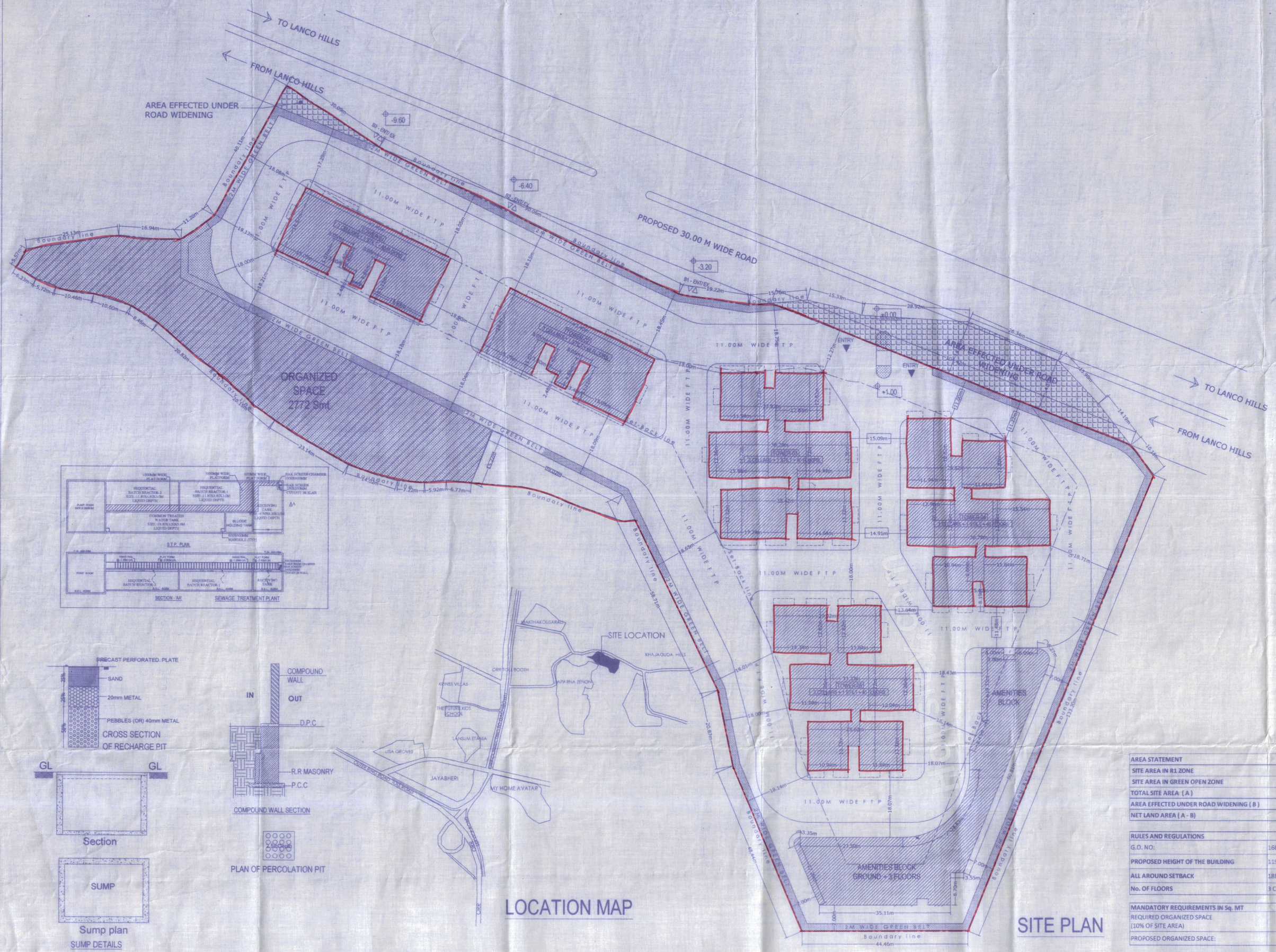

TECHNIC APPROVAL IS HERE BY ACCORDED FOR ONLY
DWELLING UNITS UNDER SECTION 20(2) OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY ACT 2008 FORWARDED TO THE MUNICIPALITY/LOCAL BODY FOR FINAL SANCTION SUBJECT TO CONDITIONS MENTIONED ON APPROVED PLAN / CORRECTED PLAN
VIDE NO 1877/BP/HMDA/P1C1/HMDA/2023-
1. All the conditions imposed in L.P. NO. 001/ 169/2023
1877/BP/HMDA/P1C1/HMDA/2023-
2. This approval does not take into Application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976
3. The local authority shall ensure than 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/I/11/97 MA, dt 18-6-97 before sanctioning and releasing these technical approved building plans
4. This approval does not confer or attest the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.
5. The Builder/Developer/Owner shall be responsible and ensure the the fire safety structural stability requirements of the proposed complex are in accordance with the National Building Code, 2005 Provisions
6. The Commissioner of Municipal Corporation Authority should physically take over the land shown in Road widening at time of cost before releasing Building permission as per statutory Master Plan/Z.D.P.
7. The Celler/Stilt parking should not be misused for any other purpose.
8. The Builder/Developer should construct sump, drainage as per ISI Standards and to the satisfaction of Municipality in addition to the drainage system available
9. THAT THE APPLICANT SHALL COMPLY THE CONDITIONS LAID DOWN G.O.Ms.L. NO.470 M.A. Dt: 8-7-2008, G.O.M.S.NO. 168 M.A. Dt:7-4-2012 AND ITS ENDORSEMENTS
10. 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.
11. This permission does not confer any public agency include HMDA/Local Body to acquire the lands for public purpose as per Law.
12. Two numbers water type fire extinguisher For every 500 Sq.Mtrs of floor area with Minimum of four numbers fire extinguisher Per flood and 5 kgs DCP extinguisher minimum 2 Nos. each at Genaerator and Transformer area shall be provided as per siarom ISI specification No.2190-1992.
13. Manually operated and siaram system in the Entire Building. Seperate Underground static Water storage tank capacity of 20,000 Lts. capacity Seperate Terrace tank of 25,000 ltrs Capacity for Residential Buildings. House Reel Down Com
14. Automatic Sprinkler system is to be 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.
