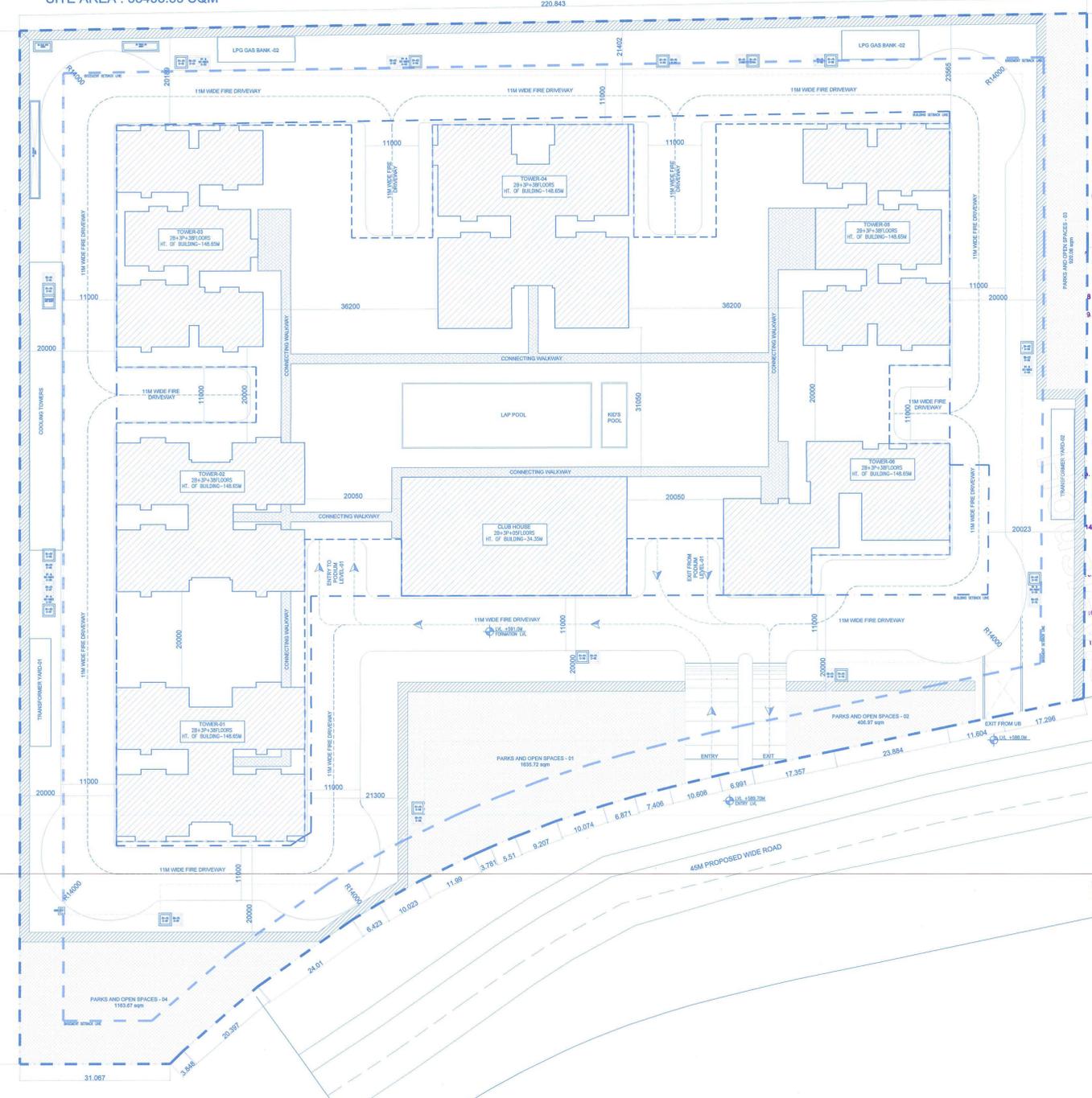


SITE AREA : 38458.35 SQM



SITE PLAN
SCALE = 1:400



LOCATION PLAN
SCALE = 1:5

TECHNICAL APPROVAL IS HERE BY ACCORDED ONLY DWELLING UNITS UNDER SECTION 20C 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

This approval does not bear the application of the provisions of the Urban Land Ceiling & Regulation Act, 1976. The local authority shall ensure that ownership clearance based Urban Land Ceiling/clearance 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 approvals.

