



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

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

Planning Department

Application No. **000683/ZOA/R1/U6/HMDA/05042017**

Application Date **05/04/2017**

Date : **04 May, 2018**

To

RAMKY ESTATES AND FARMS LTD.,

P.NO: 23, Rohini Layout, Hitech City, Hyderabad, Hyderabad, Telangana

Pincode : 560081

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building containing **D (CLUB HOUSE) : 1Ground + 3, C (TOWER 03) : 1Ground + 14, B (TOWER 02) : 1Ground + 14, A (TOWER 01) : 2Cellar + 1Ground + 19 Upper floors** in plot nos in Survey No. **176,177,178** of **Narsingi-ORRG** Village, **Gandipet-ORRG** Mandal, **Ranga Reddy** District to an extent of **14,924.87** Sq. Mt. - Reg.

Ref: 1. This application number **000683/ZOA/R1/U6/HMDA/05042017**, Date: **5/4/2017**

2. This DC letter addressed to the applicant , Date: **01/02/2018** .

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. **176,177,178** of **Narsingi-ORRG** Village, **Gandipet-ORRG** Mandal, **Ranga Reddy** District belonging to **RAMKY ESTATES AND FARMS LTD.,** an extent of **14,924.87** Sq. Mt. has been examined and technical approval is accorded.

Therefore, you are requested to approach the Executive Authority, of **Narsingi-ORRG** Village, **Gandipet-ORRG** 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. **000683/ZOA/R1/U6/HMDA/05042017**

Date : **04 May, 2018**

Application Date **05/04/2017**

To

The Executive authority,

Narsingi Gram Panchayath / Nagar Panchayath / Municipality,

Gandipet mandal,

Ranga Reddy District.

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building consisting of **D (CLUB HOUSE) : 1Ground + 3, C (TOWER 03) : 1Ground + 14, B (TOWER 02) : 1Ground + 14, A (TOWER 01) : 2Cellar + 1Ground + 19 Upper floors in plot nos** in Survey No. **176,177,178** of **Narsingi-ORRG** Village, **Gandipet-ORRG** Mandal, **Ranga Reddy** District to an extent of **14,924.87** Sq. Mt. - Technical Approval Accorded - Reg.

Ref: 1. This application number **000683/ZOA/R1/U6/HMDA/05042017**, Date: **5/4/2017**

2. This DC letter addressed to the applicant , Date: **01/02/2018** .

Vide reference to application cited for technical approval of **Residential Bldg/Apartment in plot Nos.** in Sy.No. **176,177,178** of **Narsingi-ORRG** Village, **Gandipet-ORRG** Mandal, **Ranga Reddy** District belonging to **RAMKY ESTATES AND FARMS LTD.**, to an extent of Ac. **14,924.87** Sq.Mtr. has been examined with reference to the notified/sanctioned master plans, zoning regularization and stipulated building regulations.

I. Technical approval No. : **000683/ZOA/R1/U6/HMDA/05042017**, Date : **04/05/2018**

II. Name of the Owner and

Applicant address : **RAMKY ESTATES AND FARMS LTD.,**
P.NO: 23, Rohini Layout, Hitech City, Hyderabad, Hyderabad,
Telangana
Pincode : 560081

Nature	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	D (CLUB HOUSE)	1Ground + 3	1620.83	14.95
Residential	C (TOWER 03)	1Ground + 14	17224.22	44.65
Residential	A (TOWER 01)	2Cellar + 1Ground + 19	20219.3	59.4
Residential	B (TOWER 02)	1Ground + 14	15343.39	44.65

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 1525**, vide Doc No.**3262 of 2018** Dt:**7/4/2018** 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)
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D (CLUB HOUSE)	1620.83	162.083	0	1620.83
C (TOWER 03)	17224.22	1722.422	1399.01	17224.22
A (TOWER 01)	20219.3	2021.93	2022.42	20219.3
B (TOWER 02)	15343.39	1534.339	2040.1	15343.39
Total	54407.74	5440.774	5461.53	54407.74

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 (6) 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

- 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: 07-04-12.7) .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.