15. To create a jeast open spaces with the Neighbours building / premises for Manouverability of fire vehicles. No parking Cross constructions shall be made in setback area
16. Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 150(i) of A.P Apartments (Promotion Of construction and ownership) rules 1987
17. To provide one entry and one exit To the premises with a minimum Width of 4.5 mtrs and height Clearance of 5 mtrs.
18. To provide sewerage treatment plant for recycling Of sewage water for usage of recycled water for flushing etc. as per APPCB Norms.
19. Provide Fire resistant swing door For the collapsible life in all floors Provide Generator, as alternate Source of electric supply. Emergency Lightingon the corridors/common Passage and staircase
20. 14/5/2023
For METROPOLITAN COMMISSIONER Hyderabad Metropolitan Development Authority
15/5/23
4/10 Cat

PROPOSED MULTI-STORIED RESIDENTIAL DEVELOPMENT IN SY NO 447 / P , 443, 446, 444 AND 445 PUPPALLAGUDA VILLAGE , GANDIPET MADAL , RANGA REDDY DISTRICT 500089

BELONGS TO

M/s. SRIAS MAGNA JV REPRESENTED BY ITS AUTHORIZED PARTNERS
Mr. M KONDAL RAO S/O M NARAYANA RAO
AND
Mr. PARVATHAREDDY SURESH KUMAR REDDY, S/O PRAVATHAREDDY SHESHA REDDY

SPECIFICATIONS:

FOUNDATION	C.R.S. IN C.M.
COLUMNS	R.C.C. 1:2:4
SUPER STRUCTURE	BRICK IN C.M.
SLAB, BEAMS, CHAJJAS	R.C.C. 1:2:4
DOORS, WINDOWS,	T. WOOD
VENTILATORS	
FLOORING	VITRIFIED TILES
PLASTERING	IN C.M.

OPENINGS:

DOORS:	WINDOWS:	
MD : 1.13 X 2.10	W : 1.80 x 1.20	SLD : 2.40 X 2.10
D : 0.93 X 2.10	W1 : 0.50 x 1.20	SLD1 : 1.80 X 2.10
D2 : 0.78 X 2.10	W2 : 1.20 x 1.20	
	W3 : 0.90 x 1.20	VENTILATORS:
	KW : 0.91 x 1.20	V : 0.61 x 0.60

REFERENCE:

PROPOSED
EXISTING
TO BE DISMANTLED

NORTH

NOTE:
ALL DIMENSIONS ARE IN METERS

SCALE: 1: 400

AREA STATEMENT		
SITE AREA IN R1 ZONE	24,179.46	Sq. Mts
SITE AREA IN GREEN OPEN ZONE	2,630.61	Sq. Mts
TOTAL SITE AREA (A)	26,810.07	Sq. Mts
AREA EFFECTED UNDER ROAD WIDENING (B)	1,064.84	Sq. Mts
NET LAND AREA (A - B)	25,745.23	Sq. Mts

RULES AND REGULATIONS	
G.O. NO:	168 (UNITED ANDHRA PRADESH BUILDING RULES - 2012)
PROPOSED HEIGHT OF THE BUILDING	119.20M
ALL AROUND SETBACK	18M
No. OF FLOORS	3 CELLARS + 1 STILT + 40 FLOORS

MANDATORY REQUIREMENTS IN Sq. MT				
REQUIRED ORGANIZED SPACE (10% OF SITE AREA)	2,574.52	Sq. Mts		10.00%
PROPOSED ORGANIZED SPACE:	2,771.99	Sq. Mts		10.77%

