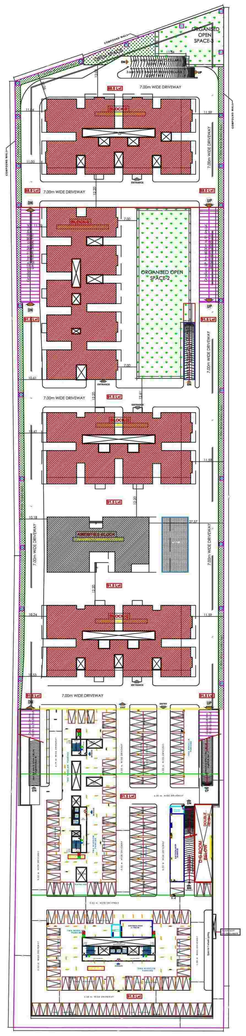
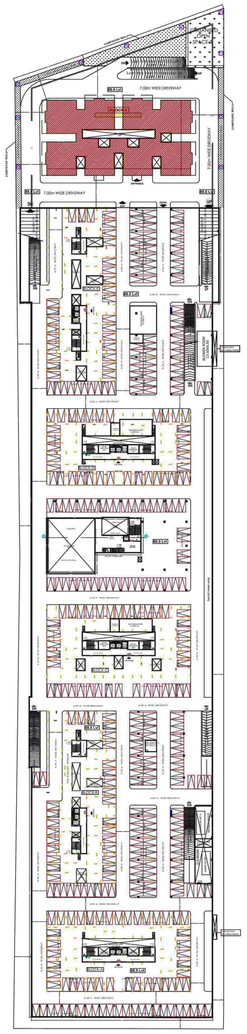
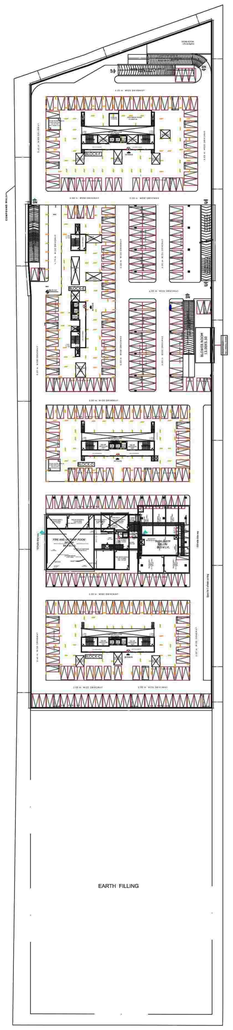
SITE PLAN
(SCALE 1:800)



BASEMENT -1 FLOOR PLAN
(91.5 LVL)
(SCALE 1:800)



BASEMENT -2 FLOOR PLAN
(88.0 LVL)
(SCALE 1:800)



BASEMENT -3 FLOOR PLAN
(84.50 LVL)
(SCALE 1:800)

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR ONLY 674 Dwelling Units and amenities block in Sy.No: 31/PART,37/2 in Kokapet Village, Gandipet Mandal, Ranga Reddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan / CORRECTED PLAN Vide No. 007990/SKP/R1/U6/HMDA/03022018 Dt:06-10-2018.

2. All the conditions imposed in L.r. No. 007990/SKP/R1/U6/HMDA/03022018 Dt: 06-10-2018, are to be strictly followed.

3. 10.27% of Built up area to mortgage an extent of 10792.26 Sq.mts in (Flat nos.G-02, G-03, G-04, G-05, G-06, G-07, G-08, on Ground floor, 101, 102, 103, 104, 105, 106, 107, 108 on First floor in Block-A , G-01, G-02, G-03, G-04, G-05, G-06, G-07, G-08, G-09, G-10 on Ground floor, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110 on First floor in Block-B, G-01, G-02, G-03, G-04, G-05, G-06, G-07, G-08 on Ground floor, 101, 102, 103, 104, 105, 106, 107, 108 on First floor in Block-C, G-02, G-03, G-04, G-05, G-07, G-08 on Ground floor, 101, 102, 103, 104, 105, 106, 107, 108 on First floor in Block-D, G-01, G-02, G-03, G-04, G-05, G-07, G-08, G-09, G-10 on Ground floor, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110 on First floor in Block-E, G-01, G-02, G-03, G-05, G-06, G-07, G-08 on Ground floor, 103, 104, 105, 106 on First floor in Block-F) Mortgaged in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority, Vide Document No.804 1/2016 dt:21-06-2016 as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.)

