

SITE PLAN
(SCALE 1:100)

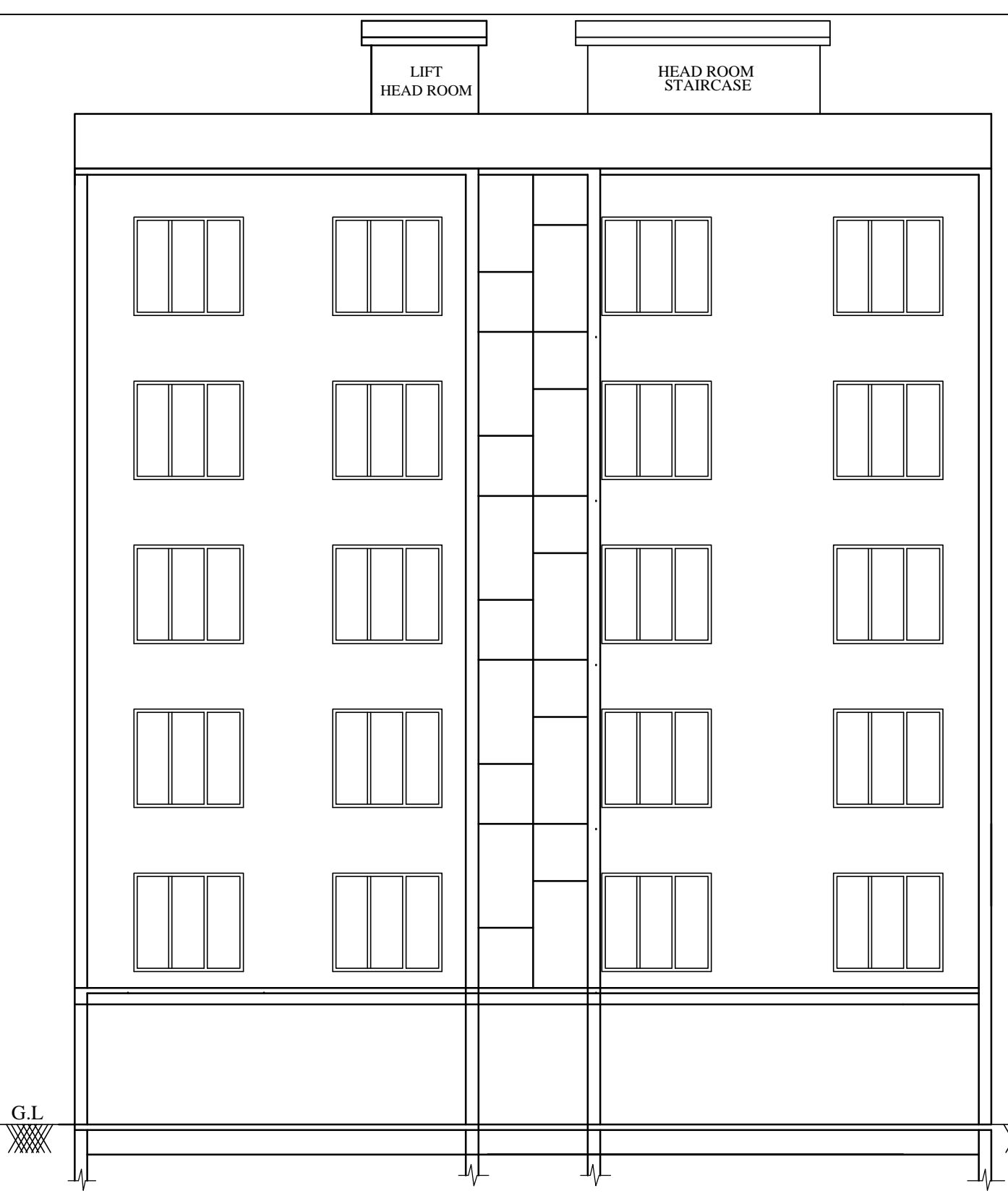
STILT FLOOR PLAN
(SCALE 1:100)