BUILTUP AREA OF RESIDENTIAL AREA IN SMT

	FLOOR	TOWER-01	TOWER-02	TOWER-03	TOWER-04	TOWER-05
A	TYPICAL FLOOR	816	816	1,425	1,329	1,228
B	NO OF FLOORS	40	40	40	40	40
C	TOTAL AREA (A XB)	32,650	32,650	57,010	53,151	49,123
D	STILT FLOOR AREA	752	752	1,295	1,232	1,148
E	TOTAL BUILUP AREA (C+D)	33,402	33,402	58,305	54,383	50,271
TOTAL BUILUP AREA						229,764

AMENITIES AREA	
GROUND FLOOR	1,382.81
FIRST FLOOR	1,347.17
SECOND FLOOR	1,431.07
THIRD FLOOR	1,343.95
TOTAL	5,504.99

MANDATORY REQUIREMENT FOR AMENITIES		
REQUIRED	3% OF BUILT-UP AREA OR 5000 Smt , WHICHEVER IS LESS	5,000.00
PROVIDED	3% OF BUILT-UP AREA OR 5000 Smt , WHICHEVER IS LESS	5,504.99

MANDATORY REQUIREMENT OF PARKING AREA		
REQUIRED PARKING AREA		
22% ON BUA OF RESIDENTAIL AREA + 33% OF AMENITIES	52,364.64	Sq. Mts
PARKING AREA PROVIDED	53,362.49	Sq. Mts

PARKING AREA STATEMENT IN SQ. MTRS

FLOOR	GROSS AREA (A)	VENT. CUTOUTS (X)	LOBIES (Y)	SERVICES (Z)	NET AREA (A-X-Y-Z)
CELLAR -01	19718.03	542.77	755.14	813.55	17606.57
CELLAR -02	19718.03	542.77	755.14	813.55	17606.57
CELLLAR-03	19718.03	0.00	755.14	813.55	18149.34
TOTAL					53362.49

MANDATORY REQUIREMENT OF VENTILATION CUTOUT FOR FIRST BASEMENT			
REQUIRED - 2.5% OR GROS AREAS OF FIRST BASEMENT	492.95	Sq. Mts	2.50%
PROVIDED	542.77	Sq. Mts	2.75%

SETBACK REQUIREMENT Vs PROVIDED (CONSIERING THE SETBACKRELAXATION TOWARDS ROAD WIDENING)

* ALL SETBACK ARE IN METERS

TOWER-01	EAST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.00
	NORTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	17.29
	WEST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.08
	SOUTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.18
TOWER-02	EAST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.00
	NORTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.15
	WEST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.08
	SOUTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.04
TOWER-03	EAST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	14.91
	NORTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	12.27
	WEST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.00
	SOUTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.00
TOWER-04	EAST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.71
	NORTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	11.00
	WEST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	13.64
	SOUTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	11.48
TOWER-05	EAST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	13.64
	NORTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.00
	WEST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.00
	SOUTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.07
CLUB HOUSE	EAST	MANDATORY SETBACK	7.00
		MINIMUM SETBACK PROVIDED	7.00
	NORTH	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	11.48
	WEST	MANDATORY SETBACK	18.00
		MINIMUM SETBACK PROVIDED	18.14
	SOUTH	MANDATORY SETBACK	7.00
		MINIMUM SETBACK PROVIDED	7.00

BUILTUP AREA OF RESIDENTIAL AREA IN SMT (COMPARATIVE STATEMENT - BEFORE AND AFTER ROAD WIDENING)

	FLOOR	TOWER-01		TOWER-02		TOWER-03		TOWER-04		TOWER-05	
		Before road	After road	Before road	After road	Before road	After road	Before road	After road	Before road	After road
A	TYPICAL FLOOR	816	816	816	816	1,425	1,425	1,329	1,329	1,228	1,228
B	NO OF FLOORS	40	40	40	40	40	40	40	40	40	40
C	TOTAL AREA (A XB)	32,650	32,650	32,650	32,650	57,010	57,010	53,151	53,151	49,123	49,123
D	STILT FLOOR AREA	752	752	752	752	1,295	1,295	1,232	1,232	1,148	1,148
E	TOTAL BUILUP AREA (C+D)	33,402	33,402	33,402	33,402	58,305	58,305	54,383	54,383	50,271	50,271

TOTAL BUILUP AREA BEFORE ROAD WIDENING (FOR 40 RESIDENTAIL FLOORS)	2,29,764	Smt
AREA EFFECTED UNDER ROAD WIDENING	1,065	Smt
TOTAL PERMISSIBLE BUILT-UP AREA	2,30,828	Smt
TOTAL BUILUP AREA AFTER ROAD WIDENING (FOR 40 RESIDENTAL FLOORS WITH SETBACK RELAXATION ALONG THE BOUNDARY AND BETWEEN THE TOWERS)	2,29,764	
AREA ALIGIBLE FOR TREANFER OF DEVELOPMENT RIGHT (T D R)	1,065	Smt

Owner's Signature:

Structural Engineer's Signature:

Architect's Signature:

Sheet Title: SANCTION DRAWING

SITE PLAN

Sheet no: SHEET : 1 OF 18