4. This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

5. 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. 19333/91/ MA, Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.

6. This approval does not confer or effect the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.

7. The Builder/Developer/Owner shall be responsible and ensure that the fire saf ety, structural stability requirements of the proposed complex are in accordance with the National Building Code, 1983 Provisions.

8. The Commissioner of Municipality/Local Authority should physically take over the land shown in Road widening at free of cost before releasing Building Permission as per statutory Master Plan/Z.D.P.

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, drainage as per ISI standards and to the satisfaction of Municipality in addition to the drainage system available.
11.That the applicant shall comply the conditions laid down. G.O.MS NO.470 M.A Dt:8-7-2008, G.O.MS NO.168 M.A Dt:7-4-2012 and its amendments.

12.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.

13.This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per Law.
14.Two numbers water type fire extinguisher For every 6000sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 5Kgs. DCP extinguis her minimum 2Nos.s each at Generator and Transformer area shall be provide as per ailarm ISI specification No. 2190-1992.

15.Manually operated and alarm system in the entire building, Seperate Underground static Water storage tank capacity of 25,000. Lits. Capacity Separate Terrace tank of 25,000 lits Capacity for Residential buildings. Hose Reel, Down Corner.

16.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.

17.To created a joint open spaces with the Neighbours building/premises for Manoeverability of fire vehicles. No parking or any construction shall be made in setbacks area.

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.To provide one entry and one exit to the premises with minimum Width of 4.5 Mtrs and height clearance of 5 Mtrs.

20.To provide sewerage treatment plant for recycling of sewage water for usage of recycled water for Gardening etc. As per APPCB Norms.

21. Provide fire resistant swing 0001 for the collapsible life in all floors, provide generator, as alternate source of electricit supply, Emergency lighting in the corridors/common passage and stair cases.

22. 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.

23.The HMWS and SB and T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

24.The HMWS and SB and T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

25.In case of Commersial / 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.
26.The applicant should comply the conditions laid down by the Airports Authority of India ,SEIAA,Irrigation Dpeartment and T.S State Disaster Response & Fire Services Department.
27.The applicant shall submit the revised Fire NOC as per the architectural plan before release of the Occupancy certificate from HMDA.

PLAN SHOWING THE PROPOSED RESIDENTIAL M.S.B (3CELLAR+GROUND+12UPPER FLOORS) IN SY.NO/S.31/PART,37/2 SITUATED AT KOKAPET VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-

M/S. FRONTLINE BUILDERS & OTHERS REP BY ITS PARTNER THAMMI REDDY SREEHARI REDDY

DATE : 06-10-2018	SHEET NO. : 01/14

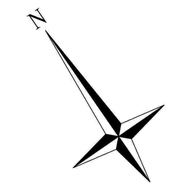
AREA STATEMENT HMDA

PROJECT DETAIL :

Authority	: HMDA	Plot Use	: Residential
File Number	: 007990/SKP/R1/U6/HMDA/03022018	Plot SubUse	: Residential Bldg
Application Type	: General Proposal	PlotNearbyReligiousStructure	: NA
Project Type	: Multistoried buildings	Land Use Zone	: Residential
Nature of Development	: New	Land SubUse Zone	: NA
Location	: Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width	: 45.00
SubLocation	: New Areas / Approved Layout Areas	Survey No.	: 31/PART,37/2
Village Name	: Kokapet	North	: -
Mandal	: Gandipet	South	: -
		East	: -
		West	: -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	28328.01
NET AREA OF PLOT	(A-Deductions)	27719.66
AccessoryUse Area		9.00
Vacant Plot Area		19229.42
COVERAGE CHECK		
Proposed Coverage Area (30.6 %)		8481.24
Net BUA CHECK		
Residential Net BUA		105063.84
Proposed Net BUA Area		105355.73
Total Proposed Net BUA Area		105355.75
Consumed Net BUA (Factor)		3.80
BUILT UP AREA CHECK		
MORTGAGE AREA		10792.26
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