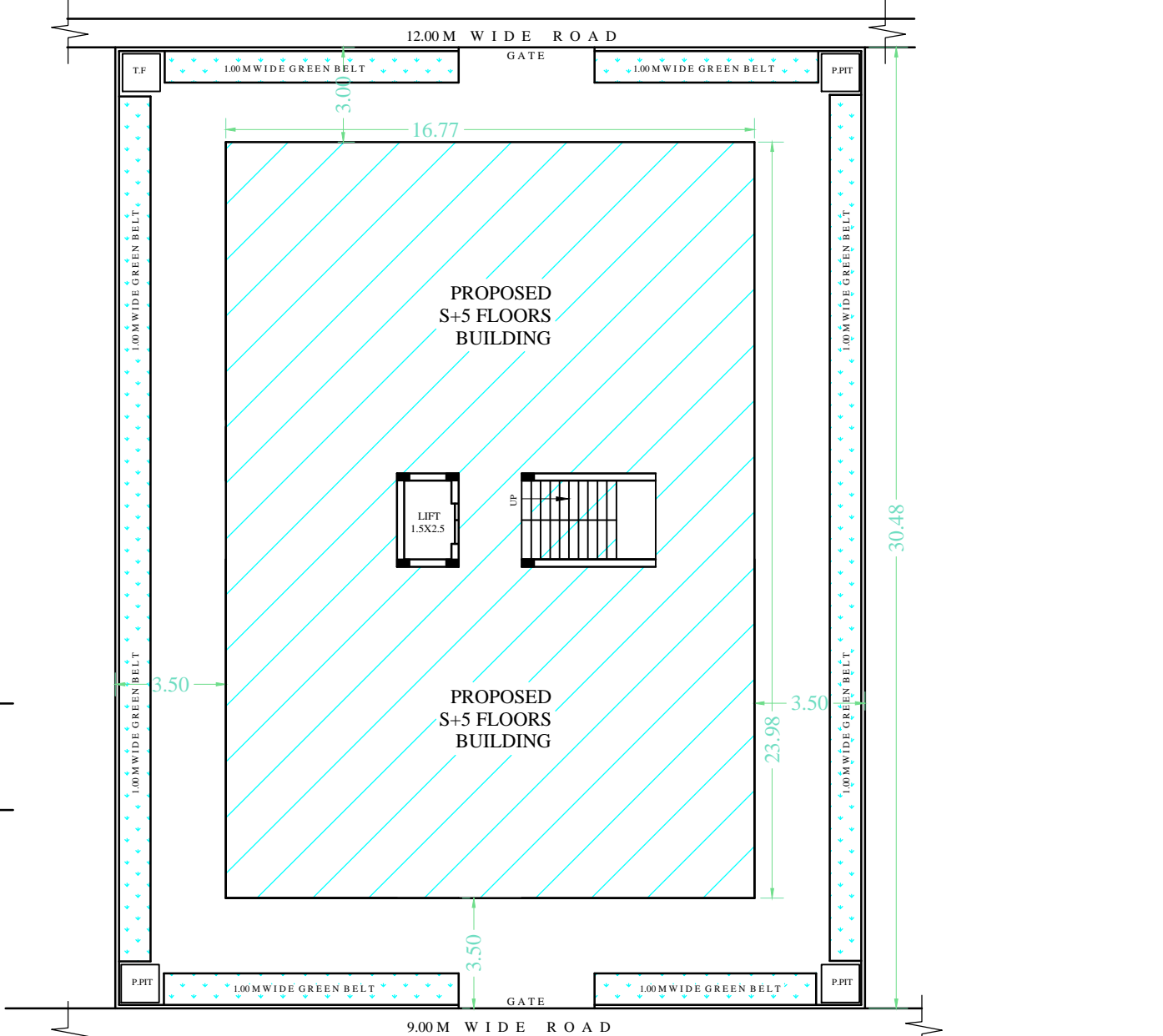
TYPICAL FLOOR PLAN
2nd, 3rd, 4th & 5th FLOORS
(SCALE 1:100)

FIRST FLOOR PLAN
10% MORTGAGE AREA
(SCALE 1:100)

TERRACE FLOOR PLAN
(SCALE 1:100)



(SCALE 1:100)



1. TECHNICAL APPROVAL IS HERE BY ACCORDED IN Open Land Residential buildings / Apartment consisting of 5th + 5 upper floors of Plot Nos. E-121/PART, E-120/PART, E-112/PART AND E-113/PART in sy.no. 538 situated at Bowrampet Village, D. un. d. (G.O.Ms.No. 2344/2021 dt: 24/08/2021, as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012).
2. All the conditions imposed in Lr. No. 044881/MED/R1/U6/HMDA/02042021 (30 September, 2023) to be strictly followed.
3. 10.00% of Built Up Area to an extent of 184.79 Sq.mtrs First Floor. Mortgaged in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No. 2344/2021 dt: 24/08/2021, 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made in setbacks, the 10.00% mortgaged Built Up Area forfeited, the technical approved building plans will be withdrawn and cancelled without notice and action will be taken as per law.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. 1935/0/97 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 Celler/Slit 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. 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.
13. Two numbers water type fire extinguisher for every 600Sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 50kg. DCP extinguisher per minimum 2Nos each at Generator and Transformer area shall be provide as per alarm ISI specification No. 2180-1592.
14. 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
15. 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.
16. To create 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.
17. 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.
18. If any litigation/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.
19. The HMDA and SB and T.S. Transecto not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
20. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.
21. 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.
22. The applicant/ developer are the whole responsible if anything happens/ while constructing the building and after.
23. 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.
24. 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.
25. 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.
26. In case of Commercial / Industrial/ Residential Buildings constructions over 10,000 Sq.mtrs area and above, provision shall be made in the plans for Sewage Treatment Plant (STP) which shall bring Sewage and domestic discharges within the Prescribed Parameters. Further, such plans should 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 BUILDING CONSISTING OF 1STLT + 5 UPPER FLOORS IN PLOT NOS E-121/PART, E-120/PART, E-112/PART AND E-113/PART IN SURVEY NO. 538 OF BOWRAMPET VILLAGE, DUNDIGAL MUNICIPALITY MANDAL, MEDICAL KALAKURGI DISTRICT, T.S.