This approval does not confer on the ownership of the site Authority or ownership site boundary is the responsibility of the applicant. The Builder/Developer/Owner shall be responsible and ensure the five safety structural stability requirements of the proposed complex are in accordance with the National Building Code, 2007 Provisions.

The Commissioner of Metropolitan Development 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. The Carriageway parking should not be misused for any other purpose. The Builder/Developer should construct sun, drainage as per ISI Standards and to the satisfaction of Municipality in addition to the drainage system available.

10. THAT THE APPLICANT SHALL COMPLY WITH THE CONDITIONS Laid Down G.O.M.S. NO. 13 M.A. Dt: 8-7-2008, G.O.M.S. NO. 166 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 bear any public agency include HMD/Local Body to acquire the lands for public purpose. 13. Firewater tanks for fire extinguishers 600 Sq. Mtrs of floor area with Minimum of four numbers fire extinguishers Per floor and 5 kg. DCP extinguisher minimum 2 nos. each at Generator and Transformer area shall be provided as per ISIRI specification IS:2190-1992. 14. Manually operated alarm system in the Entire Building; Separate Underground static Water storage tank capacity of 60,000 L capacity. Separate Terrace tank of 25,000 L capacity for Residential Buildings, House Roor Down Com.

15. Automatic Sprinkler system as per provisions 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 create a joint open spaces with the Neighbourhood buildings / complexes for the Manoeuvrability of fire vehicles. No parking Chany constructions shall be made in setbacks. 17. Transformers shall be provided with 4 hours Retard fire resistant construction as per Rule 156 of A.P. Fire Services (Promotion of construction) Act, 1999. 18. To provide fire escape route with a minimum width of 4.5 mtrs and height clearance of 5 mtrs. 19. To provide fire escape route for rooftop Chlorine water for usage of rooftop water for fire fighting as per APP/ISIRI. 20. Provide Fire resistant (min 000) for the collapsible life line in all floors. Source of electric supply, Emergency Lighting in the corridors/common Passages.

For METROPOLITAN COMMISSIONER Hyderabad Metropolitan Development Authority

| | | |
|---|--|--------------|
| SITE AREA (9.50 ACRES) | | 38458.35 SQM |
| TOTAL CLUBHOUSE AREA (INCLUDES COMMON FACILITY AT GROUND FLOOR AND REFUGE LEVELS) | | 8095.11 |
| TOTAL NET BUILT UP AREA | | 24391.74 |
| TOTAL PARKING AREA PROVIDED | | 93479.32 |

| FLOORS | GROSS AREA (SQ.M) | DEDUCTION (SHAFTS (SQ.M)) | BUILT UP AREA (SQ.M) | NO. OF FLOORS | TOTAL BUILT UP AREA (SQ.M) |
|---|-------------------|---------------------------|----------------------|---------------|----------------------------|
| GROUND FLOOR | 1038.48 | 214.08 | 824.40 | 1 | 824.40 |
| 1 ST FLOOR | 1038.48 | 39.96 | 998.52 | 1 | 998.52 |
| TYPICAL FLOOR | 1038.25 | 46.89 | 1000.83 | 21 | 21017.23 |
| 2 ND , 3 RD , 4 TH , 11 TH , 12 TH , 13 TH , 20 TH , 21 ST , 22 ND , 23 RD , 24 TH FLOOR | 1061.68 | 46.89 | 1024.84 | 12 | 12298.08 |
| REFUGE FLOOR 1 ST | 1075.56 | 163.64 | 911.92 | 1 | 911.92 |
| REFUGE FLOOR 2 ND & 3 RD | 1075.56 | 49.49 | 1026.07 | 2 | 2052.14 |
| TOTAL | 6339.77 | 558.88 | 5780.89 | 38 | 57808.69 |

