPALLY MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, T.S.

BELOWING TO :-
VENKATAPRANEETH DEVELOPERS PVT.LTD. REP BY K NARENDARAKURAM

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

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 011807/200/R1/U6/HMDA/18052018	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Building Permission	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 18.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 54,55
Village Name : Bachupally	North : CTS NO -
Mandal : Bachupally	East : CTS NO -
	West : ROAD WIDTH - 18

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	24281.59
Accessory Plot Area		26.75
Vacant Plot Area		12696.84

COVERAGE CHECK

Proposed Coverage Area (47.59 %)	11556.00
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Net BUA CHECK

Proposed Net BUA	66255.71
Proposed Net BUA Area	66255.71
Total Proposed Net BUA Area	66255.70
Consumed Net BUA (Factor)	2.73

BUILT UP AREA CHECK

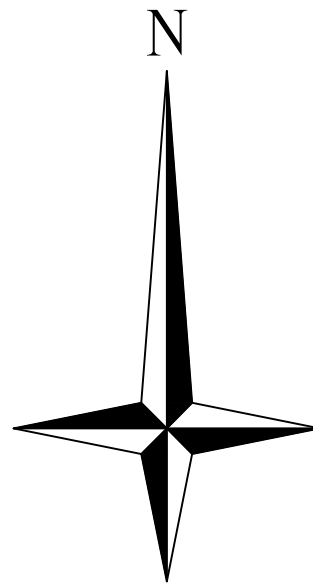
MORTGAGE AREA	6407.32
ADDITIONAL MORTGAGE AREA	0.00
ARCH / ENGR / SUPERVISOR (Regd)	Owner

DEVELOPMENT AUTHORITY

LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	



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	Resi.			
BLDG (BLOCK 3)	1	19074.60	0.00	0.00	0.00	0.00	19074.60		19074.60	156
BLDG (BLOCK 1)	1	16223.70	515.15	0.00	0.00	19999.37	16223.70		16223.70	132
BLDG (BLOCK 2)	1	26309.04	0.00	0.00	0.00	0.00	26309.04		26309.04	222
BLDG (BLOCK 4)	1	2410.03	0.00	0.00	0.00	0.00	2410.03		2410.03	18
BLDG (CLUB HOUSE)	1	2605.67	63.88	191.53	111.93	0.00	2238.33		2238.33	14
Grand Total :	5	66623.04	579.03	191.53	111.93	19999.37	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.		Reqd./Unit	Reqd.	Prop.
BLDG (BLOCK 3)	Residential	Residential Bldg	> 0	1	19074.58	4196.41	1	-	-
BLDG (BLOCK 1)	Residential	Residential Bldg	> 0	1	16223.68	3569.21	1	-	-
BLDG (BLOCK 2)	Residential	Residential Bldg	> 0	1	26309.06	5787.99	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	-	0	97

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	97	1091.25
Other Parking	-	-	-	18899.12
	14576.25		1091.25	1990.37

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

OWNERS SIGNATURE

BUILDER'S SIGNATURE

ARCHITECT'S SIGNATURE

STR. ENGR. SIGNATURE

V. SRIDHAR REDDY
I.E. Tech
MCH/LC No.745/Engr.FPP/10/05/2021