



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

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

Planning Department

Application No. **000731/SKP/R1/U6/HMDA/24042017**  
Application Date **24/04/2017**

Date : **17 July, 2018**

To

**M/s.GREEN MARK DEVELOPERS PVT.LTD., REP BY ITS DIRECTORS:- SMT.K.RAJESWARI AND SRI.G.KALYAN REDDY  
FLAT NO.503, POLARIS MEENAKSHI SKY LOUNGE, SURVEY Nos.50 AND 51, KHANAMET VILLAGE, SERILINGAMPALLY  
MANDAL, T.S.INDIA, HYDERABAD, TELANGANA  
Pincode : 500084**

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Group Housing** building containing **PROP (BLOCK A) : 2Cellar + 1Ground + 9, PROP (CLUB HOUSE) : 1Ground + 3, PROP (BLOCK G) : 1Ground + 9, PROP (BLOCK F) : 1Ground + 9, PROP (BLOCK E) : 1Ground + 9, PROP (BLOCK IV) : 1Ground + 9, PROP (BLOCK C) : 1Ground + 9, PROP (BLOCK 2) : 1Ground + 9 Upper floors in plot nos** in Survey No. **376/A** of **Tellapur** Village, **Ramchandrapuram** Mandal, **Sanga Reddy** District to an extent of **41,328.26** Sq. Mt. - Reg.

Ref: 1. This application number **000731/SKP/R1/U6/HMDA/24042017**, Date: **24/4/2017**  
2. This DC letter addressed to the applicant , Date: **30/12/2017** .

With reference to your application cited, it is to inform that the application submitted by you for technical approval of **Group Housing** in Sy.No. **376/A** of **Tellapur** Village, **Ramchandrapuram** Mandal, **Sanga Reddy** District belonging to **M/s.GREEN MARK DEVELOPERS PVT.LTD., REP BY ITS DIRECTORS:- SMT.K.RAJESWARI AND SRI.G.KALYAN REDDY** an extent of **41,328.26** Sq. Mt. has been examined and technical approval is accorded.

Therefore, you are requested to approach the Executive Authority, of **Tellapur** Village, **Ramchandrapuram** Mandal, **Sanga 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. **000731/SKP/R1/U6/HMDA/24042017**

Date : **17 July, 2018**

Application Date **24/04/2017**

To

**The Executive Authority,  
Tellapur Gram panchayth,  
Ramchandrapuram Mandal,  
Sanga Reddy District.**

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Group Housing** building consisting of **PROP (BLOCK A) : 2Cellar + 1Ground + 9, PROP (CLUB HOUSE) : 1Ground + 3, PROP (BLOCK G) : 1Ground + 9, PROP (BLOCK F) : 1Ground + 9, PROP (BLOCK E) : 1Ground + 9, PROP (BLOCK IV) : 1Ground + 9, PROP (BLOCK C) : 1Ground + 9, PROP (BLOCK 2) : 1Ground + 9 Upper floors in plot nos** in Survey No. **376/A** of **Tellapur Village, Ramchandrapuram Mandal, Sanga Reddy District** to an extent of **41,328.26** Sq. Mt. - Technical Approval Accorded - Reg.

Ref: 1. This application number **000731/SKP/R1/U6/HMDA/24042017**, Date: **24/4/2017**  
2. This DC letter addressed to the applicant, Date: **30/12/2017**.

Vide reference to application cited for technical approval of **Group Housing in plot Nos.** in Sy.No. **376/A** of **Tellapur Village, Ramchandrapuram Mandal, Sanga Reddy District** belonging to **M/s.GREEN MARK DEVELOPERS PVT.LTD., REP BY ITS DIRECTORS:- SMT.K.RAJESWARI AND SRI.G.KALYAN REDDY** to an extent of Ac. **41,328.26** Sq.Mtr. has been examined with reference to the notified/sanctioned master plans, zoning regularization

and stipulated building regulations.

