

పురపాలక సంఘం కార్యాలయము :మణికోండ



టెలర్ నెం:MC|MKN|TP|01|2019

తేది:02-05-2019

శ్రీ N.రాంరెడ్డి
Plot No:553,Road No:27,
బాల్దోహల్,హైదరాబాద్.

విషయం:మణికోండ పురపాలక సంఘము - పుప్పాల గూడ గ్రామం - సర్వే నెం:176,232,233 & 234, ప్లాట్ నెం:C-3/A, C-3/B, C-3/C, C-3/D, C-3/E & C-3/F సెక్టర్ -III, భూకు C నందు రెసిడెన్షియల్ అప్ార్ట్ మెంట్ నిర్మాణమునకు HMDA వారు టెక్నికల్ అనుమతి లిటువును - పరపాలనా అనుమతి కోరికు నిర్మాణ అనుమతి పీఠ చెల్లిండుటకు

తెలియజేయుట - గురించి.

సూచన: మీ యొక్క దరఖాస్తు తేది:26-12-2018 (పుప్పాల గూడ గ్రామ పంచాయతీకి

సమర్పించినది)

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ఆర్యా!

పై నిషయానుసారము తమిరితో మనవి చేయునది ఏమనగా మణికోండ మున్సిపాలిటీ పరిధిలోని పుప్పాల గూడ గ్రామంలో సర్వే నెం:176,232,233 & 234, ప్లాట్ నెం:C-3/A, C-3/B, C-3/C, C-3/D, C-3/E & C-3/F సెక్టర్ -III, భూకు C నందు రెసిడెన్షియల్ అప్ార్ట్ మెంట్ నిర్మాణమునకు HMDA వారు టెక్నికల్ అనుమతి పొంది , రెసిడెన్షియల్ అప్ార్ట్ మెంట్ నిర్మాణ అనుమతి కోరికు పై నూచన ద్వారా గత పుప్పాల గూడ గ్రామ పంచాయతీకి దరఖాస్తు చేసినది యువ్వారు.

మీ యొక్క దరఖాస్తును పరిశీలించినది .ఈ దిగువ తెల్సిన విధంగా మీరు పురపాలక సంఘము మణికోండకు నిర్మాణ అనుమతి పీఠ చెల్లించవలెను.

క్రమ సంఖ్య	పీఠ వివరము	చివ్వుగ్లం	పీఠ	మొత్తము
1	టెలర్ నెంట్ ద్వారా	16,480.45 Sq .mtres	75/- Per Sq.mtres	12,36,034
2	క్లబ్ వౌస్ నిర్మాణ అనుమతి రుసుము	4187.47 Sq .mtres	70/- Per Sq.mtres	2,93,123
3	రెసిడెన్షియల్ అప్ార్ట్ మెంట్ నిర్మాణ అనుమతి రుసుము	60,294.42 Sq mtrs	50/- Per Sq.Mtrs	30,14,721
4	టెలర్ సర్వే ర సస్ మొత్తం అప్ార్ట్ మెంట్ నిర్మాణ చ్యయంలో 1%	—	—	48,58,539
			మొత్తం	94,02,417

పైన లెల్పిన డిమాండ్ రుసుములు మీరు పురపాలక సంఘము, మణికోండ పేరున చెల్లించినదో
మీకు తెలియజేయుట ఆచార్య నుండి నిర్మాణ అనుమతి జారీ చేయబడును.


Commissioner
Municipal Council
పురపాలక సంఘం, మణికోండ,
Rangareddy Dist.

**PROCEEDINGS OF THE COMMISSIONER ,MANIKONDA MUNICIPAL COUNCIL
DIST:RANGAREDDY**

Present: N. Shankar

Roc. No. MC|MNK|TP|01|2019-2020

Date:04-05-2019.

Subject:- Constructions - Application for construction of Residential Apartment 1(Club House):1 Cellar + 1Ground +3, A(Block):1Cellar + 1Silt + 10, B(Block):10,D(Block):10,C(Block):10 Upper floors in Survey No:176, 232, 233, & 234,Plot No: C-3/A, C-3/B, C-3/C, C-3/D, C-3/E & C-3/F of Puppalguda(V) of Manikonda Municipality, Ranga Reddy District -Accorded the Construction permission as per the Revised Building Plans technically approved with drawings and specifications by the Hyderabad Metropolitan Development Authority - Regarding.

