

PRECAST PERFORATED PLATE SAND
20mm METAL
PEBBLES (OR) 40mm METAL

BLOCKS	AREAS in SQ.M	STILT	CELLAR-1	CELLAR-2	CELLAR-3	CELLAR-4	TOTAL IN SQ.M
Block A	71,498.72	1,227.06	5,323.07	5,323.07	5,323.07	5,323.07	94,018.07
Block B	71,498.72	1,227.06	5,323.07	5,323.07	5,323.07	5,323.07	94,018.07
Block C	80,645.95	1,384.04	6,004.08	6,004.08	6,004.08	6,004.08	1,06,046.33
Block D	64,225.04	1,102.23	4,781.55	4,781.55	4,781.55	4,781.55	84,453.47
Block E	80,734.05	1,385.55	6,010.64	6,010.64	6,010.64	6,010.64	1,06,162.18
Clubhouse	5,598.88	96.09	416.84	416.84	416.84	416.84	7,362.32
SUB-TOTAL	3,74,201.37	6,422.03	27,859.26	27,859.26	27,859.26	27,859.26	4,92,060.44

Floors	Floor Area	Ventilation Area	Common/ Services Area	Net Parking Area	No of Cars
STILT	6,422.03	362.01	3,207.36	2,832.04	
CELLAR-1	27,859.26	697.00	3,189.81	23,972.45	610
CELLAR-2	27,859.26	697.00	1,473.37	25,688.89	740
CELLAR-3	27,859.26	697.00	1,473.37	25,688.89	718
CELLAR-4	27,859.26	697.00	2,884.00	24,276.26	719
TOTAL	1,17,859.07			1,02,460.53	2,787

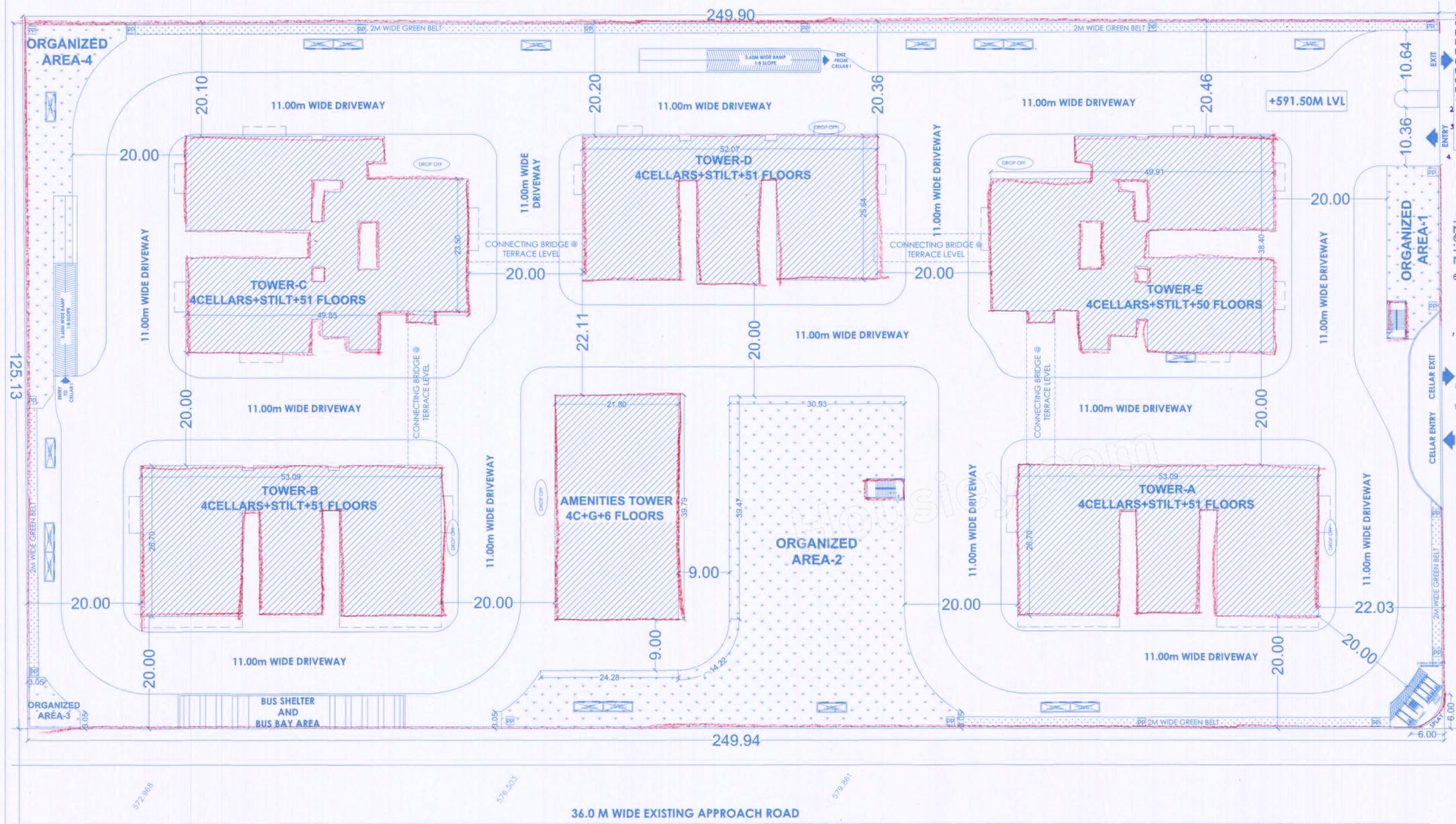
Amenities (G+6 FLOOR)	Area
Ground Floor	815.5
1st Floor	742.368
2nd Floor	895.345
3rd Floor	895.345
4th Floor	897.537
5th Floor	390.375
6th Floor	892.412
Terrace	70
Total	5,598.88

