



Building USE/SUBUSE Details					
Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
PROP (BLDG)	Residential	Residential Bldg	NA	Highrise	1 Cellar + 1 Slit + 14 upper floors

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	Void	Accessory Use	Parking			
Cellar Floor	0.00	0.00	132.76	0.00	4438.59	0.00	75.16	00
Stilt Floor	2414.96	0.00	92.03	0.00	2122.99	0.00	109.94	00
First Floor	2587.75	0.00	374.84	0.00	0.00	2212.91	2212.91	11
Second Floor	2587.83	0.00	960.54	0.00	0.00	1627.29	1627.29	11
Third Floor	2686.16	0.00	370.07	0.00	0.00	2319.09	2319.09	12
Fourth Floor	2918.11	0.00	1258.39	0.00	0.00	1659.72	1659.72	11
Fifth Floor	2686.16	0.00	370.07	0.00	0.00	2319.09	2319.09	12
Sixth Floor	2918.11	0.00	1258.39	0.00	0.00	1659.72	1659.72	11
Seventh Floor	2686.16	0.00	370.07	0.00	0.00	2319.09	2319.09	12
Eighth Floor	2918.11	0.00	1258.39	0.00	0.00	1659.72	1659.72	11
Ninth Floor	2686.16	0.00	370.07	0.00	0.00	2319.09	2319.09	12
Tenth Floor	2918.11	0.00	1258.39	0.00	0.00	1659.72	1659.72	11
Eleventh Floor	2686.16	0.00	370.07	0.00	0.00	2319.09	2319.09	12
Twelfth Floor	2918.11	0.00	1258.39	0.00	0.00	1659.72	1659.72	11
Thirteenth Floor	2686.16	0.00	370.07	0.00	0.00	2319.09	2319.09	12
Fourteenth Floor	2918.11	0.00	1258.39	0.00	0.00	1659.72	1659.72	11
Terrace Floor	364.97	12.42	0.00	340.13	0.00	0.00	12.42	00
Total :	41599.13	12.42	11330.93	340.13	6651.53	27713.06	27910.58	160
Total Number of Same Buildings :	1							
Total :	41599.13	12.42	11330.93	340.13	6651.53	27713.06	27910.58	160

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

Building	No. of Same Bldg	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)				Proposed Net BUA Area (Sq.ft.)	Total Net BUA Area (Sq.ft.)	Dwelling Units (No.)
			Lift Machine	Void	Accessory Use	Parking	Resi.		
PROP.(BLDG)	1	41599.13	12.42	11330.93	340.13	6651.53	27713.06	27910.58	160
Grand Total :	1	41599.13	12.42	11330.93	340.13	6651.53	27713.06	27910.58	160.00

THE PLAN SHOWING THE PROPOSED RESIDENTIAL BLDG/APARTMENT CONSISTING OF 1CELLAR +1STILT + 14 UPPER FLOORS
IN PLOT NOS IN SURVEY NO. 417 AND 471 OF MANCHIREVULA-ORRG VILLAGE, NARSINGI MUNICIPALITY ORRG MANDAL,
RANGA REDDY DISTRICT.,T.S.

14176(2019), M/S PCH RIVER EDGE LLP, REPRESENTED BY ITS DESIGNATED PARTNER SRI. B.J.KIRAN KUMAR REDDY

DATE : 12/10/2021 SHEET NO.: 01/03

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	PtC Use : Residential
File Number : 0363/SR/HR1/UE/MDA/12022020	PtC Subject : Residential Bldg
Application Type : General /Proposal	PtCPlanType/Religious/Structure : NA
Project Type : Building /Remission	Land Use Zone : Residential
Nature of Development : New	Land Subzone Zone : NA
Location : Erithalve Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 24.00
SubLocation : New Area / Approved Layout Areas	Survey No. : 417 And 471
Usage Name : Mansions	North : SURVEY No. - part of survey no 471
Mandal : Narsingi Municipality	South : ROAD WIDTH : 24.00
	East : SURVEY No. - part of survey no 418 and 471
	West : ROAD WIDTH : 18.00

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8303.77
NET AREA OF PLOT	(A-Deductions)	8275.08
Accessory/Use Area		18.00
Usable Plot Area		8283.77

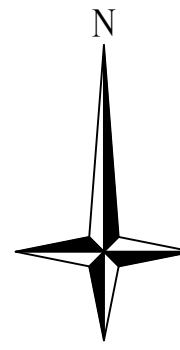
COVERAGE CHECK	
Proposed Coverage Area (34.73 %)	2874.35

