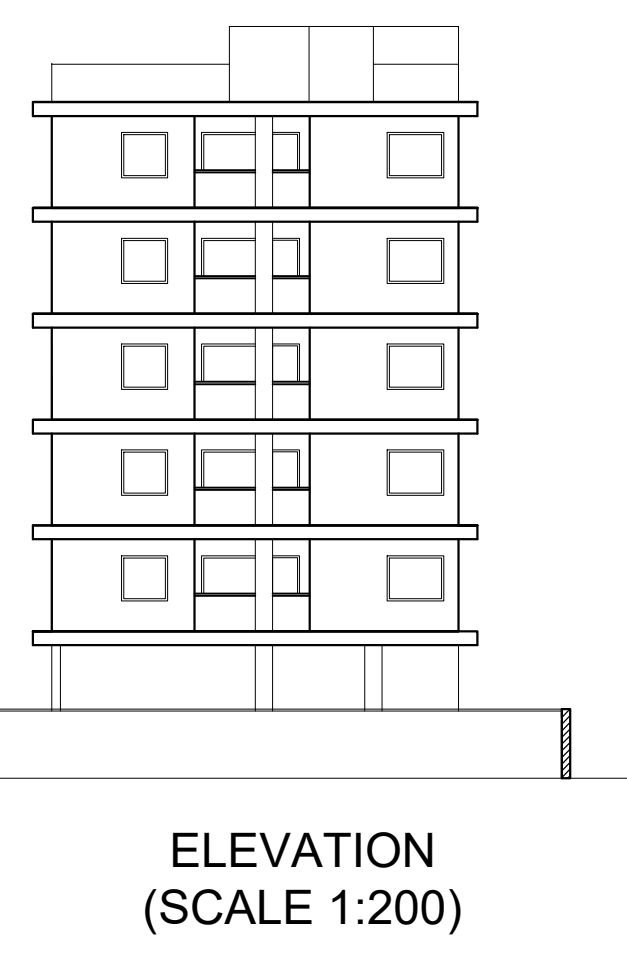
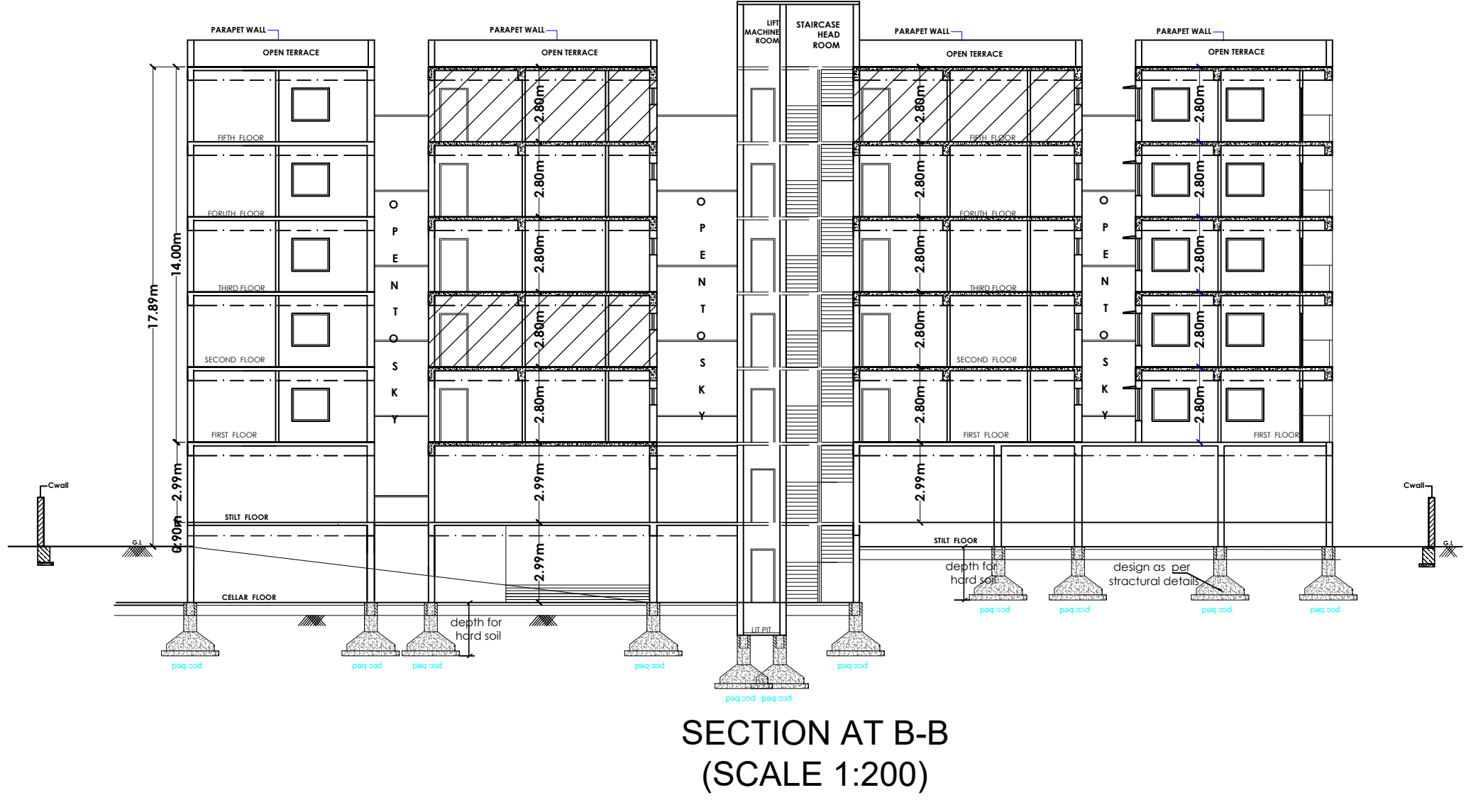
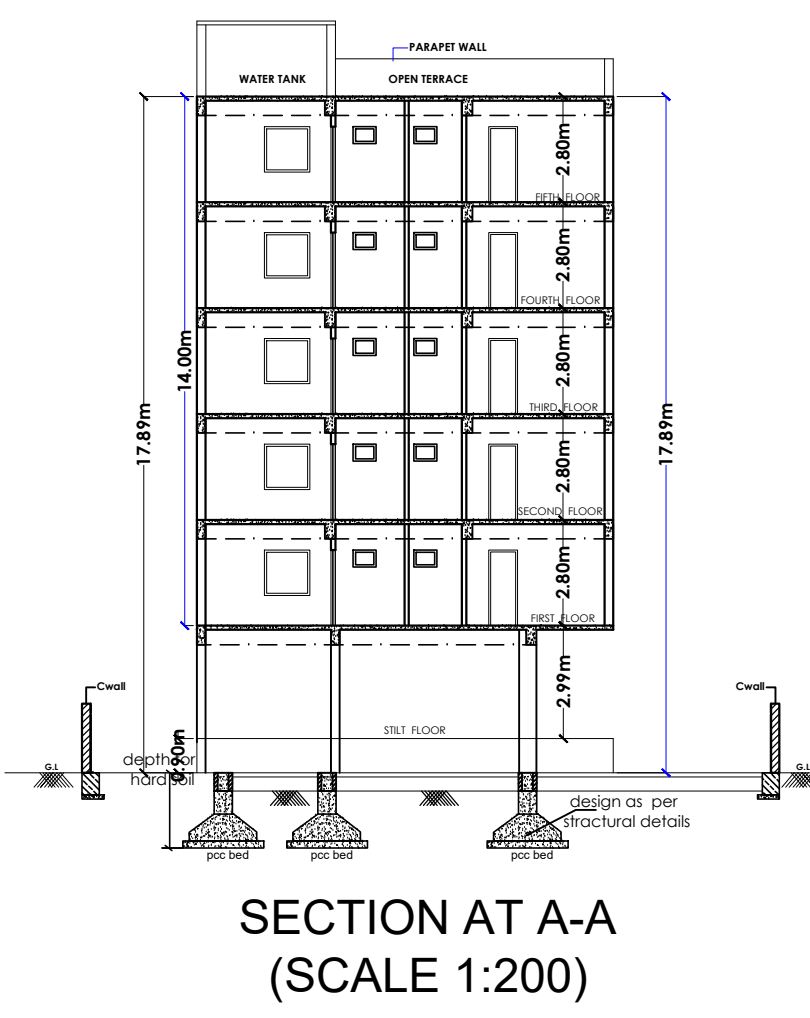
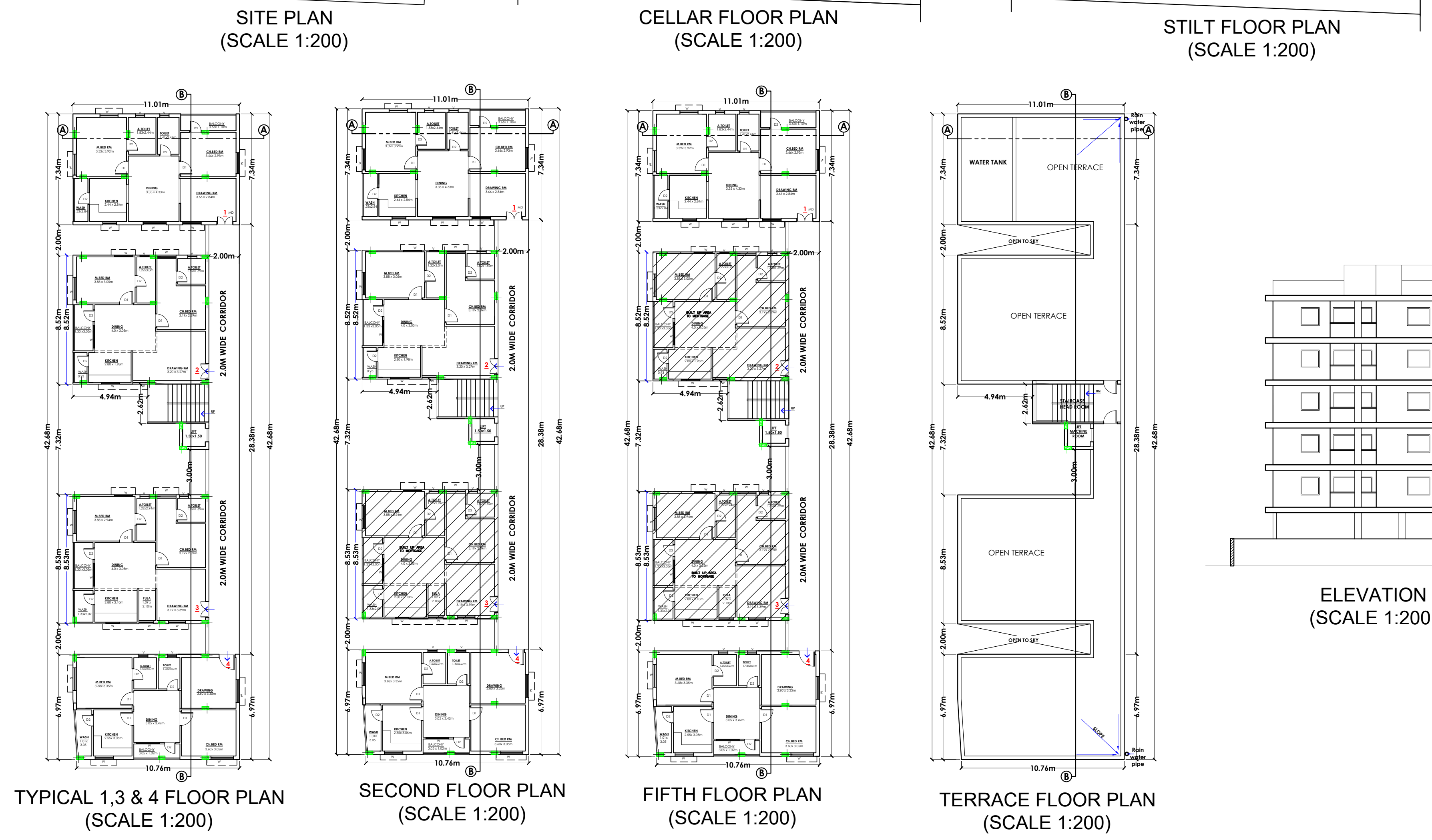