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



Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)	Car		
				Reqd.	Prop.		Reqd./Unit	Reqd.	Prop.
BLOCK A (RESIDENTIAL)	Residential	Residential Bldg	> 0	1	16861.45	3709.52	1	-	-
BLOCK E (RESIDENTIAL)	Residential	Residential Bldg	> 0	1	18514.96	4073.29	1	-	-
AMENITIES (BLOCK)	Residential	Residential Bldg	> 0	1	2939.50	690.20	1	-	-
BLOCK B (RESIDENTIAL)	Residential	Residential Bldg	> 0	1	18514.96	4073.29	1	-	-
BLOCK C (RESIDENTIAL)	Residential	Residential Bldg	> 0	1	15692.09	3452.26	1	-	-
BLOCK D (RESIDENTIAL)	Residential	Residential Bldg	> 0	1	15686.68	3451.07	1	-	-
BLOCK F (RESIDENTIAL)	Residential	Residential Bldg	> 0	1	16854.19	3707.92	1	-	-
Total :			-	-	-	23157.55	-	0	836

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Car	-	-	836	9405.00	9405.00
Other Parking	-	-	-	-	36327.29
	23157.55			9405.00	45732.29

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
BLOCK A (RESIDENTIAL)	Residential	Residential Bldg	NA	Highrise	2 Cellar + 1 Ground + 12 upper floors
BLOCK E (RESIDENTIAL)	Residential	Residential Bldg	NA	Highrise	1 Ground + 12 upper floors
AMENITIES (BLOCK)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 3 upper floors
BLOCK B (RESIDENTIAL)	Residential	Residential Bldg	NA	Highrise	1 Ground + 12 upper floors
BLOCK C (RESIDENTIAL)	Residential	Residential Bldg	NA	Highrise	1 Ground + 12 upper floors
BLOCK D (RESIDENTIAL)	Residential	Residential Bldg	NA	Highrise	1 Ground + 12 upper floors
BLOCK F (RESIDENTIAL)	Residential	Residential Bldg	NA	Highrise	1 Cellar + 1 Ground + 12 upper floors

Net BUA & Dwelling Units Details (Table 4c-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.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)	Carpet Area other than Dwelling Unit
			Cutout		VShaft	Void	Accessory Use	Parking	Resi.			
BLOCK A (RESIDENTIAL)	1	16963.21	0.00	16963.21	0.00	101.78	1347.86	27774.92	16861.43	17153.32	103	109.04
BLOCK E (RESIDENTIAL)	1	19277.60	0.00	19277.60	0.00	762.58	0.00	0.00	18515.02	18515.02	129	112.31
AMENITIES (BLOCK)	1	3057.71	0.00	3057.71	0.00	118.21	0.00	0.00	2939.50	2939.50	04	0.00
BLOCK B (RESIDENTIAL)	1	19277.60	0.00	19277.60	0.00	762.58	0.00	0.00	18515.02	18515.02	129	112.31
BLOCK C (RESIDENTIAL)	1	15831.83	0.00	15831.83	0.00	139.75	0.00	0.00	15692.08	15692.08	103	83.87
BLOCK D (RESIDENTIAL)	1	15791.05	0.00	15791.05	0.00	104.32	0.00	0.00	15686.73	15686.73	103	83.87
BLOCK F (RESIDENTIAL)	1	16968.64	5.72	16962.92	486.18	108.68	0.00	16258.63	16854.24	16854.24	103	83.87
Grand Total :	7	107167.64	5.72	107161.92	486.18	2097.90	1347.86	44033.54	105064.02	105355.91	674.00	585.27

Name : BV KRISHNA KUMAR
Designation : JPO
Date : 24-Nov-2018 18:14:39

Name : SRIDEVI KOLLI
Designation : Planning Officer
Date : 26-Nov-2018 17:10:53

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE