SITE PLAN
(SCALE 1:800)

1. TECHNICAL APPROVAL IS HERE BY ACCORDED ONLY FOR 3498 Dwelling units in Sy.No. 206 to 215,217(P) & 272 in Narsingi -ORRGC Village, Gandipet Mandal, Ranga Reddy District of HMDA & Forwarded to the Municipality/Local Body for Final Sanction subject to conditions mentioned on Approved Plan Vide No. 040084/SKP/R1/U6/HMDA/221020/20/23/10/2020) Dt: 20-01-2021.

2. All the conditions imposed in Lr. No. 040084/SKP/R1/U6/HMDA/221020/20/23/10/2020) Dt: 20-01-2021. are to be strictly followed.

3.The applicant has submitted notarised affidavit no 10653, dt.30-12-2020 with regarding to 10% mortgage deed to an extent of 64065.24 sq.mts in 8th, 9th, 10th 11th floors in blocks A, B, C, D, E, F and 15th, 16th, 17th, 18th, 19th 20th, 21st floors in blocks G, H,I, J, K in favour of MC hmda, as per the Memo no.1254/R3/2020 dt.16.11.2020.

4.5.00% of Built-up Area to an extent of 32109.75 Sq.mts for availing instalment facility in City Level Infrastructure Impact Fee in 22nd Floor, 23rd Floor, 24th Floor, 25th Floor and 26th Floor in Block G, H, I, J & K and 27th Floor in Block G, H, J & K and Flat No.2703, 2704, 2705 & 2706 in Block I Montage Hyderabad in Authority Vide Document No.12862/2021,dt:01.01.2021 , as per Common Building Rules 2012 favour of The Metropolitan Commissioner , Metropolitan Development (G.O.Ms No. 168, Dt: 07-04-2012)

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. 193315/97 MA, Dt. 18.06.1997 before sanctioning and releasing these technical approved building plans.

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

8. The Builder/Developer/Owner shall be responsible and ensure that the fire saf ety, structural stability requirements of the proposed complex are in accordance with the National Building Code, 1983 Provisions.

9. 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 PlanZ.D.P..

10.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.

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

12.That the applicant shall comply the conditions laid down, G.O.Ms NO:470 M.A Dt:9 7 2008. G.O.Ms NO.168 M.A Dt:7-4-2012 and its amendments.

13.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, 1999.

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

15.Two numbers water type fire extinguisher For every 500Sq. 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.

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

17. 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.

18.To created 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.

19.Transformers shall be provided with 4 hours Rating fire resistant constructions as per Rule 15 (o) of A.P Apartments (Promotion of constructions and ownership) rules, 1987.

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

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

22.Provide fire resistant swing D001 for the collapsible lifs in all floors, pro vide generator, as alternate source of electrical supply, Emergency lighting in the corridors/common passage and stair cases.

23. The applicant shall construct the Building as per Sanctioned Plan if any deviations 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.

24.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.

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

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

27.The applicant/ developer are the whole responsible if anything happens/ while constructing the building.

28. 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.

29.The applicant shall follow the conditions mentioned in the HMDA ORRGC minutes of the meeting held on 10.10.2013 regarding 4.50 Mts buffer belt along with Raw Water channel. In case HMWS&SB review the above said buffer belt the same should followed by the applicant and in case while constructing the MSB after if any damage occurs of Raw water channel the applicant / developer shall responsible and to pay compensation as per norms of HMWS&SB and action will be taken as per law

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

31.The applicant has handed over the area affected under proposed 30 mtrs Master plan road to an extent of 2013.66 Sq.mts to the local body through registered gift deed nos .9031/2020 dt. 30.12.2020.

PLAN SHOWING THE PROPOSED RESIDENTIAL BLDG/APARTMENT BUILDING CONTAINING BLOCK (G,H) : 1GROUND + 39, AMENITIES (BLOCK2) : 1GROUND + 3, AMENITIES (BLOCK1) : 1GROUND + 4, BLOCK (B) : 1GROUND + 39, BLOCK (C) : 4CELLAR + 1GROUND + 39, BLOCK (I) : 1GROUND + 39, BLOCK (J,K) : 1GROUND+39, BLOCK (D,E,F) : 1GROUND + 39, BLOCK (A) : 1GROUND + 39 UPPER FLOORS IN PLOT NOS IN SURVEY NO. 206 TO 215,217(P)&272 OF NARSINGI-ORRGC VILLAGE,NARSINGI MUNICIPALITY-ORRGC MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
CHERUKURU ARAVIND BABU AND OTHERS

