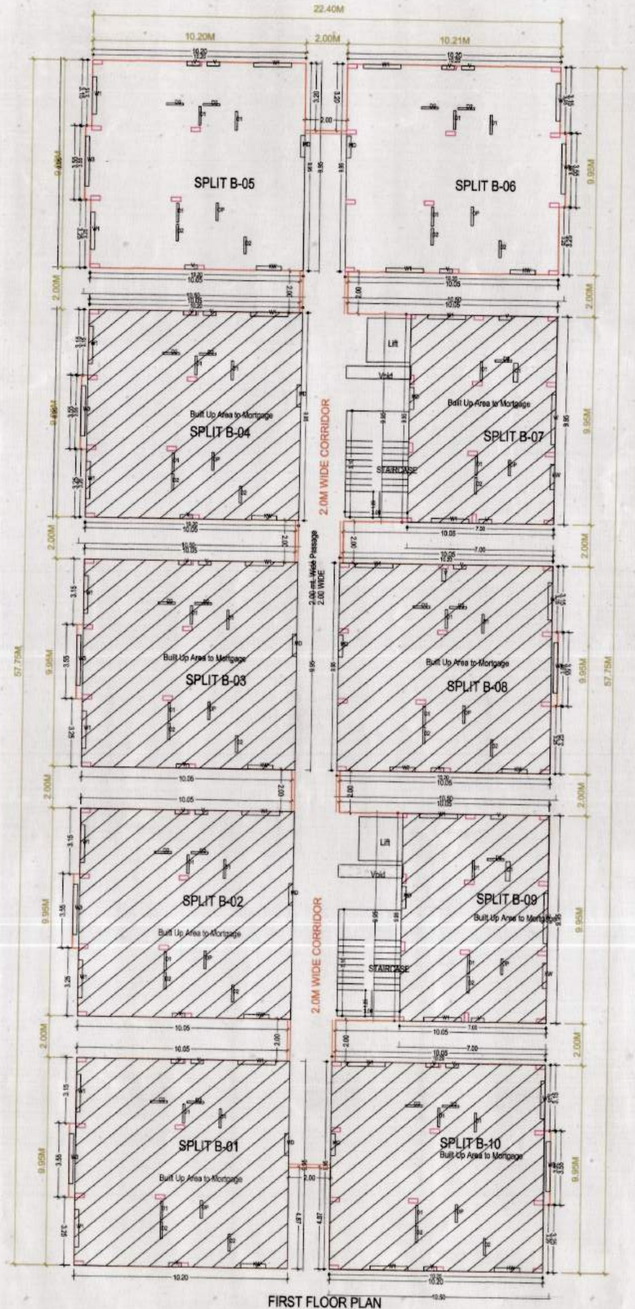
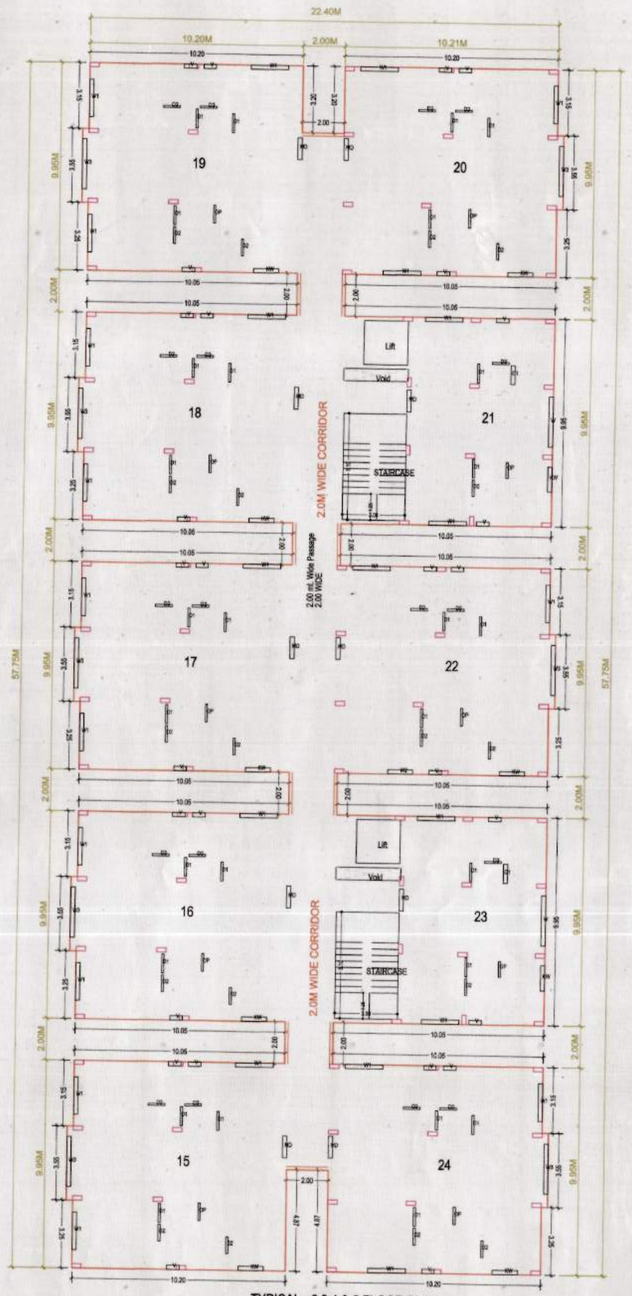


