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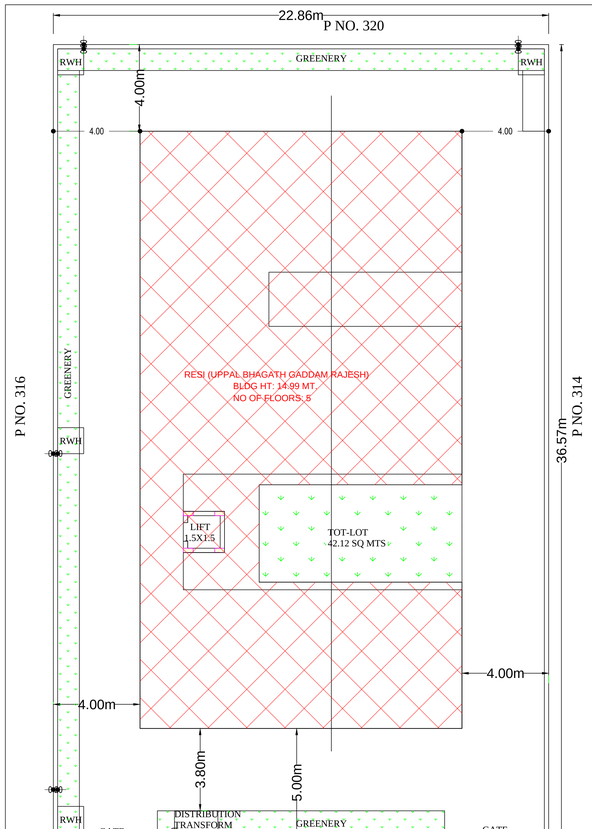
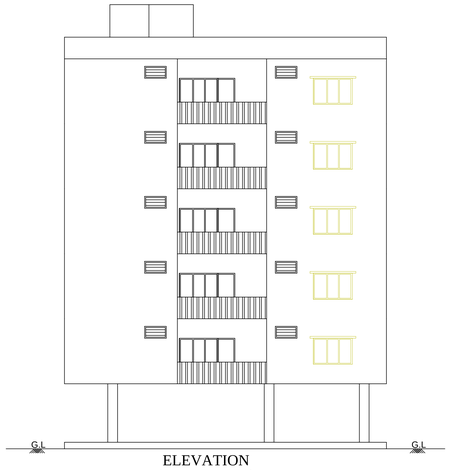
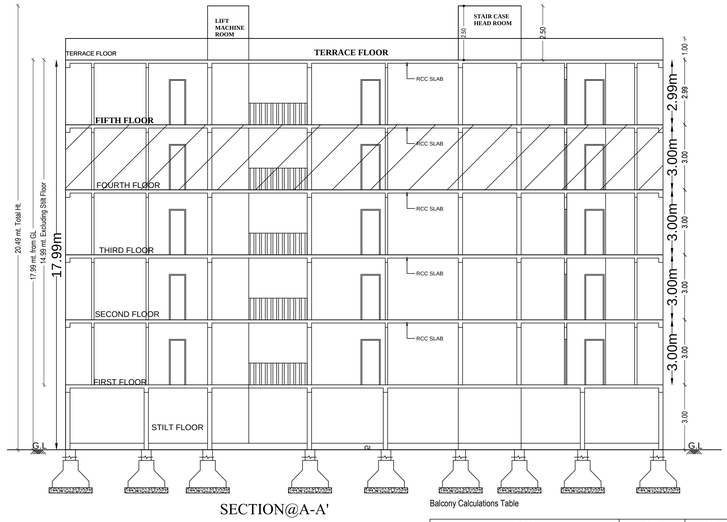


SITE PLAN
(SCALE 1:100)



ELEVATION
(SCALE 1:100)



SECTION@A-A'
(SCALE 1:100)

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - FIRST, SECOND, THIRD & FIFTH FLOOR PLAN	1.20 X 4.63 X 1 X 4	22.24	56.84
	1.20 X 3.20 X 1 X 4	15.36	
	1.20 X 4.01 X 1 X 4	19.24	
FOURTH FLOOR PLAN	1.20 X 4.63 X 1 X 1	5.56	14.21
	1.20 X 3.20 X 1 X 1	3.84	
	1.20 X 4.01 X 1 X 1	4.81	
Total	-	-	71.05