DATE : 20-01-2021	SHEET NO.: 01/11

AREA STATEMENT HMDA

PROJECT DETAIL :	
Authority : HMDA	Plot Use : Residential
File Number : 040084/SKP/R1/U6/HMDA/221020/20	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 : SDZ2
Location : Outer Ring Road Growth Corridor (ORRGC)	Abutting Road Width : 30.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 206 TO 215,217(P)&272
Village Name : Narsingi-ORRGC	North : Existing building -
Mandal : Narsingi Muncipality-ORRGC	South : ROAD WIDTH - 30
	East : CTS NO -
	West : CTS NO -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	98231.52
NET AREA OF PLOT	(A-Deductions)	96217.45
Accessory/Use Area		9526.11
Vacant Plot Area		86509.39
COVERAGE CHECK		
Proposed Coverage Area (20.98 %)		20181.96
Net BUA CHECK		
Residential Net BUA		625728.40
Commercial Net BUA		9677.25
Proposed Net BUA Area		643893.50
Total Proposed Net BUA Area		643893.50
Consumed Net BUA (Factor)		6.69
BUILT UP AREA CHECK		
MORTGAGE AREA		64065.24
ADDITIONAL MORTGAGE AREA		32109.75
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

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

N

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
BLOCK (A)	Residential	Residential Bldg	NA	Highrise	1 Ground + 39 upper floors
BLOCK (D,E,F)	Residential	Residential Bldg	NA	Highrise	1 Ground + 39 upper floors
BLOCK (J,K)	Residential	Residential Bldg	NA	Highrise	1 Ground + 39 upper floors
BLOCK (I)	Residential	Residential Bldg	NA	Highrise	1 Ground + 39 upper floors
BLOCK (C)	Residential	Residential Bldg	NA	Highrise	4 Cellar + 1 Ground + 39 upper floors
BLOCK (B)	Residential	Residential Bldg	NA	Highrise	1 Ground + 39 upper floors
AMENITIES (BLOCK1)	Commercial	Shop	NA	Highrise	1 Ground + 4 upper floors
AMENITIES (BLOCK2)	Commercial	Shop	NA	Highrise	1 Ground + 3 upper floors
BLOCK (G,H)	Residential	Residential Bldg	NA	Highrise	1 Ground + 39 upper floors

Required Parking

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Required Parking Area (Sq.mt.)
				Required	Proposed	
BLOCK (A)	Residential	Residential Bldg	> 0	1	55447.29	12198.41
BLOCK (D,E,F)	Residential	Residential Bldg	> 0	1	168919.47	12387.43
BLOCK (J,K)	Residential	Residential Bldg	> 0	1	110899.13	12198.91
BLOCK (I)	Residential	Residential Bldg	> 0	1	61202.24	13464.49
BLOCK (C)	Residential	Residential Bldg	> 0	1	61199.93	13463.98
BLOCK (B)	Residential	Residential Bldg	> 0	1	55447.29	12198.41
AMENITIES (BLOCK1)	Commercial	Shop	> 0	1	5205.98	2863.29
AMENITIES (BLOCK2)	Commercial	Shop	> 0	1	4471.27	2459.20
BLOCK (G,H)	Residential	Residential Bldg	> 0	1	112612.98	12387.43
	Total :		-	-	-	93821.55

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Prop. Area
	No.	Area	No.	Area	
Total Car	-	93821.55	0	0.00	0.00
Other Parking	-	-	-	-	235120.90
Total		93821.55		0.00	235120.90

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	Accessory Use	Parking	Resi.	Commercial		
BLOCK (A)	1	55906.43	50.26	0.00	358.68	0.00	0.00	55447.22	0.00	55497.49	318
BLOCK (D,E,F)	3	170580.30	292.50	0.00	1076.04	0.00	0.00	168919.26	0.00	169211.76	954
BLOCK (J,K)	2	111991.56	187.58	0.00	717.36	0.00	0.00	110899.04	0.00	111086.62	636
BLOCK (I)	1	61765.04	66.13	0.00	358.68	71.79	0.00	61202.31	0.00	61288.44	318
BLOCK (C)	1	61690.94	66.13	5441.28	5176.08	0.00	229825.05	61200.00	0.00	68821.06	318
BLOCK (B)	1	55906.43	50.26	0.00	358.68	0.00	0.00	55447.22	0.00	55497.49	318
AMENITIES (BLOCK1)	1	6602.53	20.44	0.00	151.17	1204.50	0.00	0.00	5205.98	5226.42	00
AMENITIES (BLOCK2)	1	4595.24	4.60	0.00	100.74	14.03	0.00	0.00	4471.27	4475.87	00
BLOCK (G,H)	2	113720.20	195.00	0.00	717.36	0.00	0.00	112612.84	0.00	112807.84	636
Grand Total :	13	642758.67	932.90	5441.28	9014.79	1290.32	229825.05	625727.89	9677.25	643892.99	3498.00

Name : B V KRISHNA KUMAR
Designation : JPO
Date : 23-Jan-2021 10:02:51

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 23-Jan-2021 15:

Permission Granted Vide Proceedings No. 04/2021
28/2021-22 Dt. 25/01/2021
Valid upto 24/01/2023

1. Any a Municipal law shall be adhered
2. Any boundary dispute over the land
3. Construction should commence within one year from the date of issue of this permission
4. Permission should obtained for any modification/deviation in the sanctioned plan

Commissioner
Narsingi Municipality

OWNER'S SIGNATURE	ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
		B. Srinivas Rao