FIRST FLOOR PLAN
(SCALE 1:100)



TYPICAL - 2,3,4 & 5 FLOOR PLAN
(SCALE 1:100)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING APARTMENT CONSISTING OF 5 TOWERS (STILT + 5 UPPER FLOORS EACH TOWER) AND CLUB HOUSE (GROUND + 2 UPPER FLOORS) IN SY .NO.:8 PART, 11 PART & 13 A PART OF BACHUPALLY VILLAGE BACHUPALLY MANDAL, MEDCHAL - MALKAJGIRI DISTRICT.

BELONGING TO : PRANEETH PROJECTS

DATE : 11-01-2017 | SHEET NO.: 03/12

1.TECHNICAL APPROVAL IS HERE BY ACCORDED FOR ONLY 265 Dwelling units of Sy. No: 8 Part, 11 Part & 13 A Part in Bachpalle Village, Bachpalle Mandal, Medchal- Malkajgiri District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No. 000294/MED/R1/U1/HMDA/14102016 Dt: 14-10-2016.
2. All the conditions imposed in Lr. No. 000294/MED/R1/U1/HMDA/14102016 Dt: 14-10-2016 are to be strictly followed.
3.10.00 % of Built Up Area i.e 2691 Sq mtrs in First floor Mortgaged in favour of M.C,Hyderabad metropolitan development authority Tarnaka ,RangaReddy District Vide Mortgage deed document No: 25/2017 Dt:02-01-2017, 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made in setbacks, the 10.00% mortgaged Built Up Area forfeited, the technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.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/II/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 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 A.P Fire Services Act - 1999.
9.The Cellar/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. 10. 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.The Builder/Developer should construct sump, septic tank and under ground drainage as per ISI standards and to 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 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, 1999.
14.The applicant shall follow the fire service department norms as per act 1999.
15.Two numbers water type fire extinguisher For every 5000Sq. 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 be provide as per alarm ISI specification No. 2190-1992.
16.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, Dows 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 (e) 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 party to HMDA or its employees.
20.The HMWS 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 the site UR and have 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. 27. The HMDA reserve the right to cancel the permission,
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.
* The applicant shall follow the conditions mentioned in the Environmental Clearance obtained vide No. SEIAA/TS/OL/RRD/67/2016-3342 dt: 08.03.2017

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority	: HMDA	Plot Use	: Residential
File _No	: 000294/MED/R1/U1/HMDA/14102016	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	: Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width	: 12.00
SubLocation	: Existing Built-Up Areas / Congested Areas	Survey No.	: 8 Part, 11 Part & 13 A Part
Village Name	: Bachpalle	North	: SURVEY NO - 13
Mandal	: Bachpalle (Old Quthbullapur)	South	: Existing building -
		East	: ROAD WIDTH - 12
		West	: Existing building -

AREA DETAILS :

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12883.30
NET AREA OF PLOT	(A-Deductions)	12883.30
Amenity Area		654.26
Total		654.26
BALANCE AREA OF PLOT	(A-Deductions)	12229.04
AccessoryUse Area		9.00
Vacant Plot Area		7364.64
COVERAGE CHECK		
Proposed Coverage Area (42.77 %)		5509.66
Net BUA CHECK		
Residential Net BUA		26869.87
Proposed Net BUA Area		26869.87
Total Proposed Net BUA Area		26869.87
Consumed Net BUA (Factor)		2.09
BUILT UP AREA CHECK		
MORTGAGE AREA		33159.13
		2691.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Building USE/SUBUSE Details

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

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	Parking	Resi.		
PROP (TOWER 5)	1	4723.21	27.83	879.83	3815.55	3815.55	40
PROP (TOWER 4)	1	6465.40	27.83	1203.62	5233.95	5233.95	50
PROP (TOWER 3)	1	6453.87	0.00	1264.52	5189.35	5189.35	55
PROP (TOWER 2)	1	6923.47	22.32	1293.90	5607.25	5607.25	50
PROP (TOWER 1)	1	7769.29	0.00	1569.40	6199.80	6199.80	70
PROP (CLUB HOUSE)	1	823.90	0.00	0.00	823.90	823.90	04
Grand Total :	6	33159.14	77.98	6211.35	26869.80	26869.80	269.00

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)	Car		
				Reqd.	Prop.		Reqd./Unit	Reqd.	Prop.
PROP (TOWER 5)	Residential	Residential Bldg	> 0	1	3815.56	839.42	1	-	-
PROP (TOWER 4)	Residential	Residential Bldg	> 0	1	5233.96	1151.47	1	-	-
PROP (TOWER 3)	Residential	Residential Bldg	> 0	1	5189.37	1141.66	1	-	-
PROP (TOWER 2)	Residential	Residential Bldg	> 0	1	5607.26	1233.60	1	-	-
PROP (TOWER 1)	Residential	Residential Bldg	> 0	1	6199.82	1363.96	1	-	-
PROP (CLUB HOUSE)	Residential	Residential Bldg	> 0	1	823.91	181.26	1	-	-
	Total :		-	-	-	5911.37	-	0	168

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Car	-	-	168	1890.00	1890.00
Other Parking	-	-	-	-	4321.35
	5911.37		1890.00		6211.35

రంగారెడ్డి జి. జిల్లా / మేడ్చల్ మండలం బాచుపల్లి గ్రామ పంచాయతీ పరిధిలో సర్వే నెం. 155 92 లో గల 13.00 ఎకరాల భూమిలో 1994 సెప్టెంబర్ 121 GO Ms No.87 మేనావుపరిధిలో మంజూరు అయిన లేఔట్ లో ప్లాట్ నెం. 11 లో ప్రతిపాదించిన 26-02-2002 తేదీన GOMS No.168 MA,UD తేదీ 7-04-2012 అనుసరించి నిర్మించే నివాస సముదాయం కొరకు తేదీ 3/6/17 నుండి 2/6/20 వరకు మరియు నివాస సముదాయం లో 6 / 17 నెలల 18 రోజుల 3/6/17 నుండి 1784293/- రూపాయలకు అనుగుణంగా ఆన్లైన్ లో అనుమతి ఇవ్వడమైనది.

EXECUTIVE OFFICER
(Panchayath Secretary)
Grama Panchayat Bachupally,
Quthbullapur (M), Medchal (Dist.)

Name : K YASWANTHA RAO
Designation : Assistant Planning Officer

Name : G JAYA LAKSHMI
Designation : Planning Officer

Name : K VIDYADHAR
Designation : Director

OWNER SIGNATURE:
For SAMA CAPITAL WORKS PVT. LTD
Signature
Director

BUILDER SIGNATURE:
Director
For PRANEETH PROJECTS
Partner

ARCHITECT SIGNATURE:
Name & Address
B. DHAMOTHARAN
REGD. ARCHITECT
(PROPRIETOR)

STRUCTURAL ENGINEER SIGNATURE:
NAGARAJU SUPERNUMERARY
Licensed Structural Engineer
L.S.No. 118/Str Engineer/HMDA/2/2012

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