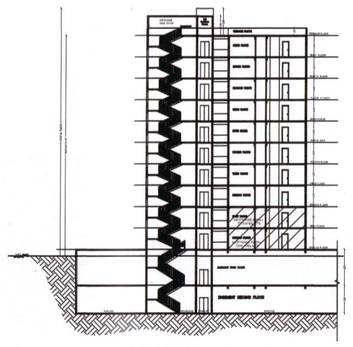
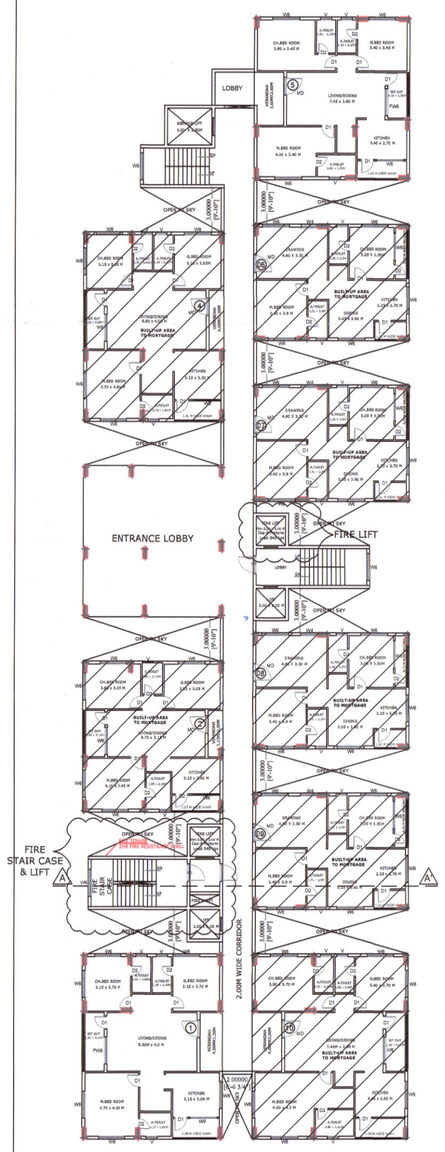
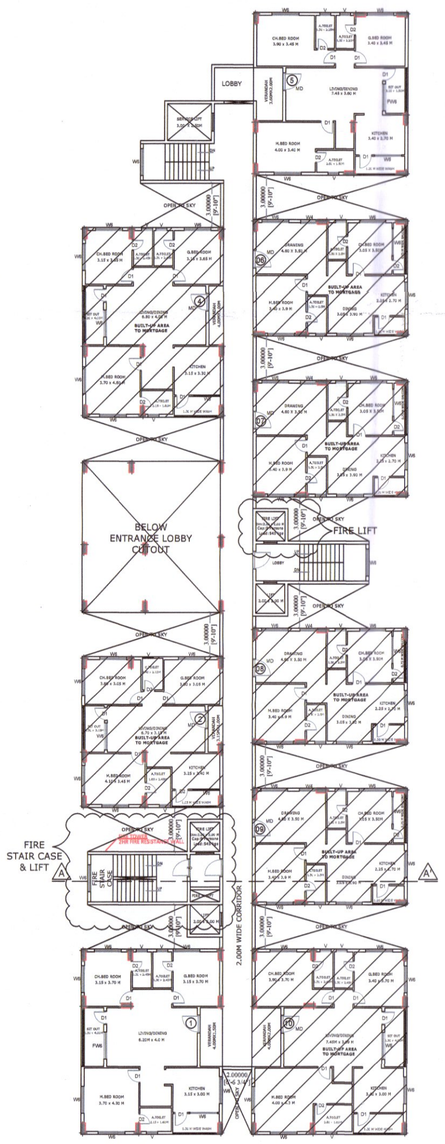
ELEVATION
(SCALE 1:400)



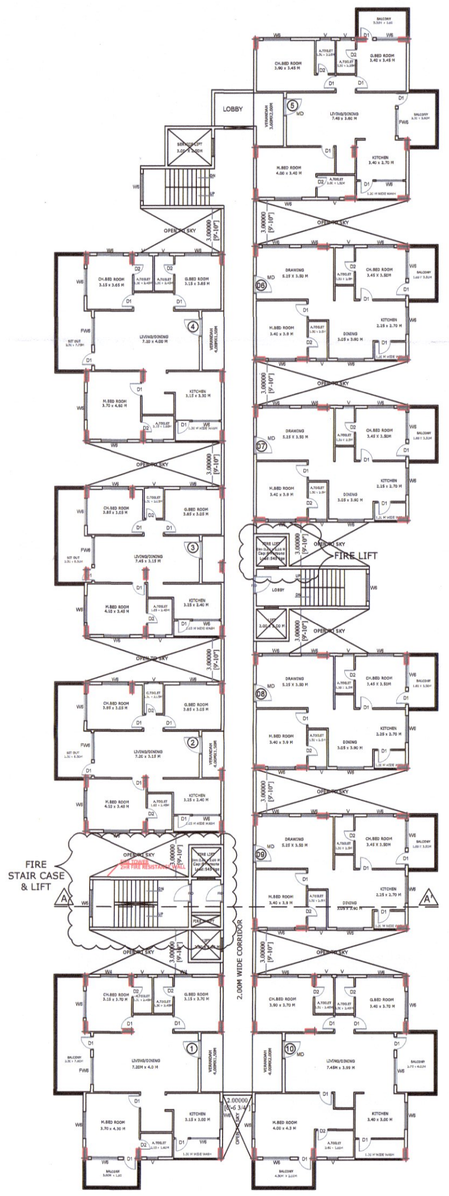
SECTION AT A-A
(SCALE 1:400)



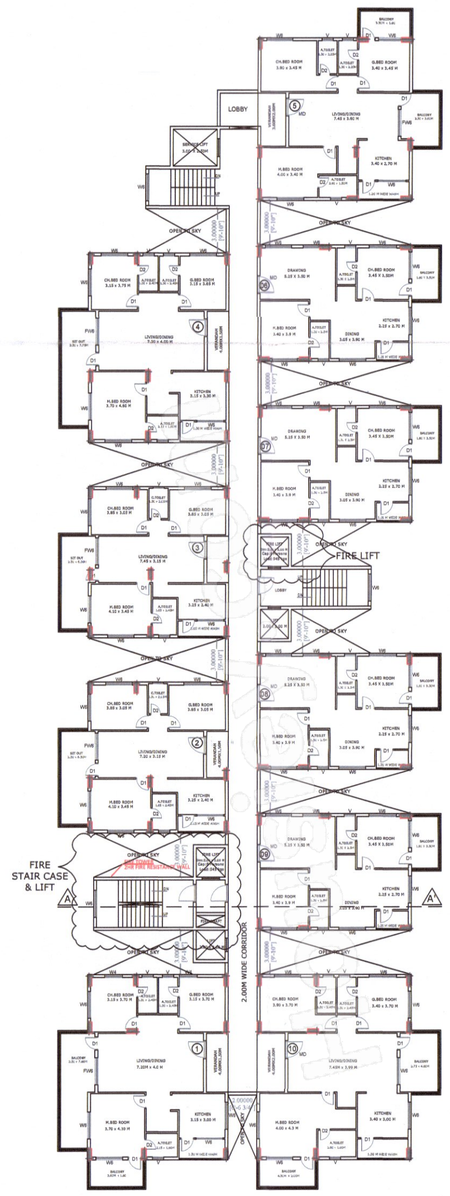
GROUND FLOOR PLAN
(SCALE 1:200)



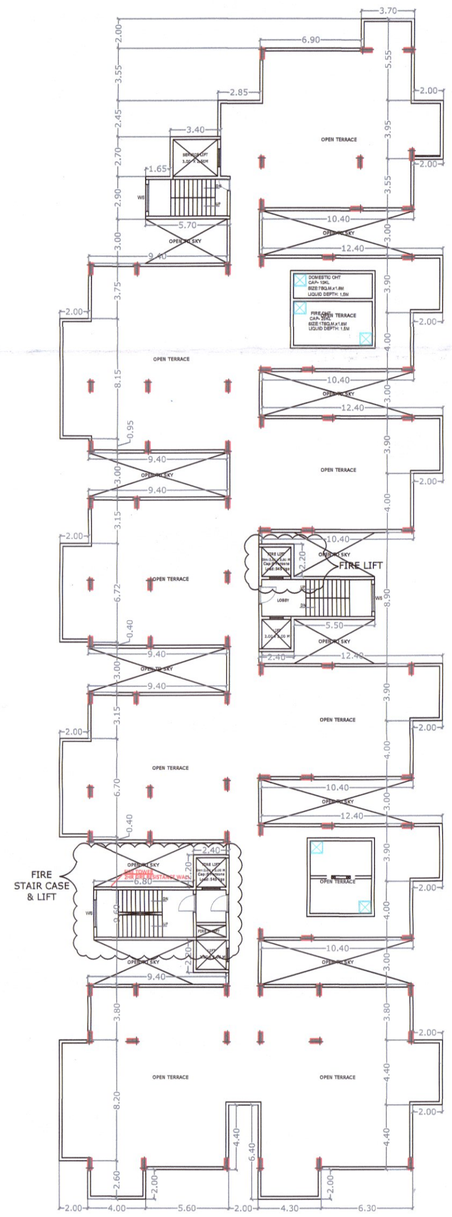
FIRST FLOOR PLAN
(SCALE 1:200)



TYPICAL 2,4,6 & 8FLOOR PLAN
(SCALE 1:200)



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



TERRACE FLOOR PLAN
(SCALE 1:200)

TECHNICAL APPROVAL IS HERE BY ACCORDED FOR ONLY Residential building in Sy.No: 418(Part),425 (Part), 470 (Part),471 (Part) & 473 (Part),in Manchirevula Village, Gandipet Mandal, Ranga Reddy District of HMDA & Forwarded to the Municipality/ Local Body for Final Sanction subject to conditions mentioned on Approved Plan / CORRECTED PLAN Vide No. 014646/ZOA/R1/U6/HMDA/30082018 Dt:28-11-2019.

All the conditions imposed in Lr. No. 014646/ZOA/R1/U6/HMDA/30082018 Dt:28-11-2019. are to be strictly followed.

10.17% of Built up area to mortgage an extent of 7270.47 Sq.mtrs in (Flat nos.G-02, G-04, G-06, G-07, G-08, G-09, G-10 on Ground floor, 102, 104, 106, 107, 108, 109, 110, on First floor in Block-A , G-02, G-03, G-05, G-08, G-09, G-10, G-11, G-12 on Ground floor, 102, 103, 104, 105, 108, 109, 110, 111, 112, on First floor in Block-B , Flat nos.G-02, G-03, G-05, G-08, G-09, G-10, G-11 ,G-12 on Ground floor, 102,103, 104, 105, 108, 109, 110,111,112 on First floor in Block-C, Flat nos.G-01, G-03, G-04, G-05, G-06, G-07, G-08,G-09,G-10 on Ground floor, 101,102, 103 104,105, 106, 107, 108, 109, 110, on First floor in Block-D, Flat nos.G-01, G-02, G-03, G-05 on Ground floor, 101,102, 103,104, 105, on First floor in Block-E Mortgaged in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority, Vide Document No.11402/2018 dt:28-11-2018 as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.)

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

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.

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

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.

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.P.

The Cellar/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.

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

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 M.A Dt:7-4-2012 and its amendments.

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, 1998.

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

Two numbers water type fire extinguisher For every 600Sq. Mtrs of floor area with Minimum of four numbers file extinguisher Per floor and 5Kgs. DCP extinguis her minimum 2No.s each at Generator and Transformer area shall be provide as per alarm ISI specification No. 2190-1992.

Manually operated and alarm system in the entire building; Separate Underground static Water storage tank capacity of 25,000. Lits. Capacity Separate Terrace tank of 25,000 lits Capacity for Residential buildings. Hose Reel, Down Corner.

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.

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

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.

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

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

The applicant shall approach HMDA for occupancy certificate after completion of building as per sanctioned plan.

