LOCATION PLAN (NTS)

AREA STATETMENT :-

SITE AREA AS PER DOCUMENT:
TOWER A & B - 11,634.31 Sqmts / 13,914.52 Syds / 2 AC 35 GTS
TOWER C & D - 16,187.42 Sqmts / 19,359.99 Syds / 4 AC
TOWER E & F - 13,253.45 Sqmts / 14,850.99 Syds / 3AC 11 GTS

TOTAL AREA AS PER DOCUMENT = 41,075.18 Sqmts / 49,125.51 Syds / 10AC 06 GTS

SITE AREA AS PER SITE:
TOTAL SITE AREA = 38,340.72 Sqmts / 45,855.11 Syds
LESS TOWARDS ROAD WIDENING AREA = 808.13 Sqmts / 966.51 Syds
NET SITE AREA = 37,532.58 Sqmts / 44,888.59 Syds

Required Organized open Space (10%) on Site Area (37,532.58 Sqmts) : 3,753.25 Sqmts.
Proposed Organized open Space (10.07%) on Site Area (37,532.58 Sqmts) : 3,781.30 Sqmts.

PROPOSED HEIGHT OF RESIDENTIAL BUILDING = 177.775M @ A,B BLOCKS
PROPOSED HEIGHT OF RESIDENTIAL BUILDING = 144.865M @ C,D,E,F BLOCKS

NO. OF FLOORS : BASEMENTS (4) + GROUND + 43 FLOORS @ BLOCK- A,B
BASEMENTS (4) + GROUND + 40 FLOORS @ BLOCKS- C,D,F
BASEMENTS (4) + GROUND + 42 FLOORS @ BLOCK- E

NO. OF FLATS : 749 Nos.

TOTAL BUILT UP AREA FOR RESIDENTIAL

	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	BLOCK-E	BLOCK-F	AMENITIES
GROUND FLOOR	1138.54 Sqmts	1,138.54 Sqmts	1,692.39 Sqmts	1,691.88 Sqmts	1,462.31 Sqmts	1,807.49 Sqmts	-
FIRST FLOOR	1,350.47 Sqmts	1,240.70 Sqmts	1,639.23 Sqmts	1,638.96 Sqmts	1,414.95 Sqmts	1,803.49 Sqmts	-
TYPICAL FLOOR	52,109.40 Sqmts	52,109.40 Sqmts	69,463.68 Sqmts	69,463.68 Sqmts	59,304.71 Sqmts	74,392.11 Sqmts	-
TOTAL	**54,298.41 Sqmts**	**54,488.64 Sqmts**	**72,795.25 Sqmts**	**72,794.52 Sqmts**	**62,831.97 Sqmts**	**78,103.09 Sqmts**	**7,068.91 Sqmts**
TOTAL AREA	**395,339.78 Sqmts**						**7,068.91 Sqmts**
TOTAL BUA	**402,408.69 Sqmts**						
HEAD ROOM	150.01	150.01	150.00	150.00	150.00	150.00	150.00

TOTAL BUILT UP AREA (RESIDENTIAL)= 3,95,339.78 Sqmts

TOTAL BUILT UP AREA (INCLUDING AMENITIES) = 4,02,408.69 Sqmts

PROVIDED CLUBHOUSE AREA : 7,068.91 Sqmts.

Required Mortgage area (10%) : 40,240.86 Sqmts. on Built up Area (4,02,408.69 Sqmts)
Mortgage area already Submitted : 24,938.00 Sqmts.
Present Balance mortgage Area Provided : 16,704.00 Sqmts
Total mortuge area Submitted : 41,642.00 Sqmts

PARKING AREA STATEMENT

DESCRIPTION	TOTAL AREA	VENTILATION OUT	COMMON AREA	RAMPS	TOTAL
BASEMENT-1	32124	- 918	- 1,190	- 1,384	**28,148 Sqmts**
BASEMENT-2	32124	918	- 1,190	- 787	**29,341 Sqmts**
BASEMENT-3	32124	- 918	- 1,190	- 1,887	**28,131 Sqmts**
BASEMENT-4	32124	- 0	- 1,190	- 1,824	**29,110 Sqmts**
TOTAL AREA	**128,496 Sqmts**	**- 2,457 Sqmts**	**- 4,760 Sqmts**	**- 5,882 Sqmts**	**115,050 Sqmts**