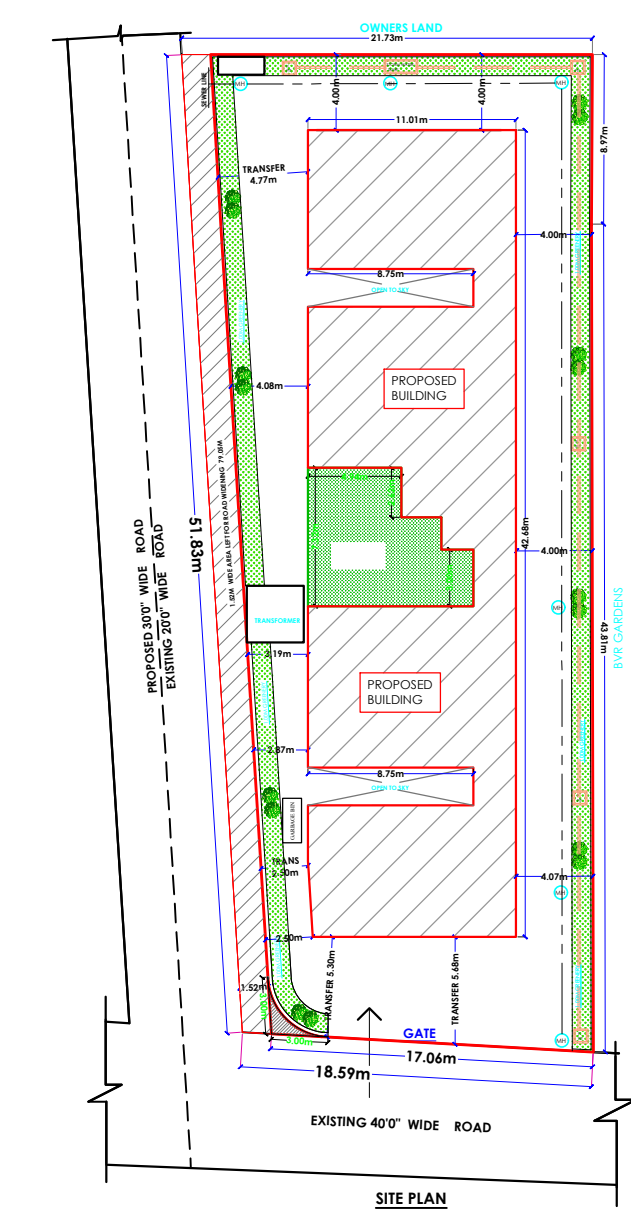
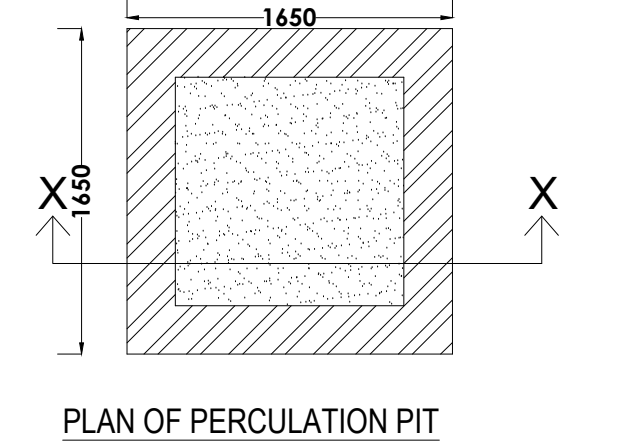
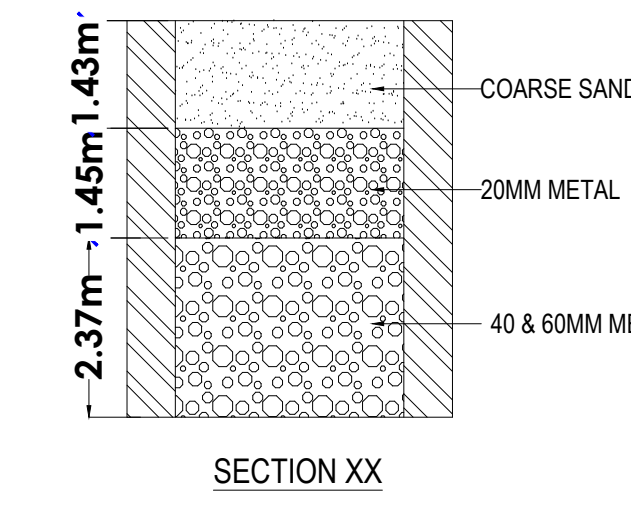
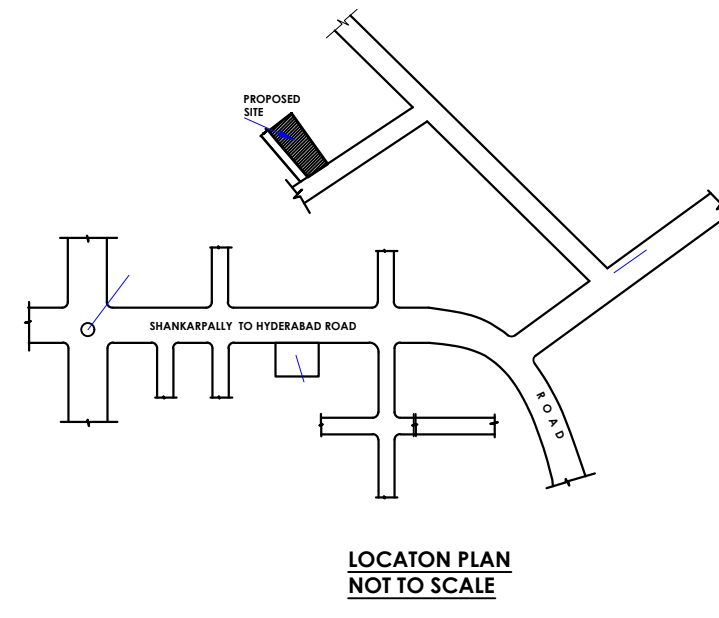
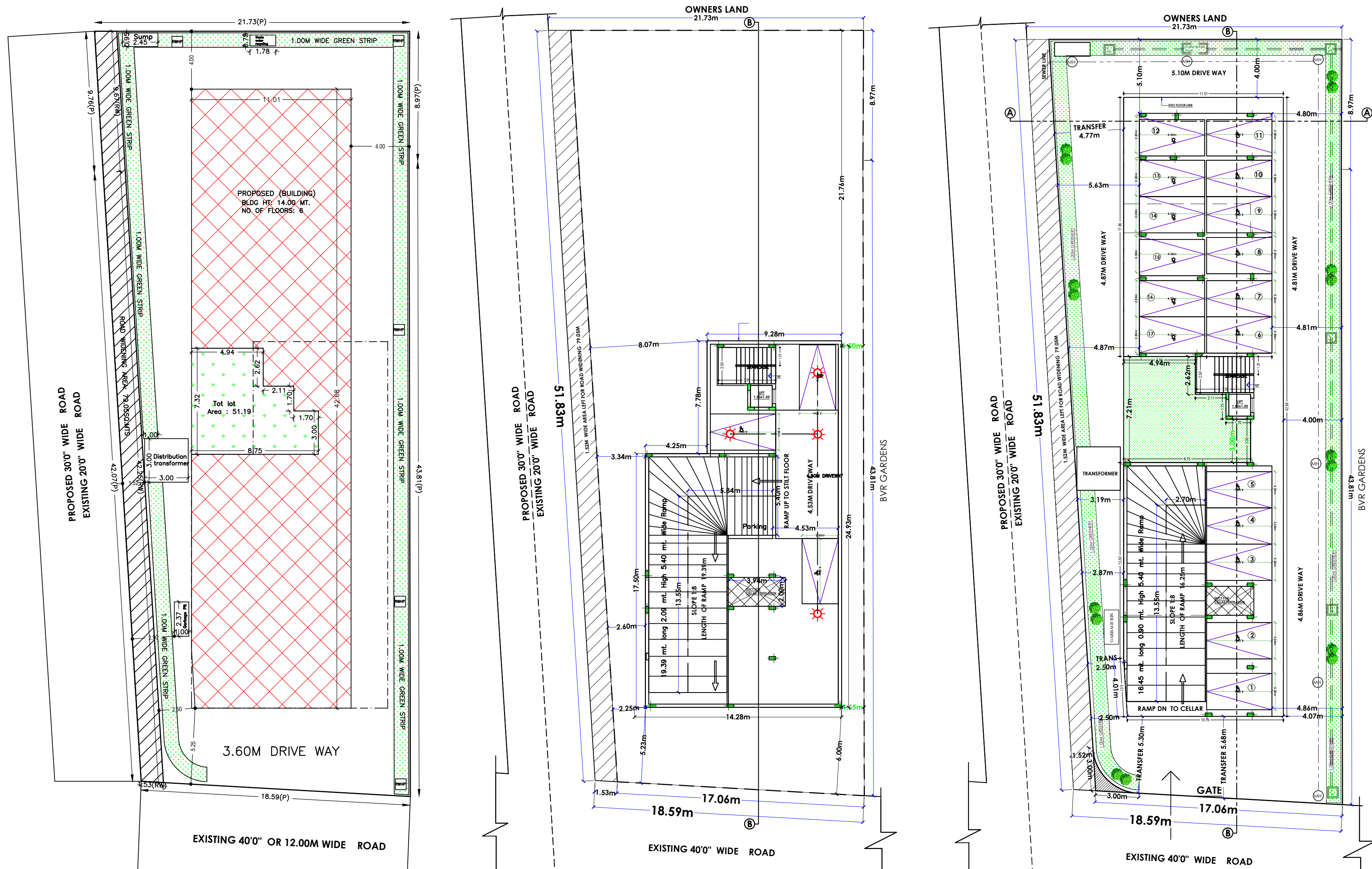
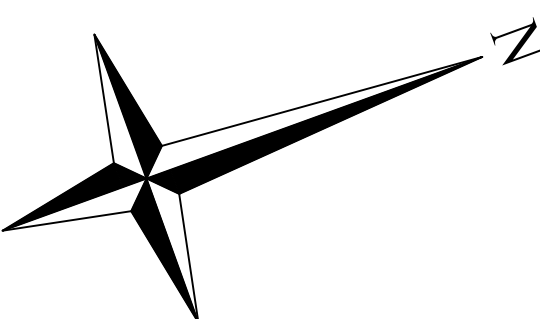




1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Building Permission A BLOCK : 1cmlor
1500 + 5 upper floors in SyNo: 214A1/A of Shankarpally Municipality
Mandal, Ranga Reddy District to an extent of 971.89 Sq. Mts of HMDA & Forwarded to the
Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan
Vide No. : 045609/SKP/R1/U6/HMDA/30042021Dt:18-11-2021
- 2.All the conditions imposed in Lr. No. : 045609/SKP/R1/U6/HMDA/30042021Dt:18-11-2021
are to be strictly followed.
