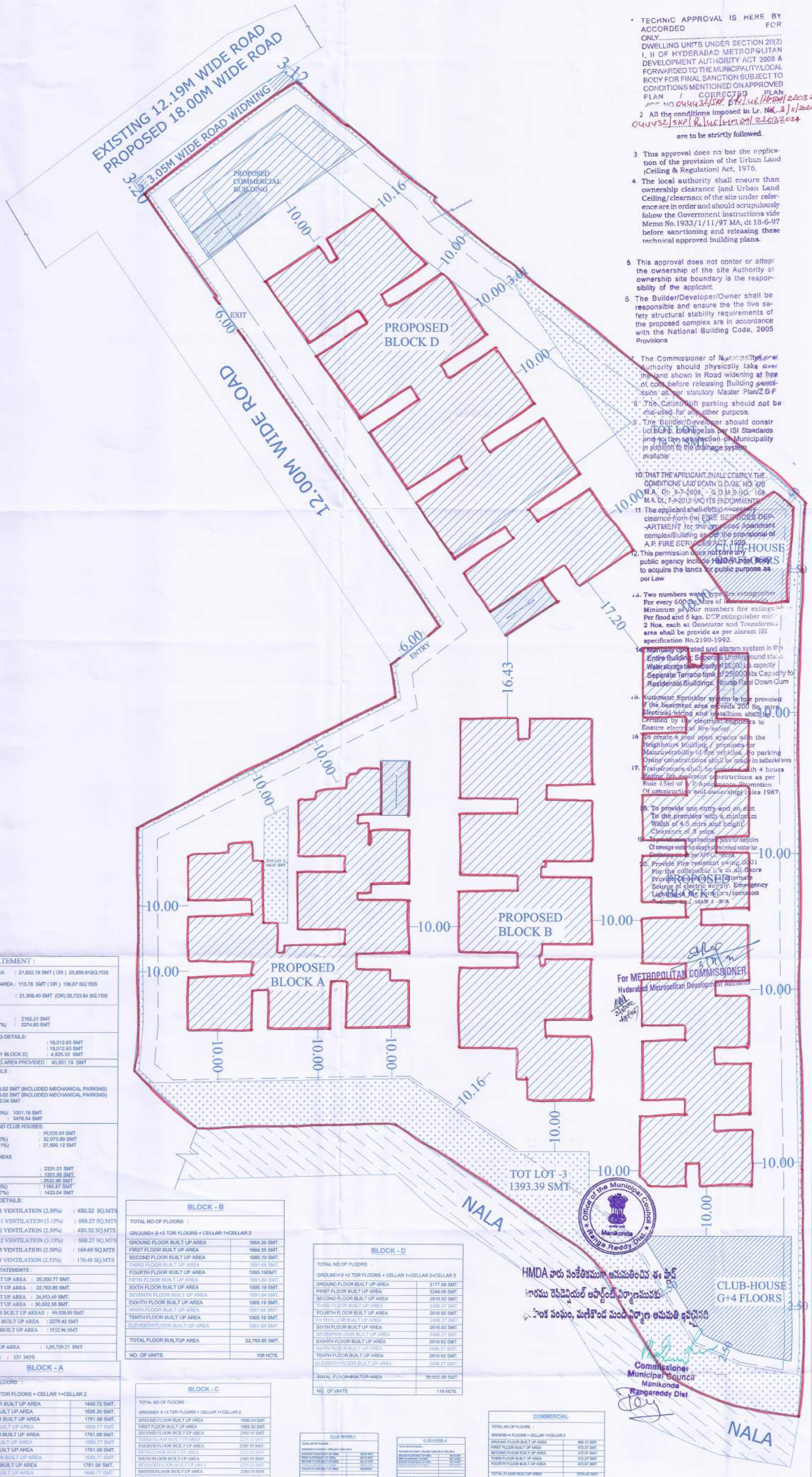

- TECHNIC APPROVAL IS HERE BY ACCORDED FOR ONLY..... DWELLING UNITS UNDER SECTION 20(2) I, II OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT 2008 & FORWARDED TO THE MUNICIPALITY/LOCAL BODY FOR FINAL SANCTION SUBJECT TO CONDITIONS MENTIONED ON APPROVED PLAN / CORRECTED PLAN vide NO. 044432/SKP/R1/46/HMDA/22032024 Dt: 13/11/2022
2. All the conditions imposed in Lr. No. 044432/SKP/R1/46/HMDA/22032024 are to be strictly followed.
3. This approval does no bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.
4. The local authority shall ensure than ownership clearance (and Urban Land Ceiling/clearnace of the site under reference are in order and should scrupulously follow the Government instructions vide Memo No.1933/1/11/97 MA, dt 18-6-97 before sanctioning and releasing these technical approved building plans.
5. This approval does not conter or attept the ownership of the site Authority or ownership site boundary is the responsibility of the applicant.
6. The Builder/Developer/Owner shall be responsible and ensure the the five safety structural stability requirements of the proposed complex are in accordance with the National Building Code, 2005 Provisions
7. 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 F
8. The Cellar/Lift parking should not be misused for any other purpose.
9. The Builder/Developer should construct Sump, Drainage as per ISI Standards and to the satisfaction of Municipality in addition to the drainage system available.
10. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.MS. NO. 570 M.A. Dt: 8-7-2008, G.O.M.S.NO. 168 M.A. Dt.: 7-4-2012 AND ITS ENDOWMENTS.
11. The applicant shall obtain necessary clearnce from the FIRE SERVICES DEPARTMENT for the proposed Apartment complex/Building as per the provisional of A.P. FIRE SERVICES ACT, 1999.
12. This permission does not bare any public agency include HMDA/Local Body to acquire the lands for public purpose as per Law.
13. Two numbers water type fire extinguisher For every 500 Sq.Mtrs of floor area with Minimum of four numbers fire extinguisher Per flood and 5 kgs. DCP extinguisher min 2 Nos. each at Generator and Transformer area shall be provide as per alaram ISI specification No.2190-1992.
14. Manually operated and alaram system in the Entire Building; Seperate Underground static Water storage tank capacity of 25,000 Lts. capacity Seperate Terrace tank of 25,000 Lts Capacity for Residential Biuildings, House Reel Down Cum
15. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. mtrs. Electrical wiring and installtion 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 Maneuverability of fire vehicles. No parking Orany constructions shall be made in setbacks area
17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 45(e) of A.P. Apartments (Promotion Of construction and ownership) rules 1987
18. To provide one entry and an exit To the premises with a minimum Width of 4.5 mtrs and height Clearance of 5 mtrs.
19. To provide sewage treatment plant for recyclim Of sewage water for usage of recycled water for Gardening as per APPCB norms.
20. Provide Fire resistant swing doors For the collapsible life in all floors Provide Diesel Generator Alternate Source of electric supply. Emergency Lighting in the Corridors/common Passage and stair cases.

PROPOSED

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

HMDA వారు సంకేతికముగా అనుమతించిన ఈ ప్లాన్ కేవలము రెసిడెన్షియల్ అపార్ట్మెంట్ నిర్మాణమునకు మాత్రమే సంఘం, మణికొండ నుండి నిర్మాణ అనుమతి ఇవ్వవలెను

Commissioner
Municipal Council
Manikonda
Rangareddy Dist

Office of the Municipal Council Manikonda Ranga Reddy Dist.

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING "SUNSHINE PROJECTS" IN SURVEY NO'S 284, SITUATED AT PUPPALGUDA VILLAGE, GANDIPET MANDAL (PREVIOUSLY RAJENDAR NAGAR), RANGA REDDY(DIST), TELANGANA STATE.

Belongs To

M/s. SUNSHINE PROJECTS
Represented By
It's MANAGING PARTNER

SRI. SRINIVASA REDDY GADE,
S/o. SRI. GADE VENKATA REDDY.
&
OTHERS.

SPECIFICATIONS

BASEMENT	C R S IN CM
FOUNDATION	R. C. C
COLUMNS, BEAMS ,SLAB , LINTEL	R.C.C
SUPER STRUCTURE	R.C.C
PLASTERING	IN C.M
DOORS & WINDOWS	TEAK WOOD

REFERENCES

EXISTING
PROPOSED
SCALE 1:400

ORIENTATION

N

AREA STATEMENT:

TOTAL SITE AREA	: 21,622.18 SMT (OR) 25,859.91SQ.YDS
ROAD WINDING AREA :	113.78 SMT (OR) 136.07 SQ.YDS
NET SITE AREA	: 21,508.40 SMT (OR) 25,723.84 SQ.YDS
TOT LOT :	
REQUIRED(10%)	: 2162.21 SMT
PROVIDED(10.57%)	: 2274.60 SMT

SITE PLAN

SIGNATURE OF THE OWNER / DEVELOPER

For SUNSHINE HOUSING
Managing Partner

SIGNATURE OF THE ENGINEER

N. VAMSHI KRISHNA
M.Tech (IIT R)
STRUCTURAL ENGINEER
Lic. No. 160/94 Eng.(TP)/GHMC

SIGNATURE OF THE ARCHITECT

Instone
RAMANA REDDY SOMA
ARCHITECT
Reg. No:CA/2015/69370
COUNCIL OF ARCHITECTURE

SHEET NO : 01 OF 13

AREA STATEMENT :

