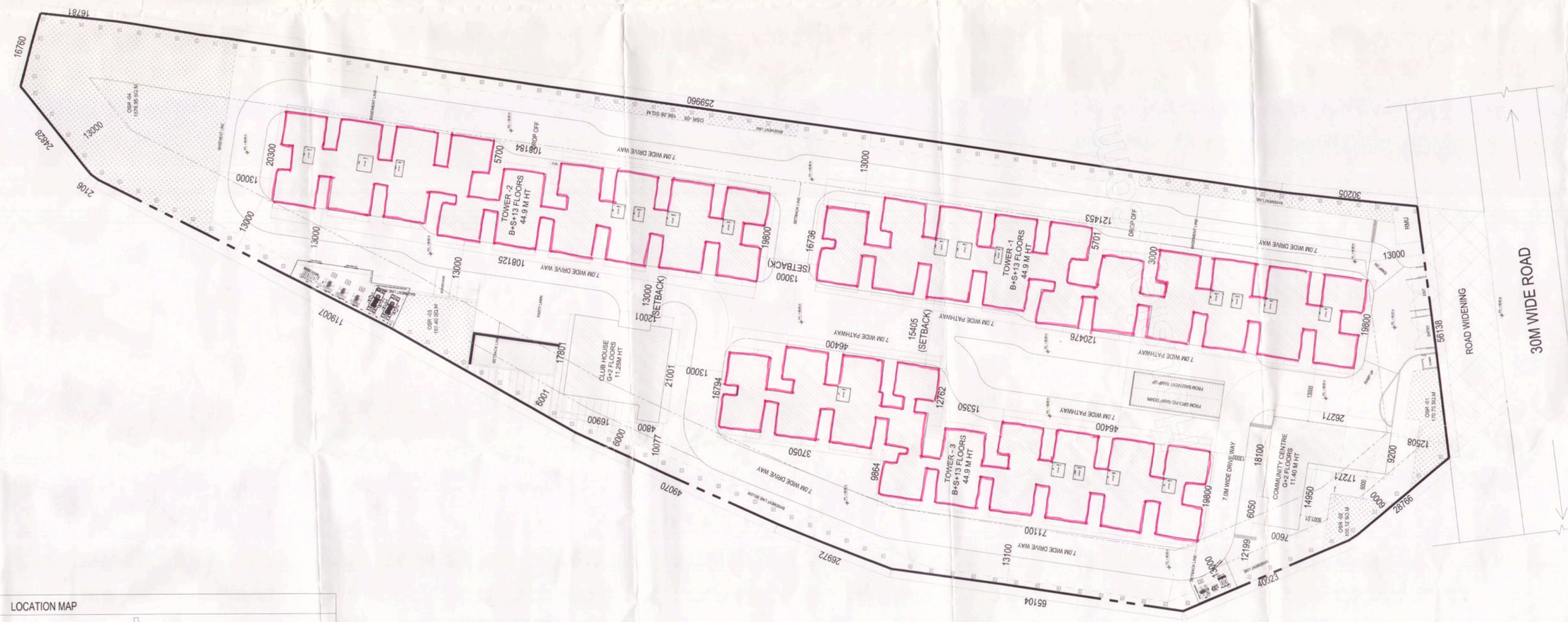
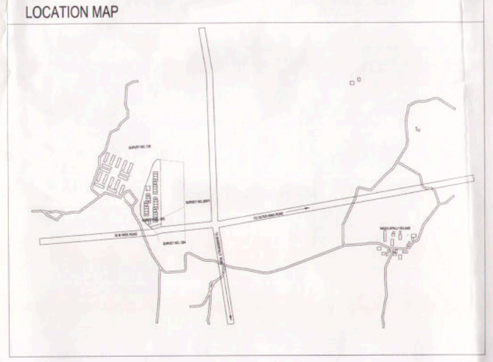
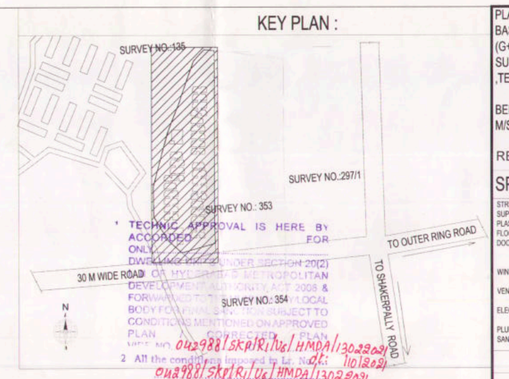


1 A00-00 SITE PLAN 1:300

LOCATION MAP



KEY PLAN :



1 TECHNICAL APPROVAL IS HERE BY ACCORDED ONLY FOR DEVELOPMENT UNDER SECTION 20(2) OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT 1975 & FOR ALL OTHER LOCAL BODY FORMALITIES SUBJECT TO CONDITIONS MENTIONED IN APPROVED PLAN. 042922/SKR/TL/L/HMDA/130220A1

2 All the conditions mentioned in the G.O. Ms.No. 168 dt. 10/12/12 are to be strictly followed. 042922/SKR/TL/L/HMDA/130220A1

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

4. The local authority shall ensure than ownership clearance land Urban Land Ceiling/clearance of the site under reference are in order and should scrupulously follow the Government instructions vide Memo No.1933/I/11/97 MA. dt 18-6-97 before sanctioning and releasing these technical approved building pl. ns.

