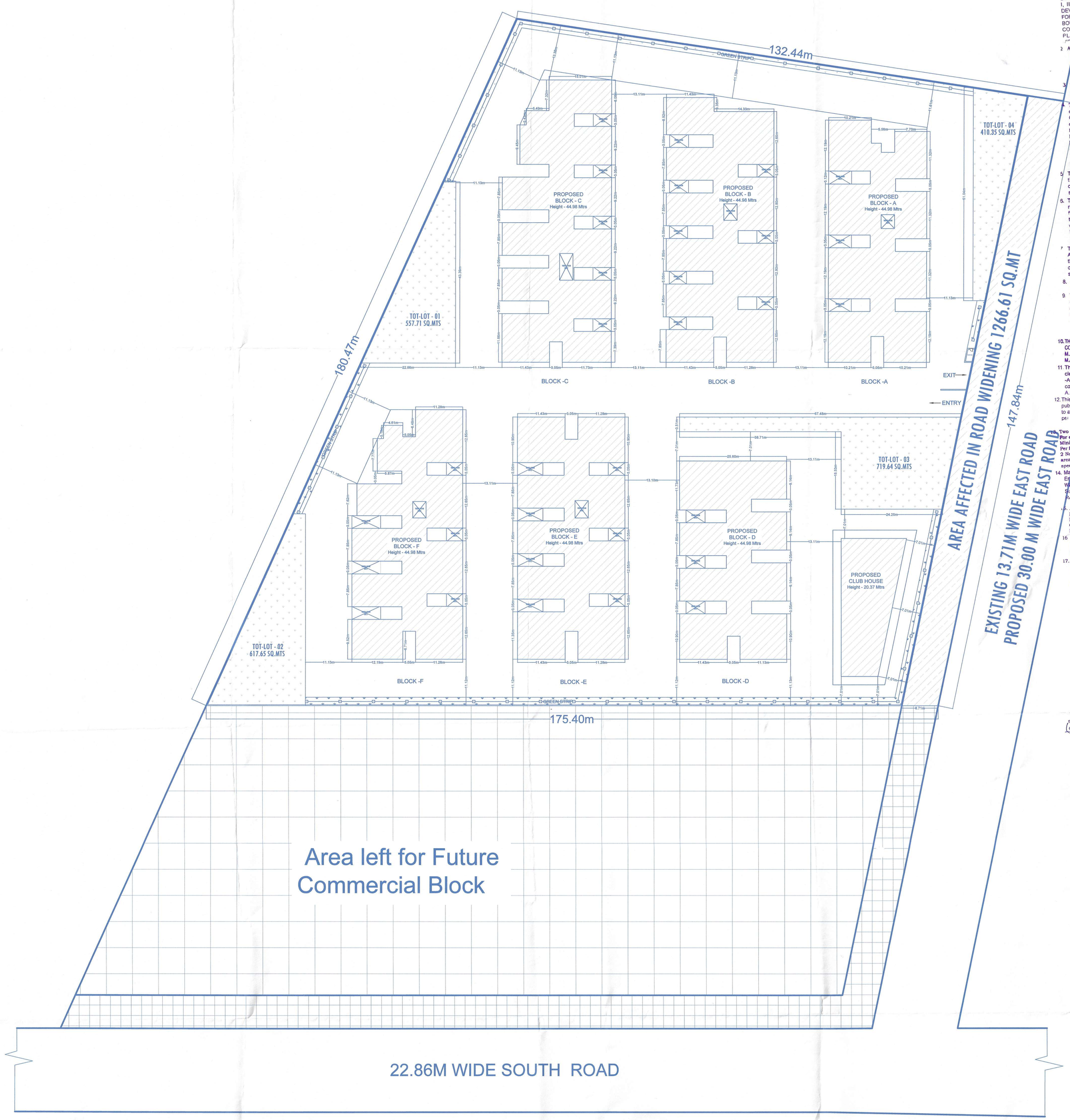


SITE PLAN

TECHNIC APPROVAL IS HERE B FOR ACCORDED ONLY.....
DWELLING UNITS UNDER SECTION 20(2) 1, 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. 64582/J1/MED/R1/U6/HMDA/ 11.05.2021.
2. All the conditions imposed in L.r. No.27/G2/ 04880/ MED/R1/U6/HMDA/11.05.2021 are to be strictly adhered.
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 follow the Government instructions vide Memo No.1933/I/11/97 MA, dt 18-6-97 before sanctioning and releasing these technical approved building plans
5. This approval does not corner or attest 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/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 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 clearance 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 Per every 600 Sq.Mtrs of floor area with Minimum at four numbers fire extinguisher Per floor and 5 kgs. DCP extinguisher minimum 2 Nos each at Generator and Transformer area shall be provide as per alarm ISI specification No.2190-1992.
14. Manually operated and alarm system in the Entire Building; Separate Underground static Water storage tank capacity of 25,000 Lts. capacity Separate Terrace tank of 25,000 ltrs Capacity for Residential Buildings. House Rool Down Com
15. Automatic Sprinkler system is to e 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 Maneuverability of fire vehicles. No parking Orany constructions shall be made in setbacks area
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.