Residential Net BUA	27713.06
Proposed Net BUA Area	27910.58
Total Proposed Net BUA Area	27910.58
Consumed Net BUA (Factor)	3.37

BUILT UP AREA CHECK	
MORTGAGE AREA	4540.37
ADDITIONAL MORTGAGE AREA	0.00

ARCH / ENGG / SUPERVISOR (Regd)	Owner
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	



SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP (BLDG)	D3	0.75	2.10	12
PROP (BLDG)	D2	0.75	2.10	28
PROP (BLDG)	D2	0.82	2.10	238
PROP (BLDG)	OPEN	0.82	2.10	21
PROP (BLDG)	D2	0.83	2.10	04
PROP (BLDG)	OPEN	0.90	2.10	21
PROP (BLDG)	D1	0.95	2.10	230
PROP (BLDG)	D2	0.95	2.10	12
PROP (BLDG)	OPEN	1.20	2.10	121
PROP (BLDG)	D2	1.20	2.10	87
PROP (BLDG)	OPEN	1.54	2.10	46
PROP (BLDG)	SD	1.54	2.10	20
PROP (BLDG)	OPEN	1.58	2.10	21
PROP (BLDG)	DD	2.00	2.10	04
PROP (BLDG)	OPEN	2.30	2.10	40
PROP (BLDG)	OPEN	2.34	2.10	07
PROP (BLDG)	SD	3.00	2.10	80
PROP (BLDG)	OPEN	3.97	2.10	27
PROP (BLDG)	OPEN	4.00	2.10	14
PROP (BLDG)	OPEN	4.30	2.10	27

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP (BLDG)	V	0.60	0.60	08
PROP (BLDG)	V	0.60	0.90	251
PROP (BLDG)	V	0.76	1.30	19
PROP (BLDG)	SW1	1.00	1.65	06
PROP (BLDG)	KW	1.00	1.65	80
PROP (BLDG)	SW3	1.20	1.65	97
PROP (BLDG)	SW1	1.20	1.65	06
PROP (BLDG)	SW3	1.20	1.60	21
PROP (BLDG)	SW1	1.80	1.65	471

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 4, 6, 8, 10, 12& 14 FLOOR PLAN	1.84 X 9.86 X 2 X 6	217.68	379.08
	1.84 X 14.62 X 1 X 6	161.40	
Total	-	-	379.08

Required Parking

Building Name	Type	SubUse	Area (Sq. mt.)	Units		Required Parking Area (Sq. mt.)
				Required	Proposed	
PROP (BLDG)	Residential	Residential Bldg	> 0	1	27713.05	6096.87
	Total :		-	-	-	6096.87

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Total Car	-	6096.87	234	2632.50	2632.50
Other Parking	-	-	-	-	4296.60
Total		6096.87		2632.50	6929.10

OWNER'S SIGNATURE	
	
ARCHITECT'S SIGNATURE	STR ENGR'S SIGNATURE
 M. JAYANAND KUMAR ARCHITECT CA198123695	 MOHAMMED RAHMEED KHAN Structural Engineer QWAC Lic. No. 30028-Eng / PTP0304HC

1. TECHNICAL APPROVAL IS HERE BY ACCORDED Residential Bldg/Apartment Building Permission PROP (BLDG)
IN PLOT NO. IN SURVEY NO. 417 AND 471 OF MANCHIREVULA-ORRIG VILLAGE, NARSINGI MUNICIPALITY ORRIG MANDAL,
RANGA REDDY DISTRICT, T.S.
uncapacity ORRIG Mandala, Ranga Reddy District to an extent of 8,275.08 sq.mts of HMDA & forwarded to the
Municipality/Local Body for final sanction subject to conditions mentioned on approved Plan No. No.
034032/SKP/RL/16/HMDA/12022020, Dt:12 October, 2021.

2. All the conditions imposed in Lr. No. 034032/SKP/RL/16/HMDA/12022020 Dt:12 October, 2021, are to be
strictly followed.

3. 15.00% of Built Up Area to an extent of 4540.37 sq.mtrs (10% regular
mortgage (Mortgaged in First floor & second floor and 1693.47 sq.mtrs(5% additional mortgage for City level
infrastructure fee) Mortgaged in Second floor) in favour of The Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority. Vide Document No.5885/2015 dt:16-07-2021 as per Common Building
Rules 2012 (G.O.Ms.No. 168, Dt:07-04-2012.)