5. This approval does not confer or attest the ownership of the site Authority of 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/ZDP.

8. The Cellar/stilt parking should not be misused 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 available

10. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.MS. NO: 470 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 complexes/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 purpose as per Law.

13. Two numbers water type fire extinguisher For every 600 Sq.Mtrs of floor area with Minimum of four numbers fire extinguisher Per flood and 5 kgs ABC extinguisher Shall with 2 Nos. each at Genral use area. Floor area shall be provided as per Indian IS specifications No:2190-1992.

14. Manually operated and alarm system in the Entire Building. Seperate Underground Water storage tank capacity of 21,000 Ltr. Gravity Seperate Terrace tank of 21,000 ltr. Gravity for Residential Buildings. House Reel Down Outlets.

15. Automatic Sprinkler system is to a provision if the basement area exceeds 200 Sq. mtrs Electrical wiring and installation shall be Certified by the electrical engineers to Ensure electrical fire safety.

16. To create a joint open spaces with the Neighbours buildings / premises for Maneuverability of fire vehicles. No parking Oreasy construction shall be made in setback area

17. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15(e) of A.P Apartments (Promotion Of construction and ownership) rules 1987

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 recycling Of sewage water for usage in flushing/Gardening etc as per APPCB rules.

20. Provide Fire resistant swing doors For the collapsible life in all floors Provide Generator as alternate Source of electric supply. Emergency Lighting in the corridors/common Passage and staircases

The proposed building plan is here with released by this office vide proc no: 9498/T1/2021 dt 28/10/21

Commissioner
Tellapur Municipality

TOWER-1			
S.no	Gross Area / Floor	Lifts & Shafts	Net FAR Area
1	2012.97	38.32	1974.65
2	2020.18	38.32	1981.86
3	2012.97	38.32	1974.65
4	2020.18	38.32	1981.86
5	2012.97	38.32	1974.65
6	2020.18	38.32	1981.86
7	2012.97	38.32	1974.65
8	2020.18	38.32	1981.86
9	2012.97	38.32	1974.65
10	2020.18	38.32	1981.86
11	1945.26	37.7	1907.56
12	1673.34	37.57	1635.77
13	1471.43	33.8	1437.63
TERRACE	0	0	0
			24863.59

TOWER-2			
S.no	Gross Area / Floor	Lifts & Shafts	Net FAR Area
1	1838.28	42.54	1795.74
2	1843.61	42.54	1801.23
3	1838.28	42.54	1795.74
4	1843.61	42.54	1801.27
5	1838.28	42.54	1795.74
6	1843.61	42.54	1801.27
7	1838.28	42.54	1795.74
8	1843.61	42.54	1801.27
9	1838.28	42.54	1795.74
10	1843.61	42.54	1801.27
11	1661.49	42.41	1619.08
12	1453.32	38.16	1415.16
13	1249.67	25.47	1224.4
TERRACE	0.00	0	0
			22243.66

TOWER-3			
S.no	Gross Area / Floor	Lifts & Shafts	Net FAR Area
1	1839.93	38.27	1801.66
2	1846.75	38.27	1808.48
3	1839.93	38.27	1801.66
4	1846.75	38.27	1808.48
5	1839.93	38.27	1801.66
6	1846.75	38.27	1808.48
7	1839.93	38.27	1801.66
8	1846.75	38.27	1808.48
9	1839.93	38.27	1801.66
10	1846.75	38.27	1808.48
11	1839.93	38.27	1801.66
12	1677.58	38.15	1639.43
13	1496.53	37.23	1459.3
TERRACE	0.00	0	0
			22951.06

PROPOSED MORTGAGE AREA			
S.NO	DESCREPTION	AREA IN SQM.	AREA IN SFT.
1	TOWER – 01	3112.00	33497.57
2	TOWER – 02	2800.80	30147.81
3	TOWER – 03	1322.60	14236.47
	TOTAL	7235.4	77881.85
REUIRED MORTGAGE AREA (10%)		7210.47	77613.53
PROPOSED MORTGAGE AREA (10.03%)		7235.4	77881.85

Commissioner
Tellapur Municipality

PLAN SHOWING THE PROPOSED IRA GREAT LIVING RESIDENTIAL PROJECT BASEMENT+STILT+THIRTEEN FLOORS BUILDING AND CLUB HOUSE (G+2FLOORS) AND COMMUNITY CENTER (G+2FLOORS) ON LAND BEARING SURVEY NOS:- 139/AE, 354/AE, 353 SITUATED AT KOLLUR (V),RANGA REDDY DISTRICT ,TELANGANA STATE. R.C. PURAM (M)

BELONGING TO : K. SRINIVAS NAIDU & OTHERS.
M/S. IRA REALTY TECH PVT.LTD., FINANCIAL DISTRICT, HYDERABAD.- 500032

REPRESENTED BY: M/S. IRA REALTY PVT LTD.