18. 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 0001 For the collapsible lift 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
29.06.22
APO(SK)

TITLE :
Revised Plan showing the Proposed Construction of Multi Stored Residential Building with Block - A Consisting of 3 Cellars + Ground + 14 Upper Floors & Block - B to F Consisting of 2 Cellars + Ground + 14 Upper Floors & Amenities Block Consisting of 2 Cellars + Ground + 6 Upper Floors Over the Earlier Sanctioned Residential Apartment Building with Block A & B Consisting of 2 Cellars + Stilt + 3 Upper Floors and Block C to F Consisting of 2 Cellars + Stilt + 2 Upper Floors , Amenities Consisting of Ground + 1 Upper Floor in Vide Permit No. 030000/MED/R1/U6/HMDA/04112019 Dated:17- 02-2021 in Sy. No: 140 (P) Situated at Bachupally (V) & (M), Medchal - Malkajgiri Dist.

BELONGING TO :
M/S. ADR.ESTATES PVT. LTD.
Rep by : CH.Damodar Rao

DA CUM GPA HOLDER:
M/S. Makuta Developers
Rep by: K.Janardhan.

Scale : 1 : 100

Reference :
Proposed
Existing
To be Demolish

Direction:

OPENINGS :
DOORS : MD - 1.80 X 2.10 m, D - 1.10 X 2.10m, D1-0.90X2.10m.
WINDOWS : W - 6.00 X 1.35, W1- 4.60 X 1.35m.
VENTILATOR : V - 1.00 X 0.6m.

SPECIFICATIONS :

FOUNDATION	: C.R.S IN C.M
COLUMNS	: R.C.C.1:2:4
SUPER STRUCTURE	: BRICK IN C.M
SLAB,BEAMS,CHAJJAS	: R.C.C 1:2:4
DOORS	: C.T.WOOD
WINDOWS	: C.T.WOOD
VENTILATORS	: C.T.WOOD
FLOORING	: MOSAIC
PLASTERING	: IN C.M

Details of Area Statement :

Total Site Area	: 24,197.03
R/w Area	: 1,266.61
Net Site Area	: 22,930.42
Tot Lot :	
Required (10.00%) :	2,293.00
Provided (10.00%) :	2,306.18

Description of Area Statement (Sq.Mtrs)
Residential Block :