1. TECHNICAL APPROVAL IS HERE BY ACCORDED in RESIDENTIAL BUILDING/APARTMENT CONSISTING OF 5(Stilt+Supper floors in Plot No. 315 in Sy.Nos. 1TO40,282TO368,369(P),370TO373,374(P) 375TO387,395TO 401, 454, 456TO459, 505(P), 510TO564, in Uppal Bhagath Village, Uppal Mandal, Medchal-Malkajgiri District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No: 047575/GHT/R1/U6/HMDA/27072021 dt:11 April, 2022.
2. All the conditions imposed in Lr no.047575/GHT/R1/U6/HMDA/27072021 Dt: 11 April, 2022 are to be strictly followed.
3. The applicant has mortgaged 10.00% to an extent 162.22 sq. mts in fourth floor in favour of MC, HMDA vide mortgage deed no: 65 of 2022, dt: 04.01.2022 , SRO Uppal
4. The applicant shall construct the Building as per Sanctioned Plan if any deviations made in setbacks, the technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.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 and ownership of site 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: 07-04-2012.
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 laid down in 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. To created a joint open spaces with the Neighbours building/premises for manoeuvrability of fire vehicles. No parking or any construction shall be made in setbacks area as per G.O.Ms.No. 168 MA Dt: 07-04-2012.
13. If any litigations/discrepancy arises in future regarding ownership documents, the applicant is whole responsible and not made party to HMDA or its employees and plans deemed to be withdrawn and cancelled.
14. The HMWS and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
15. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.
16. 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.
17. The applicant/ developer are the whole responsible if anything happens/ while constructing the building .
18. 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 and action taken as per law.
19. 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 to HMDA and its employees shall not be held as a party to any such dispute/ litigations.
20. 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.
21. 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.
22. 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.
23. 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 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.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL BLDG/APARTMENT CONSISTING OF 1STILT + 5 UPPER FLOORS IN PLOT NOS 315 IN SURVEY NO. 1TO40,282TO368, 369(P), 370 TO 373,374(P) 375TO387,395TO 401, 454, 456TO459, 505(P), 510TO564, OF UPPAL BHAGAT VILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT T .T.S.

BELONGING TO:-
G. RAJESH AND G. RITESH

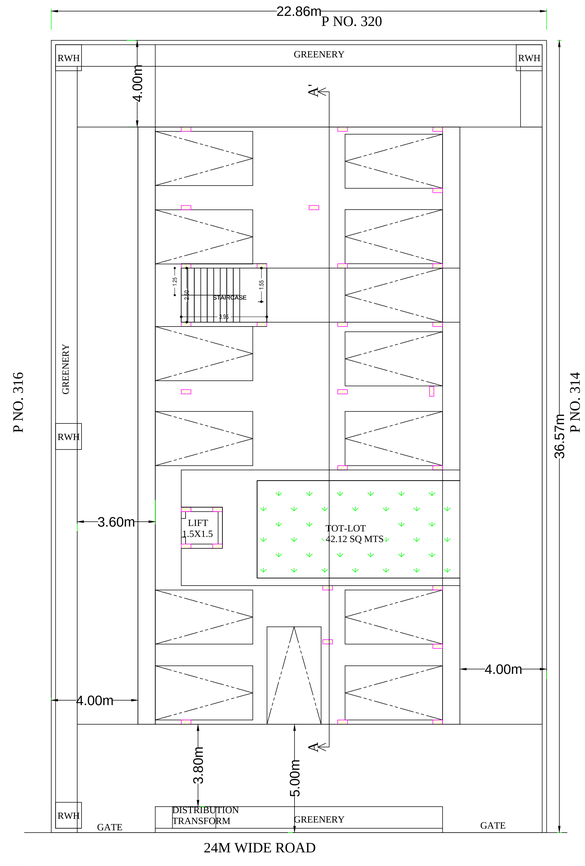
DATE : 11/04/2022 | SHEET NO.: 01/01

AREA STATEMENT

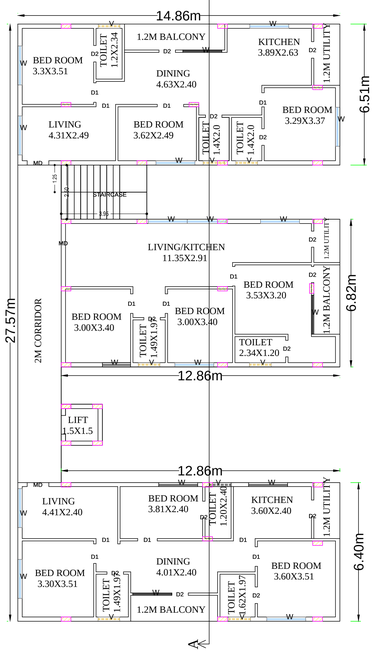
PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 047575/GHT/R1/U6/HMDA/27072021	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Building Permission	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Village : Uppal Bhagat	Sy No. 1TO40,282TO368,369(P), 370TO373,374(P) 375TO387,395 TO 401,454,456TO459, 505(P),510TO564
Mandal : Uppal	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	835.99
NET AREA OF PLOT	(A-Deductions)	835.99
Accessory/Use Area		2.00
Vacant Plot Area		466.39
COVERAGE CHECK		
Proposed Coverage Area (43.97 %)		367.60
Net BUA CHECK		
Residential Net BUA		1611.77
Proposed Net BUA Area		1639.89
Total Proposed Net BUA Area		1639.89
Consumed Net BUA (Factor)		1.96
BUILT UP AREA CHECK		
MORTGAGE AREA		162.22
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