BELONGING TO :
1.M/S SHREE RAM CONSTRUCTIONS, REP BY ITS MANAGING PARTNERS SRI MARIKANTI BHAVANI & OTHER, AND
2.M/S P.V.R. CONSTRUCTIONS, REP BY ITS MANAGING PARTNER SRI P. VENKATESHWAR REDDY.

DATE: 30/09/2021 SHEET NO: 01/01

AREA STATEMENT HMDA

PROJECT DETAIL :
Authority: HMDA
File Number: 044881/MED/R1/U6/HMDA/02042021
Application Type: General Proposal
Project Type: Building Permission
Nature of Development: New
Location: Ershahli Hyderabad Urban Development Authority (HUDA)
SubLocation: New Areas / Approved Layout Areas
Village Name: Bowrampet
Mandal: Dundigal Municipality

Plot Use: Residential
Plot SubUse: Residential Bldg
Plot Neighbourly/Religious/Structure: NA
Land Use Zone: Residential
Land SubUse Zone: NA
Abutting Road Width: 12.00
Plot No: E-121/PART, E-120/PART, E-112/PART AND E-113/PART
Survey No.: 538
North: ROAD WIDTH - 9
South: ROAD WIDTH - 12
East: PLOT NO - E-120/PART (EAST SIDE PORTION) & E-113/PART (EAST SIDE PORTION)
West: PLOT NO - E-121/PART (WEST SIDE PORTION) & E-112/PART (WEST SIDE PORTION)

AREA DETAILS :
AREA OF PLOT (Minimum) (A) 724.51
NET AREA OF PLOT (A-Deductions) 724.51
Vacant Plot Area 362.14
COVERAGE CHECK
Proposed Coverage Area (50.02 %) 362.38
Net BUA CHECK
Residential Net BUA 1811.88
Proposed Net BUA Area 1829.28
Total Proposed Net BUA Area 1829.28
Consumed Net BUA (Factor) 2.54
BUILT UP AREA CHECK
MORTGAGE AREA 184.79
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:

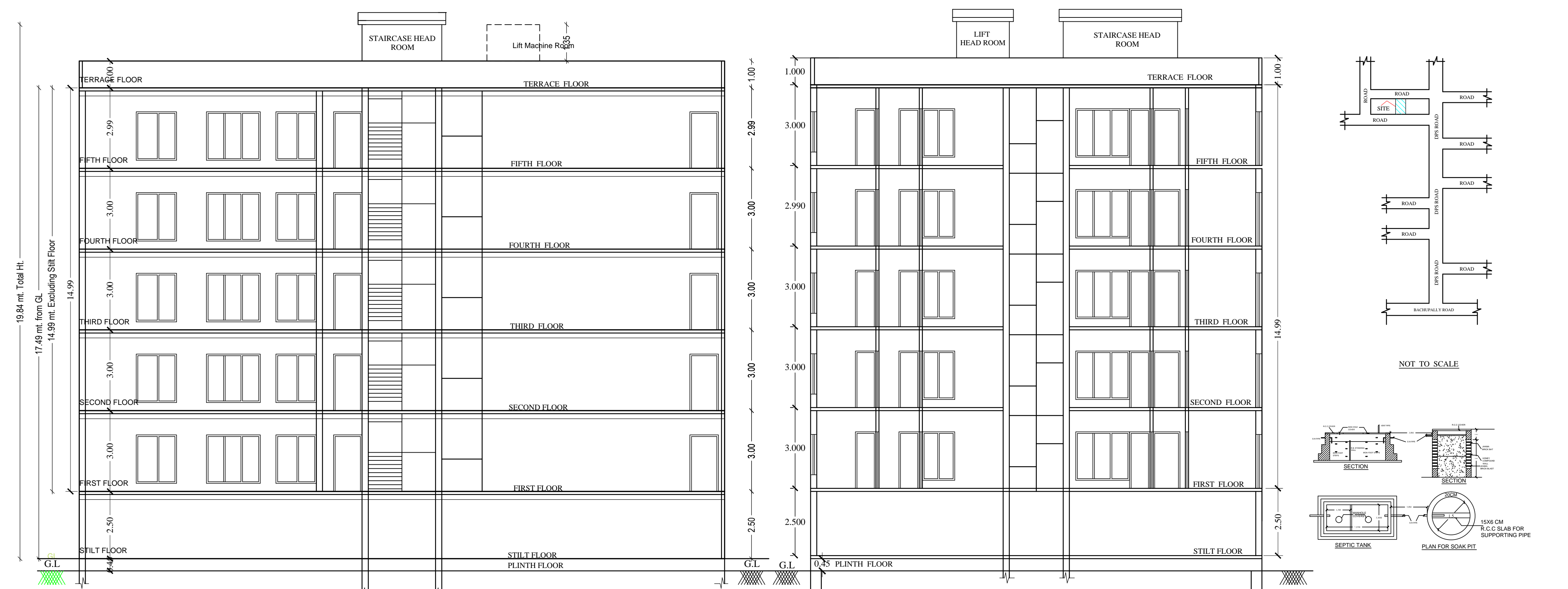
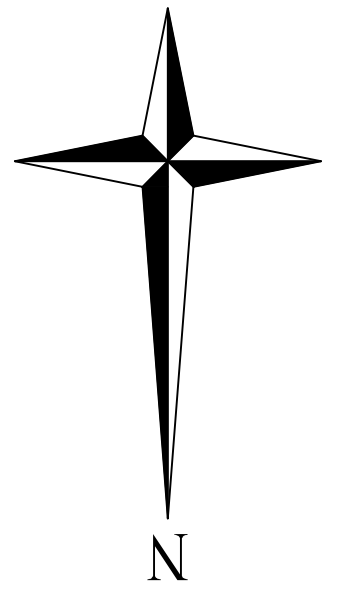
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP (WORK)	D2	0.76	2.10	75
PROP (WORK)	D1	1.00	2.10	40
PROP (WORK)	D	1.07	2.10	20
PROP (WORK)	OP	1.50	2.10	20

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP (WORK)	V	0.70	0.60	20
PROP (WORK)	KW	1.20	1.00	30
PROP (WORK)	W2	1.20	1.50	05
PROP (WORK)	W1	1.50	1.50	80
PROP (WORK)	WA	1.80	1.50	35
PROP (WORK)	WA	1.80	2.00	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	1.50 X 2.85 X 4 X 4	68.48	68.48
FIRST FLOOR PLAN	1.50 X 2.85 X 4 X 1	17.12	17.12
Total			85.60



(SCALE 1:100)

(SCALE 1:100)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
PROP (WORK)	Residential	Residential Bldg	NA	Non-Highrise Building	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.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
PROP (WORK)	1	1833.03	3.75	1811.90	1829.28	20
Grand Total:	1	1833.03	3.75	1811.90	1829.28	20.00

Building: PROP (WORK)

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.)
Stilt Floor	13.63	0.00	0.00	13.63	00
First Floor	362.38	0.00	362.38	362.38	04
Second Floor	362.38	0.00	362.38	362.38	04
Third Floor	362.38	0.00	362.38	362.38	04
Fourth Floor	362.38	0.00	362.38	362.38	04
Fifth Floor	362.38	0.00	362.38	362.38	04
Terrace Floor	7.50	3.75	0.00	1829.28	00
Total	1833.03	3.75	1811.90	1829.28	20
Total Number of Same Buildings:	1				
Total:	1833.03	3.75	1811.90	1829.28	20

OWNERS SIGNATURE

For SHREE RAM CONSTRUCTIONS

For P.V.R. CONSTRUCTIONS

ARCHITECTS SIGNATURE

M. Sreedhar

MALLISETTY SREEDHAR

B.Tech.(Civil)

Regd. No: 945/Engineer/TP10/GIMC

STRUCTURAL ENGINEERS SIGNATURE

T. Chakrapani

T. CHAKRAPANI

M.B. (CIVIL)

132 No. NUTHERS ROAD, P.O. NO. 12, NUTHERS ROAD, KALAKURGI, DISTRICT, T.S.

132 No. NUTHERS ROAD, P.O. NO. 12, NUTHERS ROAD, KALAKURGI, DISTRICT, T.S.

132 No. NUTHERS ROAD, P.O. NO. 12, NUTHERS ROAD, KALAKURGI, DISTRICT, T.S.