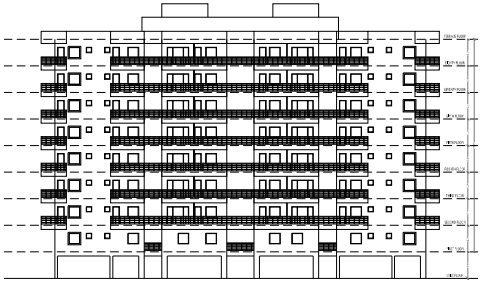

NORTH SIDE ELEVATION
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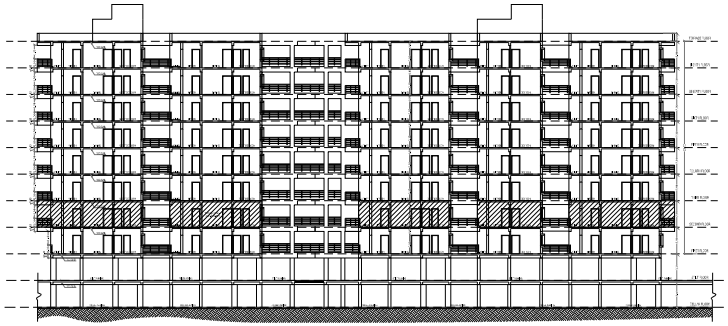
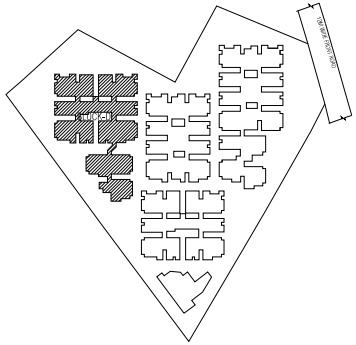


SECTION-Y4-Y4
(SCALE 1:200)



KEY PLAN
(N.T.S)

1. PRELIMINARY APPROVAL IS HEREBY GIVEN ACCORDING FOR ONLY 300 Dwelling Units in Sy.No.4 in Peerancheru (Village, Gandipet (Mandal) Ranga Reddy District of HMDA Permission to the Building plans and Study for Final Sanction subject to conditions mentioned in Approved Plan - CORRECTED PLAN Vide No. 0010/2018/PRELIMINARY/2018/01 Dt:22-Jan-2018.

2. All the conditions imposed in G.O.Ms.No.168 MA&UD Dt:07-Jun-2011 read with G.O.Ms.No.86 MA Dt:17-Mar-2012.

3. 12.25% of Built up area to be mortgage an extent of 4500.27Sq.mts in Survey No/ Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No.8888/2017 dt:15-12-2017 as per Common Building Rules 2012 (G.O.Ms.No. 168, 31-7-2012).

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

5. The local authority shall ensure that no encroachments and Urban Land Ceiling clearance of the site under references are in order, and should strictly adhere to the Fire Government Instructions Vide Memo No. 9003/B1/98 Dt: 16.06.1987 before sanctioning and releasing these technical approved building plans.

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

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

8. The Commissioner of Municipalities and Authority shall physically close one the field stream in front of the site / road before releasing Building Permission as per statutory Master Plan/ZDP.

9. The Building Plans shall be used for only for parking purpose only and should not be used for any other purposes as per the G.O.Ms.No.168 MA Dt:07-06-2012.

10. The applicant shall construct the roads and provide sump, drainage as per DM standards and to the satisfaction of Municipality in addition to the drainage system and roads.

11. The applicant shall comply the conditions mentioned in G.O.Ms.No.168 MA & UD Dt:04-06-2012 read with G.O.Ms.No.86 MA Dt:17-03-2012 and its amendments.

12. The applicant shall obtain necessary clearance from the Fire Services Department for the proposed structures/ complex/buildings as per the provisions of A.P. Fire Services Act, 1999.

13. This permission does not free any public agency including HMDA and Govt. to acquire the lands for public purpose as per Law.

14. Two numbers water tank for rainwater harvesting of every 4000Sq. Mtrs of floor area with Minimum of four numbers 10 meters apart the floor and 30cm 300 mm square feet minimum 20feet depth all Connection and Plumbing work shall be provide as per approved specification No.2119-1993.

