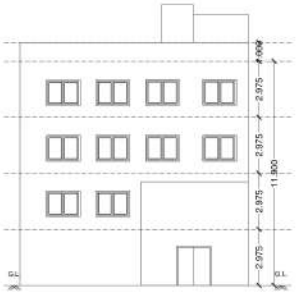
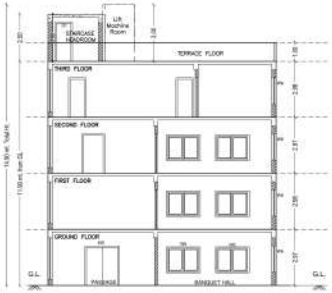
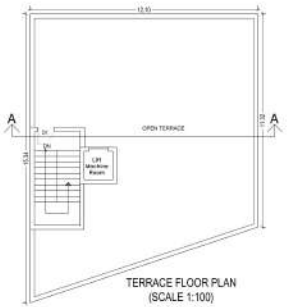


ELEVATION
(SCALE 1:100)

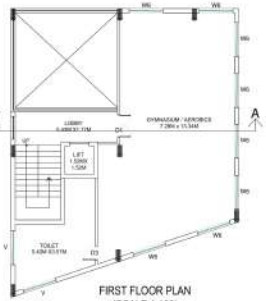


SECTION A-A
(SCALE 1:100)

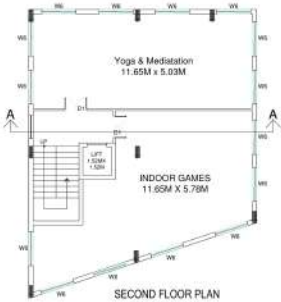


TERRACE FLOOR PLAN
(SCALE 1:100)

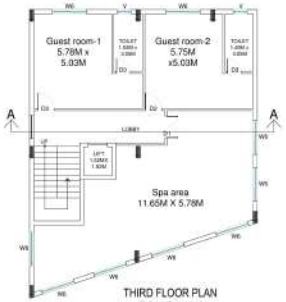
GROUND FLOOR PLAN
(SCALE 1:100)



FIRST FLOOR PLAN
(SCALE 1:100)



SECOND FLOOR PLAN
(SCALE 1:100)



THIRD FLOOR PLAN
(SCALE 1:100)

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Dwy 120 Dwelling Units in open plot Sy. No. 198 in Nanning Village, Gandipet Mandal, Rangareddy District of HMDA is Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No. 021299/SAP/R1/UB/HMDA/0863/2019 Dt.04-04-2019.

2. All the conditions imposed in Lr. No. 021299/SAP/R1/UB/HMDA/0863/2019 Dt:04-04-2019 are to be strictly followed.

3. 10.00ft of Built Up Area is an extent of 1575.00 Sq.mts is Ground floor Mortgaged in Authority. Vide Document No.3218/2019 dt:27-03-2019 as per Common Building Rules 2012 favour of the Metropolitan Commissioner Hyderabad Metropolitan Development (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 10.00ft 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 compulsorily follow the Government instructions Vide Memo No. 1603/U/97 Mn, Dt. 08.04.1997 before sanctioning and releasing these technical approved building plans.

7. This approval does not confer or affect the ownership of the site and ownership of site boundary is the responsibility of the applicant.

8. The Cellar floor/Stilt floor shall be used for parking purposes 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 sumps, septic tank and underground drainage as per BIS 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 5000sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 5kgs DCP extinguisher minimum 2Nos each at Generator and Transformer area shall be provide as per IS specification No. 2190-1992.

14. Manually operated and alarm system in the entire building. Separate Underground Sump Water storage tank capacity of 25,000 Ltr. Capacity Separate Terrace tank of 25,000 ltrs Capacity for Residential buildings. Hose Reel, Dryer 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 created 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 (e) of A.P Apartments (Promotion of constructions and ownership) rules, 1987.

18. If any litigations/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 HMWS and SB and T.S. Trimax 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.

23. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and U.L.C reports and if any litigation occurs, the technically approved building plans may be withdrawn 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.

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDINGS(G+LIFT+GROUND+SUPPER FLOOR) IN SY.NO.198 SITUATED AT NANDING VILLAGE,GANDIPET MANDAL,RANGA REDDY DISTRICT, TELANGANA STATE

BELONGING TO :

M/S HIRIZE PROJECTS REPRESENTED BY 1.BATHI VIJAYA REDDY 2.SRISAN JITHENDER.

DATE : 09-04-2019	SHEET NO.: 03/03

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 021299/SAP/R1/UB/HMDA/0863/2019	Plot Sub Use : Residential Bldg
Application Type : General Proposal	Proposal by Religious/Structure : NA
Project Type : Building Permission	Land Use Zone : Residential
Nature of Development : New	Land Sub Use Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 12.80
Sub Location : Non Areas / Approved Layout Areas	Survey No. : 198
Village Name : Nanning	North : CTS NO -
Mandal : Gandipet	South : CTS NO -
	East : ROAD WIDTH - 12
	West : ROAD WIDTH - 9

AREA DETAILS :		SQ MT.
AREA OF PLOT (Minimum)	(A)	5468.98
NET AREA OF PLOT	(A-Deductions)	5468.98
Accessory Use Area		3.00
Vacant Plot Area		2553.92
COVERAGE CHECK		
Proposed Coverage Area (51.31 %)		2816.16
Net BUA CHECK		
Residential Net BUA		16512.00
Proposed Net BUA Area		16512.00
Total Proposed Net BUA Area		16511.99
Consumed Net BUA (Factor)		3.01
BUILT UP AREA CHECK		
MORTGAGE AREA		1575.00
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT

N

Name : BV KRISHNA KUMAR
Designation : JPO
Date : 20-Apr-2019 18:57:19

Name : YASWANTHA RAO KOTTALA
Designation : Planning Officer
Date : 20-Apr-2019 19:

Building :PROPOSED (AMENITIES)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	161.30	161.30	161.30	01
First Floor	161.30	161.30	161.30	01
Second Floor	161.30	161.30	161.30	01
Third Floor	161.30	161.30	161.30	01
Terrace Floor	0.00	0.00	0.00	00
Total :	645.20	645.20	645.20	04
Total Number of Same Buildings	1			
Total :	645.20	645.20	645.20	04

OWNER'S SIGNATURE	ARCHITECT SIGNATURE	STRUCTURAL SIGNATURE