Description of Floors	Block -A		Block - B		Block - C		Block - D		Block - E		Block - F	
	Sanctioned	Proposed	Sanctioned	Proposed	Sanctioned	Proposed	Sanctioned	Proposed	Sanctioned	Proposed	Sanctioned	Proposed
Stilt (Parking)	1457.79	---	1763.81	---	1824.17	---	1465.96	---	1637.23	---	1660.04	---
Ground	---	877.74	---	1117.75	---	1313.13	---	857.15	---	959.07	---	1174.13
First	1102.61	1110.88	1300.37	1296.41	1311.02	1313.13	1009.33	1010.43	1220.43	1222.09	1173.14	1174.13
Second	1102.61	1339.79	1300.37	1543.84	1311.02	1542.50	1007.67	1213.66	1200.43	1462.27	1173.14	1392.19
Third	1314.83	1339.79	1529.84	1543.84	---	1542.50	---	1213.66	---	1462.27	---	1392.19
Typical Each Floor 4th to 14th	---	1339.83 X 11 = 14,738.13	---	1543.84 X 11 = 16,982.24	---	1542.50 X 12 = 18,510.00	---	1213.66 X 12 = 14,563.92	---	1462.27 X 12 = 17,547.24	---	1392.19 X 12 = 16,706.28
T.B.U.A	3520.05	19406.33	4130.58	22484.08	2622.04	24221.26	2016.97	18858.82	2400.86	22652.94	2346.28	21838.92

No. Of Flats : 817
Sanctioned Residential B.U.A (Block – A to F) : 17036.78 Sq.Mtrs
Proposed Residential B.U.A (Block – A to F) : 129462.40 Sq.Mtrs
Difference Residential B.U.A (Block – A to F) : 112425.60 Sq.Mtrs

Amenities Block :

Description of Floors	Sanctioned	Proposed
Ground	403.31	403.31
First	403.31	403.31
Typical Each Floor 2nd to 6th	---	602.56 x 5 = 3,012.80
T.B.U.A	806.62	3819.42

Parking Area :

Description of Floors	Sanctioned	Proposed
Stilt Area	10736.61	---
Cellar - 01	20236.09	20206.23
Cellar - 02	20762.50	20185.28
Cellar - 03	---	2421.01

Sanctioned B.U.A Sq.Mtrs	Residential + Amenities : 17843.40
Proposed B.U.A Sq.Mtrs	Residential + Amenities : 133281.82
Difference B.U.A Sq.Mtrs	(Residential + Amenities : 115438.40

Sanctioned Parking Area	: 51735.20 Sq.Mtrs
Proposed Parking Area	: 42812.52 Sq.Mtrs
Difference Parking Area	: 8922.68 Sq.Mtrs

Parking Area
Ventilation Area

Owner's Sign:

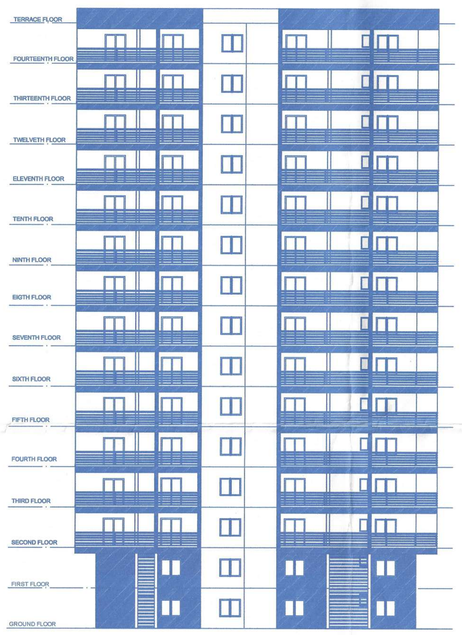
Architect Sign:
P.V. NAGESWARA RAO
ARCHITECT
CA/2004/43866

Builder's Sign:

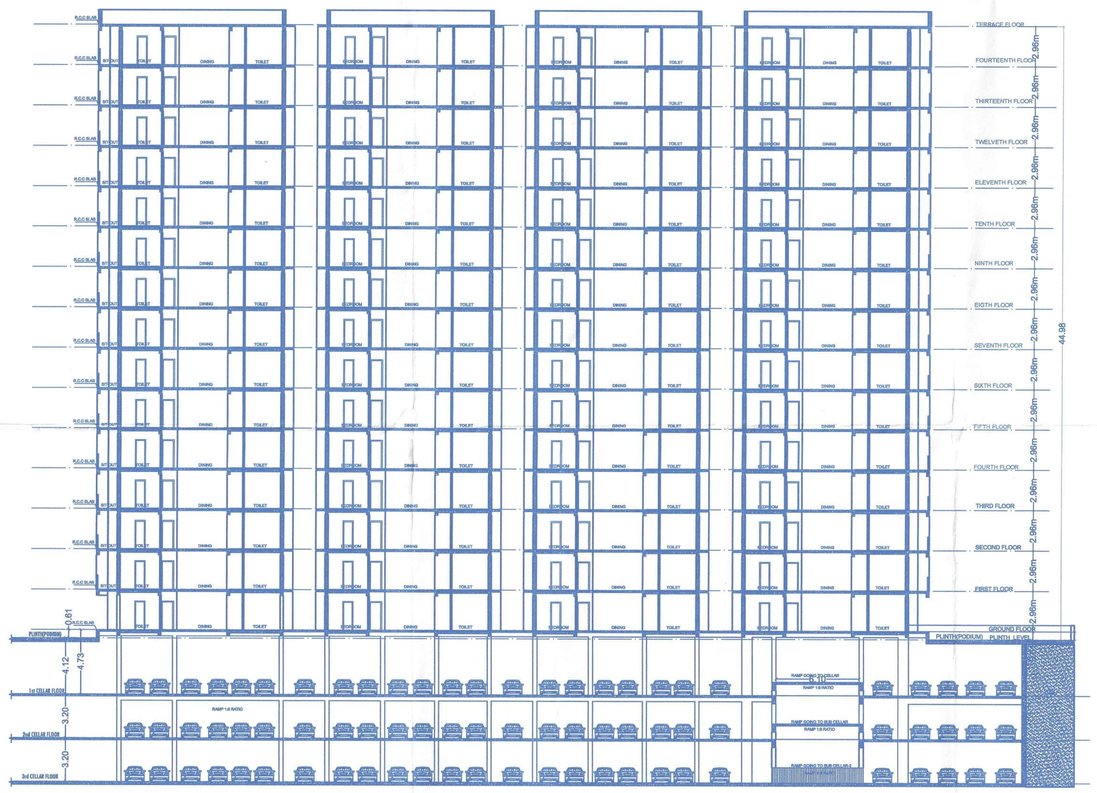
Str Eng Sign:
KALYAN CHOWDARY KODALI
M. Tech., JNTUH
436/STR/ENGR/TP-10/GHMC/2020
Flat NO: 202, A-Block, Prabhat Signature Apts.,
Kukatpally, Hyderabad-500 072. (T.S.)
Cell: 8125555208

Details of Proposals: SITE PLAN

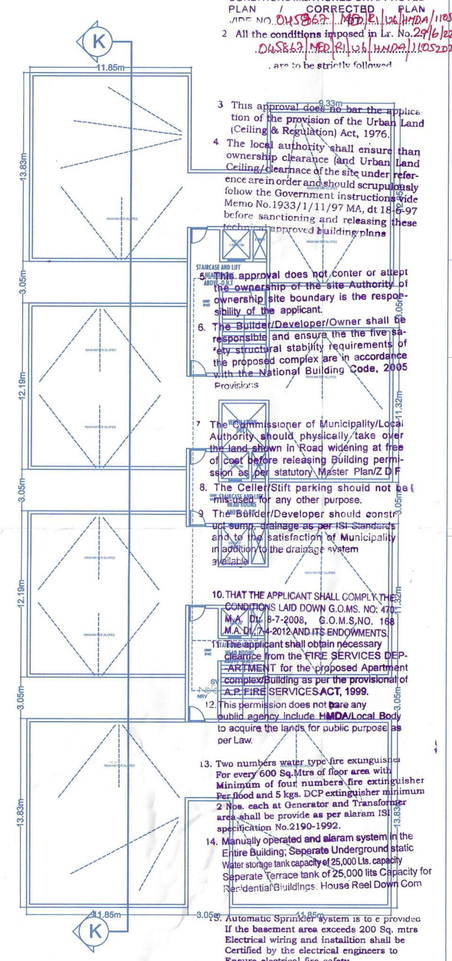
NDC DESIGN + CONSULTANCY
NIRMAAN DESIGN CONSULTANCY
Architectural | Interiors | Structural Designs | Consultancy
2nd Floor, Joshi Plaza, Opp. Mc. Donalds, New Vasavi Nagar, Karkhana, Sec-bad.
(O) 040-48577777, 7993838777 (M) 9866666202, 7993899777
info@nirmaandc.com
www.nirmaandc.com