Required Residential Parking Area (22%) on **Total Residential Built-up Area (395,339.78 Sqmts)** : 86,974.75 Sqmts.
Proposed Residential Parking Area (28.3%) on **Total Residential Built-up Area (395,339.78 Sqmts)** : 1,11,915 Sqmts.
Required Clubhouse Parking Area (33%) on ClubhouseArea **(7,068.91 Sqmts)** : 2,332.74 Sqmts.
Proposed Clubhouse Parking Area (44.2%) on Clubhouse Area **(7,068.91 Sqmts)** : 3,125 Sqmts
Required Cellar Ventilation Area (2.5%) on Cellar Floor Area **(32,213.30 Sqmts)** : 805.33 Sqmts.
Proposed Cellar Ventilation Area (2.53%) on Cellar Floor Area **(32,213.30 Sqmts)** : 815.61 Sqmts.

SETBACKS AS PER G.O 168

	FRONT SIDE	REAR SIDE	SIDE 1	SIDE 2
REGUIRED	20	20	20	20
PROPOSED	20	20	20	20
DIFFERENCE	0	0	0	0

	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	BLOCK-E	BLOCK-F	CLUB HOUSE
GROUND FLOOR	1138.54	1138.54	1692.39	1691.88	1462.31	1807.49	1368.52
1ST FLOOR	1352.47	1,240.7000	1639.23	1638.96	1414.95	1803.49	1027.01
2ND FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	1284.80
3RD FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	995.38
4TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	1296.46
5TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	897.11
6TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	1094.61
7TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
8TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
9TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
10TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
11TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
12TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
13TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
14TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
15TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
16TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
17TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
18TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
19TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
20TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
21ST FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
22ND FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
23RD FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
24TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
25TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
26TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
27TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
28TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
29TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
30TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
31ST FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
32ND FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
33RD FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
34TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
35TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
36TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
37TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
38TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
39TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
40TH FLOOR	1,240.7000	1,240.7000	1791.12	1791.12	1462.31	1807.49	-
41ST FLOOR	1,240.7000	1,240.7000	-	-	1462.31	-	-
42ND FLOOR	1,240.7000	1,240.7000	-	-	1462.31	-	-
43RD FLOOR	1,240.7000	1,240.7000	-	-	-	-	-
TOTAL RESIDENTIAL BUILT-UP AREA PER BLOCK	54298.41 Sqmts	54488.64 Sqmts	72795.25 Sqmts	72794.52 Sqmts	62831.97 Sqmts	78103.09 Sqmts	7068.91 Sqmts
BASEMENT-1	3,313.8200	3,775.5000	6,555.8900	6,418.2900	4,600.3700	5,213.3200	3,169.7600
BASEMENT-2	3,313.8200	3,775.5000	6,555.8900	6,418.2900	4,600.3700	5,213.3200	3153.78
BASEMENT-3	3,313.8200	3,775.5000	6,555.8900	6,418.2900	4,600.3700	5,213.3200	3153.78
BASEMENT-4	3,313.8200	3,775.5000	6,555.8900	6,418.2900	4,600.3700	5,213.3200	3153.78
TOTAL PARKING AREA IN BASEMENTS	14251.58 Sqmts	15100.72 Sqmts	26223.56 Sqmts	25672.12 Sqmts	18401.48 Sqmts	20854.28 Sqmts	12474.34 Sqmts
TOTAL BUILT UP AREA PER BLOCK	68550.39 Sqmts	69589.36 Sqmts	99018.81 Sqmts	98466.64 Sqmts	81233.45 Sqmts	98957.16 Sqmts	19543.25 Sqmts

TECHNICAL APPROVAL IS HERE BY ACCORDED FOR DWELLING UNITS 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
0459812021RIUBHMDA25052021
0459812021RIUBHMDA25052021
ET - 1-7-2021

