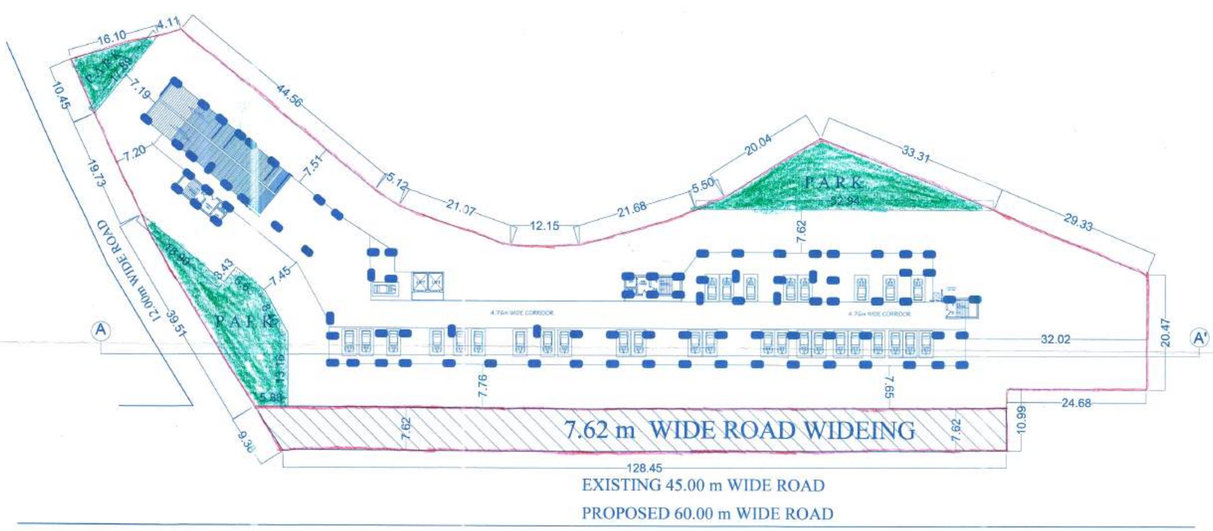
SITE PLAN



STILT FLOOR PARKING PLAN

THE PERMISSION APPROVAL IS HERE BY ACCORDED FOR ONLY.....
DWELLING UNITS UNDER SECTION 25(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(4942/MED/R4/UL/HMDA/SAC(2022)
2 All the conditions imposed in Lr. No.... (4942/MED/R4/UL/HMDA/SAC(2022) are to be strictly followed. Dt: 23-02-2022

3 This approval does not dispense with the operation of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

4 The local authority shall ensure than 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.1933/1/11/97 MA, dt 18-6-97 before sanctioning and releasing the technical approved building plans

5 This approval does not bind the the ownership of the site authority 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 Municipal Corporation/Municipal Authority should physically take over the land shown in Road widening as part of cost before releasing Building permission as per statutory Master Plan/Z.D.P.

8. The Cellar/Stilt 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 WITH THE CONDITIONS LAID DOWN G.O.MS. NO: 168 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 provisions 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 tanks be provided. For every 500 Sq.Mtrs of floor area. Minimum of four numbers fire extinguishers Per food and 5 kgs. DCP extinguisher minimum 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 lits Capacity for residential Buildings, House Rael Down Com

15. Sprinkler system is to be provided if the basement area exceeds 200 Sq. mtrs Electrical wiring and installion 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 Manouverability of fire vehicles. No parking Orany constructions shall be made in setback

17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15(6) of A.P Apartments (Promotion of construction and ownership) rules 1987

18. To provide one entry and one exit To the premises with a minimum Width of 4.5 mtrs and height Clearance of 5 mtrs.

19. To provide sewerage treatment plant for recycle Of sewage water for usage of recycled water for Gardening etc. as per norms towards.

20. Provide Fire resistant swing doors For the collapsible life in all floors Provide Generator, as alternate Source of electric supply. Emergency Lighting in the corridors/common Passage and stair cases

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority
APO(SK)

SHEET 1 of 11

PROPOSED HIGH RISE RESIDENTIAL APARTMENT WITH 2 CELLAR + STILT + 15 UPPER FLOORS AND CLUB HOUSE / AMENITIES BLOCK WITH GROUND + 4 UPPER FLOORS IN SURVEY NOS : 479 SITUATED AT BACHUPALLY VILLAGE ,UNDER NIZAMPET MUNCIPAL CORPORATION ,BACHUPALLY MANDAL , MEDCHAL-MALKAJGIRI DISTRICT ,TELANGANA STATE.

