

GROUND FLOOR PLAN  
(SCALE 1:1000)



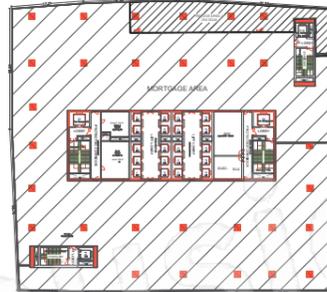
PARKING 4 FLOOR PLAN  
(SCALE 1:600)



PARKING 5 FLOOR PLAN  
(SCALE 1:600)



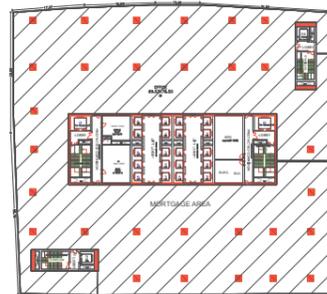
PARKING 1 FLOOR PLAN  
(SCALE 1:600)



FIRST FLOOR PLAN  
(SCALE 1:600)



PARKING 2 FLOOR PLAN  
(SCALE 1:600)



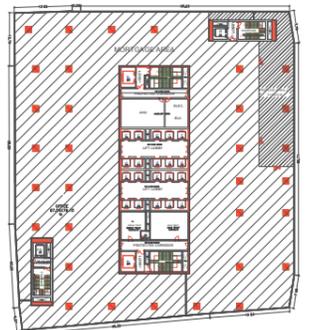
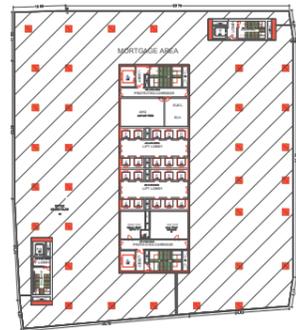
SECOND FLOOR PLAN  
(SCALE 1:600)



PARKING 3 FLOOR PLAN  
(SCALE 1:600)



THIRD FLOOR PLAN  
(SCALE 1:600)



1. TECHNICAL APPROVAL IS HERE BY ACCORDED FOR Commercial Building Permission (Office) By No: 282/P in Pappaluba-ORRC Village, Gandap Mandal, Rangareddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan No. 030371/ZDA/C1/UR/HMDA/1312019/13/11/2019, Dt:16-09-2020.
2. All the conditions imposed in Lr. No. 030371/ZDA/C1/UR/HMDA/1312019/13/11/2019 Dt:16-09-2020, are to be strictly followed.
3. 10.00% of Built Up Area to an extent of 43076.46 sq mtrs Mortgage in north wing & south wing (8023.24 Sq.mtrs in 1st floor, 8045.32 sq mtrs in 2nd floor, 8079.51 sq mtrs in 3rd floor, 8099.64 sq mtrs in 4th floor, 8108.75 sq mtrs in 5th floor & 2720 sq mtrs in 6th floor) in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No.4402/2020 dt:11-05-2020 as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012)
4. 5.00% of additional Built Up Area for availing for installment facility to an extent of 21686.38 Sq.mtrs Mortgage in north wing & south wing (60399.47sq mtrs in 6th floor, 78115.38 sq mtrs in 7th floor & 8177.53 sq mtr in 8th floor) in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Vide Document No.4402/2020 dt:11-05-2020 as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012)
5. The applicant has handed over the area affected under proposed Master plan road to an extent of 002.28 Sq.mtrs to the local body through registered gift deed no. 8454/2020, dt: 27.06.2020
6. This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1974.
7. The local authority shall ensure that generally clearance and Urban Land Ceiling follow the Government instructions vide Memo No. 1933/1/97 MA, Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.
8. This approval does not confer or effect the ownership of the site Authority of generating site boundary is the responsibility of the applicant.
9. 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.
10. The Commissioner of Municipality/Local Authority should physically take over the land shown in Road widening of line of cost before releasing Building Permission as per statutory Master Plan/Z.P.
11. The Ceiling/Still 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.
12. The Builder/Developer should construct sump, drainage as per IS standards and to the satisfaction of Municipality in addition to the drainage system available.
13. That the applicant shall comply the conditions laid down, G.O.Ms. NO:470 MA Dt:8-7-208, G.O.Ms NO:168 MA Dt:7-4-2012 and its amendments.
14. 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.
15. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per Law.
16. Two numbers water type fire extinguisher for every 600sq. Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and Stage, COP extinguishers her minimum 2Nos each at Generator and Transformer area shall be provide as per alarm IS specification No. 2190-1992.
17. 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, Hose Reel, Down Corner.
18. 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.
19. To create 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.
20. 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.
21. To provide one entry and one exit to the premises with minimum Width of 4.5Mtrs and height clearance of 5 Mtrs.
22. To provide sewerage treatment plant for recycling of sewage water for usage of recycled water for gardening etc. As per APDCB Norms.
23. Provide fire resistant rating 0001 for the collapsible lift in all floors, provide generator, as alternate source of electrical supply, Emergency lighting in the corridors/common passage and stair cases.
24. 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.
25. 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.
26. This permission does not bar any public agency including HMDA/Local Body to acquire the lands for public purpose as per Law.
27. The HMDA and S.B and T.S. Tranco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.
28. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
29. In case of Commercial / Industrial / Residential Buildings constructions over 10,000 Sq.mtrs 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.
30. The applicant shall follow the conditions mentioned in the HMDA ORRC minutes of the meeting held on 10.10.2013 regarding 4.50 Mtrs buffer belt along with Raw Water channel, in case HMDA/SB review the above said buffer belt the same should followed by the applicant and in case while constructing the MBR offer if any damage occurs of Raw water channel the applicant / developer shall responsible and to pay compensation as per norms of HMDA/SB and action will be taken as per law.
31. The applicant should comply the conditions laid down by the Airports Authority of India, AAI and T.S. State Police as per Law.

PLAN SHOWING THE PROPOSED COMMERCIAL OFFICE (CELLAR + PARKING + GROUND + 46 UPPER FLOORS IN SURVEY NO. 282/P OF PAPPALUBA-ORRC VILLAGE, GANDAPET-ORRC MANDAL, RANGAREDDY DISTRICT, TELANGANA STATE.

BELONGING TO :  
S MOHAN RAO & OTHERS, DAGP HOLDERS - SRAS CONSTRUCTIONS LLP,  
REP BY ITSPARTNERS - GUDE JYOTHI

DATE : 16-09-2020 SHEET NO : 0309

AREA STATEMENT HMDA		SQ.MT.
AREA OF FLOT (Minimum)	(A)	3034.49
NET AREA OF PLOT	(A-Deductions)	3024.24
Vacant Plot Area		18.00
Accessory Use Area		1797.90
COVERAGE CHECK		
Proposed Coverage Area (41.74 %)		12618.34
NET BUA CHECK		
Commercial Net BUA		42619.70
Proposed Net BUA Area		42619.70
Total Proposed Net BUA Area		42619.69
Consumed Net BUA (Factor)		14.10
BUILT UP AREA CHECK		
MORTGAGE AREA		43076.46
ADDITIONAL MORTGAGE AREA (AVAILING FOR INSTALLMENT FACILITY)		21686.38
ARCH / ENGR / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

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



Name : B V KRISHNA  
KUMAR  
Designation : JPO  
Date : 03-Oct-2020 11:  
09:35

Name : D YADAGIRI  
RAO  
Designation : Planning  
Officer  
Date : 03-Oct-2020 13:

OWNER'S SIGNATURE 	BUILDER'S SIGNATURE 
ARCHITECT SIGNATURE 	STR.ENGR.SIGNATURE 