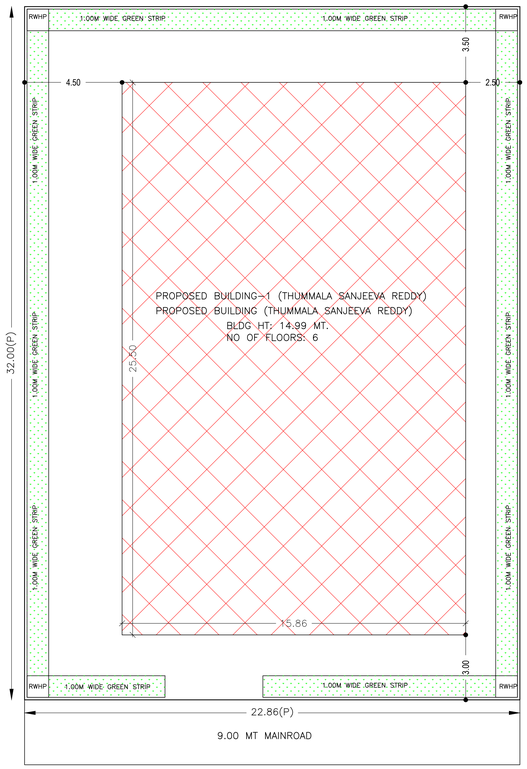
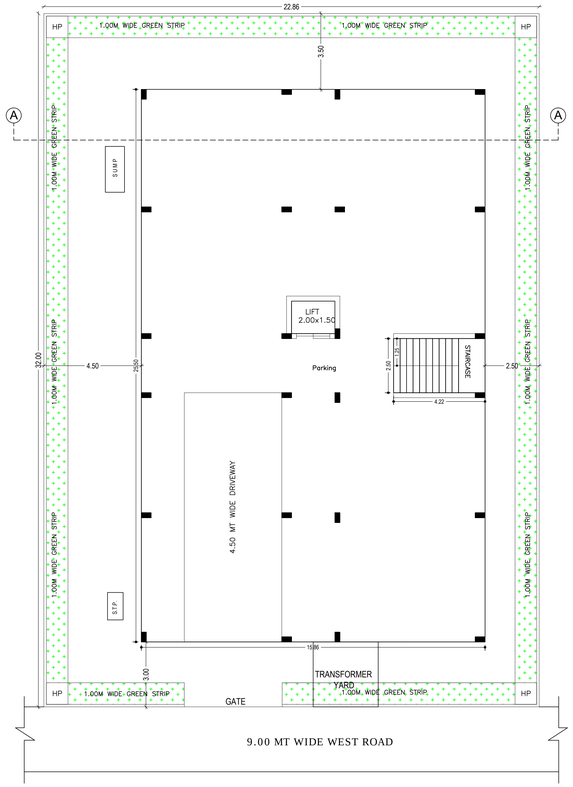
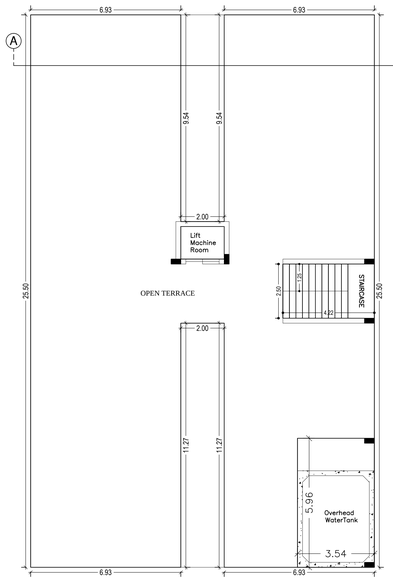


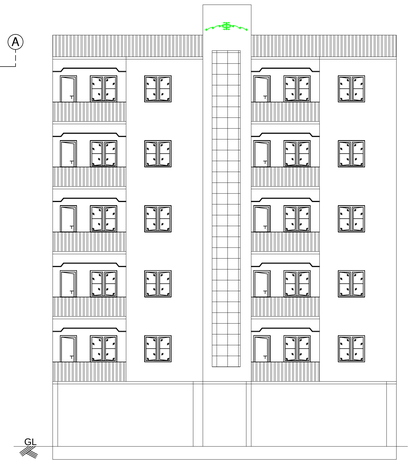
SITE PLAN
(SCALE 1:100)



