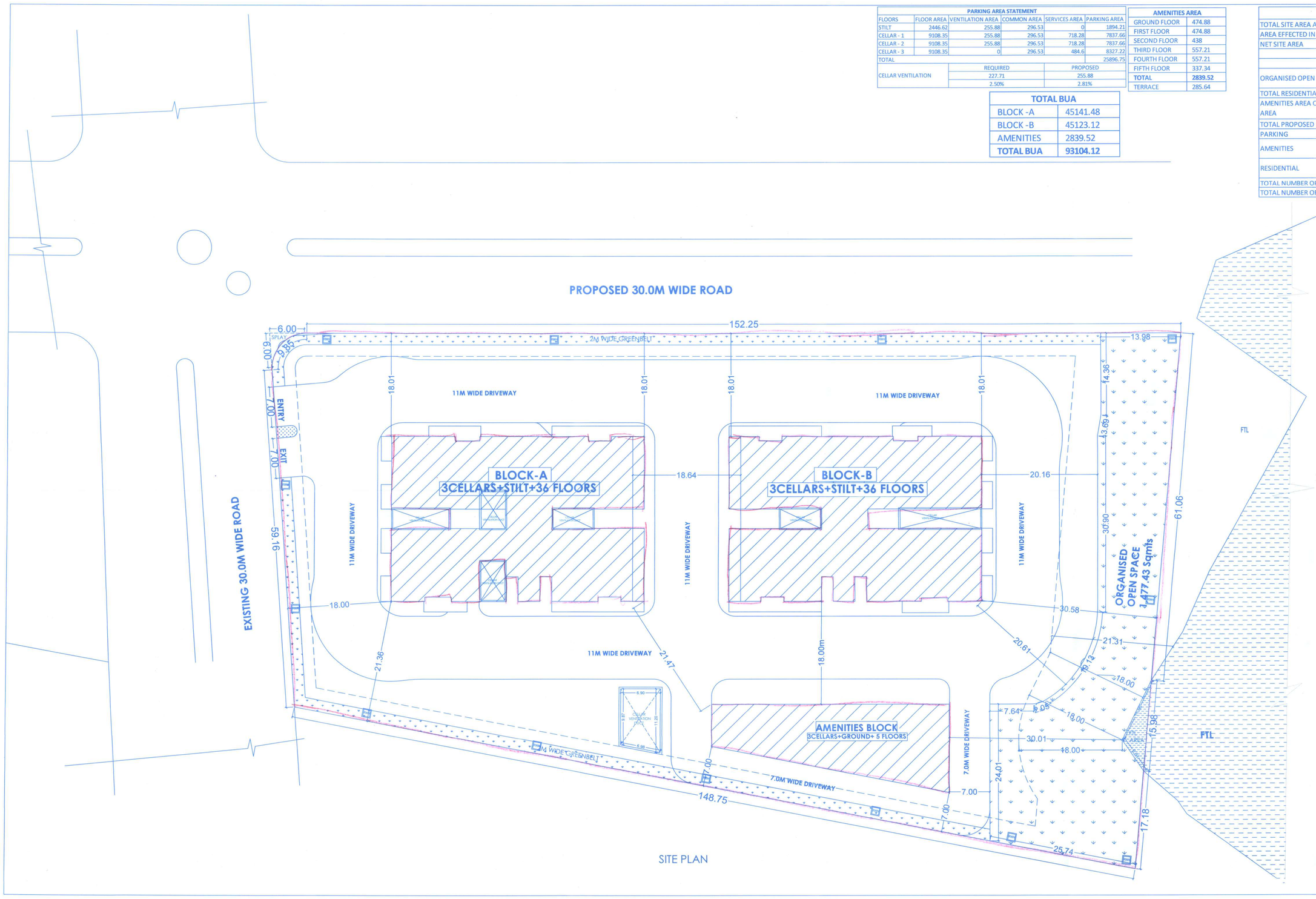


PARKING AREA STATEMENT					
FLOORS	FLOOR AREA	VENTILATION AREA	COMMON AREA	SERVICES AREA	PARKING AREA
STILT	2446.62	255.88	296.53	0	1894.21
CELLAR - 1	9108.35	255.88	296.53	718.28	7837.66
CELLAR - 2	9108.35	255.88	296.53	718.28	7837.66
CELLAR - 3	9108.35	0	296.53	484.6	8327.22
TOTAL					25896.75

