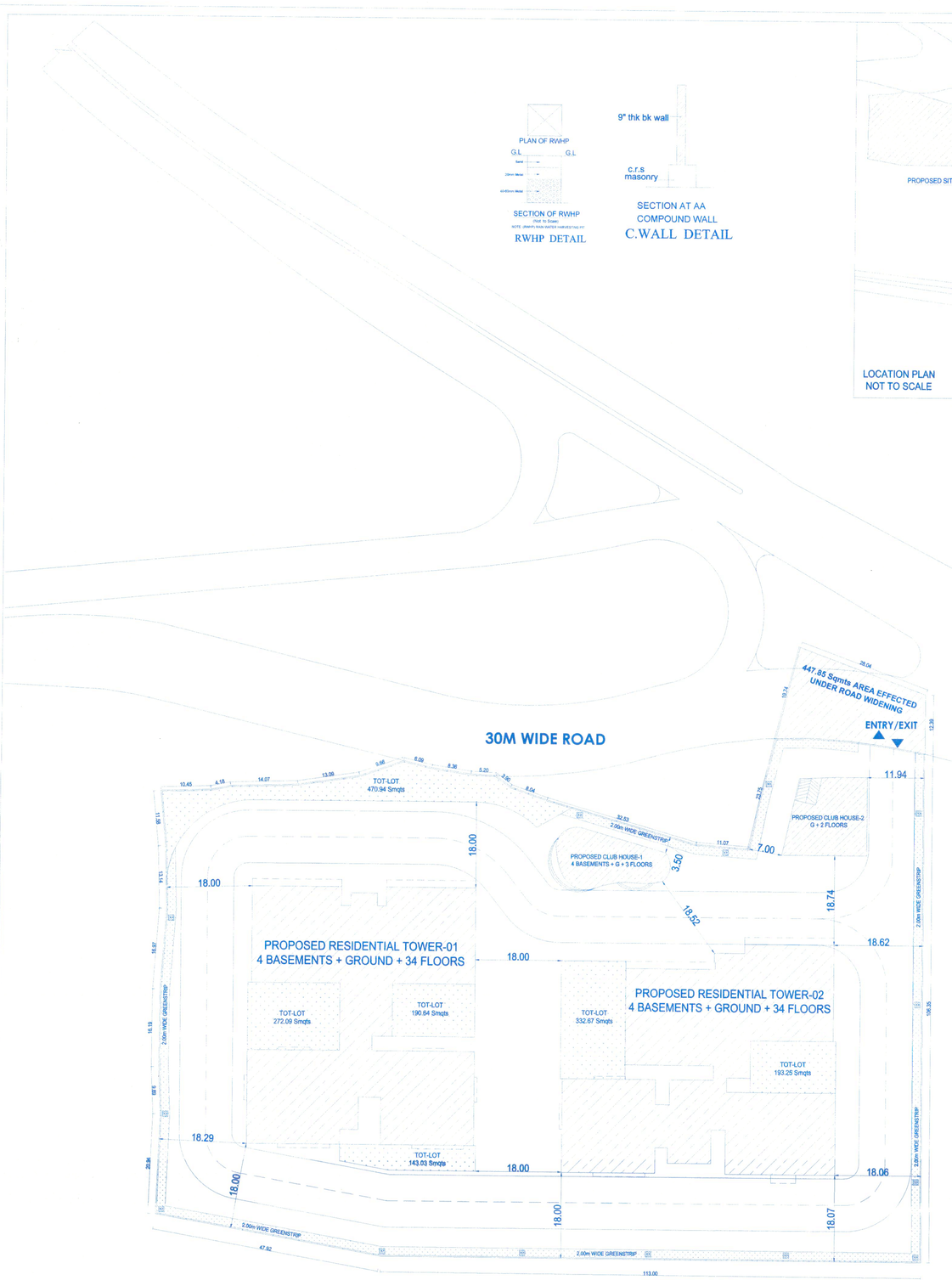
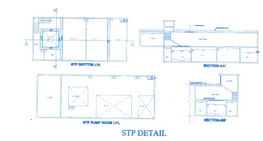


MASTER PLAN



UG SUMP DETAIL

STP DETAIL

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 / CORRECTED PLAN HDC NO. 009506/BP/HMDA/1959/SKP/2022

All the conditions imposed in Lr. No. 009506/BP/HMDA/1959/SKP/2022

3. This approval does not absolve any violation of the provision of the Urban Land (Ceiling & Regulation) Act, 1976 Dt: 23/11/2023
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 confer or attept 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 Plan/ D F
8. The Cellar/Stilt 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 proposad 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 ali.ram 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 Hold Dom Com
5. Automatic Sprinkler system is to be provided If the basemenat area exceeds 200 Sq. mtrs Electrical wiring and installation shall be Certified by the electrical engineers to Ensure electrical fire safety.
6. To create a joint open spaces with the Neighbours building / per norms for Mancuverability of fire vehicles. No parking Orany construction shall be made in setbacks area
17. Transfromers 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 recyclim Of sewage water for usage of recycled water for Gardening etc. as per APPCB Norms.
20. Provide Fire resistant swing 0001 For the collapsible life in all floors Provide Generator, as alternate Source of Electric supply. Emergency Lighting in the corridors/common Passage and staircases

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN SURVEY.No:- 91/P, 92/P, 93P, 94/P, 95/P, 97/P, SITUATED AT NARSINGI VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT.
BELONGS TO:-

