SITE PLAN
(SCALE 1:400)

1. TECHNICAL APPROVAL IS HERE BY ACCORDED Residential Apartment Consisting 10 Blocks where Block -A, B, D, E, F, G, H, I i.e 1 Stilt + 13 upper floors and Block-C consists 2Cellar+ 1stilt+ 13 Upper Floors, AMINITIES Ground + 5 upper Floors in Sy.No- 170, 170/u1, 170/u2, 170/u3, 170/u5, 170/uu, 170/uu8, 170/uu1, 170/nu1, 170/nu2, 170/nu3, 170/nu4 & 170/u3 PART in Ameenpur (V) Ameenpur Municipality (M) SangaReddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No: 036674/SKP/R1/U6/HMDA/18062020 Dt:12-03-2021.

2. All the conditions imposed in Lr. No. 036674/SKP/R1/U6/HMDA/18062020 Dt:12-03-2021 are to be strictly followed.

3. 10 % of Built Up Area 15074.82 sq mts in total site, in Block-A: 1075.97 Sq Mts in First Floor, 1112.71 Sq Mts in Second Floor, 1112.71 Sq Mts in Seventh Floor and 1112.71 Sq Mts in Twelfth Floor. Block-B: 1007.64 Sq Mts in First Floor, 1042.32 Sq Mts in Second Floor and 1042.32 in Seventh Floor. Block-C: 1082.82 Sq Mts in First Floor, 1126.01 Sq Mts in Second Floor, 1126.01 Sq Mts in Seventh Floor and 1126.01 Sq Mts in Twelfth Floor. Block-I: 893.88 Sq Mts In First Floor, 931.97 Sq Mts in Second Floor, 931.97 Sq Mts in Seventh Floor and 349.77 Sq Mts in Twelfth Floor with Mortgage vide deed document 7949/2021 dt. 15/02/2021 as shown in mortgage plan Mortgaged in favour of Metropolitan commissioner Hyderabad Metropolitan development Authority, Hyderabad at Joint Sub Registrar SangaReddy, as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.) and 5 % of Built Up Area 7524.60 sq mts in, Block-E: 832.39 Sq mts First Floor, 863.92 Sq mts in Fifth Floor. Block-F: 1106.88 Sq mts in Fifth Floor, Block-G: 1112.71 Sq mts in Second Floor and 1112.71 Sq mts in Fifth Floor. Block-H: 521.70 Sq mts in Fifth Floor and 1042.32 Sq mts in Twelfth Floor. Block-I: 931.97 Sq mts in Fifth Floor are additionally Mortgaged, in lieu of Nala conversion certificate, in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Ameerpet, Hyderabad. Vide mortgage deed document no. 7948/2021 dt: 15/02/2021 at Office of the Joint Sub Registrar SangaReddy. 5 % of Built Up Area 7546.19 sq mts in, Block-D: 707.41 Sq mts First Floor, Block-E: 530.10 Sq mts in Second Floor, 863.92 Sq mts in 12th floor, Block-F: 1106.88 Sq mts in Second Floor, 1106.88 Sq mts in 12th floor Block-G: 1075.97 Sq mts in first Floor and 1112.71 Sq mts in seventh Floor, Block-H: 1042.32 Sq mts in second Floor are additionally Mortgaged, for availing instalment facilities under payment of City level impact fee, in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Ameerpet, Hyderabad. Vide mortgage deed document no. 7950/2021 dt: 15/02/2021 at Office of the Joint Sub Registrar SangaReddy.

4. The applicant shall construct the Building as per Sanctioned Plan if any deviations made in setbacks, the 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.

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

6. 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. 1933/81/97 MA, Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.

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

8. 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.

9. The Builder/Developer should construct sump, septic tank and underground drainage as per ISI standards and to the satisfaction of Local Authority / Municipality, In addition to the drainage system available.

10. 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.

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

12. 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 A.P.Fire Services Act - 1999.

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

14. 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.

15. 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 as per G.O.Ms.No. 168 MA Dt: 07-04-2012.

16. 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.

17. If any litigations/discrepancy arises in future regarding ownership documents, the applicant is whole responsible and not made party to HMDA or its employees and plans deemed to be withdrawn and cancelled.

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

19. If in case above said conditions are not adhered HMDA/Local Authority can withdraw the said permission.

20. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall be deemed to be withdrawn and cancelled.

21. The applicant/ developer are the whole responsible if anything happens/ while constructing the building and after.

22. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice and action taken as per law.

23. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim to HMDA and its employees shall not be held as a party to any such dispute/ litigations.

24. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.