Additional/Other

- 1. To provide one entry and one exit to the premises with a minimum width of 4.5 meters and height clearance of 5 meters.

Special Conditions for Proceeding Letter

- 1. 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.
- 2. The applicant / developer are the whole responsible if anything happens / while constructing the building.
- 3. Any conditions laid by the authority are applicable.
- 4. The applicant shall provide the ETP and as per standard specification.
- 5. The Concerned Local Body shall ensure the same before issue of Occupancy Certificate or Commencement of Commercial Production by the applicant.

Additional/Other

- 1. Provide fire resistant swing door for the collapsible lifts in all floors
- 2. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by HMDA
- 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 mts of floor area with minimum of four numbers fire extinguishers per floor and 5kgs .DCP extinguishers minimum 2 Nos . each at Generator and Transformer area shall be provide as per I.S.I Specification No.2190-1992.
- 6. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.Mts.
- 7. Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.

8. To create a joint open space with the neighbouring building / premises for manoeuvrability of fire vehicles, No parking or any constructions shall be made in setbacks area.
9. Manually operated and alarm system in the entire buildings.
10. The applicant / developer are the while responsible if anything happens / while constructing the building permission Ground floors.
11. The applicant should follow the Fire Service department norms as per Act 1999.
12. 10.04 % of Built Up Area 5461.53 sq mts in Ground and First Floors as shown in mortgage plan Mortgaged in favour of Metropolitan Commissioner, HMDA Vide Document No. 3262/2018 Dt: 15/03/2018 at Office of the SRO Gandipet district.
13. The applicant shall approach HMDA after completion of building as per the sanctioned plan within stipulated time.
14. The building plan technically approved by HMDA is valid for period of Six (6)years from the date of this letter if the work is commenced with in the period of one year.
15. The applicant shall provide the entrance to the site after the 15 Mtrs buffer line from the 150 Mtrs ORR right of way (ROW).
16. The applicant handed over the area affcted under proposed 36 mtrs wide Master plan road to the local body by virtue of registered Gift deed vide Document no:3263/2018 Dt:15-03-2018 and same was confirmed by the local body vide Lr.No:GPN/221/2018 Dt:12-04-2018.
17. The applicant shall follow the conditions mentioned in the FIRE AND SEIAA.

STRUCTURAL SAFETY CONDITIONS

1. The Safe bearing capacity of 45.0 tonnes / Sqm and depth of foundation as adopted in the design shall be ensured. The builder / designer shall be responsible for any failure and settlement.
2. The Builder may be informed the usage of the building is restricted to the i) Live load of 201 N / Sqm for all slabs ii) 5.0kN / Sqm for Cellar slabs,. The builder may be asked to display a permanent notice indicating the designed live loads as described in the clause 3.3 of IS 875:1987 (Part-2).
3. Various grades of concrete mix adopted in the design shall be designed and used as per the procedure given in the IS 10262:1980 and SP (23).
4. The builder / designer should ensure that the deflection, cracks etc., of all parts of the structures are within the limits.
5. The designer has provided 50mm wide expansion joint in structure. This expansion joint shall be shown in architectural drawings also. The expansion joint shall be left open to take care of drift of the structure.
6. The builder / designer may be informed that they are wholly responsible for the trueness and correctness of the structural designs and structural drawings submitted by them, for the methods / software's adopted for analysis and designs and for the safety of the structure. An undertaking may be taken from the builder and the designer to this effect
7. The builder / designer may be asked to strictly adhere to IS 456:2000, NBC and other relevant codes.