TOTAL SITE AREA	: 21,622.18 SMT (OR) 25,859.91SQ.YDS
ROAD WINDING AREA :	113.78 SMT (OR) 136.07 SQ.YDS
NET SITE AREA	: 21,508.40 SMT (OR) 25,723.84 SQ.YDS
TOT LOT :	
REQUIRED(10%)	: 2162.21 SMT
PROVIDED(10.57%)	: 2274.60 SMT
TOTAL PARKING DETAILS:	
CELLAR 1	: 18,012.93 SMT
CELLAR 2	: 18,012.93 SMT
CELLAR 3:(ONLY BLOCK D)	: 4,825.33 SMT
TOTAL PARKING AREA PROVIDED :	40,851.19 SMT
PARKING DETAILS : COMMERCIAL :	
CELLAR 1 : 1738.02 SMT (INCLUDED MECHANICAL PARKING)	
CELLAR 2 : 1738.02 SMT (INCLUDED MECHANICAL PARKING)	
TOTAL : 3476.04 SMT	
REQUIRED(44.00%):	1001.18 SMT
PROVIDED	: 3476.04 SMT
RESIDENTIAL AND CLUB HOUSES:	
RESIDENTIAL	: 99,926.89 SMT
REQUIRED(33.00%)	: 32,973.89 SMT
PROVIDED(37.71%)	: 37,690.12 SMT
CLUB HOUSE AREAS	
CLUB HOUSE1	: 2331.01 SMT
CLUB HOUSE2	: 1201.95 SMT
TOTAL	: 3532.96 SMT
REQUIRED(33.00%)	: 1165.87 SMT
PROVIDED(40.27%)	: 1423.04 SMT
VENTILATION DETAILS:	
REQ. CELLAR-1 VENTILATION (2.50%)	: 450.32 SQ.MTS
PRO. CELLAR-1 VENTILATION (3.15%)	: 568.27 SQ.MTS
REQ. CELLAR-2 VENTILATION (2.50%)	: 450.32 SQ.MTS
PRO. CELLAR-2 VENTILATION (3.15%)	: 568.27 SQ.MTS
REQ. CELLAR-3 VENTILATION (2.50%)	: 169.69 SQ.MTS
PRO. CELLAR-3 VENTILATION (2.55%)	: 170.48 SQ.MTS
BLOCKS AREA STATEMENTS :	
BLOCK-A BUILT UP AREA	: 20,200.77 SMT.
BLOCK-B BUILT UP AREA	: 22,763.85 SMT.
BLOCK-C BUILT UP AREA	: 26,953.69 SMT.
BLOCK-D BUILT UP AREA	: 30,002.58 SMT.
TOTAL BLOCKS BUILT UP AREAS :	99,920.89 SMT
COMMERCIAL BUILT UP AREA	: 2276.42 SMT
CLUB HOUSES BUILT UP AREA	: 3532.96 SMT
TOTAL BUILT UP AREA	: 1,05,729.27 SMT
NO. OF UNITS	: 537 NO'S

BLOCK - A

TOTAL NO OF FLOORS :
GROUND+ 9 +2 TDR FLOORS + CELLAR 1+CELLAR 2

GROUND FLOOR BUILT UP AREA	1440.72 SMT.
FIRST FLOOR BUILT UP AREA	1508.30 SMT.
SECOND FLOOR BUILT UP AREA	1781.98 SMT.
THIRD FLOOR BUILT UP AREA	1688.77 SMT.
FOURTH FLOOR BUILT UP AREA	1781.98 SMT.
FIFTH FLOOR BUILT UP AREA	1688.77 SMT.
SIXTH FLOOR BUILT UP AREA	1781.98 SMT.
SEVENTH FLOOR BUILT UP AREA	1688.77 SMT.
EIGHTH FLOOR BUILT UP AREA	1781.98 SMT.
NINTH FLOOR BUILT UP AREA	1688.77 SMT.
TENTH FLOOR BUILT UP AREA	1781.98 SMT.
ELEVENTH FLOOR BUILT UP AREA	1688.77 SMT.
TOTAL FLOOR BUILTUP AREA	20,200.77 SMT.
NO. OF UNITS	119 NO'S.

BLOCK - B

TOTAL NO OF FLOORS :
GROUND+ 9 +2 TDR FLOORS + CELLAR 1+CELLAR 2

GROUND FLOOR BUILT UP AREA	1864.35 SMT.
FIRST FLOOR BUILT UP AREA	1864.35 SMT.
SECOND FLOOR BUILT UP AREA	1995.19 SMT.
THIRD FLOOR BUILT UP AREA	1891.84 SMT.
FOURTH FLOOR BUILT UP AREA	1995.19SMT.
FIFTH FLOOR BUILT UP AREA	1891.84 SMT.
SIXTH FLOOR BUILT UP AREA	1995.19 SMT.
SEVENTH FLOOR BUILT UP AREA	1891.84 SMT.
EIGHTH FLOOR BUILT UP AREA	1995.19 SMT.
NINTH FLOOR BUILT UP AREA	1891.84 SMT.
TENTH FLOOR BUILT UP AREA	1995.19 SMT.
ELEVENTH FLOOR BUILT UP AREA	1891.84 SMT.
TOTAL FLOOR BULTUP AREA	22,763.85 SMT.
NO. OF UNITS	108 NO'S.