| FLOORS | GROSS AREA (SQ.M) | DEDUCTION (SHAFTS (SQ.M)) | BUILT UP AREA (SQ.M) | NO. OF FLOORS | TOTAL BUILT UP AREA (SQ.M) |
|---|-------------------|---------------------------|----------------------|---------------|----------------------------|
| GROUND FLOOR | 1020.26 | 424.47 | 595.79 | 1 | 595.79 |
| 1 ST FLOOR | 1020.26 | 49.23 | 971.03 | 1 | 971.03 |
| TYPICAL FLOOR | 1003.49 | 41.11 | 1000.28 | 21 | 21005.89 |
| 2 ND , 3 RD , 4 TH , 11 TH , 12 TH , 13 TH , 20 TH , 21 ST , 22 ND , 23 RD , 24 TH FLOOR | 1064.98 | 41.11 | 1023.87 | 12 | 12286.44 |
| REFUGE FLOOR 1 ST | 1096.62 | 150.50 | 946.12 | 1 | 946.12 |
| REFUGE FLOOR 2 ND & 3 RD | 1096.62 | 41.11 | 1055.51 | 2 | 2111.02 |
| TOTAL | 6242.14 | 742.83 | 5599.61 | 38 | 55996.49 |

| FLOORS | GROSS AREA (SQ.M) | DEDUCTION (SHAFTS (SQ.M)) | BUILT UP AREA (SQ.M) | NO. OF FLOORS | TOTAL BUILT UP AREA (SQ.M) |
|---|-------------------|---------------------------|----------------------|---------------|----------------------------|
| GROUND FLOOR | 1101.44 | 45.68 | 1055.76 | 1 | 1055.76 |
| 1 ST FLOOR | 1101.44 | 45.68 | 1055.76 | 1 | 1055.76 |
| TYPICAL FLOOR | 1128.74 | 46.78 | 1081.96 | 21 | 22721.16 |
| 2 ND , 3 RD , 4 TH , 11 TH , 12 TH , 13 TH , 20 TH , 21 ST , 22 ND , 23 RD , 24 TH FLOOR | 1133.96 | 46.78 | 1087.18 | 12 | 13046.16 |
| REFUGE FLOOR 1 ST | 1128.74 | 46.78 | 1081.96 | 1 | 1081.96 |
| REFUGE FLOOR 2 ND & 3 RD | 1128.74 | 116.33 | 1012.41 | 2 | 2024.82 |
| TOTAL | 6742.66 | 248.08 | 6494.58 | 38 | 64945.82 |

| FLOORS | GROSS AREA (SQ.M) | DEDUCTION (SHAFTS (SQ.M)) | BUILT UP AREA (SQ.M) | NO. OF FLOORS | TOTAL BUILT UP AREA (SQ.M) |
|---|-------------------|---------------------------|----------------------|---------------|----------------------------|
| GROUND FLOOR | 1187.89 | 55.58 | 1132.31 | 1 | 1132.31 |
| TYPICAL FLOOR | 1418.37 | 55.58 | 1362.79 | 14 | 19079.18 |
| 13 TH FLOOR - REFUGE | 1487.72 | 266.28 | 1221.44 | 1 | 1221.44 |
| 14 TH FLOOR - REFUGE | 1439.63 | 55.58 | 1384.05 | 7 | 9688.91 |
| 1 ST , 2 ND , 3 RD , 4 TH , 11 TH , 12 TH , 13 TH , 20 TH , 21 ST , 22 ND , 23 RD , 24 TH FLOOR | 1439.68 | 55.58 | 1383.58 | 7 | 9683.26 |
| 1 ST , 1 ST , 2 ND , 3 RD , 4 TH & 1 ST FLOOR | 1462.45 | 55.58 | 1406.87 | 6 | 8440.76 |
| 2 ND & 3 RD FLOOR - REFUGE | 1334.68 | 55.58 | 1279.10 | 2 | 2558.20 |
| TOTAL | 13166.82 | 593.36 | 12573.46 | 38 | 125734.26 |