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

5. 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/N/97 MA, Dt. 18.06.1997 before sanctioning and releasing these technical approved building plans.

6. This approval does not confer or effect the ownership of the site Authority of ownership site boundary is the
responsibility of the applicant.

7. 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 National Building Code, 1983 Provisions.

8. 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.P.

9. The Ceiling/Slit 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.

10. The Builder/Developer should construct sump, drainage as per ISI standards and to the satisfaction of
Municipality in addition to the drainage system available.

11. That the applicant shall comply the conditions laid down. G.O.MS NO.470 M.A Dt:8-7-208, G.O.MS NO.168
MA Dt:4-2-2012 and its amendments.

12. 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, 1959.

13. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public
purpose as per Law.

14. Two numbers water type fire extinguisher for every 600sq. Mtrs of floor area with Minimum of four
numbers fire extinguisher per floor and 5kg. DCP extinguisher minimum 2No.s each at Generator and
Transformer area shall be provided as per alarm ISI specification No. 2190-1992.

15. Manually operated and alarm system in the entire building; Separate Underground static Water storage
tank capacity of 25,000. Ltrs. Capacity Separate Terrace tank of 25,000 ltrs Capacity for Residential buildings.
House Rell, Down Corner.

16. 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.

17. To created a joint open spaces with the Neighbourhood building/premises for Manoeuvrability of fire vehicles.
No parking or any construction shall be made in setbacks area.

18. Transformers shall be provided with 4 hours rating fire resistant constructions as per Rule 15 (a) of A.P.
Apartments (Promotion of constructions and ownership) rules, 1987.

19. To provide one entry and one exit to the premises with minimum Width of 4.5 Mtrs and height clearance
of 5 Mtrs.

20. To provide sewerage treatment plant for recycling of sewage water for usage of recycled water for
Gardening etc. As per APJCC Norms.

21. Provide fire resistant swing for the collapsible life in all floor, provide generator, as alternate source of
electrical supply, Emergency lighting in the corridor/common passage and stair cases.

22. 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.

23. 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.

24. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public
purpose as per Law.

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

26. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.

27. In case of Commercial / Industrial / Residential Buildings constructions 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.

28. The applicant shall follow the conditions mentioned in the HMDA ORRIG minutes of the meeting held on
10.10.2013 regarding 4.50 Mtr. buffer belt along with Raw Water channel, in case HMDA/SSB review the
above said buffer belt the same should followed by the applicant and in case while constructing the MSB after
if any damage occurs of Raw water channel the applicant / developer shall responsible and to pay
compensation as per norms of HMDA/SSB and action will be taken as per law.

29. The applicant should comply the conditions laid down by the Airports Authority of India, SEIAA and T.S.
State Disaster Response & Fire Services Department.

30. The applicant has submitted the structural drawings & designs clearance certificate from JNTU vide Lr.
No. JNTU/CEH/COW/AM/1/L/Proof Checking/0754/2021 dt:31.07.2021.

31. The applicant has submitted the Environmental clearance from SEIAA vide Lr. No.
SEIAA/TS/OL/HRD-659/2020 dt:12-02-2021.

THE PLAN SHOWING THE PROPOSED RESIDENTIAL BLDG/APARTMENT CONSISTING OF 1CELLAR +1STLT + 14 UPPER FLOORS
IN PLOT NO. IN SURVEY NO. 417 AND 471 OF MANCHIREVULA-ORRIG VILLAGE, NARSINGI MUNICIPALITY ORRIG MANDAL,
RANGA REDDY DISTRICT, T.S.

BE LONGING TO:-
M/S. SIMCLAR PROPERTIES LLP REPRESENTED BY ITS DEVELOPMENT AGREEMENT-CUM-GPA HOLDER (VIDE DAGPA- DOC NO.
14176/2019). MS PCH RIVER EDGE LLP, REPRESENTED BY ITS DESIGNATED PARTNER SRI. B.J.KIRAN KUMAR REDDY