BLOCK - C

TOTAL NO OF FLOORS :
GROUND+ 9 +2 TDR FLOORS + CELLAR 1+CELLAR 2

GROUND FLOOR BUILT UP AREA	1996.54 SMT.
FIRST FLOOR BUILT UP AREA	1999.30 SMT.
SECOND FLOOR BUILT UP AREA	2383.95 SMT.
THIRD FLOOR BUILT UP AREA	2287.55 SMT.
FOURTH FLOOR BUILT UP AREA	2383.95 SMT.
FIFTH FLOOR BUILT UP AREA	2287.55 SMT.
SIXTH FLOOR BUILT UP AREA	2383.95 SMT.
SEVENTH FLOOR BUILT UP AREA	2287.55 SMT.
EIGHTH FLOOR BUILT UP AREA	2383.95 SMT.
NINTH FLOOR BUILT UP AREA	2287.55 SMT.
TENTH FLOOR BUILT UP AREA	2383.95 SMT.
ELEVENTH FLOOR BUILT UP AREA	2287.55 SMT.
TOTAL FLOOR BULTUP AREA	26,953.69 SMT.
NO. OF UNITS	191 NO'S.

BLOCK - D

TOTAL NO OF FLOORS :
GROUND+ 9 +2 TDR FLOORS + CELLAR 1+CELLAR 2+CELLAR 3

GROUND FLOOR BUILT UP AREA	2177.58 SMT.
FIRST FLOOR BUILT UP AREA	2249.05 SMT.
SECOND FLOOR BUILT UP AREA	2616.92 SMT.
THIRD FLOOR BUILT UP AREA	2498.27 SMT.
FOURTH FLOOR BUILT UP AREA	2616.92 SMT.
FIFTH FLOOR BUILT UP AREA	2498.27 SMT.
SIXTH FLOOR BUILT UP AREA	2616.92 SMT.
SEVENTH FLOOR BUILT UP AREA	2498.27 SMT.
EIGHTH FLOOR BUILT UP AREA	2616.92 SMT.
NINTH FLOOR BUILT UP AREA	2498.27 SMT.
TENTH FLOOR BUILT UP AREA	2616.92 SMT.
ELEVENTH FLOOR BUILT UP AREA	2498.27 SMT.
TOTAL FLOOR BULTUP AREA	30,002.58 SMT.
NO. OF UNITS	119 NO'S.

CLUB HOUSE-1

TOTAL NO OF FLOORS :
GROUND+4 FLOORS + CELLAR 1+CELLAR 2

GROUND FLOOR BUILT UP AREA	582.87 SMT.
THIRD FLOOR BUILT UP AREA	582.87 SMT.
SECOND FLOOR BUILT UP AREA	582.87 SMT.
THIRD FLOOR BUILT UP AREA	582.87 SMT.
FOURTH FLOOR BUILT UP AREA	582.87 SMT.
TOTAL FLOOR BULTUP AREA	2331.01 SMT.

CLUB HOUSE-2

TOTAL NO OF FLOORS :
GROUND+4 FLOORS + CELLAR 1+CELLAR 2+CELLAR 3

GROUND FLOOR BUILT UP AREA	300.24 SMT.
THIRD FLOOR BUILT UP AREA	300.24 SMT.
SECOND FLOOR BUILT UP AREA	300.24 SMT.
THIRD FLOOR BUILT UP AREA	300.24 SMT.
FOURTH FLOOR BUILT UP AREA	300.24 SMT.
TOTAL FLOOR BULTUP AREA	1201.95 SMT.

COMMERCIAL

TOTAL NO OF FLOORS :
GROUND+4 FLOORS + CELLAR 1+CELLAR 2

GROUND FLOOR BUILT UP AREA	566.14 SMT.
FIRST FLOOR BUILT UP AREA	472.27 SMT.
SECOND FLOOR BUILT UP AREA	472.27 SMT.
THIRD FLOOR BUILT UP AREA	472.27 SMT.
FOURTH FLOOR BUILT UP AREA	472.27 SMT.
TOTAL FLOOR BULTUP AREA	2276.42 SMT.

NOTE: TOTAL "TDR" AREA : 17,072.54 SMT