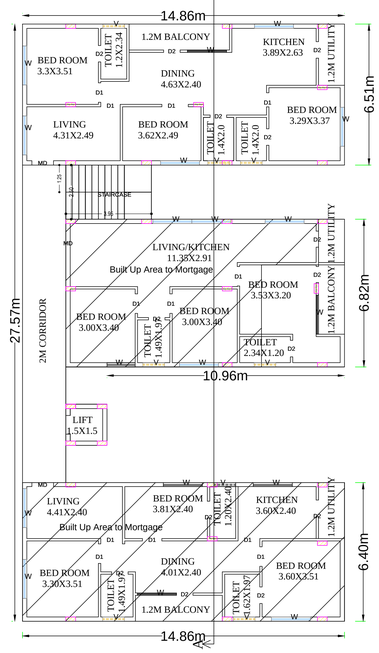
COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA



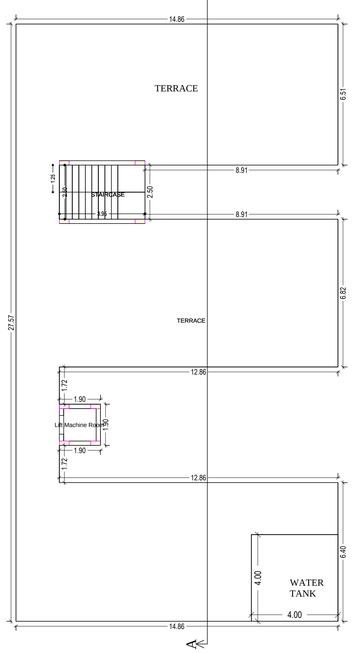
STILT FLOOR PLAN
(SCALE 1:100)



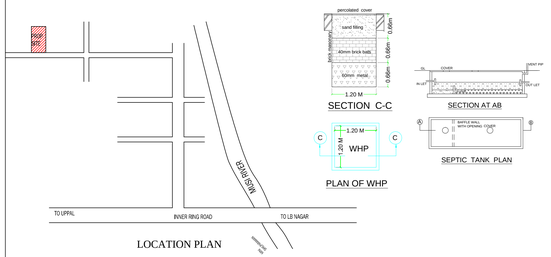
TYPICAL FIRST, SECOND, THIRD,
& FIFTH FLOOR PLAN
(SCALE 1:100)



FOURTH FLOOR PLAN
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



LOCATION PLAN

Required Parking

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)
				Required	Proposed	
RESI (UPPAL BHAGATH GADDAM RAJESH)	Residential	Residential Bldg	> 0	1	1611.77	354.59
	Total :		-	-	-	354.59

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
RESI (UPPAL BHAGATH GADDAM RAJESH)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Stilt + 5 upper floors

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESI (UPPAL BHAGATH GADDAM RAJESH)	D2	0.76	2.10	70
RESI (UPPAL BHAGATH GADDAM RAJESH)	D1	0.90	2.10	60
RESI (UPPAL BHAGATH GADDAM RAJESH)	MD	1.00	2.10	15

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESI (UPPAL BHAGATH GADDAM RAJESH)	V	1.00	0.55	40
RESI (UPPAL BHAGATH GADDAM RAJESH)	W	1.30	1.20	05
RESI (UPPAL BHAGATH GADDAM RAJESH)	W	1.56	1.20	05
RESI (UPPAL BHAGATH GADDAM RAJESH)	W	1.80	1.20	80

Building :RESI (UPPAL BHAGATH GADDAM RAJESH)

Floor Name	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.)
		Parking	Resi.		
Stilt Floor	367.58	355.45	0.00	12.13	00
First Floor	322.35	0.00	322.35	322.35	03
Second Floor	322.35	0.00	322.35	322.35	03
Third Floor	322.35	0.00	322.35	322.35	03
Fourth Floor	322.35	0.00	322.35	322.35	03
Fifth Floor	322.35	0.00	322.35	322.35	03
Terrace Floor	16.00	0.00	0.00	16.00	00
Total :	1995.32	355.45	1611.75	1639.88	15
Total Number of Same Buildings :	1				
Total :	1995.32	355.45	1611.75	1639.88	15

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.)
			Parking	Resi.			
RESI (UPPAL BHAGATH GADDAM RAJESH)	1	1995.33	355.45	1611.75	1639.88		15
Grand Total :	1	1995.33	355.45	1611.75	1639.88		15.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Total Car	-	354.59	12	135.00	135.00
Visitor's Car Parking	-	-	6.48	72.86	72.86
Other Parking	-	-	-	-	220.40
Total		354.59		207.86	355.40

Name : P SATYANARAYANA
Designation : Junior Planning Officer
Date : 20-Jul-2022 11:

Name : PRABHAKAR REDDY B
Designation : PO
Date : 22-Jul-2022 17:22:20

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE | STR ENGR'S SIGNATURE

Arun Kumar G. B.Arch CA/2015/51129

SAIDHAMPU SAI HARSHA
B.Tech, Structural Engineer
Licence No: 411/Stl/L Engineer/1P3/01/HMC
6-128, Sanjay Gandhi Nagar, Gajularamaram Road, Medchal Malkajgiri District, Hyderabad-500 055

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