15. Borewell is connected and above system in the entire building. Separate Underground static Water storage tank capacity of 20,000 Lits. Capacity Separate Terrace tank of 20,000 lits Capacity for Residential buildings, Fire Hydrant System.

16. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. Mtrs. Electrical wiring and Electrical will be Certified by the electrical engineer to ensure electrical fire safety.

17. Co-ordinate public cyber spaces with the Neighbours to Mega Increase for Manoeuvrability of the vehicles. No parking or any construction shall be made in restrictive area.

18. Tenant areas 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. Ensure one entry and one exit to the premises with minimum Width of 4.88mts 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 door to the staircase lift lobbies and other, gas, safe generator, an alternate source of electrical supply, Emergency lighting in the common areas and sewage treatment plant.

22. The applicant shall construct the Rain Water Harvesting Structure (Sump) as per the norms mentioned in the Revised Building Bye Laws for Hyderabad. Bio-technical approved Building Bye-Laws and shall perform and maintain the infiltration and recharge pits as per Law.

23. That the applicant shall comply the conditions laid down in the G.O.Ms.No. 168 MA Dt: 07-06-2012 and its Amended Government Orders.

24. This permission does not in any way bind any agency including HMDA and Govt. to acquire the lands for public purpose as per Law.

25. The Hon'ble Land Court Cases pertaining to the property, the permanent connections will be produced the occupancy certificate from the Concerning Authority.

26. The applicant shall ensure the whole sewage water of Dwelling Apartments will be connected to the sewerage.

27. As per the Revised Bye-Laws of 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 is a Sewage Sewage and domestic discharge within the Prescribed Parameters, Further such plans should duly provide for a complete and comprehensive system of collection, the separation and disposal of municipal solid waste strictly in accordance with the solid waste Management Bye – 2116.

28. The applicant should comply the conditions laid down by the Airports Authority of India (AAI) and C.D. State Disaster Response & Fire Services Department.

PLAN SHOWING THE PROPOSED RESIDENTIAL MULTI STORIED BUILDING (1CELLAR+STILT+8UPPER FLOORS) BY SY.NO. 6 SITUATED AT PEERANCHERU VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT, T.S.