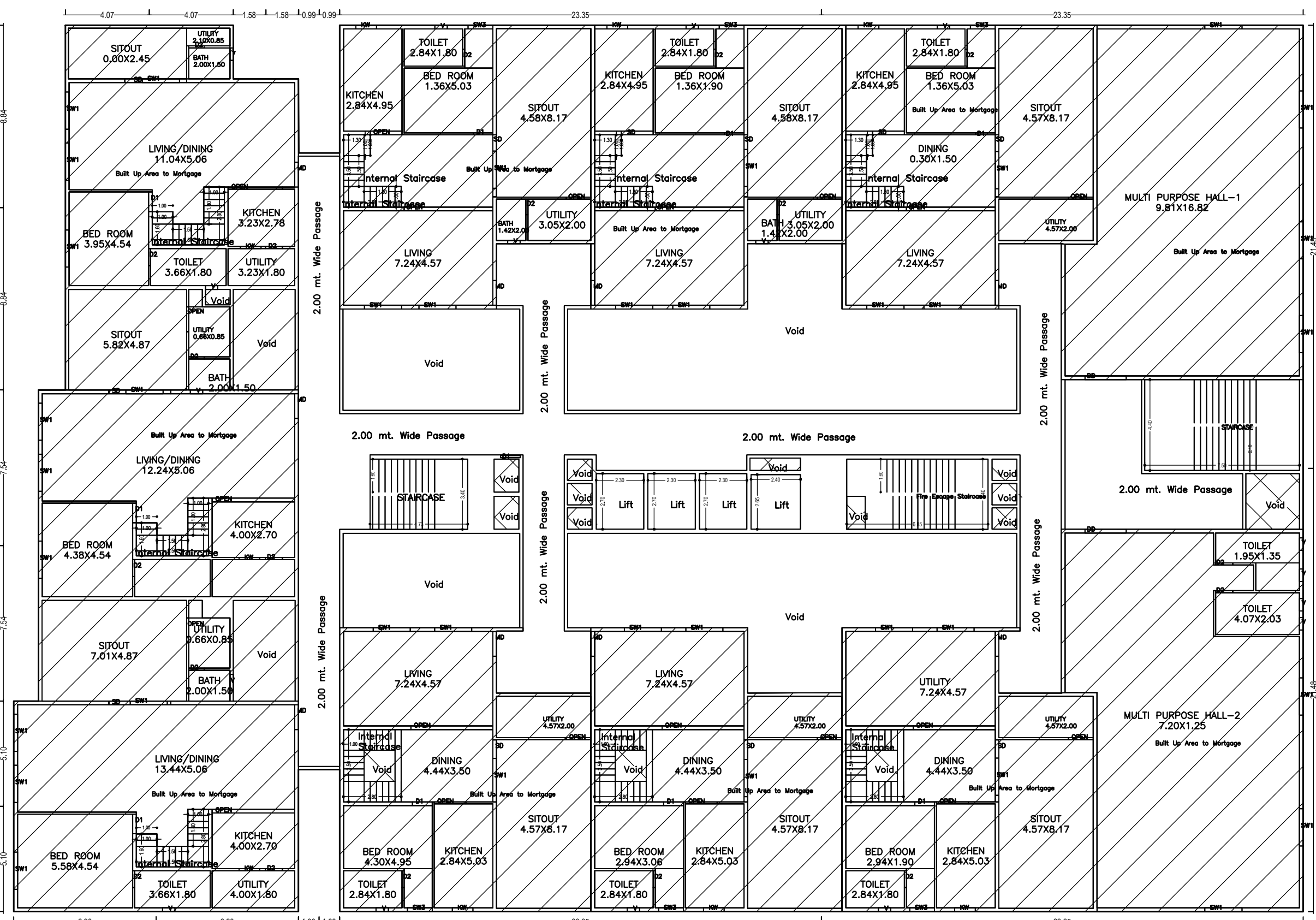
DATE: 12/10/2021 SHEET NO: 0303

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	PLOT Use : Residential
File Number : 034032/SKP/RL/16/HMDA/12022020	PLOT SubUse : Residential Bldg
Application Type : General Proposal	PLOT Neighbourhood/Structure : 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 : 24.00
SubLocation : New Areas / Approved Layout Areas	Survey No : 417 AND 471
Village Name : Manchirevula	North : SURVEY NO - part of survey no 471
Mandal : Narsingi Municipality	South : ROAD WIDTH - 24.00
	East : SURVEY NO - part of survey no 418 and 471
	West : ROAD WIDTH - 18.00

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8303.77
NET AREA OF PLOT	(A-Deductions)	8275.08
AccessoryUse Area		18.00
Vacant Plot Area		5382.73
COVERAGE CHECK		
Net BUA CHECK	Proposed Coverage Area (34.73 %)	2874.35
Residential Net BUA		27713.06
Proposed Net BUA Area		27910.58
Total Proposed Net BUA Area		27910.58
Consumed Net BUA (Factor)		3.37
BUILT UP AREA CHECK		
MORTGAGE AREA		4540.37
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Green
ABUTTING ROAD	Yellow
PROPOSED CONSTRUCTION	Orange
COMMON PLOT	Blue
ROAD WIDENING AREA	Light Blue