GOPU.NARENDER REDDY AND OTHERS
DEVELOPED BY
NEWMARK URBANSPACES
REPRESENTED BY
GOPU. NARENDER REDDY
CHALLA. JAYASIMHA REDDY

AREA STATEMENT :

SITE AREA : 15,985.05 Sqmts (or) 19,117.96 Sqyds (As per Ground) (3.95 Acres)

ROAD WIDENING AREA : 447.85 Sqmts

NET SITE AREA :15,537.19 Sqmts (3.83 Acres)

REQUIRED TOTLOT AREA (10.00%) : 1,553.71 Sqmts

PROPOSED TOTLOT AREA (10.31%) : 1,602.65 Sqmts

TOTAL BUILT-UP AREA :

SITE AREA : 3.95 ACRES				15,985.05	SQMTS
ROAD WIDENING AREA				447.86	SQMTS
NET SITE AREA : 3.83 ACRES				15,537.20	SQMTS
TOT-LOT AREA PROVIDED				1,602.65	SQMTS
S.NO	TOWER NAME		AREA IN SQM	NO OF FLOOR	TOTAL AREA SQM
1	TOWER-1	GROUND FLOOR	848.62	1	848.62
		TOWER Lvl (1st to 16th, 18th to 26th & 27th to 34th)	1,953.87	32	62523.84
		TOWER Lvl (17th & 26th)	1,958.54	2	3917.08
	BUILT UP AREA TOWER-1				67289.54
2	TOWER-2	GROUND FLOOR	554.97	1	554.97
		TOWER Lvl (1st to 16th, 18th to 26th & 27th to 34th)	1,958.88	32	63907.36
		TOWER Lvl (17th & 26th)	1,978.58	2	3951.16
	BUILT UP AREA TOWER-2				67413.49
3	PROPOSED TOTAL TOWER AREAS -1 & 2				134803.03
AMENITIES AREA					
4	AMENITIES AREA REQUIRED 3% OF TOTAL BUILT UP AREA				4038.09
5	AMENITIES AREA PROPOSED 3.11% OF TOTAL BUILT UP AREA			3.11931931	4186.69
6	TOWER-01 GROUND FLOOR AMENITIES AREA		1239.22	1	1239.22
7	TOWER-02 GROUND FLOOR AMENITIES AREA		1333.04	1	1333.04
8	TOTAL AMENITIES AREA				2572.26
9	CLUB HOUSE -1	GROUND FLOOR	226.01	1	226.01
		FIRST FLOOR	226.01	1	226.01
		SECOND FLOOR	226.01	1	226.01
		THIRD FLOOR	226.01	1	226.01
	TOTAL AMENITIES AREA				680.04
10	CLUB HOUSE-2	GROUND FLOOR	235.19	1	235.19
		FIRST FLOOR	266.6	1	266.60
		SECOND FLOOR	266.6	1	266.60
	TOTAL AMENITIES AREA				768.39
11	TOTAL AMENITIES BUILT UP AREA				4186.69
PARKING AREA					
12	PARKING AREA REQUIRED =22%				29612.87
13	AMENITIES PARKING AREA REQUIRED 33% OF TOTAL AMENITIES BUILT UP AREA				1382.67
14	TOTAL PARKING AREA REQUIRED				30995.23
15	TOTAL PARKING AREA PROVIDED			38.59	49294.60
16	BASEMENT-1 PARKING AREA				12313.65
17	BASEMENT-2 PARKING AREA				12313.65
18	BASEMENT-3 PARKING AREA				12313.65
19	BASEMENT-4 PARKING AREA				12313.65
20	TOTAL PARKING AREA				49294.60
NO.OF FLATS					
S.NO	TOWER NAME				TOTAL NO.OF FLATS
21	TOWER-1	TOTAL NO OF FLATS			136
22	TOWER-2	TOTAL NO OF FLATS			134
23	TOTAL NO.OF FLATS (TOWER-1 & 2)				270

SPECIFICATIONS :

FOUNDATION	: R.C.C. M30 GRADE
COLUMNS	: R.C.C. M30 GRADE
WALLS	: SOLID BLOCKS
SLABS, BEAMS & CHAJJAS	: R.C.C. M30 GRADE
DOORS, WINDOWS & VENTILATORS	: UPVC
FLOORING	: CERAMIC TILES
PLASTERING	: C.M.

LEGEND :

UNDER GROUND SUMP	UG SUMP
PERCUILATION PIT	PP
ELECTRICAL LINE	
MAN HOLE	MH
ELECTRICAL TRANSFOMER	
SEWAGE TREATMENT PLANT	STP
BASEMENT LINE	

REFERENCE:-
PROPOSED
EXISTING
DEMOLISHED

NORTH N

ALL DIMENSIONS ARE IN METERS

SCALE - 1 : 500

OWNER'S SIGNATURE AND (GPA HOLDER) :

For M/s. Newmark Urbanspace
Partner

STRUCTURAL ENGINEER'S SIGNATURE :

VANJA NARESH KUMAR
M. Tech
Structural Engineer
License No: 543/Eng/TP10/GHMC/2020

ARCHITECT'S SIGNATURE :

SRIDHAR GOPISETTI
COA No. CA/2007/41178
4 th Floor, Anu's ECO Grand, Sy. No. 135 & 135, Near Jakkiro Lake, Tukkaguda Road, Serilingampally (M.R.), Hyderabad, Ranga Reddy, Dist.500,008

SHEET NO : 01 OF 32 | MASTER PLAN