3. (12 X) of Built Up Area i.e 229.92 Sq.mtrs in Second floor and fifth floor
Mortgage in favour of The M.C Hyderabad Metropolitan Development Authority, Tarnaka ,
Hyderabad Vide Mortgage deed document No: 6734/2021 Dt:27/10/2021, 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. 1833/A/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 I.S 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 be satisfactory of Local Authority / Municipality.
In addition to the drainage system available.
- 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.
- 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 600Sq. Mtrs of floor area
with minimum of four numbers fire extinguisher Per floor and 5kgs. DCP extinguisher
minimum 2nos 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. 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 party 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 othered 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
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.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.

PLAN SHOWING THE PROPOSED RESIDENTIAL BLDG/APARTMENT CONTAINING 1CELLAR + 1STILT + 5 UPPER FLOORS IN PLOT NOS.OPEN LAND IN SURVEY NO. 214A1/A OF SHANKARPALLY VILLAGE, SHANKARPALLY MUN.CIPALITY MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE, BELONGING TO:-		
SYED IMTIYAZ, REP BY THEIR D A G P A HOLDER MRS.GIRIDHARI DEVELOPERS , REP BY ITS MANAGING PARTNER. SRI KALEJA JAGANNATHAN REDDY		
DATE : 18-11-2021	SHEET NO.: 0101	
AREA STATEMENT HMDA		
PROJECT DETAIL :		
Authority : HMDA	Plot Use : Residential	
File Number : 045609/SKP/R1/U6/HMDA/30042021	Plot SubUse : Residential Bldg	
Application Type : General Proposal	PlotNearby/ReligiousStructure : NA	
Project Type : Building Permission	Land Use Zone : Residential	
Nature of Development : New	Land SubUse Zone : Residential zone-4	
Location : Extended area of Erstwhile HUDA (HMDA)	Abutting Road Width : 12.00	
SubLocation : New Areas / Approved Layout Areas	Plot No : OPEN LAND	
Village Name : Shankarpalle	Survey No : 214A1/A	
Mandal : Shankarpally Municipality	North : Existing building -	
	South : ROAD WIDTH - 6.0	
	East : ROAD WIDTH - 12.0	
	West : Existing building -	
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1050.94
NET AREA OF PLOT	(A-Deductions)	971.89
Accessory Use Area		9.00
Vacant Plot Area		544.57
COVERAGE CHECK		
Proposed Coverage Area (43.04 %)		418.32
Net BUA CHECK		
Residential Net BUA		1916.51
Proposed Net BUA Area		1943.05
Total Proposed Net BUA Area		1946.71
Consumed Net BUA (Factor)		2.00
BUILT UP AREA CHECK		
MORTGAGE AREA		229.92
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		



SCHEDULE OF JOINERY:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (BUILDING)	D2	0.76	2.10	80
PROPOSED (BUILDING)	D1	0.91	2.10	45
PROPOSED (BUILDING)	MD	1.07	2.10	20
PROPOSED (BUILDING)	OP	1.09	2.10	05
PROPOSED (BUILDING)	OP	1.16	2.10	05