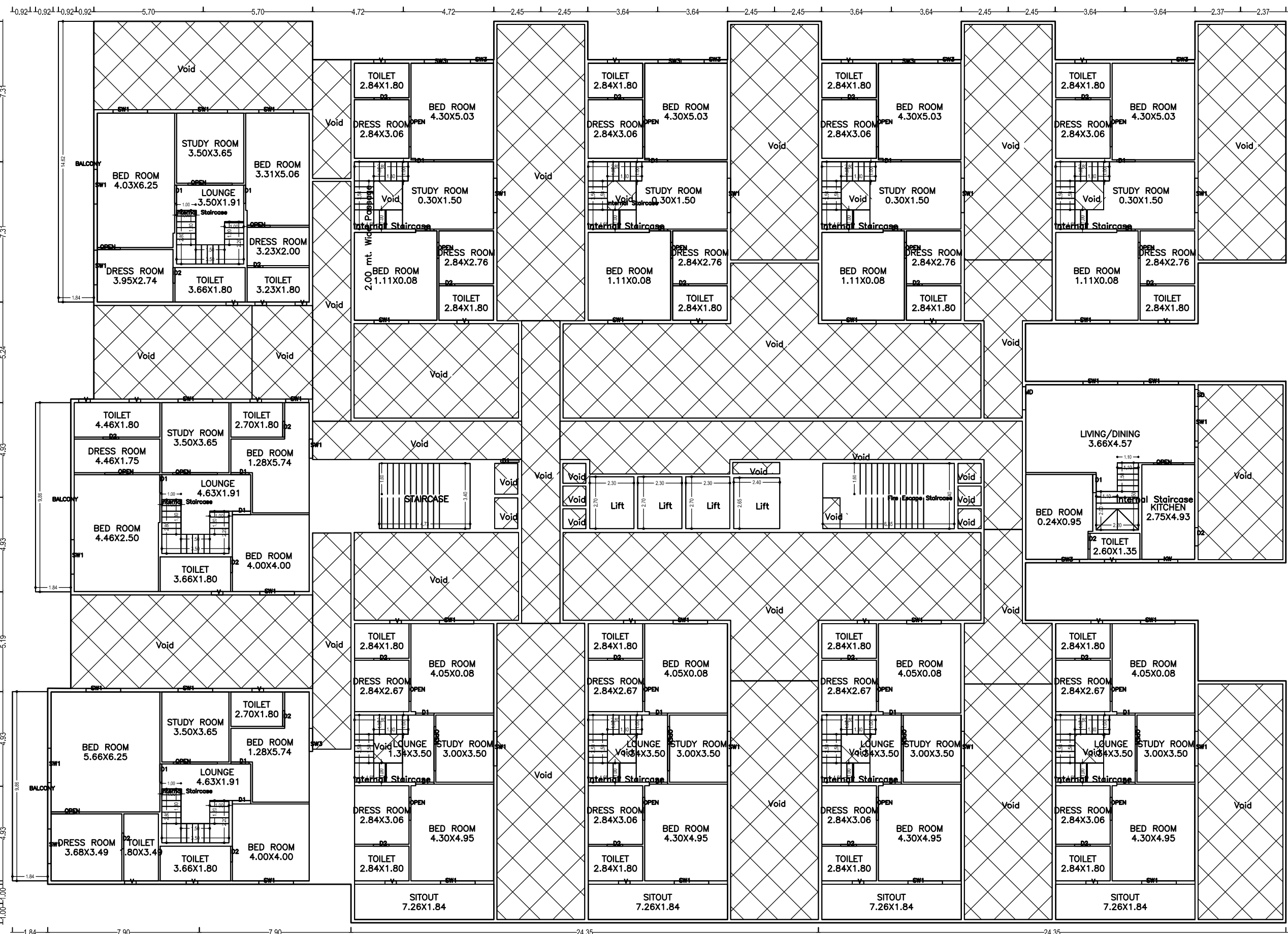
FIRST FLOOR PLAN
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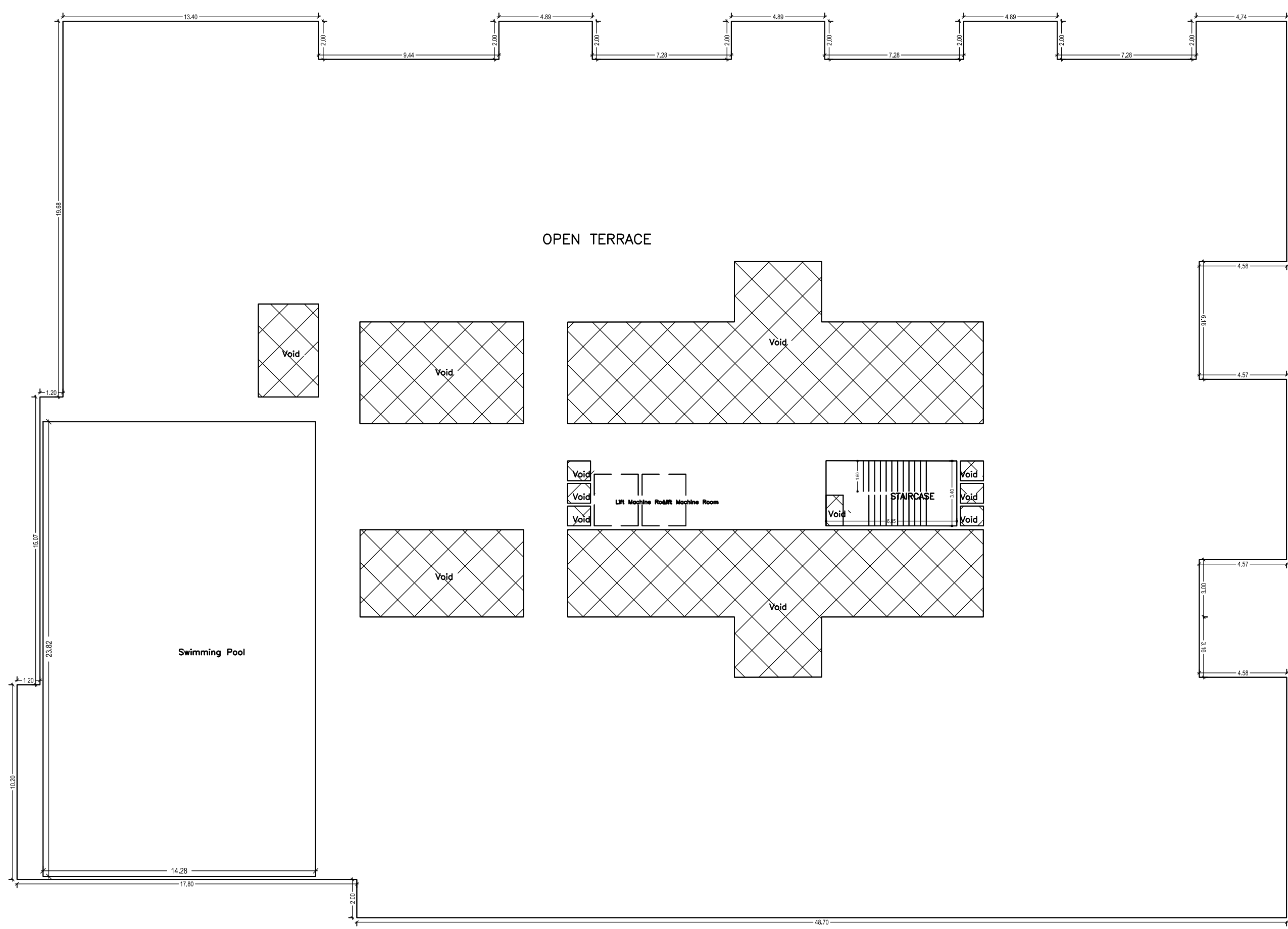
SECOND FLOOR PLAN
SCALE:(1:200)



TYPICAL - 3, 5, 7, 9, 11& 13 FLOOR PLAN
SCALE:(1:200)



TYPICAL - 4, 6, 8, 10, 12& 14 FLOOR PLAN
SCALE:(1:200)



TERRACE FLOOR PLAN
SCALE:(1:200)

OWNER'S SIGNATURE

[Signature]

ARCHITECT'S SIGNATURE

STR ENGR'S SIGNATURE

[Signature]
M. JAYANAND KUMAR
ARCHITECT
CA/18/23695

[Signature]
MOHAMMED RAHMEED KHAN
Structural Engineer
GMC Lic No. 3259 Bng TYPICAL