Ref:-

1. Metropolitan commissioner,Hyderabad metropolitan development authority letter No:008423/SKP/R1/U6/HMDA/15022018 date:14-11-2018
2. Application of N.RamiReddy,Plot No:553,Road No:27,Jubilee Hills Hyderabad Date:22-04-2019
3. G.O.Ms.No.168, Municipal Administration and urban Development (M) Department, Date: 07.04.2012

In the reference 1st cited, the Metropolitan Commissioner Director Planning, Hyderabad Metropolitan Development Authority in letter No: 008423/SKP/R1/U6/HMDA/15022018 date:14-11-2018 has stated that N.RamiReddy Plot no:553,Road No:27,Jubilee hills ,Hyderabad Telangana state has submitted the proposal for approval of Residential building in Survey No:176,232,233,&234,Plot No: C-3/A, C-3/B,C-3/C,C-3/D,C-3/E & C- 3/F of Puppalguda (V) of Manikonda Municipality, Rangareddy District and examined the revised plans with reference to the notified and stipulated building regulations and Technically approved the Revised building plans with drawings and specifications with conditions vide technical approval No: 008423/SKP/R1/U6/HMDA/15022018 date:14-11-2018 and instructed the Commissioner Municipal Council,Manikonda for sanction in conformity with the technically approved plans by HMDA.

In the reference 2nd cited, N.RamiReddy has submitted the application requesting to sanction for construction of Residential Apartment in Survey No:176,232,233,&234,Plot No: C-3/A, C-3/B,C-3/C,C-3/D,C-3/E & C-3/F of Puppalguda(V) of Manikonda Municipality, Rangareddy District as per the Technical approval of the Revised building plans with drawings and specifications and conditions imposed vide letter No: 008423/SKP/R1/U6/HMDA/15022018 date:14-11-2018 of the Metropolitan Commissioner, Director Planning, Hyderabad Metropolitan Development Authority, while submitting the assurance regarding to follow the conditions imposed in the reference 1st . N.RamiReddy Plot no:553,Road No:27,Jubilee hills ,Hyderabad has Paid the Required building permission fee Rs:94,02,417/- through Cheque No:001131,ICICI Bank ,Jubilee Hills Branch Dated :02-05-2019 for construction of Residential Apartment

In view of the above under G.O.Ms.No.168, Municipal Administration and urban Development (M) Department, Date. 07.04.2012 sanction is here by accorded M/s Manga Infra Developers , N.RamiReddy Plot no:553,Road No:27,Jubilee hills for construction of Residential building in Survey No:176,232,233,&234,Plot No: C-3/A, C-3/B,C-3/C,C-3/D,C-3/E & C- 3/F in the Puppalguda(V) of Manikonda Municipality Rangareddy District as per the Technical approval of the Revised building plans with drawings and specifications releasing the approved plans with the following conditions as fixed in technical approval No: 008423/SKP/R1/U6/HMDA/15022018 date:14-11-2018 of the Metropolitan Commissioner Director Planning, Hyderabad Metropolitan Development Authority.

- 1 The applicant has made simple mortgage of 10% of built up area in favour of MC,HMDA as per rule 25 (d) of G.O.Ms no.168 Date:07-04-2012. The Same is executed at sub-Register Gandipet, Vide Doc no:8582/2018, 8583/2018, 8585/2018 & 10788/2018 date:5- 09-2018 at joint Sub-Register at Narsingi .
- 2 The applicant shall pay the 1% welfare cess amount to the local body on the total estimated cost of proposed construction inviable, as per the G.O.M.S No:112 Labour employmen training factories (Lab-II) Department, Dt:15-12-2009 before commencement of the construction work.
- 3 The technical approval No: 008423/SKP/R1/U6/HMDA/15022018 date:14-11-2018 of the Metropolitan Commissioner Director Planning, Hyderabad Metropolitan Development Authority is enclosed to follow the conditions imposed in construction. The building plans technically approved by HMDA are valid for period of 06 years from date of issue of this letter if the work is commence within the date of issue.
- 4 The applicant shall ensure the following with regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building.
 - i. The location of water supply source & sewerage disposal source are located at appropriate distance within the site preferably at 100 feet distance so as to avoid contamination.
 - ii. The depth of the bore and sizes shall be limited to the minimum depth and size of existing nearby bore-well. Water shall be disinfected by adding hypo-solution to maintain 0.3 to 0.4 p.m of residual chlorine in the sump / over head tanks.
 - iii. Where main Gram Panchayat drains exist in vicinity of site, insist on connecting the treated sewerage to main existing drain by laying a sewer pipe of diameter ranging from 200mm to 300mm.
 - iv. In case where such Gram Panchayat drain exists, insist on connecting the treated sewerage overflow to a natural drain or nalawith a sewer pipe of diameter 150 mm.
 - v. Before allowing the overflow mentioned in (iii) & (iv) above ensure the sewerage of the proposed building is invariably 1" into a common septic tank constructed on as per ISI standard specification (ISI) Code No.2476 of 1985 (Annexure-I) and constructed with a fixed contact bed, daily covered and ventilated for primary treatment. The Applicant shall ensure that no effluent / drainage over flows on the road or public place.
 - vi. To prevent chokeage of sewers / drains, the last inspection chamber within the site / premises shall be provided with safety pads / gates.
 - vii. The party should clean that septic tank periodically by themselves, and cart way the sludge, etc., to an unobjectionable place.
 - viii. All the above shall be supervised and inspected by the Executive Authority concerned for compliance during the construction stage.
 - ix. Since eventually the public sewerage and water supply systems are expected to be systematically added / extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the out laying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to Hyderabad Metropolitan Water Supply & Sewerage board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.
- 5 The applicant should ensure the undertakes to abide by the conditions, which may be imposed in terms of G.O.Ms.No.168, MA, Date:07.04.2012 and its amendments.