2. All the conditions imposed in Lr. No.... are to be strictly followed.
3. The approval uses (II) under the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.
4. The local authority shall ensure that ownership clearance (and Urban Land Ceiling clearance of the site under reference are in order and should compulsorily follow the Government instructions vide Memo No.1935/I/11/97 MA, dt.18-6-97 before sanctioning and releasing building permit/ approved building plans.
5. This approval does not confer or assume the ownership of the site Authority or ownership site boundary is the responsibility of the applicant.
6. The Builder/Developer/Owner shall be responsible and ensure the the five safety structural stability requirements of the proposed complex are in accordance with the National Building Code, 2005 Provisions
7. 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
8. The Celler/Stilt parking should not be mis-used for any other purpose.
9. The Builder/Developer should construct sump, drainage as per ISI Standards and to the satisfaction of Municipality in addition to the drainage system
10. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.MS. NO. 3 M.A. Dt: 8-7-2008, G.O.M.S.NO. 168 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 provisional of A.P. FIRE SERVICES ACT, 1999.
12. This permission does not bare any public agency include HMDA/Local Body to acquire the lands for public purposes as per Law
13. Two numbers water type fire extinguisher For every 500 Sq.Mtrs of floor area with Minimum of four numbers fire extinguisher Per floor and 5 kgs. DCP fire extinguisher minimum 2 Nos. each at Generator and Transformer area shall be provide as per alarsm ISI specification No.2190-1992.
14. Manually operated and alaram system in the Entire Building; Seperate Underground static Water storage tank capacity of 25,000 litres capacity Seperate Terrace tank of 25,000 litres capacity for fire fighting purposes (Fire Hydrant Tower Co...)
15. Automate Sprinkler system is to e provided If the basement area exceeds 200 Sq. mtrs Electrical wiring and installion shall be Certified by the electrical engineers to Ensure electrical fire safety.
16. To create a joint open spaces with the Neighbours building / premises for Manoeuverability of fire vehicles. No parking Orany constructions shall be made in setback.
17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per (Rule 15(e)) of A.P. Apartments (Promotion ...)
18. To provide one entry and on exit To the premises with a minimum Width of 4.5 mtrs and height Clearance of 5 mtrs.
19. To provide sewerage treatment plant for recycles Of sewage water for usage of recycled water for Gardening etc as per APPCB Norms
20. Provide Fire resistant wiring 0001 For the collapsible lifts in all floors Provide Generator, as alternate source of electric supply. Emergency lighting for all staircases

For METROPOLITAN COMMISSIONER
Hyderabad Metropolitan Development Authority

PLAN SHOWING THE PROPOSED HIGH RISE RESIDENTIAL APARTMENTS WITH BLOCKS A & B (GROUND +43 UPPER FLOORS + 4 LEVELS OF BASEMENTS),BLOCKS C,D & F (GROUND + 40 UPPER FLOORS + 4 LEVELS OF BASEMENTS) AND BLOCK E (GROUND + 42 UPPER FLOORS + 4 LEVELS OF BASEMENTS) ALONG WITH CLUBHOUSE (GROUND + 6 UPPER FLOORS + 4 LEVELS OF BASEMENTS) IN SURVEY NO. 278/1, 280 & 281 AT PUPPALGUDA VILLAGE, GANDIPET(M),RAJENDRANAGAR (M) PREVIOUS, R.R. DIST, HYDERABAD, TELANGANA STATE

BELONGING TO,
DAGPA HOLDER
DSR SSI BUILDERS AND DEVELOPERS

REPRESENTED BY IT'S MANAGING PARTNER
D.RAGHURAMI REDDY S/o. SUBBA RAMI REDDY

SPECIFICATIONS:

FOOTING	R.C.C.
RETAINING WALL, COLUMNS, BEAMS, SLAB AND STAIRCASE	R.C.C. 1:2:4
SUPERSTRUCTURE	BRICK IN CEMENT MORTAR 1:6
ALUMINIUM COMPOSITE PANELS	4MM ON ALUM.FRAMING
PLASTERING	SPONGE FINISHING
FLOORING	TILES
DOORS	EXT. ALUM. FR. / GLASS INT. METAL FR./M.T. WOOD
WINDOWS	GLASS AND ALUMINUM
VENTILATORS	STEEL
ELECTRICAL AND SANITARY FITTINGS	AS PER STANDARDS
FIRE FIGHTING REQUIREMENTS	AS PER FIRE SAFETY NORMS

REFERENCE:

PROPOSED
EXISTING
TO BE DISMANTLED
MORTGAGE AREA

NORTH:

NOTE: ALL DIMENSIONS ARE IN METERS

SCALE : 1 : 400

Owner's/Builder's Signature:

For DSR SSI Builders And Developers
Managing Partner

Structural Engineer's Signature:

Ch. Anjaneyulu
M.Tech., M.I.E.
CONSULTING ENGINEER
L.S.No. 1799/STR/HYD/2000/2019
404, M.G.R. ESTATES,
PANJAGUTTA,
HYDERABAD - 500 082.

Architect's Signature:

L. KALYANA KUMAR REDDY.
B. ARCH.
ARCHITECT - CA/99/25227

Sanction Drawing

Sheet Title:

SITE PLAN

Sheet no:

1