



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

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

Planning Department

Application No. **044722/MED/R1/U6/HMDA/30032021**

Application Date **30/03/2021**

Date : **30 August, 2021**

To,

Risinia Infra Developers LLP
Sy.No.500, Bachupally (V), Bachupally (M), Medchal-Malkajgiri District.,
Hyderabad, Telangana
Pincode : 500072

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building containing **PROP (CLUB HOUSE) : 1Ground + 5, BUILDING (TOWER A) : 2Cellar + 1Stilt + 12, BUILDING (TOWER F) : 1Stilt + 12, A (TOWER E) : 1Stilt + 12, BUILDING (TOWER D) : 1Stilt + 12, BUILDING (TOWER C) : 1Stilt + 12, BUILDING (TOWER B) : 1Stilt + 12 Upper floors in plot nos** in Survey No. **54 (P) & 55/A/B/2** of **Bachpalle** Village, **Nizampet Municipal corporation** Mandal, **Medchal-Malkajgiri** District to an extent of **22,772.75** Sq. Mt. - Reg.

Ref: 1. This application number **044722/MED/R1/U6/HMDA/30032021**, Date: **30/3/2021**

2. This DC letter addressed to the applicant , Date: **17/05/2021** .

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. **54 (P) & 55/A/B/2** of **Bachpalle** Village, **Nizampet Municipal corporation** Mandal, **Medchal-Malkajgiri** District belonging to **Risinia Infra Developers LLP** an extent of **22,772.75** Sq. Mt. has been examined and technical approval is accorded.

Therefore, you are requested to approach the Executive Authority, of **Bachpalle** Village, **Nizampet Municipal corporation** Mandal, **Medchal-Malkajgiri** 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. **044722/MED/R1/U6/HMDA/30032021**

Date : **30 August, 2021**

Application Date **30/03/2021**

To

The Executive officer / Commissioner

Nizampet Minicipal Corporation,

Bachpally Village And Mandal,

Medchal-Malkajgiri District.

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building consisting of **PROP (CLUB HOUSE) : 1Ground + 5, BUILDING (TOWER A) : 2Cellar + 1Stilt + 12, BUILDING (TOWER F) : 1Stilt + 12, A (TOWER E) : 1Stilt + 12, BUILDING (TOWER D) : 1Stilt + 12, BUILDING (TOWER C) : 1Stilt + 12, BUILDING (TOWER B) : 1Stilt + 12 Upper floors in plot nos** in Survey No. **54 (P) & 55/A/B/2** of **Bachpalle** Village, **Nizampet Muncipal corporation** Mandal, **Medchal-Malkajgiri** District to an extent of **22,772.75** Sq. Mt. - Technical Approval Accorded - Reg.

Ref: 1. This application number **044722/MED/R1/U6/HMDA/30032021**, Date: **30/3/2021**

2. This DC letter addressed to the applicant , Date: **17/05/2021** .

Vide reference to application cited for technical approval of **Residential Bldg/Apartment in plot Nos.** in Sy.No. **54 (P) & 55/A/B/2** of **Bachpalle** Village, **Nizampet Muncipal corporation** Mandal, **Medchal-Malkajgiri** District belonging to **Risinia Infra Developers LLP** to an extent of Ac. **22,772.75** Sq.Mtr. has been examined with reference to the notified/sanctioned master plans, zoning regularization

and stipulated building regulations.

I. Technical approval No. : **044722/MED/R1/U6/HMDA/30032021**, Date : **30/08/2021**

II. Name of the Owner and

Applicant address : **Risinia Infra Developers LLP**

Sy.No.500, Bachupally (V),Bachupally (M),Medchal-Malkajgiri District., Hyderabad, Telangana

Pincode : 500072

Nature	Number of the Block	No. of Floors	Built up Area	Height of the building
Commercial	PROP (CLUB HOUSE)	1Ground + 5	2968.13	17.75
Residential	BUILDING (TOWER F)	1Stilt + 12	2226.12	35.4
Residential	BUILDING (TOWER A)	2Cellar + 1Stilt + 12	1942.52	35.4
Residential	A (TOWER E)	1Stilt + 12	3204.86	35.4
Residential	BUILDING (TOWER D)	1Stilt + 12	2974.76	35.4
Residential	BUILDING (TOWER B)	1Stilt + 12	3134.46	35.4
Residential	BUILDING (TOWER C)	1Stilt + 12	2848.58	35.4

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 **Quthbullapur**, vide Doc No.**8126/2020 and 15761/2021** Dt:**16/5/2020** 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)	2968.13	296.813	2143.57	3351.9
BUILDING (TOWER F)	2226.12	222.612	654.13	14651.59
BUILDING (TOWER A)	1942.52	194.252	1131.79	12762.75
A (TOWER E)	3204.86	320.486	1484.55	20850.76
BUILDING (TOWER D)	2974.76	297.476	1732.8	19980.73
BUILDING (TOWER B)	3134.46	313.446	1871.51	20691.85
BUILDING (TOWER C)	2848.58	284.858	1888.8	19009.43
Total	19299.43	1929.943	10907.15	111299.01

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 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.