6. The applicant should ensure that the proposed building / complex is constructed strictly as per the technically approved building plans mandatory inspection shall be made at foundation stage, plinth level and first floor and subsequent floors level as required under G.O.Ms.No.168, MA, Date:07.04.2012 deviation, misuse or violations of minimum setbacks, common parking floor / stilt marking / violation and other balcony projections shall not be allowed.
7. The applicant shall ensure that the fire safety requirements are complied in accordance with the National Building Code, 2005.
8. The applicant shall allow the proposed building complex to be occupied used or otherwise let out etc., only after;
 - i. The proposed building is completed in accordance with the technically approved building plans;
 - ii. After ensuring all the above conditions are complied.
 - iii. After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned above are complied with the satisfaction of the Executive Authority.
 - iv. After issuing a "Fit for Occupancy" certificate by the sanctioning Authority as required G.O.Ms.No.168, MA, Date:07.04.2012.
9. The Applicant shall ensure that the developer display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.
10. That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
11. The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
12. That the applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbors.
13. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
14. That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
15. That the applicant should ensure to submit compliance report to HMDA soon after completion of first floor roof level and then all the roofs are laid so as to enable to permit him to proceed further inspection of site.
16. It is also hereby ordered that the copy of approved plan as released by HMDA and local authority would be displayed at the construction site for public view.
17. That the construction should be made strictly in accordance with the sanctioned plan. If any modifications are necessary prior approval should be obtained.
18. That the applicant shall obtain clearance from Fire services Dept., for the proposed complex under the provisions of Fire services Act, 1994.
19. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

ADDITIONAL CONDITIONS:-

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
3. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
4. The Owner / Developers shall be responsible for the safety of construction workers
5. If in case above said conditions are not adhered, HMDA / Local Authority can withdraw the said permission.

The Owner / Developer shall be responsible to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;

1. To provide one entry and one exit to the premises with a minimum width of 4.5 mtrs and height clearance of 5 mtrs.
2. Provide Fire resistant swing door for the collapsible lifts in all floors.
3. Provide Generator, as alternate source of electric supply.
4. Emergency Lighting in the corridor / common passages and stair cases.
5. Two numbers water type fire extinguishers for every 600 Sq.Mtrs of floors area with minimum of four numbers fire extinguishers per floor and 5 Kgs.
6. DCP extinguishers minimum 2 Nos. at Generator and transformer area shall be provide as per I.S.3 specification No.2190-1992.
7. Manually operated and alarm system in the entire buildings.
8. Separate Underground static water storage tank capacity of 25,000 lts capacity.
9. Separate Terrace tank of 25,000 lts capacity for Residential Buildings.
10. House Reel, Down Corner.
11. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mtrs.
12. Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
13. Transformer shall be protected with 4 hours rating fire resistant constructions as per Rule 15 (c) of A.P. Apartments (Promotion of construction and ownership) Rules, 1987.
14. To create a joint open spaces with the neighboring building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Subject to the following conditions:-

1. The circulation pattern showing in the plan shall be used as drive ways and the circulation pattern should not be changed for any purpose in future.
2. If there is any court case is pending with law, the applicant shall be responsible for settlement of the same and proposals are subject outcome of court orders if any.

3. In any dispute litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be part to any such disputes / litigations.
4. To comply the conditions laid down in the G.O.Ms.No.168, MA & UD, Date:07.04.2012, and their amendments from time to time.
5. The applicant / developer are the whole responsible if anything happens / while constructing the building and after.
6. If the said site under reference is falling within the open space area / park etc., of any other layouts, the permission issued shall be withdrawn without any notice and the applicant cannot claim for refund of amount paid.
7. The Applicant should file the undertaking affidavit on Rs.100.00 Non-judicial stamp paper before release the occupancy certificate.
8. The open space earmarked in the site Building plan shall be maintained and developed as open space with greenery only.
9. The open space earmarked in the site Building plan shall not be altered and no construction is permitted in the said open space.
10. In case it is noticed that the open space and the internal circulation pattern are not maintained as per the approved plan, the Building Permission shall be deemed to be cancelled and the local body shall be authorized to take necessary action against the construction as per extant law.
11. The applicant / developers and structural Engineer and Architect are the whole responsible if any loss of human life or any damage occurs while constructing the residential apartments and after in the site under reference.
12. The applicant shall obtain the fire service clearance from the Fire Service Department before applying of occupancy certificate from the sanctioning authority.
13. The HMDA resume 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.
14. If any cases are pending in court of law with regard to the site under reference and have adverse orders, the permission granted shall deem to withdrawn and cancelled.
15. The applicant / developer are the whole responsible if anything happens / while constructing the building.
16. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
17. Any conditions laid by the authority are applicable.


 Commissioner
 Municipal Council Manikonda
 Rangareddy Dist
 4/5/19