CELLAR VENTILATION	REQUIRED	PROPOSED
	227.71	255.88
	2.50%	2.81%

AMENITIES AREA	
GROUND FLOOR	474.88
FIRST FLOOR	474.88
SECOND FLOOR	438
THIRD FLOOR	557.21
FOURTH FLOOR	557.21
FIFTH FLOOR	337.34
TOTAL	**2839.52**
TERRACE	285.64

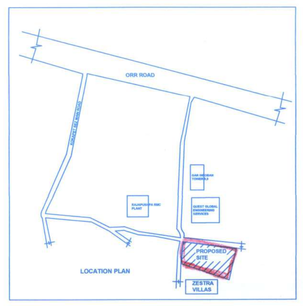
TOTAL BUA	
BLOCK -A	45141.48
BLOCK -B	45123.12
AMENITIES	2839.52
TOTAL BUA	**93104.12**

AREA STATEMENT			
TOTAL SITE AREA AS ON GROUND		12,150.70	Sqmts
AREA EFFECTED IN FTL		33.55	Sqmts
NET SITE AREA		12117.15	Sqmts
	REQUIRED	PROPOSED	
ORGANISED OPEN AREA	1211.72	1477.43	Sqmts
	10.00%	12.19%	
TOTAL RESIDENTIAL BUILTUP AREA		93104.12	Sqmts
AMENITIES AREA ON RESIDENTIAL BUILTUP AREA	2793.12	2839.52	Sqmts
	3.00%	3.05%	
TOTAL PROPOSED BUILTUP AREA		95943.64	Sqmts
PARKING			
AMENITIES	937.04	1200	Sqmts
	33.00%	42.26%	
RESIDENTIAL	20482.91	25896.75	Sqmts
	22.00%	27.81%	
TOTAL NUMBER OF FLATS		282	No's
TOTAL NUMBER OF CARS		610	No's

BLOCK AREAS		
	BLOCK -A	BLOCK -B
1ST FLOOR	1253.93	1253.42
2nd FLOOR	1253.93	1253.42
3rd FLOOR	1253.93	1253.42
4th FLOOR	1253.93	1253.42
5th FLOOR	1253.93	1253.42
6th FLOOR	1253.93	1253.42
7th FLOOR	1253.93	1253.42
8th FLOOR	1253.93	1253.42
9th FLOOR	1253.93	1253.42
10th FLOOR	1253.93	1253.42
11th FLOOR	1253.93	1253.42
12th FLOOR	1253.93	1253.42
13th FLOOR	1253.93	1253.42
14th FLOOR	1253.93	1253.42
15th FLOOR	1253.93	1253.42
16th FLOOR	1253.93	1253.42
17th FLOOR	1253.93	1253.42
18th FLOOR	1253.93	1253.42
19th FLOOR	1253.93	1253.42
20th FLOOR	1253.93	1253.42
21st FLOOR	1253.93	1253.42
22nd FLOOR	1253.93	1253.42
23rd FLOOR	1253.93	1253.42
24th FLOOR	1253.93	1253.42
25th FLOOR	1253.93	1253.42
26th FLOOR	1253.93	1253.42
27th FLOOR	1253.93	1253.42
28th FLOOR	1253.93	1253.42
29th FLOOR	1253.93	1253.42
30th FLOOR	1253.93	1253.42
31st FLOOR	1253.93	1253.42
32nd FLOOR	1253.93	1253.42
33rd FLOOR	1253.93	1253.42
34th FLOOR	1253.93	1253.42
35th FLOOR	1253.93	1253.42
36th FLOOR	1253.93	1253.42
TOTAL	**45141.48**	**45123.12**
TERRACE	87.29	87.29

TOTAL BUILT UP AREA	: 93,104.12Sqmts
Required Mortgage Area (10.00%)	: 9310.42 Sqmts.
Proposed Mortgage Area (10.07%)	: 9375.60 Sqmts.