TOTAL BUILTUP AREA	Area
Block A	71,498.72
Block B	71,498.72
Block C	80,645.95
Block D	64,225.04
Block E	80,734.05
TOTAL	3,68,602.49
Amenities	5,598.88
TOTAL	3,74,201.37

AREA STATEMENT	Sqmts	Sqyds	Ac
TOTAL SITE AREA	31,345.14	37,488.47	7.75
REQUIRED PROPOSED Units	3,134.51	3,165.93	10.10%
ORGANISED OPEN AREA	10.00%		
RESIDENTIAL BUILTUP AREA	3,68,602.49		Sqmts
AMENITIES BUILTUP AREA	4,645.11	5,598.88	Sqft
TOTAL PROPOSED BUILTUP AREA	3,74,201.37		Sqmts
TOTAL No. Of Flats		612	No's
TOTAL No. Of Cars		2,787	No's

PARKING AREA	REQUIRED	PROPOSED	Sqmts
AMENITIES	1,847.63	2,500.00	44.65%
RESIDENTIAL	81,092.55	99,960.53	27.12%
TOTAL PARKING AREA	1,02,460.53		Sqmts

Floor No.	Block A	Block B	Block C	Block D	Block E
1st Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
2nd Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
3rd Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
4th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
5th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
6th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
7th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
8th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
9th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
10th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
11th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
12th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
13th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
14th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
15th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
16th Floor	1,448.01	1,448.01	1,614.49	1,300.86	1,616.79
17th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
18th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
19th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
20th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
21st Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
22nd Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
23rd Floor	1,448.01	1,448.01	1,614.49	1,300.86	1,616.79
24th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
25th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
26th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
27th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
28th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
29th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
30th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
31st Floor	1,448.01	1,448.01	1,614.49	1,300.86	1,616.79
32nd Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
33rd Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
34th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
35th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
36th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
37th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
38th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
39th Floor	1,448.01	1,448.01	1,614.49	1,300.86	1,616.79
40th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
41st Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
42nd Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
43rd Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
44th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
45th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
46th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
47th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
48th Floor	1,448.01	1,448.01	1,614.49	1,300.86	1,616.79
49th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
50th Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
51st Floor	1,376.33	1,376.33	1,552.94	1,236.56	1,554.31
Terrace Amenities	347.97	347.97	1,122.96	839.94	1,152.07
Total	71,498.72	71,498.72	80,645.95	64,225.04	79,179.75



