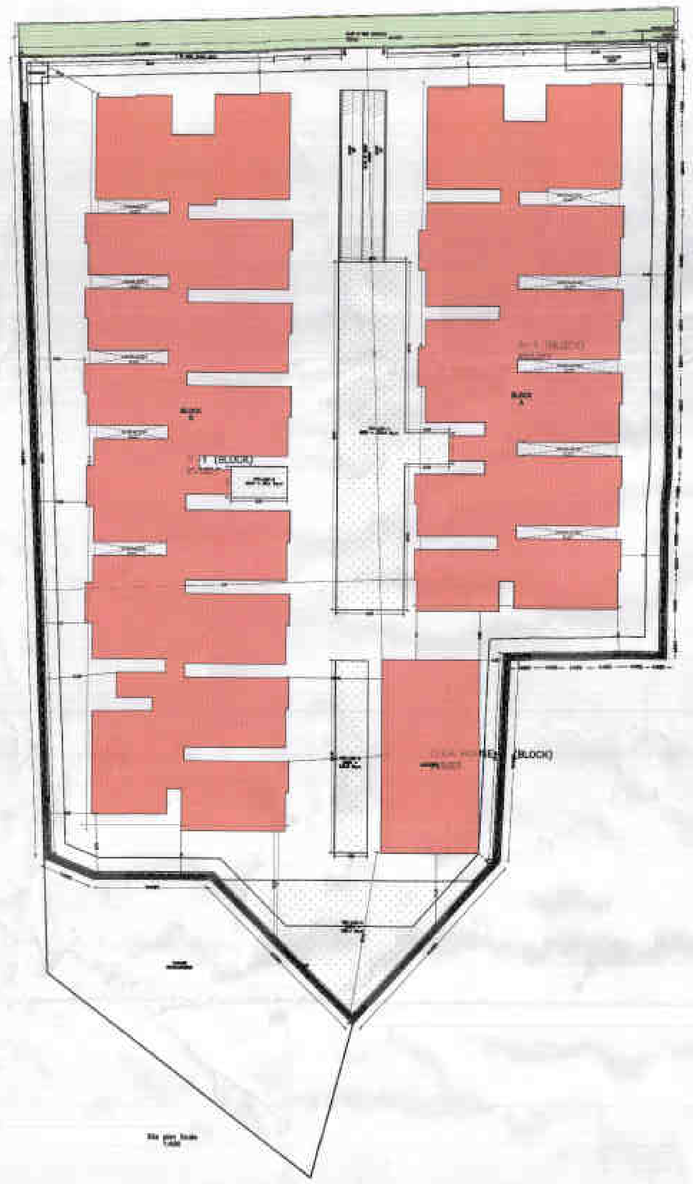
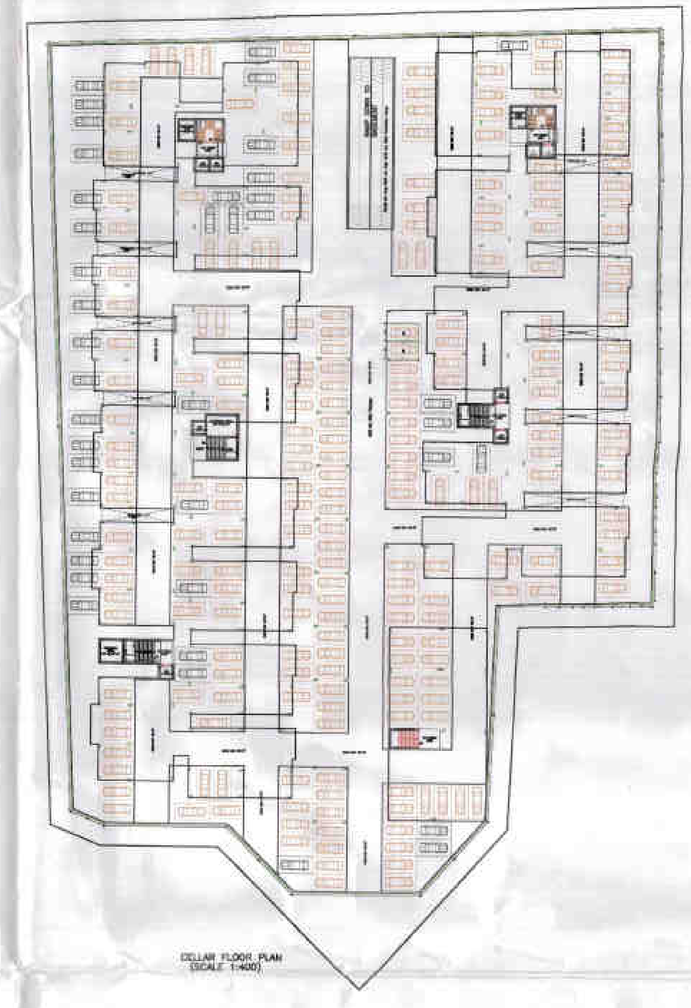
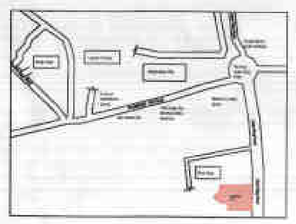
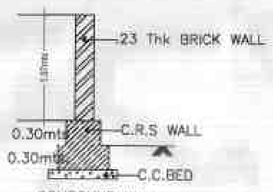