MORTGAGE AREAS			
BLOCKS	BLOCK -A	BLOCK -B	GROSS BUA (in Sqmts)
FIRST FLOOR	1041.96	1041.45	2083.41
SECOND FLOOR	1041.96	1041.45	2083.41
THIRD FLOOR	1041.96	1041.45	2083.41
FOURTH FLOOR	1041.96	1041.45	2083.41
SEVENTH FLOOR	1041.96		1041.96
TOTAL AREA	5208.80	4166.80	9375.60



TECHNIC APPROVAL IS HERE 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 1. CORRECTED PLAN
ORR NO 1554/ APP/R19/HMDA/2022
1. All the conditions imposed in Lr. No. 1554/ APP/R19/HMDA/2022 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/clearance of the site under reference are in order and should scrupulously folow the Government instructions vide Memo No. 1933/I/11/97 MA, dt 18-6-97 before sanctioning and releasing three technical approved building plans.
5. This approval does not conter or attep the ownership of the site Authority of 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 PlanZ D F
8. The Celler/Stilft parking should not be mis-used 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: 470 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 600 Sq.Mtrs of floor area with Minimum of four numbers fire extinguisher Per flood and 5 kgs. DCP extinguisher minimum 2 Nos. each at Generator and Transformer area shall be provide as per ularam ISI specification No.2190-1992.
14. Manually operated and ularam system in the Entire Building; Separate Underground static Water storage tank capacity of 25,000 Lts. capacity Separate Terrace tank of 25,000 lts Capacity for Domestic Purpose
15. Automatic 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. Oranry constructions shall be made in setbacks
17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15(e) of A.P Apartments (Promotion Of construction and ownership) rules 1987
18. To provide one entry and on 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 recycling Of sewage water for usage of recycled water for Gardening etc. as per APPCB Norms.
20. Provide Fire resistant swing doors For the collapsible life in all floors Provide Generator, as alternate Source of electric supply. Emergency Lightsfor the corridors/common Passage and stair case

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

Plan Showing the Proposed Residential Apartment in Survey No. 91/2/3, Situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District,Telangana.

Belonging to:

1.GLAND CELSUS SRI.PARTNERS
Rep by Sri.NAGA PARASAD.

2.M/s. DSR PRIME SPACES
Rep by its Managing Partner
Sri D. SUDHAKAR REDDY
S/o. Late Sri D.SUBBARAMI REDDY

SPECIFICATIONS:

FOUNDATION	C.R.S. IN C.M.
COLUMNS	R.C.C. 1:2:4
SUPER STRUCTURE	R.C.C
SLAB, BEAMS, CHAJJAS	R.C.C. 1:2:4
DOORS,WINDOWS, VENTILATORS	UPVC
FLOORING	VERITIFIED TILES
PLASTERING	IN C.M.

OPENINGS:

DOORS:	WINDOWS:	VENTILATORS:
MD : 1.15 x 2.10	W : 1.80 x 1.20	V : 0.60 x 0.60
D1 : 1.00 x 2.10	W1 : 1.50 x 1.20	
D2 : 0.85 x 2.10	W2 : 1.20 x 1.20	
TD : 0.85 x 2.10	W3 : 0.90 x 1.20	
SD : 2.40 x 2.10	W4 : 0.75 x 1.20	
SD1 : 1.80 x 2.10	KW : 1.20 x 0.90	
SD2 : 1.50 x 2.10	KW1 : 0.90 x 0.90	
FRD : 1.20 x 2.10		

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS

REFERENCE:

PROPOSED	
EXISTING	
TO BE DISMANTLED	

NORTH: N W E S

SCALE - 1 :300

Owner's / Builder's Signature

For DSR PRIME SPACES
Authorised Signatory

Structural Engineer's Signature

Kasiviswanath. S
MCH. LIC.No. 34.
STRUCTURAL ENGINEER/TP10/MCH/07

Architect's Signature

Sheet Title : SANCTION DRAWING

SITE PLAN

Sheet No : 1 of 14