BELONGS TO :
1.M/s.STERLING AVENUES & Others ,
Rep.by Mr.A.Vasudeva Reddy

AREA DETAILS.

TOTAL SITE AREA :- 9,398.89 SYds (or) 7,858.67 Smt
AREA LEFT FOR ROAD WIDENING :- 1,194.44 Sq.Yds (or) 998.71 Smt
NET SITE AREA :- 8,204.42 Sq.Yds (or) 6,859.94 Smt.
PROPOSED No.OF FLOORS :- 2 Cellar + 1 Stilt + 15 UPPER FLOORS
REQUIRED TOT-LOT (10%) :- 820.44 Sq.Yds
PROVIDED TOT-LOT (10.76%) :- 871.55 Sq.Yds
CLUB HOUSE AREA PROVIDED : 806.47 Smt

BUILTUP AREA :

FIRST FLOOR	: 2,007.38 Sqmts
SECOND FLOOR	: 2,187.39 Sqmts
THIRD FLOOR	: 2,211.81 Sqmts
FOURTH FLOOR	: 2,131.01Sqmts
FIFTH FLOOR	: 2,196.29 Sqmts
SIXTH FLOOR	: 2,205.41 Sqmts
SEVENTH FLOOR	: 2,131.01 Sqmts
EIGHT FLOOR	: 2,196.26 Sqmts
NINTH FLOOR	: 2,205.41 Sqmts
TENTH FLOOR	: 2,131.01 Sqmts
ELEVENTH FLOOR	: 2,196.26 Sqmts
TWELTH FLOOR	: 2,205.41 Sqmts
THIRTEENTH FLOOR	: 2,131.01 Sqmts
FOURTEENTH FLOOR	: 2,196.26 Sqmts
FIFTEENTH FLOOR	: 2,205.41 Sqmts
TOTAL AREA	:32,537.33 Sqmts

PARKING AREA REQUIRED (22%) : 7,158.68 Smts
PARKING AREA PROVIDED (37.45%) : 12,231.19 Smts
REQUIRED REGULAR MORTGAGEAREA (10%) : 3,253.77 Smts
PROVIDED REGULAR MORTGAGE AREA (10.03%) : 3,337.09 Smt
MORTGAGE AREA

ADDITIONAL MORTGAGE DEATILS:
PROVIDED ADDITIONAL MORTGAGE AREA (5.20%) : 1,696.54 Smt
ADDITIONAL MORTGAGE FLAT No's : 107 to 109, 111 to 114, 1503, 1505,1507 to 1510, 1512,401 & 414
MORTGAGE AREA

SPECIFICATIONS

FOUNDATION	R.C.C. FOOTING & C.C.BED
BASEMENT	C.R.S. IN CEMENT MORTAR
SUPERSTRUCTURE	R.C.C. FRAME WORK & BRICK WALLS
COLUMN,BEAM,SLAB, LINTELS,CHAJJAS, ST.CASE ETC.,	R.C.C.
PLASTERING	CEMENT MORTAR
FLOORING	VERIFIED TILES
DOORS & WINDOWS	C.T.WOOD FRAME

OPENINGS

DOORS	MD	: 1.07 X 2.00
	D1	: 0.90 X 2.00
	D2	: 0.75 X 2.00
	FD	: 1.52 X 2.00
WINDOWS	W6	: 1.83 X 1.20
	W4	: 1.20 X 1.20
	W3	: 0.91 X 0.91
	W2	: 0.61 X 1.20
VENTILATORS	V2	: 0.60 X 0.60

REFERENCE

SCALE :- 1 : 500

PROPOSED :
EXISTING :
TO BE DISMANTLED :
MORTAGE AREA :
ALL DIMENSIONS ARE IN METRES

SIGNATURE OF THE BUILDER
(Regn .no)

SIGNATURE OF THE ARCHITECT:
(Regn .no)

SIGNATURE OF THE STRUCTURAL ENGINEER
(Regn .no)
I. MADHAVA RAO
Licence No: 20
Structural Engineer
TP 10/GHMC

SIGNATURE OF THE OWNER