Site plan Scale 1:400

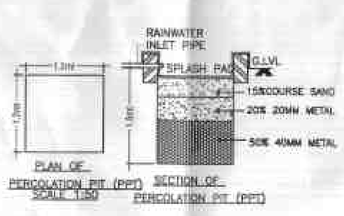


CELLAR FLOOR PLAN
(SCALE 1:400)





COMPOUND WALL
SECTION AT 'C.C'
SCALE 1:50



PLAN OF PERCOLATION PIT (PPT)
SCALE 1:50

SECTION OF PERCOLATION PIT (PPT)

1.TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Only 158 Dwelling Units in Sy. No: 423,428/AA2/428/E2,422,423,423,423,419/P,424,425/P,421,421/P in Manchieruvula Village, Gandipet Mandal, Rangareddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subjectto conditions mentioned on Approved Plan Vide No. 000893/SKP/R1/U6/HMDA/23052017 Dt: 9-3-2018

2.All the conditions imposed in Lr: No. 000893/SKP/R1/U6/HMDA/23052017 Dt:09-03-2018 are to be strictly followed.

3.10.00% of Built Up Area to an extent of 2686.7 Sq.mtrs in First floor Mortgaged in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority. Vide Document No.988/2018 dt:01-02-2018 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 10.00% 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 and ownership of site boundary is the responsibility of the applicant.

8.The Cellar floor/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 underg round 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.Manually operated and alarm system in the entire building; Separate Underground Sump Water storage tank capacity of 25,000. Lits. Capacity Separate Terrace tank of 25,000 lits Capacity for Residential buildings. Hose Reel, Down 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. Transco 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 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.

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.

26.In case of Commercial / Industrial / Residential Buildings constr uctions over 10,000 Sq.mts area and above, provision shall be made in the plans for Sewage Treatment Plant(STP) Which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016.