SPECIFICATIONS :

STRUCTURE :	RCC FRAMED STRUCTURE
SUPER-STRUCTURE :	BLOCK WORK IN C.M.
PLASTERING :	SPONGE FINISH IN C.M.
FLOORING :	VITRIFIED / CERAMIC TILE / GRANITE
DOORS :	HARDWAL WOOD FRAMES WITH SKIN MOULDED/ PANELLED/FLISH SHUTTERS WITH HINGES, TOWER BOLT, DOOR STOPPER & BUSH
WINDOWS :	TWO TRACKED POWDER COATED ALUMINIUM / UPVC GLAZED HINGED / SLIDING TYPE
VENTILATORS :	POWDER COATED ALUMINIUM / UPVC WITH GLAZED LOUVRES / FIXED GLASS WITH EXHAUST FAN
ELECTRIFICATION :	ISI MARKED CABLES USING COPPER WIRING THROUGH CONCEALED PVC CONDUITS.
PLUMBING AND SANITARY FITTING :	AS PER ISO STANDARDS

SCHEDULE OF OPENINGS

NOS.	TYPE	DESCRIPTION	SIZE
DOORS			
01.	MD	MAIN DOOR	1050 x 2100
02.	D1	DOOR	900 x 2100
03.	D2	DOOR	800 x 2100
04.	D3	DOOR	1100 x 2100
05.	SD1	SLIDING DOOR	2100 x 2250
WINDOWS SCHEDULE			
01.	W1	WINDOW	1800 x 1200
02.	W2	WINDOW	1200 x 1200
03.	W3	WINDOW	900 x 1200
VENTILATORS SCHEDULE			
01.	V1	VENTILATOR	600 x 600

SCHEDULE OF AREAS :

AREA STATEMENT			
S.NO	DESCRIPTION	SQM	ACRES
1	TOTAL SITE AREA	23,478.70	5.80
2	Road Widening Area	730.75	0.18
3	Net Site Area	22,767.95	5.63
4	OSR Required 10 % of Site Area	2,276.80	0.56
5	OSR AREA Provided 10.20 %	2,322.75	0.57
6	Set Back Required	13.0 M	
7	No of Units	695.00	
8	Permissable Height of Building	150.0M	
9	Proposed Height of Building	44.95m	
PARKING AREAS		SQM	
1	Basement Floor Area	15952.65	
2	Stilt Floor Area	2949.06	
	Total Parking Area	18901.71	
4	Parking Required - 22% OF TOTAL BUA (A+B)	15,863.04	
5	Parking Provided (26.00%)	18,901.73	
TOWER WISE BUILT-UP AREAS 13 Upper Floors		SQM	
1	Tower-1 (1st to 13th Floor+Terrace)	24,863.59	
2	Tower-2 (1st to 13th Floor+Terrace)	22,243.67	
	Tower-3 (1st to 13th Floor+Terrace)	22,951.06	
	BUA OF ALL TOWERS (A)	69,858.29	
	REQUIRED AMENITIES AREA (3 % OF BUA OR 4645 Sqm Which is Lower)	2,095.75	
CLUB HOUSE & COMMUNITY CENTER AREA (G+2 flrs)			
1	Ground Floor	759.33	
2	1st Floor	721.41	
3	2nd Floor	765.70	
4	Terrace	-	
5	Proposed Club House Area (B)	2,246.44	
	TOTAL BUA INCLUDING AMENITIES (A+B)	72,104.73	

REFERENCE : ORIENTATION : SCALE :

PROPOSED :
MORTGAGE :
EXISTING :

1:400

ARCHITECT'S SIGNATURE :

NAME: Shri DAMOTHARAN S.

S. DHAMOTHARAN
REGD. ARCHITECT
CA/2003/31131

STRUCTURAL ENGINEER'S SIGNATURE :

NAME: Shri BANDI JAGADEESWARA REDDY.

BANDI JAGADESWARA REDDY
Structural Engineer
License No-LS-01/2019-SI

OWNER / BUILDERS SIGNATURE :

BELONGING TO :
M/S. IRA REALTY PVT. LTD.

REPRESENTED BY:
MR.RAMESH KONALA

SITE PLAN

SHEET NO - 01OF 35