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

PLAN SHOWING THE PROPOSED RESIDENTIAL BLDG\APARTMENT BUILDING CONTAINING AMINITIES (BLOCK) : 1GROUND + 5, BLOCK (C) : 2CELLAR + 1STILT + 13, BLOCK (F) : 1STILT + 13, BLOCK (I) : 1STILT + 13, BLOCK (E) : 1STILT + 13, BLOCK (D) : 1STILT + 13, BLOCK (B,H) : 1STILT + 13, BLOCK (A,G) : 1STILT + 13 UPPER FLOORS IN PLOT NOS IN SURVEY NO. 170,170/U1, 170/U2,170/U3,170/U5,170/UU,170/UU8,170/UU1,170/RU1,170/RU2,170/RU3,170/RU4&170/RU5 OF AMEENAPUR VILLAGE, AMEENPUR MUNCIPALITY MANDAL, SANGA REDDY DISTRICT, T.S.

BELONGING TO :-

M/s.ASPIRE SPACES PRIVATE LIMITED And Others,Represented by its Director Sri.THUMATI VENKATA NARASIMHA REDDY.

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

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 036674/SKP/R1/U6/HMDA/18062020	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : 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 : 30.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 170,170/u1,170/u2,170/u3,170/u5,170/uu,170/uu8,170/uu1,170/nu1,170/nu2,170/nu3,170/nu4&170/u5
Village Name : Ameenapur	North : -
Mandal : Ameenpur Muncipality	South : -
	East : -
	West : -

AREA DETAILS :

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	40485.68
NET AREA OF PLOT	(A-Deductions)	38151.29
Accessory\Use Area		18.00
Vacant Plot Area		23380.01
COVERAGE CHECK		
Proposed Coverage Area (38.67 %)		14753.27
Net BUA CHECK		
Residential Net BUA		145550.64
Commercial Net BUA		4270.75
Proposed Net BUA Area		149821.39
Total Proposed Net BUA Area		149821.39
Consumed Net BUA (Factor)		3.97
BUILT UP AREA CHECK		
MORTGAGE AREA		15074.82
ADDITIONAL MORTGAGE AREA (NALA MORTGAGE)		7524.60
ADDITIONAL MORTGAGE AREA (AVAILING INSTALMENT FACILITIES)		7546.19
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA

N

Required Parking

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)
				Required	Proposed	
BLOCK (A,G)	Residential	Residential Bldg	> 0	1	35407.75	3894.85
BLOCK (B,H)	Residential	Residential Bldg	> 0	1	33511.33	3686.25
BLOCK (D)	Residential	Residential Bldg	> 0	1	11704.48	2574.98
BLOCK (E)	Residential	Residential Bldg	> 0	1	13941.87	3067.21
BLOCK (I)	Residential	Residential Bldg	> 0	1	14892.12	3276.27
BLOCK (F)	Residential	Residential Bldg	> 0	1	17862.41	3929.73
BLOCK (C)	Residential	Residential Bldg	> 0	1	18230.67	4010.75
AMINITIES (BLOCK)	Commercial	Shop	> 0	1	4270.75	2348.91
	Total :		-	-	-	26788.95

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Total Car	-	26788.95	0	0.00	0.00
Other Parking	-	-	-	-	56188.90
Total		26788.95		0.00	56188.90

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
BLOCK (A,G)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 13 upper floors
BLOCK (B,H)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 13 upper floors
BLOCK (D)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 13 upper floors
BLOCK (E)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 13 upper floors
BLOCK (I)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 13 upper floors
BLOCK (F)	Residential	Residential Bldg	NA	Highrise	1 Stilt + 13 upper floors
BLOCK (C)	Residential	Residential Bldg	NA	Highrise	2 Cellar + 1 Stilt + 13 upper floors
AMINITIES (BLOCK)	Commercial	Shop	NA	Highrise	1 Ground + 5 upper floors

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

Building	No. of Same Bldg	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	VShaft	Void	Parking	Resi.	Commercial		
BLOCK (A,G)	2	39439.12	41.92	523.98	0.00	3465.54	35407.68	0.00	35407.68	260
BLOCK (B,H)	2	37474.64	41.92	176.04	403.26	3342.03	33511.38	0.00	33511.38	260
BLOCK (D)	1	12785.91	16.00	26.11	0.00	1039.29	11704.51	0.00	11704.51	78
BLOCK (E)	1	15556.88	20.96	53.38	237.12	1303.58	13941.84	0.00	13941.84	104
BLOCK (I)	1	16551.41	20.96	293.85	0.00	1344.44	14892.16	0.00	14892.16	104
BLOCK (F)	1	20115.29	20.96	292.31	181.87	1757.76	17862.39	0.00	17862.39	130
BLOCK (C)	1	20190.49	20.53	884.88	114.53	43936.20	18230.68	0.00	18230.68	130
AMINITIES (BLOCK)	1	4339.90	12.31	56.84	0.00	0.00	0.00	4270.75	4270.75	00
Grand Total :	10	166453.64	195.56	2307.39	936.78	56188.85	145550.64	4270.75	149821.39	1066.00

Name : S RAMESH CHARAN
Designation : Junior Planning Officer
Date : 29-Mar-2021 13:

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 02-Apr-2021 15:

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
CA/2004/32747	ZAKI AHMED STRUCTURAL ENGINEER LICENCE NO.47