The applicant shall construct the Building as per Sanctioned Plan if any deviati ons 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.

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

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

PLAN SHOWING THE PROPOSED RESIDENTIAL MULTISTORIED BUILDINGS (2 CELLAR+ GROUND+8UPPER FLOORS IN SY.NOS.418(PART),425 (PART), 470 (PART),471 (PART) & 473 (PART), SITUATED AT MANCHIREVULA-ORRGC VILLAGE, GANDIPET-ORRGC MANDAL, RANGA REDDY DISTRICT, T.S.

BELONGING TO :-

HALLMARK PROPERTIES & OTHERS REPRESENTED BY ITS MANAGING PARTNERS
SRI.A.SRINIVASA REDDY & K.ASHOKA VARDHAN

DATE : 28-11-2019	SHEET NO.: 02/07

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 014646/ZOA/R1/U6/HMDA/30082018	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Multistoried buildings	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	Survey No. : 418(Part),425 (Part), 470 (Part),471 (Part) & 473 (Part),
Village Name : Manchirevula-ORRGC	North : CTS NO -
Mandal : Gandipet-ORRGC	South : ROAD WIDTH - 24.0
	East : CTS NO -
	West : ROAD WIDTH - 18.0

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	23067.22
NET AREA OF PLOT	(A-Deductions)	23067.22
AccessoryUse Area		27.00
Vacant Plot Area		15624.40
COVERAGE CHECK		
Proposed Coverage Area (32.15 %)		7415.83
Net BUA CHECK		
Residential Net BUA		71444.25
Proposed Net BUA Area		71444.25
Total Proposed Net BUA Area		71444.25
Consumed Net BUA (Factor)		3.10
BUILT UP AREA CHECK		
MORTGAGE AREA		7270.47
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT

N

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 4, 6& 8 FLOOR PLAN	2.00 X 4.30 X 1 X 4	34.40	66.40
	2.00 X 4.00 X 1 X 4	32.00	
TYPICAL - 3, 5, 7& 9 FLOOR PLAN	2.00 X 4.30 X 1 X 4	34.40	66.40
	2.00 X 4.00 X 1 X 4	32.00	
Total	-	-	132.80

Building :PROPOSED (BUILDING BLOCK A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Basement Second Floor	414.80	414.80	0.00	15636.73	0.00	0.00	00
Basement First Floor	414.80	414.80	0.00	15636.73	0.00	0.00	00
Ground Floor	1274.70	0.00	1274.70	0.00	1274.70	1274.70	09
First Floor	1274.70	0.00	1274.70	0.00	1274.70	1274.70	09
Second Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Third Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Fourth Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Fifth Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Sixth Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Seventh Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Eighth Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Ninth Floor	1406.20	0.00	1406.20	0.00	1406.20	1406.20	10
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	14628.60	829.60	13799.00	31273.45	13799.00	13799.00	98
Total Number of Same Buildings :	1						
Total :	14628.60	829.60	13799.00	31273.45	13799.00	13799.00	98

Name : B V KRISHNA KUMAR
Designation : JPO
Date : 19-Dec-2019 18:03:17

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 20-Dec-2019 18:

Permission Granted Vide Proceeding No. 64/22201/2019
B.A.No. 23/2019-20 Dt. 24/01/2019
This sanction is valid upto 23/01/2020
This is only a Municipal sanction for construction withou prejudic to any body civil right over the land.
The construction should be carried on strictly in accordance with sanctioned plan. Necessary prior approvel should be obtained for any Modification/Altrationes in construction.

24/1/2020
Commissioner
Narsingi Municipality

24/1/2020

Office of the Municipality, Narsingi, Gandipet (M), Ranga Reddy Dist.

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
For HALLMARK PROPERTIES Partners	For HALLMARK PROPERTIES Partners
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
SUDHIR RAMANA REDDY SOMA ARCHITECT Reg. No.CA/2010/68128 COUNCIL OF ARCHITECTURE	DR. VAMSHI KRISHNA M.Tech (IIT-R) STRUCTURAL ENGINEER Lic. No. 09/Str.Eng./TP/GHMC