| FLOORS | GROSS AREA (SQ.M) | DEDUCTION (SHAFTS (SQ.M)) | BUILT UP AREA (SQ.M) | NO. OF FLOORS | TOTAL BUILT UP AREA (SQ.M) |
|---|-------------------|---------------------------|----------------------|---------------|----------------------------|
| GROUND FLOOR | 1095.96 | 41.56 | 1054.40 | 1 | 1054.40 |
| 1 ST FLOOR | 1095.96 | 41.56 | 1054.40 | 1 | 1054.40 |
| TYPICAL FLOOR | 1122.21 | 42.66 | 1079.56 | 21 | 22676.76 |
| 2 ND , 3 RD , 4 TH , 11 TH , 12 TH , 13 TH , 20 TH , 21 ST , 22 ND , 23 RD , 24 TH FLOOR | 1147.44 | 42.66 | 1104.78 | 12 | 13257.36 |
| REFUGE FLOOR 1 ST | 1122.21 | 42.66 | 1079.56 | 1 | 1079.56 |
| REFUGE FLOOR 2 ND & 3 RD | 1122.21 | 119.56 | 1002.65 | 2 | 2005.30 |
| TOTAL | 6766.82 | 308.68 | 6458.28 | 38 | 64582.80 |

| FLOORS | GROSS AREA (SQ.M) | DEDUCTION (SHAFTS (SQ.M)) | BUILT UP AREA (SQ.M) | NO. OF FLOORS | TOTAL BUILT UP AREA (SQ.M) |
|---|-------------------|---------------------------|----------------------|---------------|----------------------------|
| GROUND FLOOR | 897.56 | 376.99 | 520.57 | 1 | 520.57 |
| TYPICAL FLOOR | 901.47 | 33.85 | 867.62 | 14 | 12146.68 |
| 13 TH FLOOR - REFUGE | 955.33 | 273.78 | 681.55 | 1 | 681.55 |
| 14 TH FLOOR - REFUGE | 916.65 | 33.85 | 882.80 | 7 | 6179.60 |
| 1 ST , 2 ND , 3 RD , 4 TH , 11 TH , 12 TH , 13 TH , 20 TH , 21 ST , 22 ND , 23 RD , 24 TH FLOOR | 916.65 | 33.85 | 882.80 | 7 | 6179.60 |
| 1 ST , 1 ST , 2 ND , 3 RD , 4 TH & 1 ST FLOOR | 911.39 | 33.85 | 877.54 | 6 | 5265.24 |
| 2 ND & 3 RD FLOOR - REFUGE | 984.82 | 33.85 | 950.97 | 2 | 1901.94 |
| TOTAL | 6563.67 | 839.43 | 5664.25 | 38 | 56642.50 |

| TOTAL BUILT-UP AREA | |
|----------------------------|-----------------|
| TOWER 1 | 38240.09 |
| TOWER 2 | 37963.49 |
| TOWER 3 | 41225.52 |
| TOWER 4 | 52371.26 |
| TOWER 5 | 41121.80 |
| TOWER 6 | 32995.58 |
| TOTAL BUILT-UP AREA | 24391.74 |

| AREA STATEMENT FOR PARKING FLOORS | |
|-----------------------------------|------------------|
| FLOOR | GROSS AREA (SQM) |
| BASEMENT - 02 | 28158.26 |
| BASEMENT - 01 | 23845.92 |
| PODIUM - 01 | 16445.77 |
| PODIUM - 02 | 16445.77 |
| PODIUM - 03 | 16853.51 |
| TOTAL | 106749.23 |

| CLUB HOUSE AREA STATEMENT | | | | |
|-------------------------------------|-------------------|---------------------------|----------------------|--|
| FLOORS | GROSS AREA (SQ.M) | DEDUCTION (SHAFTS (SQ.M)) | BUILT UP AREA (SQ.M) | |
| GROUND FLOOR | 1151.02 | 23.95 | 1127.07 | |
| FIRST FLOOR | 1135.64 | 26.79 | 1108.85 | |
| SECOND FLOOR | 1189.72 | 753.90 | 435.82 | |
| THIRD FLOOR | 1151.02 | 27.15 | 1123.87 | |
| FOURTH FLOOR | 973.21 | 17.04 | 956.17 | |
| PODIUM 1 | 716.49 | 392.25 | 324.24 | |
| PODIUM 2 | 7468.12 | 1268.23 | 6199.89 | |
| TOTAL | | | | |
| TOTAL AMENITY AREA REQUIRED (2%) | | | 7217.63 | |
| TOTAL AMENITY AREA PROVIDED (3.32%) | | | 8095.11 | |