PLAN SHOWING THE PROPOSED RESIDENTIAL APPARTMENT OF CELLAR, GROUND + 5 UPPER FLOORS IN SY.NO 423,428/AA2/428/E2,422,423,423,423,419/P,424,425/P,421,421/P SITUATED AT MANCHIREVULA VILLAGE, GANDIPET A MANDAL, RANGA REDDY DISTRICT, TELANGANA

BELONGING TO :

M/s EIPL VENTURES Rep by P.R.SEKHAR REDDY

DATE: 09-03-1994 | SHEET NO.. 01/09

AREA STATEMENT HMDA

PROJECT DETAIL :			
Authority	HMDA	Plot Use	Residential
File_No	000893/SKP/R1/U6/HMDA/23052017	Plot SubUse	Residential Bldg
Application Type	General Proposal	PlotNearbyReligiousStructure	NA
Project Type	Building Permission	Land Use Zone	Special development zone (SDZ)
Nature of Development	New	Land SubUse Zone	SDZ1
Location	Outer Ring Road Growth Corridor (ORRGC)	Abutting Road Width	24.00
SubLocation	New Areas / Approved Layout Areas	Plot No	
Village Name	Manchirevula	Survey No.	423,428/AA2/428/E2,422,423,423,423,419/P,424,425/P,421,421/P
Mandal	Gandipet	North	ROAD WIDTH : 24
		South	CTS NO :-
		East	CTS NO :-
		West	CTS NO :-

AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	10984.23
NET AREA OF PLOT	(A-Deductions)	10984.23
Abutting/Use Area		9.00
Vacant Plot Area		5765.42
COVERAGE CHECK		
Proposed Coverage Area (44.47 %)		4886.81
Net BUA CHECK		
Residential Net BUA		26131.60
Proposed Net BUA Area		26131.60
Total Proposed Net BUA Area		26131.60
Consumed Net BUA (Factor)		2.53
BUILT UP AREA CHECK		
MORTGAGE AREA		2686.7
ADDITIONAL MORTGAGE AREA		0.00
ARCHI / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
A (BLOCK)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Cellar + 1 Ground + 5 upper floors
B (BLOCK)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 5 upper floors
CLUB HOUSE (BLOCK)	Residential	Residential Bldg	NA	Non-Highrise Building	1 Ground + 1 upper floors

N

BPNO:- 30/2018
Dt:- 23/03/2018

పై పేర్కొనబడిన నిర్మాణాలు 1cellar + 1 Ground + 5upper floors HMDA వారు ఇచ్చిన సాంకేతిక అనుమతి ప్రణాళిక మరియు షరతులకు లోబడి ఎల్ఆర్ఎస్ నెంబర్ మరియు డిటిసిపి నెంబర్ మరియు షరతులకు లోబడి నిర్మించబడినది.

సంతకము తహశీల్దార్
రంగారెడ్డి జిల్లా

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Required Parking Area (Sq.mt.)	Car Reqd.Unit	Car Reqd.	Car Prop.
A (BLOCK)	Residential	Residential Bldg	> 0	1	10756.60	2369.09	1	-	-
B (BLOCK)	Residential	Residential Bldg	> 0	1	14602.03	3212.58	1	-	-
CLUB HOUSE (BLOCK)	Residential	Residential Bldg	> 0	1	760.38	167.28	1	-	-
	Total :		-	-	-	5748.95	-	0	2

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area	Prop. Area
Car	-	-	2	22.00	22.00
Other Parking	-	-	-	-	8971.08
	5748.95			22.00	8993.08

Net BUA & Dwelling Units Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) VStaircase	Passage	Parking	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
A (BLOCK)	1	10756.60	241.52	2149.11	8093.58	10756.60	10756.60	96
B (BLOCK)	1	14602.03	0.00	0.00	0.00	14602.03	14602.03	96
CLUB HOUSE (BLOCK)	1	760.37	0.00	0.00	0.00	760.37	760.37	02
Grand Total	3	26131.61	241.52	2149.11	8093.58	26131.61	26131.61	194.00

Name : SURESH GUNDALWAR
Designation : Assistant Planning Officer
Date : 29-Mar-2018 19:

Name : B BHEEM RAO
Designation : Planning Officer
Date : 29-Mar-2018 19:20:43

Architect's sign	Strl.Engr sign
Builder's sign	**Owner's sign**
	For EIPL Ventures Managing Partner