I. Technical approval No. : **000731/SKP/R1/U6/HMDA/24042017**, Date : **17/07/2018**

II. Name of the Owner and

Applicant address : **M/s.GREEN MARK DEVELOPERS PVT.LTD., REP BY ITS DIRECTORS:-  
SMT.K.RAJESWARI AND SRI.G.KALYAN REDDY  
FLAT NO.503, POLARIS MEENAKSHI SKY LOUNGE, SURVEY Nos.50  
AND 51, KHANAMET VILLAGE, SERILINGAMPALLY MANDAL,  
T.S.INDIA, HYDERABAD, TELANGANA  
Pincode : 500084**

Nature	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	PROP (CLUB HOUSE)	1Ground + 3	3752.23	15.41
Residential	PROP (BLOCK C)	1Ground + 9	14967.17	29.84
Residential	PROP (BLOCK IV)	1Ground + 9	14977.23	29.84
Residential	PROP (BLOCK A)	2Cellar + 1Ground + 9	18454.53	29.84
Residential	PROP (BLOCK 2)	1Ground + 9	15603.07	29.84
Residential	PROP (BLOCK G)	1Ground + 9	16788.18	29.84

Residential	PROP (BLOCK F)	1Ground + 9	18178.31	29.84
Residential	PROP (BLOCK E)	1Ground + 9	18484.33	29.84

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 **SANGA REDDY**, vide Doc No.**17304-2018** Dt:**7/5/2018** 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)
PROP (CLUB HOUSE)	3752.23	375.223	1003.11	4190.62
PROP (BLOCK C)	14967.17	1496.717	1499.87	14967.17
PROP (BLOCK IV)	14977.23	1497.723	1500.88	14977.23
PROP (BLOCK A)	18454.53	1845.453	1531.16	18454.53
PROP (BLOCK 2)	15603.07	1560.307	1566.16	15603.07
PROP (BLOCK G)	16788.18	1678.818	1681.77	16788.18
PROP (BLOCK F)	18178.31	1817.831	1823.42	18178.31
PROP (BLOCK E)	18484.33	1848.433	1851.52	18484.33
<b>Total</b>	<b>121205.05</b>	<b>12120.505</b>	<b>12457.89</b>	<b>121643.44</b>

#### **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 1<sup>st</sup> 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.

#### **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. The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
3. That the applicant is responsible for structural safety and the safety requirement in accordance with the of National building Code of 2005.
4. The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
5. 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.
6. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
7. That the applicant / builder / constructor / developer shall not keep their construction material / debris on public road.
8. 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.
9. 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.
10. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
11. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
12. The Applicant shall comply the standards mentioned in the National Building Code, 2005.
13. To comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012.
14. Any conditions laid by the authority are applicable.
15. 10.% of Built Up Area 10399.39Sq.mtrs in Second Floor Mortgaged(A-201to A-205 and A-207 to A-211,B-201 to B-212,C-201 to C-212,D-201 to D-212,E-201 to E-212,F-201 to F-212,G-201 to G-212 total 76 flats) in favour of The Metropolitan commissioner ,Hyderabad Metropolitan Development Authority Vide Document No.17304/2018 Dt:07-05-2018.
16. The applicant shall approach HMDA for Occupancy certificate after completion of building as per the sanctioned plan .
17. The applicant shall follow the conditions mentioned in the FIRE NOC ,SEIAA ,Structural stability report , Airport Authority of india(AAI) and any other NOC submitted in the proposal.

#### **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 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.
3. 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.
4. The applicant shall provide refuse - Chute along with proper garbage disposal systems.
5. The Executive authority should follow the terms & conditions mentioned in the G.O.Ms.No.168 MA & UD, dt.07-04-2012.
6. 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.
7. 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.
8. The applicant should comply the conditions laid down by the Airports Authority of India and A.P State Disaster Response & Fire Services Department.
9. 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.
10. 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.
11. Provisions for water recycling plan shall be made as required in Rule 15 (xii) of A.P Building Rules, 2012.
12. 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 & managing Director,  
Central Power Distribution Company Ltd,  
Singareni Bhavan, Red Hills,  
Hyderabad-500004  
  
The Vice - Chairman & Managing Director,  
H.M.W.S & S.B,  
Khairtabad,  
Hyderabad.