ELEVATION



SECTION K-K



TERRACE FLOOR PLAN

TECHNIC APPROVAL IS HERE BY 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 vide no. 045863/MED/R1/U6/HMDA/11052021

2. All the conditions imposed in L. No. 29/6/22 045863/MED/R1/U6/HMDA/11052021 are to be strictly followed

3. This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

4. 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/I/11/97 MA, dt 18-8-97 before sanctioning and releasing these technically approved building plans

5. This approval does not confer or adjust 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/Z.O.P

8. The Cellar/Stilt parking should not be converted for any other purpose.

9. The Builder/Developer should construct rain water storage as per the standards and to the satisfaction of Municipality in conjunction to the drainage system network.

10. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.MS. NO. 478, M.A. Dt: 9-7-2006, G.O.M.S.NO. 168 M.A.Dt:7-4-2012 AND ITS ENDOWMENTS.

11. The applicant shall obtain necessary clearance 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 build 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.Mtre 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 alarum ISI specification No.2190-1992.

14. Manually operated and alarm system in the Entire Building. Seperate Underground static Water storage tank capacity of 25,000 Ltr. capacity Seperate Terrace tank of 25,000 ltrs Capacity for Residential Buildings. House Reel Down Corn

15. Automatic Sprinkler system is to e 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 provide open space around open spaces with the neighbours building / premises for Maneuverability of fire vehicles. No parking Orany constructions shall be made in setbacks area

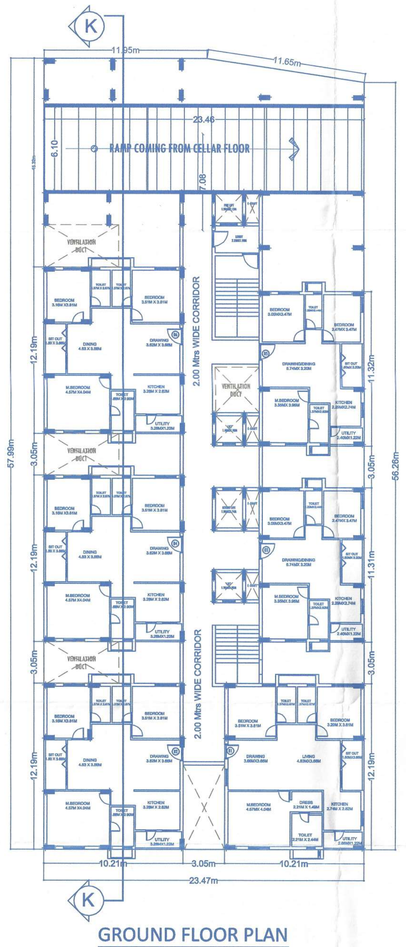
17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15(e) of A.P. Apartments (Promotion Of construction and ownership) rules 1987

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.

