



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **000819/SKP/R1/U6/HMDA/15052017**

Application Date **15/05/2017**

Date : **20 November, 2017**

To

GIRIDHARI HOMES PVT LTD REP BY ITS MANAGING DIRECTOR. K. INDRASENA REDDY

H.NO: FLATE NO:303 SAI ASHRAY APARTMENT , PADMA RAO NAGAR , SECANDERABAD , TELANGANA, HYDERABAD, TELANGANA

Pincode : 500025

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building containing **1Cellar + 1Ground + 5 Upper floors in plot nos** in Survey No. **29/2** of **Bandlaguda (Jagir)** Village, **Gandipet** Mandal, **Ranga Reddy** District to an extent of **13,266.28** Sq. Mt. - Reg.

Ref: 1. This application number **000819/SKP/R1/U6/HMDA/15052017**, Date: **15/5/2017**

2. This DC letter addressed to the applicant , Date: **26/08/2017** .

With reference to your application cited, it is to inform that the application submitted by you for technical approval of **Residential Bldg/Apartment** in Sy.No. **29/2** of **Bandlaguda (Jagir)** Village, **Gandipet** Mandal, **Ranga Reddy** District belonging to **GIRIDHARI HOMES PVT LTD REP BY ITS MANAGING DIRECTOR. K. INDRASENA REDDY** an extent of **13,266.28** Sq. Mt. has been examined and technical approval is accorded.

Therefore, you are requested to approach the Executive Authority, of **Bandlaguda (Jagir)** Village, **Gandipet** Mandal, **Ranga Reddy** District for the sanction and release the same.

This is for information.

For Metropolitan Commissioner

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **000819/SKP/R1/U6/HMDA/15052017**

Date : **20 November, 2017**

Application Date **15/05/2017**

To

The Executive Authority,

Bandlaguda(jagir) Gram Panchayath,

Gandipet Mandal,

Ranga Reddy District.

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building consisting of **1Cellar + 1Ground + 5 Upper floors in plot nos** in Survey No. **29/2** of **Bandlaguda (Jagir)** Village, **Gandipet** Mandal, **Ranga Reddy** District to an extent of **13,266.28** Sq. Mt. - Technical Approval Accorded - Reg.

Ref: 1. This application number **000819/SKP/R1/U6/HMDA/15052017**, Date: **15/5/2017**

2. This DC letter addressed to the applicant , Date: **26/08/2017** .

Vide reference to application cited for technical approval of **Residential Bldg/Apartment in plot Nos.** in Sy.No. **29/2** of **Bandlaguda (Jagir)** Village, **Gandipet** Mandal, **Ranga Reddy** District belonging to **GIRIDHARI HOMES PVT LTD REP BY ITS MANAGING DIRECTOR. K. INDRASENA REDDY** to an extent of Ac. **13,266.28** Sq.Mtr. has been examined with reference to the notified/sanctioned master plans, zoning regularization

and stipulated building regulations.

I. Technical approval No. : **000819/SKP/R1/U6/HMDA/15052017**, Date : **20/11/2017**

II. Name of the Owner and

Applicant address : **GIRIDHARI HOMES PVT LTD REP BY ITS MANAGING DIRECTOR. K. INDRASENA REDDY**

H.NO: FLATE NO:303 SAI ASHRAY APARTMENT , PADMA RAO NAGAR , SECANDERABAD , TELANGANA, HYDERABAD, TELANGANA

Pincode : 500025

Nature	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	BUILDING (A)	1Cellar + 1Ground + 5	36542.02	17.88
Residential	BUILDING (AMENITIES)	1Ground + 2	2059.95	8.49

Applicant has paid all required Fees and charges to HMDA.

The applicant has made simple mortgage of 10% of built up area in favor of MC,HMDA as per rule 25 (d) of G.O. Ms No.168 Dt: 07.04.2012.The same is executed at Sub-Register **GANDIPET**, vide Doc No.**6737/2017** Dt:**7/10/2017** at joint Sub-Registrar. The mortgage details are as follows:

Block	Proposed Built-up Area	Required 10% Mortgage area	Provided Mortgage area(In Sq.mts)	Total Built up Area (In Sq.mts)
BUILDING (A)	36542.02	3654.202	3897.73	36953.86