MULTISTOREYED / HIGH RISE BUILDING CONDITIONS

1. The visitors parking should be used for the designated purpose only and should not be misused or sold.
2. The plans are valid from the date of earlier approved plans.
3. The applicant is wholly responsible if there is any discrepancy in the Ownership documents / GPA / Representative and ULC aspects and if any Litigations, the technically approved Multi-storeyed building plans will be withdrawn without any notice.
4. The work of building services like sanitation, plumbing Fire safety requirements, lifts, Electrical installations and other utility services shall be executed under the planning design and supervision of qualified and component technical person.
5. The applicant shall provide for solar water heating system and solar lighting system in the building and in the site for outdoor lighting etc. The applicant shall give a bank guarantee to this effect to the sanctioning authority for the compliance of the same as per the condition laid down in G.O.Ms.No.168 MA & UD, dt.07-04-2012 (15 (xi)).
6. The applicant shall advertise the project proponent in at least two local newspapers widely circulated in the region one of which shall be in the vernacular language informing that the project has been accorded.
7. Rain water harvesting from the roof tops may also incorporate to store water and also make special provisions for storm water drains.
8. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply.
9. The Executive authority should allot the license number to the Developer / Builder as per the G.O. Ms. No. 168, M.A dt: 07-04-2012 and after allotment the copy of the same may be furnished to HMDA and architect license.
10. The HMWS & SB and A.P Transco shall not provide the permanent connection till the applicant produces the Occupancy Certificate from the Sanctioning Authority (Gram Panchayat).
11. The Executive authority should follow the terms & conditions mentioned in the G.O.Ms.No.168 MA & UD, dt.07-04-2012.
12. The applicant should provide the STP in the site under reference at their own cost and this should be ensured by the Local Body before issue of Occupancy Certificate.
13. The applicant, Structural Engineer and Architect are the wholly responsible if anything happens while constructing the Multi-storeyed Building and after completion of Multi-storeyed Building in the site under reference.
14. The applicant is the wholly responsible if any discrepancy in the ownership documents, ULC aspects and boundary variations and if any litigation the technically approved Multi-storeyed building plans will be withdrawn without notices.
15. The applicant is responsible for quality of construction under rule 28(e) as per G.O.Ms.No.168 MA & UD; dt.07-04-2012 should be followed.
16. The applicant has to maintain tot-lot / open space / buffer to be used as Greenery and should not be used it for any other purposes and handover the same to local body as per rule 8 (n) of A.P Building Rules - 2012.
17. The applicant should comply the conditions laid down by the Airports Authority of India and A.P State Disaster Response & Fire Services Department.

18. The construction should be as per the rules in G.O.Ms.No.168 MA & UD, dt.07-04-2012 and in addition should also be in conformity with the NBC - 2005 with regard to lighting and ventilation, structural safety, fire safety, sanitary requirements and circulation (Vertical & Horizontal) standards.
19. The applicant has to follow services, utilities, storm water disposal, sewerage, rain water harvesting pits, garbage disposal etc., as per the norms prescribed in NBC 2005 of India.
20. Provisions for water recycling plan shall be made as required in Rule 15 (xii) of A.P Building Rules, 2012.
21. Only after all the above conditions are complied, the executive authority shall allow to occupy / use or otherwise let out etc., the proposed building and after the proposed building is completed in accordance with this technical approval of building plans and after issuing a "Fit for Occupancy" certificate by the Executive Authority as required under G.O.Ms.No.168 MA & UD, dt. 07-04-2012.
22. Limitations of technical approval accordingly by HMDA

Technical approval / sanction of building permission by the sanctioning Authority shall not mean responsibility or clearance of the following aspects.

- a) Title or ownership of the site or building.
- b) Easement rights.
- c) Structural reports, structural drawings & structural aspects.
- d) Workmanship, soundness of structure and materials used.
- e) Quality of building services and amenities in the construction of building.
- f) Other requirements or licenses or clearances required for the site / premises or activity under various other laws.

Yours faithfully,

**For Metropolitan Commissioner, HMDA
Planning Officer**

Copy to:

The Chairman and Managing Director,
Central Power Distribution Company Ltd,
Mint Compound,
Back Side of Secretariat, HYDERABAD

The Vice Chairman and Managing director H.M.W.S & S.B,
Khairtabad, HYDERABAD