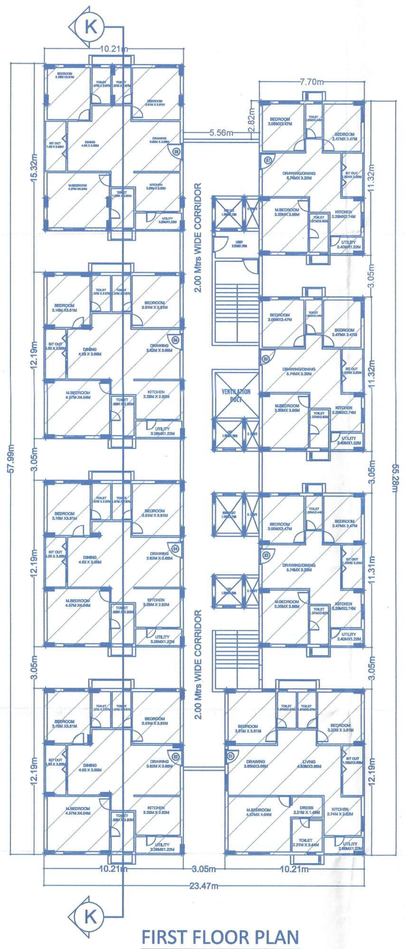
19. To provide sewerage treatment plant for recycling of waste water for usage of recycled water for Gardening etc. as per APCB Norms.

20. Provide Fire resistant swing door for the collapsible life in all floors Provide Generator, as alternate source of electric supply. Emergency Lightings in the corridors/common Passages and staircases

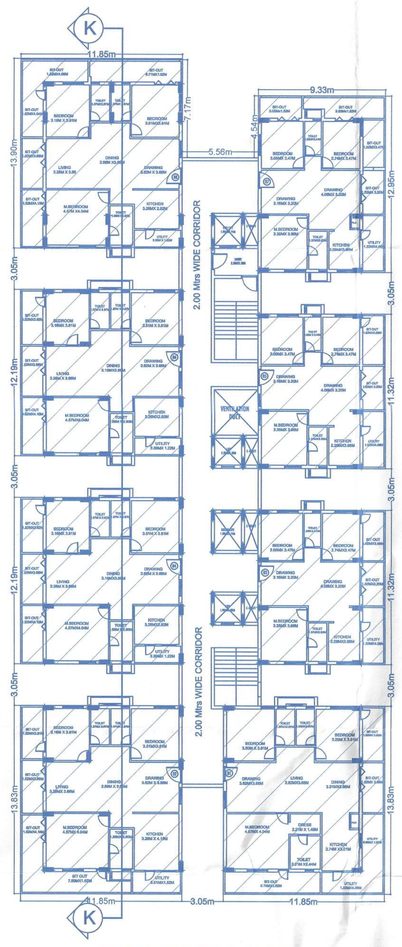
Commissioner
Hyderabad Metropolitan Development Authority
27-06-22
APO(EC)



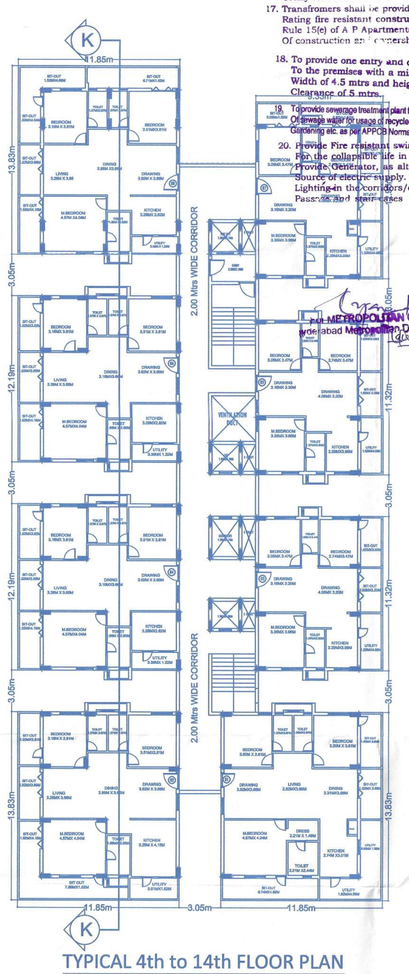
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL 4th to 14th FLOOR PLAN