| AREA STATEMENT FOR PARKING CALCULATIONS | |
|--|-----------------|
| PARKING AREA REQUIRED | |
| 44% OF NET CLUBHOUSE BUA | 3561.85 |
| 22% OF PARKING AREA FOR UNITS & VISITORS ON UNIT BUA | 53661.90 |
| TOTAL PARKING AREA REQUIRED | 57223.75 |
| PARKING AREA PROVIDED | 93479.32 |

| CONSOLIDATED PARKING AREA | |
|---------------------------|--------------------|
| FLOOR | PARKING AREA (SQM) |
| BASEMENT - 02 | 24694.20 |
| BASEMENT - 01 | 25692.50 |
| PODIUM - 01 | 13375.43 |
| PODIUM - 02 | 14109.14 |
| PODIUM - 03 | 15608.05 |
| TOTAL PARKING AREA | 93479.32 |

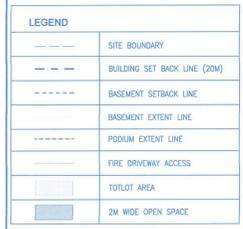
| AREA STATEMENT FOR ORGANISED OPEN SPACE AREA REQUIREMENT (TOT LOT) | |
|---|----------------|
| ORS REQUIRED IS 10% OF THE TOTAL SITE AREA | 3845.84 |
| ORS AREA PROVIDED (10.01%) | 3849.642 |
| OSR-01 | 1622.98 |
| OSR-02 | 406.98 |
| OSR-03 | 656.02 |
| OSR-04 | 1163.67 |
| TOTAL PROPOSED ORS (TOT-LOT) AREA (10.01%) | 3849.64 |
| PERCENTAGE OF ORS AREA WITH RESPECT TO SITE AREA PROVIDED IS LESS OR EQUAL TO 10% | HENCE OK |

| AREA STATEMENT FOR SERVICE REQUIREMENT | |
|---|----------------|
| SERVICE AREA PERMISSIBLE 10% OF NET BUA | 24391.77 |
| SERVICE AREA PROVIDED (1.85%) | 4521.84 |
| FLOOR | |
| | AREA (SQM) |
| BASEMENT - 02 | 2340.60 |
| BASEMENT - 01 | 1972.94 |
| PODIUM - 01 | 143.38 |
| PODIUM - 02 | 0.00 |
| PODIUM - 03 | 64.92 |
| TOTAL PROPOSED SERVICE AREA (1.85%) | 4521.84 |
| PERCENTAGE OF SERVICE AREA WITH RESPECT TO NET BUA PROVIDED IS LESS OR EQUAL TO 10% | HENCE OK |

| AREA FOR VENTILATION CUT OUTS | |
|--|--|
| TOTAL VENTILATION AREA ACHIEVED IN BASEMENTS 01 AND 02 IS THROUGH MECHANICAL VENTILATION | |

ALL AREAS ARE IN SQM

| UNIT NUMBERS | |
|---------------------------------------|------------|
| TOWER 1 | 150 |
| TOWER 2 | 149 |
| TOWER 3 | 187 |
| TOWER 4 | 151 |
| TOWER 5 | 187 |
| TOWER 6 | 74 |
| TOTAL NUMBER OF UNITS ACHIEVED | 898 |



OWNER'S SIGNATURE
Ryushigawal

STRUCTURAL CONSULTANT'S SIGNATURE
X. N. N. Nagaraj
DIRECTOR

ARCHITECT'S SIGNATURE
ABHAY ITY ZACHARIAH
CAU 2010/47015

Zachariah CONSULTANTS
ARCHITECTURE ENGINEERING INTERIOR DESIGN
P. 8, GREEN PARK, OFF. BLDG. RANGAREDDY MANDAL, RANGAREDDY DISTRICT, TELANGANA STATE - 505001
Email: info@zachariah.com www.zachariah.com

Project Name
Residential Project in Survey Nos. 239 and 240 of Kokapet Village, in Gandipet Mandal, Rangareddy District, Telangana State.

| SITE PLAN | |
|--------------------|-----------------------|
| Drawing Originator | Zachariah Consultants |
| Checked By | VK |
| Drawn By | VK |
| Scale | 1:200 |
| Checked Date | 30.04.2022 |
| Drawn Date | 30.04.2022 |
| Discipline | Architecture |
| Project No. | CA/2010/47015 |
| Sheet No. | A-01 |