BELONGING TO :-

KAMLA VENUE SAND CONSULTANTS PVT LTD REPRESENTED BY D RAVINDER RAO

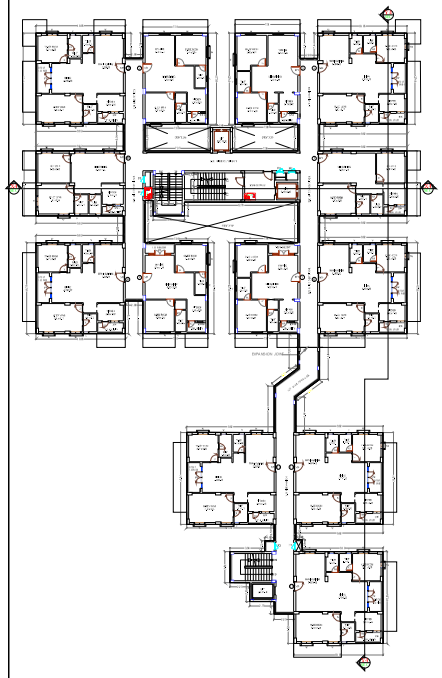
DATE : 22-11-2018	SHEET NO : 05/06

AREA STATEMENT HMDA

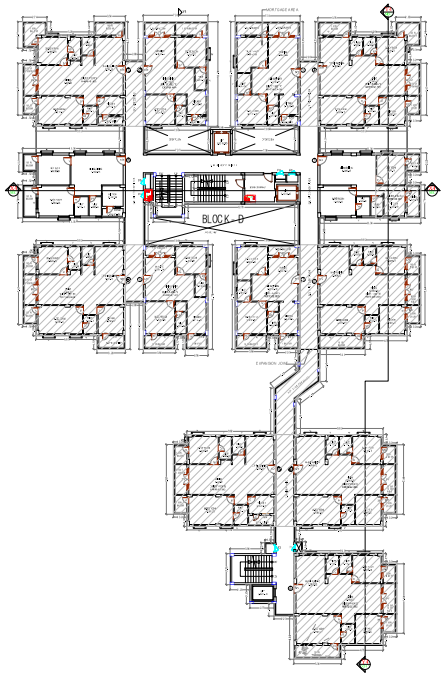
PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 0015/35/KAP-R VU/6/HMDA/Z/2092017	Plot Sub Use : Residential Bldg
Application Type : General Proposal	Plot Nearby Religious Structure : NA
Project Type : Multistoried buildings	Land Use Zone : Residential
Nature of Development : New	Land Sub Use Zone : NA
Location : Entire Mlc Hyderabad Urban Development Authority (HMDA)	Abutting Road Width : 12.00
Sub Location : New Areas / Approved Layout Areas	Survey No. : 6
Village Name : Peeranacheru	North : CTS NO -
Mandal : Gandipet	South : CTS NO -
	East : ROAD WIDTH - 12
	West : CTS NO -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16187.27
NET AREA OF PLOT	(A-Deductions)	16187.27
Accessory Use Area		54.00
Vacant Plot Area		1131.21
COVERAGE CHECK		
Proposed Coverage Area (29.78 %)		4821.16
Net BUA CHECK		
Residential Net BUA		48996.66
Proposed Net BUA Area		48996.66
Total Proposed Net BUA Area		48076.57
Consumed Net BUA (Factor)		3.03
BUILT UP AREA CHECK		
MORTGAGE AREA		4500.06
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

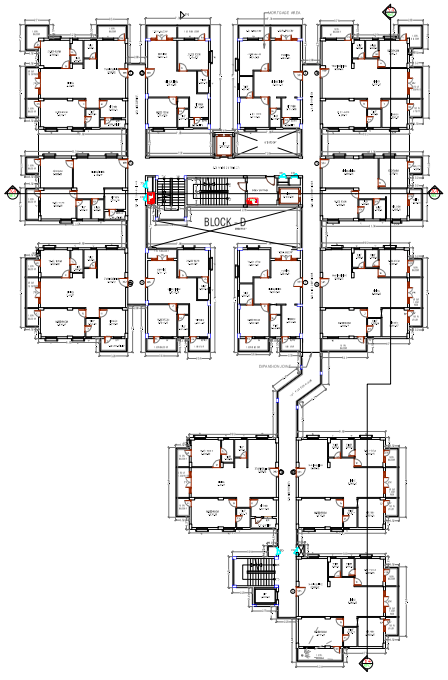
COLOR INDEX :
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT



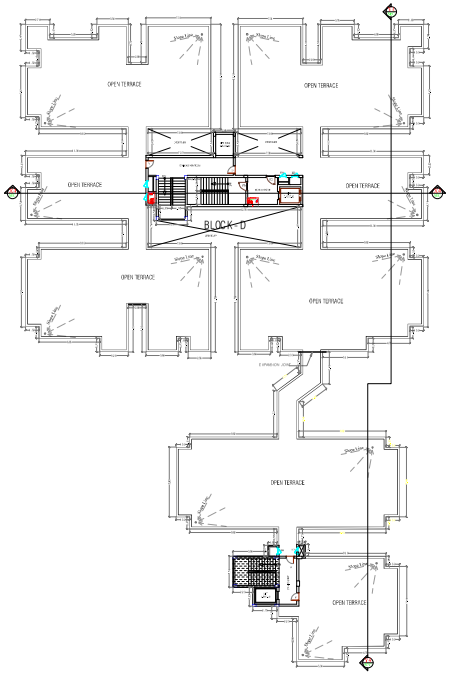
FIRST FLOOR PLAN
(SCALE 1:200)

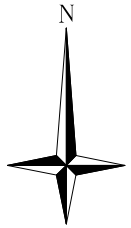


SECOND FLOOR PLAN
(SCALE 1:200)



TYPICAL FLOOR PLAN FROM 3RD - 8TH FLOOR
(SCALE 1:200)





Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.52 X 2.02 X 1 X 1	3.08	176.06
	1.52 X 3.78 X 1 X 1	5.73	
	1.52 X 3.35 X 1 X 1	25.00	
	1.52 X 2.12 X 9 X 1	29.25	
	1.53 X 3.68 X 2 X 1	11.12	
	1.53 X 2.36 X 1 X 1	3.57	
	1.52 X 5.11 X 1 X 1	7.79	
	2.00 X 2.97 X 1 X 1	5.26	
	1.52 X 3.53 X 1 X 1	5.38	
	2.00 X 2.53 X 1 X 1	5.04	
	1.53 X 3.18 X 2 X 1	10.96	
	1.53 X 2.14 X 2 X 1	6.54	
	1.52 X 2.14 X 2 X 1	6.52	
	1.53 X 2.57 X 1 X 1	3.92	
	1.53 X 3.20 X 1 X 1	4.89	
	1.53 X 3.74 X 1 X 1	5.69	
	1.53 X 3.63 X 1 X 1	5.53	
	1.52 X 3.57 X 1 X 1	5.43	
	1.53 X 3.74 X 1 X 1	5.70	
	1.52 X 5.39 X 1 X 1	8.12	
	1.52 X 3.67 X 1 X 1	5.59	
	1.52 X 3.56 X 1 X 1	5.40	
TYPICAL - 3, 4, 5 & 6, 7& 8 FLOOR PLAN	1.52 X 2.02 X 1 X 6	18.48	1094.26
	1.52 X 3.78 X 1 X 6	34.38	
	1.52 X 3.35 X 5 X 6	153.30	
	1.52 X 2.12 X 9 X 6	175.50	
	1.53 X 3.68 X 2 X 6	66.72	
	1.53 X 2.36 X 1 X 6	21.42	
	1.52 X 5.11 X 1 X 6	46.74	
	2.00 X 2.97 X 1 X 6	31.56	
	1.52 X 3.18 X 1 X 6	32.28	
	2.00 X 2.53 X 1 X 6	30.24	
	1.53 X 3.18 X 2 X 6	65.76	
	1.53 X 2.00 X 1 X 6	18.60	
	1.52 X 2.14 X 1 X 6	19.56	
	1.53 X 2.14 X 1 X 6	19.56	
	1.53 X 2.57 X 1 X 6	23.52	
	1.52 X 2.00 X 1 X 6	18.54	
	1.53 X 3.20 X 1 X 6	29.34	
	1.52 X 5.39 X 1 X 6	49.72	
	1.53 X 3.00 X 1 X 6	33.18	
	1.52 X 3.67 X 1 X 6	32.58	
	1.53 X 3.78 X 1 X 6	34.20	
	1.52 X 3.78 X 1 X 6	34.14	
	1.53 X 3.56 X 1 X 6	32.40	
	1.52 X 3.67 X 1 X 6	33.54	
Total	-	-	1230.32

Building : PROPOSED (BLOCK D)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Net BUA Area (Sq.mt.)	Add Area in Net BUA (Sq.mt.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
		Void	Parking	Resi.	Passage		
Stilt Floor	2066.19	172.69	1870.94	12.56	0.00	12.56	00
First Floor	1507.12	0.00	0.00	1507.12	223.85	1507.12	13
Second Floor	1693.12	0.00	0.00	1693.12	223.85	1693.12	13
Third Floor	1682.78	0.00	0.00	1682.78	223.85	1682.78	13
Fourth Floor	1682.78	0.00	0.00	1682.78	223.85	1682.78	13
Fifth Floor	1682.78	0.00	0.00	1682.78	223.85	1682.78	13
Sixth Floor	1682.78	0.00	0.00	1682.78	223.85	1682.78	13
Seventh Floor	1682.78	0.00	0.00	1682.78	223.85	1682.78	13
Eighth Floor	1682.78	0.00	0.00	1682.78	223.85	1682.78	13
Terrace Floor	12.56	0.00	0.00	12.56	0.00	12.56	00
Total :	15305.67	172.69	1870.94	13312.04	1790.80	13312.04	104
Total Number of Same Buildings :	1						
Total :	15305.67	172.69	1870.94	13312.04	1790.80	13312.04	104

Name : BV KRISHNA KUMAR
Designation : JPO
Date : 03-Dec-2018 17:13:09

Name : SRIDEVI KOLLI
Designation : Planning Officer
Date : 03-Dec-2018 17:29:10

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT'S SIGNATURE	STRUCTURAL ENGINEER SIGNATURE