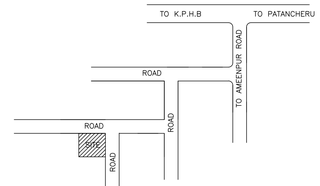
STILT FLOOR PLAN
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



ELEVATION
(SCALE 1:100)



LOCATION PLAN

1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Stilt + 5 upper floors with 20 dwelling units of Sy. No: 299 situated at Ameenpur Village, Ameenpur Muncipality Mandal, Sanga Reddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No. 041115/SKP/R1/U6/HMDA/11122020 Dt:23-02-2021

2. All the conditions imposed in Lr. No. 041115/SKP/R1/U6/HMDA/11122020 Dt:23-02-2021 are to be strictly followed.

3. 10 % of Built Up Area 181 sq mts in total site, in First floor with Mortgage vide deed document 7227/2021 dt. 10/02/2021 as shown in mortgage plan Mortgaged in favour of Metropolitan commissioner Hyderabad Metropolitan development Authority, Hyderabad at Sub Registrar SangaReddy, 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 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. 1933/II/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 Cellar/Stilt 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 5Kgs. DCP extinguisher minimum 2No.s each at Generator and Transformer area shall be provide as per alarm ISI specification No. 2190–1992.

14. 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.

15. 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.

16. 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.

17. 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.

18. The HMWS and SB and T.S. Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

19. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.

20. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall be deemed to be withdrawn and cancelled.

21. The applicant/ developer are the whole responsible if anything happens/ while constructing the building and after.

22. 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.

23. 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.

24. 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 BLDG/APARTMENT BUILDING CONTAINING PROPOSED BUILDING ISTILT + 5 UPPER FLOORS IN PLOT NOS OPEN LAND IN SURVEY NO. 299 OF AMEENAPUR VILLAGE, AMEENPUR MUNCIPALITY MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
THUMMALA SANJEEVA REDDY

DATE : 23-02-2021	SHEET NO.: 01/01

AREA STATEMENT HMDA

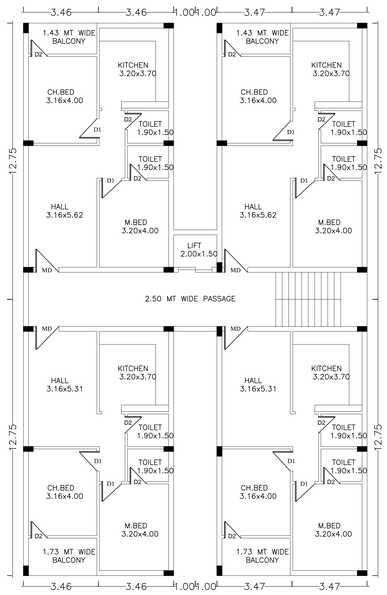
PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 041115/SKP/R1/U6/HMDA/11122020	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Building Permission	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 9.00
SubLocation : New Areas / Approved Layout Areas	Plot No : OPEN LAND
Village Name : Ameenapur	Survey No. : 299
Mandal : Ameenpur Muncipality	North : PLOT NO - OTHERS LAND
	South : PLOT NO - OTHERS LAND
	East : PLOT NO - OTHERS LAND
	West : ROAD WIDTH - 9

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	731.61
NET AREA OF PLOT	(A-Deductions)	731.61
Vacant Plot Area		327.12
COVERAGE CHECK		
Proposed Coverage Area (55.29 %)		404.49
Net BUA CHECK		
Residential Net BUA		1814.33
Proposed Net BUA Area		1852.00
Total Proposed Net BUA Area		1852.01
Consumed Net BUA (Factor)		2.53
BUILT UP AREA CHECK		
MORTGAGE AREA		181.00
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

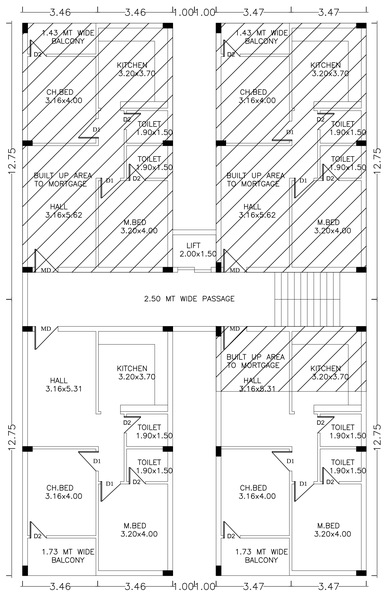
COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT

Balcony Calculations Table

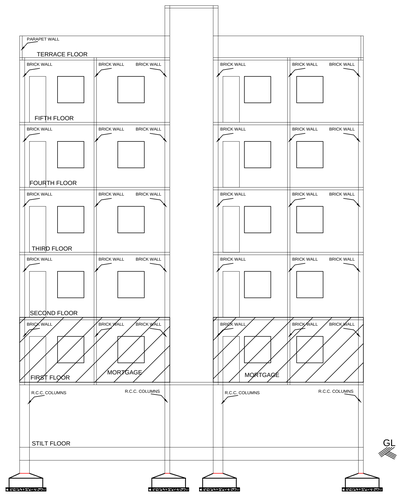
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.43 X 3.16 X 2 X 1	9.00	19.92
	1.73 X 3.16 X 2 X 1	10.92	
TYPICAL - 2, 3, 4& 5 FLOOR PLAN	1.43 X 3.16 X 2 X 4	36.00	79.68
	1.73 X 3.16 X 2 X 4	43.68	
Total	-	-	99.60



TYPICAL 2,3,4 & 5 FLOOR PLAN
(SCALE 1:100)



FIRST FLOOR PLAN
(SCALE 1:100)



SECTION AT A-A
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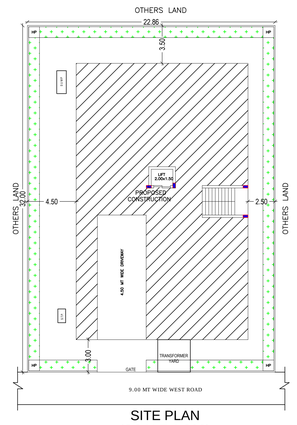
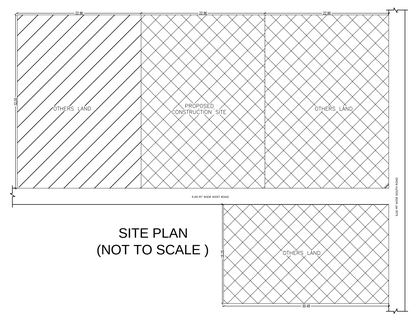


SITE PLAN
(SCALE 1:200)



SITE PLAN
(NOT TO SCALE)

SCHEDULE OF JOINERY:

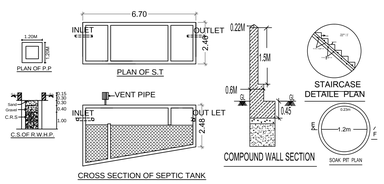
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	D2	0.76	2.10	60
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	D1	0.90	2.10	60
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	MD	1.07	2.10	20
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	ARCH	1.50	2.10	20

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	V	0.60	0.60	40
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	W	2.00	1.22	100

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	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.)
			Lift Machine	Parking	Resi.		
PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)	1	2245.97	3.00	390.94	1814.35	1852.03	20
Grand Total :	1	2245.97	3.00	390.94	1814.35	1852.03	20.00

Building :PROPOSED BUILDING (THUMMALA SANJEEVA REDDY)

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.)
		Lift Machine	Parking	Resi.		
Stilt Floor	404.49	0.00	390.94	0.00	13.55	00
First Floor	362.87	0.00	0.00	362.87	362.87	04
Second Floor	362.87	0.00	0.00	362.87	362.87	04
Third Floor	362.87	0.00	0.00	362.87	362.87	04
Fourth Floor	362.87	0.00	0.00	362.87	362.87	04
Fifth Floor	362.87	0.00	0.00	362.87	362.87	04
Terrace Floor	27.13	3.00	0.00	0.00	24.13	00
Total :	2245.97	3.00	390.94	1814.35	1852.03	20
Total Number of Same Buildings :	1					
Total :	2245.97	3.00	390.94	1814.35	1852.03	20

Name : S RAMESH CHARAN
Designation : Junior Planning Officer
Date : 25-Feb-2021 13:

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 25-Feb-2021 15:

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
Yashaswi Rajashekhar CA / 2018 / 55405	S. RAJASHEKAR STRUCTURAL ENGINEER