BUILDING (AMENITIES)	2059.95	205.995	0	2059.95
Total	38601.97	3860.197	3897.73	39013.81

GENERAL CONDITIONS FOR COMPLIANCE:-

- a) The building plans shall be sanctioned by the Executive Authority in conformity with the technically approved plans by HMDA.
- b) The Executive Authority shall scrupulously follow the instructions of the Govt. vide Govt. Memo.No.1933/I1/97-1 M.A., dated 18-6-97 i.e., ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved building plans.
- c) The building plans technically approved by HMDA are valid for period of (3) years from date of issue of this letter if the work is commenced within the one year from the date of issue.
- d) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building the Executive Authority shall ensure the following.
 - 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 / overhead 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 exist, insist on connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of diameter 150mm.
 - v. Before allowing the overflow mentioned in (iii) & (iv) above ensure the sewerage of the proposed building is invariably 1st into a common septic tank constructed on as per ISI standard specification (ISI) Code No.2470 of 1985 (Annexure - I) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment. The Executive Authority shall ensure that no effluent / drainage over flows on the road or public place.
 - vi. To prevent chokage 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 away 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 outlying 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.
- e) The Executive Authority should ensure the party undertakes to abide by the conditions and pays the pro-rate charges, which may be imposed, for regularization the layout in terms of G.O.Ms.No.367 MA, dt.12-07-1988.
- f) The Executive Authority 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 floor level as required under G.O.Ms.No.168 MA, dt.07-04-2012 deviation, misuse or violations of minimum setbacks, common parking floor / stilt marking / violation and other balcony projections shall not be allowed.
- g) The Executive Authority 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 at (a) to (i) are complied.
 - (iii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are compiled to the satisfaction of the Executive Authority.
 - (iv) After issuing a "Fit for Occupancy" certificate by the Executive Authority as required as required under Government order No.248 MA, dt.23-05-1996.
- h) The Executive Authority 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.

- i) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
- j) The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
- k) 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 neighbours.
- l) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- m) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- n) That the applicant should ensure to submit a 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 by inspection of site by
- o) That the silts / Cellar should be exclusively use for parking for vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
- p) 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.
- q) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- s) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

Special Conditions for Proceeding Letter

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. It in case above said conditions are not adhered; HMDA / Local Authority can withdraw the said permission.
6. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12. The HMDA reserve 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.
7. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice.
8. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, HMDA are its employees shall not be a part to any such dispute / litigation.
9. The applicant / developer are the whole responsible if anything happens / while constructing the building.
10. Any conditions laid by the authority are applicable.
11. The Concerned Local Body shall ensure the same before issue of Occupancy Certificate .

Additional/Other

1. The building plan technically approved by HMDA is valid for a period of (6) years from the date of issue of this letter if the work is commenced within the one year from the date of issue
2. To prevent chokeage of sewers / drains, the last inspection chamber within the site/ premises shall be provided the safely pads / gates.
3. The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
4. All the above shall be supervised and inspected by the Municipal Engineer / Executive Authority concerned for compliance during the construction stage.
5. The Executive Authority should ensure that the minimum width of approach road as indicated in the tech. Approved plans and area affected in the road widening is taken over from the applicant free of cost by Municipality / Panchayath. The said road is developed and maintained as Black topped road with proper center etc.
6. The Executive Authority 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 subsequent floor level as required under G.O.Ms.No.168 M.A. Dt 07.04.2012. No deviation, misuse or violations of minimum setbacks, common parking floor, stilt floor marking / violation and other balcony projections shall not be allowed.
7. The Local Body 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 matters.
8. That the applicant is responsible for structural safety and the safety requirement in accordance with the of National building Code of 2005.
9. That the applicant / builder / constructor / developer shall not keep their construction material / debris on public road.
10. That the applicant should ensure to submit a compliance report to HMDA soon after completion of first floor level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by.

11. That the Stilts / Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
12. It is also hereby ordered that the copy of approved plans as released by HMDA and local authority would be displayed at the construction site for public view
13. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
14. That the applicant shall obtain clearance from A.P. Fire services Dept, for the proposed complex under the provisions of A.P.Fire Services Act 1994 and according to its amendments.
15. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
16. To comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012.
17. 10% of Built up area to mortgage an extent of 3897.73 Sq.mtrs Mortgaged in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority. Vide Document No.6737/2017 dt:06-10-2017.
18. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
19. 5% additional mortgage(towards security for allowing instalment facility) to an extent of 1930.10 Sq.mtrs Mortgaged in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority. Vide Document No.6738/2017 dt: 06-10-2017.
20. To comply the conditions laid down in the G.O. Ms. No. 168 M.A & U.D, Dt: 07.04.2012, G.O.Ms.No.33M.A, dt.24.01.2013

PDC INFORMATION :

DEVELOPMENT, CAPITALIZATION CHARGES : -

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	1	25/09/2017	₹ 5,505,889.00	CMS6630219 04	RTGS	
2	2	26/11/2017	₹ 1,487,047.00	1605	HDFC	FILIM NAGAR
3	3	26/02/2018	₹ 1,487,047.00	1604	HDFC	FILIM NAGAR
4	4	26/05/2018	₹ 1,487,047.00	1603	HDFC	FILIM NAGAR
5	5	26/08/2018	₹ 1,487,047.00	1601	HDFC	FILIM NAGAR
6	6	26/11/2018	₹ 1,487,047.00	1600	HDFC	FILIM NAGAR
7	7	26/02/2019	₹ 1,487,047.00	1599	HDFC	FILIM NAGAR
8	8	26/05/2019	₹ 1,487,047.00	1598	HDFC	FILIM NAGAAR

Yours faithfully,

**For Metropolitan Commissioner, HMDA
Director**

Copy to:

1. The Chairman & Managing Director,
Central Power Distribution Company Ltd.
Singareni Bhavan, Red Hills,
Hyderabad-500004

2. The Vice - Chairman & Managing Director,
H.M.W.S & S.B.,
Khairtabad,
Hyderabad.