PROPOSED (BUILDING)	OP	1.22	2.10	05
PROPOSED (BUILDING)	OP	1.30	2.10	05
PROPOSED (BUILDING)	OP	1.41	2.10	05
PROPOSED (BUILDING)	OP	1.49	2.10	05
PROPOSED (BUILDING)	OP	1.64	2.10	05
PROPOSED (BUILDING)	OP	2.40	2.10	05
PROPOSED (BUILDING)	OP	2.80	2.10	05
SCHEDULE OF JOINERY:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED (BUILDING)	V	0.60	1.20	25
PROPOSED (BUILDING)	V	0.61	1.20	15
PROPOSED (BUILDING)	W	0.91	1.20	05
PROPOSED (BUILDING)	W	1.20	1.20	05
PROPOSED (BUILDING)	FW	0.99	1.80	05
PROPOSED (BUILDING)	W	1.20	1.20	15
PROPOSED (BUILDING)	W	1.22	1.20	15
PROPOSED (BUILDING)	w	1.22	1.20	05
PROPOSED (BUILDING)	W	1.26	1.20	05
PROPOSED (BUILDING)	FW	1.26	1.80	05
PROPOSED (BUILDING)	W	1.39	1.20	05
PROPOSED (BUILDING)	W	1.50	1.20	30
PROPOSED (BUILDING)	W	1.52	1.20	25

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 3& 4 FLOOR PLAN			
	1.11 X 3.66 X 1 X 3	12.12	78.36
	0.99 X 2.85 X 1 X 3	8.46	
	1.33 X 3.05 X 2 X 3	24.42	
	0.93 X 1.97 X 1 X 3	5.52	
	1.33 X 2.98 X 1 X 3	8.37	
	1.02 X 3.05 X 1 X 3	9.36	
	1.20 X 3.05 X 1 X 3	10.11	
FIFTH FLOOR PLAN			
	1.11 X 3.66 X 1 X 1	4.04	26.12
	0.99 X 2.85 X 1 X 1	2.82	
	1.33 X 3.05 X 2 X 1	8.14	
	1.02 X 3.05 X 1 X 1	3.12	
	1.20 X 3.05 X 1 X 1	3.37	
	0.93 X 1.97 X 1 X 1	1.84	
SECOND FLOOR PLAN			
	1.11 X 3.66 X 1 X 1	4.04	26.12
	0.99 X 2.85 X 1 X 1	2.82	
	1.33 X 2.09 X 1 X 1	2.79	
	1.33 X 3.05 X 2 X 1	8.14	
	1.02 X 3.05 X 1 X 1	3.12	
	1.20 X 3.05 X 1 X 1	3.37	
	0.93 X 1.97 X 1 X 1	1.84	
Total	-	-	130.60

Required Parking						
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Required	Proposed
PROPOSED (BUILDING)	Residential	Residential Bldg	> 0	1	1916.51	421.63
Total :			-	-	-	421.63

Parking Check (Table 7b)						
Vehicle Type	No.	Reqd.	Area	No.	Prop.	Area
Total Car	-	-	421.63	20	225.00	225.00
Other Parking	-	-	-	-	-	463.30
Total			421.63		225.00	688.30

Building USE/SUBUSE Details					
Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
PROPOSED (BUILDING)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Cellar + 1 Stilt + 5 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.)	Dwelling Units (No.)
PROPOSED (BUILDING)	1	2251.58	Lift Machine	Void	Parking	1916.50	20
Grand Total :	1	2251.58	2.25	14.77	494.68	1916.50	20.00

Building PROPOSED (BUILDING)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
		Lift Machine	Void	Parking	Resi.	
Cellar Floor	0.00	0.00	8.06	182.96	0.00	12.14
Stilt Floor	330.58	0.00	6.71	311.73	0.00	12.14
First Floor	383.30	0.00	0.00	0.00	383.30	04
Second Floor	383.30	0.00	0.00	0.00	383.30	04
Third Floor	383.30	0.00	0.00	0.00	383.30	04
Fourth Floor	383.30	0.00	0.00	0.00	383.30	04
Fifth Floor	383.30	0.00	0.00	0.00	383.30	04
Terrace Floor	4.50	2.25	0.00	0.00	0.00	00
Total	2251.58	2.25	14.77	494.68	1916.50	20
Total Number of Same Buildings :	1					
Total :	2251.58	2.25	14.77	494.68	1916.50	20

OWNER'S SIGNATURE


BUILDER'S SIGNATURE

Managing Partner

ARCHITECT SIGNATURE


STR.ENGR.SIGNATURE