TITLE :
Revised Plan showing the Proposed Construction of Multi Stored Residential Building with Block - A Consisting of 3 Cellars + Ground + 14 Upper Floors & Block - B to F Consisting of 2 Cellars + Ground + 14 Upper Floors & Amenities Block Consisting of 2 Cellars + Ground + 6 Upper Floors Over the Earlier Sanctioned Residential Apartment Building with Block A & B Consisting of 2 Cellars + Stilt + 3 Upper Floors and Block C to F Consisting of 2 Cellars + Stilt + 2 Upper Floors , Amenities Consisting of Ground + 1 Upper Floor in Vide Permit No. 30000/MED/R1/U6/HMDA/04112019 Dated:17- 02-2021 in Sy. No: 140 (P) Situated at Bachupally (V) & (M),Medchal - Malkajgiri Dist.

BELONGING TO :
M/S. ADR.ESTATES PVT. LTD.
Rep by : CH.Damodar Rao

DA CUM GPA HOLDER:
M/S. Makuta Developers
Rep by: K.Janardhan.

Scale : 1 : 100

Reference :
Proposed
Existing
To be Demolish

Direction:

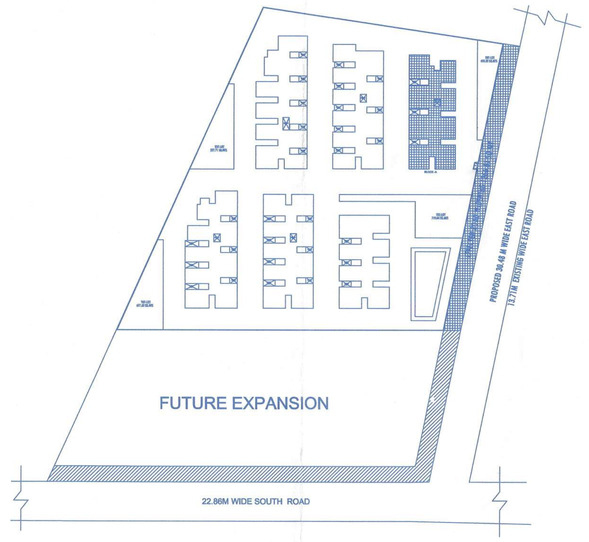
OPENINGS :

DOORS	: MD - 1.80 X 2.10 m, D - 1.10 X 2.10m, D1-0.90X2.10m.
WINDOWS	: W - 6.00 X 1.35, W1- 4.60 X 1.35m.
VENTILATOR	: V - 1.00 X 0.6m.

SPECIFICATIONS :

FOUNDATION	: C.R.S IN C.M
COLUMNS	: R.C.C.1:2:4
SUPER STRUCTURE	: BRICK IN C.M
SLAB,BEAMS,CHAJJAS	: R.C.C 1:2:4
DOORS	: C.T.WOOD
WINDOWS	: C.T.WOOD
VENTILATORS	: C.T.WOOD
FLOORING	: MOSAIC
PLASTERING	: IN C.M

Key Plan:



KEY PLAN
NTS

Area Statement:

Refer Sheet No. 1
Site Plan for Area Statement

Owner's Sign:

Architect Sign:
P.V.MAGESWARA RAO
ARCHITECT
CA/2000/33006

Builder's Sign:

Str Eng Sign:
KALYAN CHOWDARY KODALI
M.Tech.,(STUCT)
436/STR/ENGR/TP-10/GHMC/2020
Flat NO: 202, A-Block, Prabhat Signature Apts.,
Kukatpally, Hyderabad-500 072. (T.S.)
Cell: 8125255208

Details of Proposals:

Block - A

Sheet No:

02/11

NDC
DESIGN + CONSULTANCY
NIRMAAN DESIGN CONSULTANCY
Architectural | Interiors | Structural Designs | Consultancy
2nd Floor, Joshi Plaza, Opp. Mc. Donalds, New Vasavi Nagar, Karkhana, Sec-bad.
(O) 040-48577777, 7993838777
(M) 9666666202, 7993899777
info@nirmaandc.com
www.nirmaandc.com