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 No. 3169/18/CP/OT/18/11/2023. This approval does not cover the application of the provisions of Urban Land Ceiling & Regulation Act, 1976. The local authority shall ensure that ownership clearance (and Urban Land Ceiling/clearance) of the site under reference is in order and should scrupulously follow the Government instructions vide Memo No.1983/1/11/97/97 dt 18-6-97 before sanctioning and releasing these technical approved building plans. This approval does not confer or alter the ownership of the site. Authority of ownership site boundary is the responsibility of the applicant. The Builder/Developer/Owner shall be responsible to ensure the five safety structural stability requirements of the proposed complex are in accordance with the National Building Code, 2005 provisions. 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 F. The Cellar/Stilt parking should not be misused for any other purpose. The Builder/Developer should construct sum drainage as per ISI standards and to the satisfaction of Municipality available. 10. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.M.S. NO. 470 M.A. Dt. 7-7-2008, G.O.M.S. NO. 168 M.A. Dt. 7-7-2012 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 include any public agency include HMDA/Local Body to acquire the lands for public purpose as per the provisions of the Act. For every 600 Sq.Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 5 kgs. DCP extinguisher minimum 2 Nos. each in Generator and Transformer area shall be provided as per alarm ISI specification No.2190-1999. 13. 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 Lts Capacity for Residential Buildings, House R/col Down Com. Automatic Sprinkler system is to be provided. If the basement area exceeds 200 Sq. mtrs Certified by the electrical engineers to ensure electrical fire safety. 14. To create a joint open spaces with the Neighbours building / premises for the maneuverability of fire vehicles. No parking Open constructions shall be made in setbacks and Rating fire resistant constructions with 4 hours Rule 13(e) of A.P. Apartments (Promotion) Act, 1999. 15. To provide one entry and exit for fire. To the premises with a minimum width of 4.5 mtrs and height Clearance of 5 mtrs. 16. To provide sewerage treatment plant or recycling of sewage water for usage of recycled water for Gardening etc. as per APPOR norms. 17. Provide Fire resistant wiring (FRR) For the collapsible life in all floors Provide Generator, as alternate Source of electric supply. Emergency Lighting in the corridors/common areas and stair-cases.

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT IN PLOT NO. 2, NEEDP LAYOUT SURVEY NO. 2284P & 240P KOKKAPET VILLAGE, GANDIPET MANDAL, RANGAREDDY DISTRICT, TELANGANA STATE.

BELONGING TO RAJALUPSHA ASSET MANAGEMENT LLP, REPRESENTED BY ITS PARTNER M. MAHENDER REDDY, S.O.P. RAJ REDDY

SPECIFICATIONS:
FOUNDATION: RCC M30
COLUMN: RCC M30
SUPER STRUCTURE: RCC M30
SLABS, BEAMS, CHAJJA: RCC M20 / M30
DOORS, WINDOWS: WOOD AND UPVC
VENTILATORS: WOOD AND UPVC
FLOORING: VITRIFIED TILES IN C.M.
PLASTERING: IN C.M.

OPENINGS:
DOORS: 2.40 x 2.10 W/ 1.80 x 1.20 V (60% x 60%)
FBI: 1.00 x 2.10
FBI: 1.00 x 2.10
FBI: 1.00 x 2.10
D: 1.80 x 2.10
OT: 1.80 x 2.10

REFERENCE: NORTH
PROPOSED TO BE DISMANTLED
EXISTING
TO BE DISMANTLED

NOTE: ALL DIMENSIONS ARE IN METERS
SCALE: 1:400
Owner's/Builder's Signature:

Structural Engineer's Signature:
Architect's Signature:

SITE PLAN