Proceeding Letter Conditions

- 1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
- 2. If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
- 3. Sanctioned Plan shall be followed strictly while making the construction.
- 4. Sanctioned Plan copy as attested by the HMDA shall be displayed at the construction site for public view.
- 5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
- 6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
- 7. Occupancy Certificate is compulsory before occupying any building.
- 8. Public Amenities such as Water Supply, Electricity Connections will be provided only by the local body in GHMC production of occupancy certificate.
- 9. Prior Approval should be obtained separately for any modification in the construction.
- 10. Tree Plantation shall be done along the periphery and also in front of the premises.
- 11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
- 12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
- 13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
- 14. Garbage House shall be made within the premises.
- 15. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
- 16. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.

17. Strip of greenery on periphery of the site shall be maintained as per rules.
18. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
19. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
20. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
21. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
22. No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
23. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
24. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
25. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
26. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
27. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
28. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
29. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the HMDA/GHMC.
30. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
31. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable)
32. a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
33. b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
34. c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
35. d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from HMDA after providing all the regular service connections to each portion of the building and duly submitting the following.
36. i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
37. ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
38. iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
39. iv. Insurance Policy for the completed building for a minimum period of three years.
40. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;
41. a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
42. b. Provide Fire resistant swing door for the collapsible lifts in all floors.
43. c. Provide Generator, as alternate source of electric supply.
44. d. Emergency Lighting in the Corridor / Common passages and stair case.
45. e. Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
46. f. Manually operated and alarm system in the entire buildings;
47. g. Separate Underground static water storage tank capacity of 25, 000 lts. Capacity.
48. h. Separate Terrace Tank of 25,000 lts. Capacity for Residential buildings.
49. i. Hose Reel, Down Corner.
50. j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
51. k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
52. l. Transformers shall be protected with 4 hours rating fire resist constructions.
53. m. To create a joint open spaces with the neighbours building / premises for manoeuvrability of fire vehicles. No parking or any constructions shall be made in setbacks area.

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. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12.
4. 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.
5. 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.
6. 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.
7. Any conditions laid by the authority are applicable.
8. The applicant shall provide the Septic Tank and as per standard specification.
9. The party should clean that septic tank periodically by themselves, and cart way the sludge, etc., to an unobjectionable place.
10. All the above shall be supervised and inspected by the Executive Authority concerned for compliance during the construction stage.
11. 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.

STRUCTURAL SAFETY CONDITIONS

1. 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).

Additional/Other

1. The building plan technically approved by HMDA is valid for a period of (6) year from the date of issue of this letter if the work is commenced within the one year from the date of issue.
2. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by HMDA
3. To prevent chokage of sewers / drains, the last inspection chamber within the site/ premises shall be provided the safely pads / gates.
4. 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 with-drawn without notice.
5. To comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012.
6. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
7. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
8. 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
9. That the applicant / builder / constructor / developer shall not keep their construction material / debris on public road.
10. That the applicant is responsible for structural safety and the safety requirement in accordance with the of National building Code of 2005.
11. The Executive Authority should ensure that the minimum width of approach road as indicated in the tech. The said road is developed and maintained as Black topped road with proper centre etc. before release of occupancy certificate as per letter submitted by the applicant
12. The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
13. 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.
14. To create a joint open space with the neighboring building / premises for maneuverability of fire vehicles, No parking or any constructions shall be made in setbacks area. Master Plan for this area is under preparation. The Developer / Land Owner / Plot purchaser should accept the changes or conditions imposed by the competent authority time to time.
15. 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.
16. The applicant shall approach HMDA for Occupancy Certificate after completion of building plan as per the sanctioned plan within stipulated time.
17. Not to sell any flats which are mortgage in favour of HMDA
18. The applicant / developer are the while responsible if anything happens / while constructing the building.
19. The applicant should follow the Fire Service department norms as per Act 1999.
20. 10.87 % of Built Up Area 2805.15 sq mts in the First floor of Block A and Amenities Block with Mortgage vide deed no 15761/2021 dt. 10/06/2021 as shown in mortgage plan Mortgaged in favour of Metropolitan commissioner Hyderabad Metropolitan development Authority, Hyderabad at Sub Registrar QUTHBULLAPUR. as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.)
21. If in case above said conditions are not adhered, HMDA / Local Authority can withdraw the said permission.
22. The applicant shall follow the conditions mentioned in NOC issued by Fire service department
23. The applicant shall follow the conditions mentioned in NOC issued by Airport Authority of India.
24. The applicant has submitted the NOC from SEIAA department vide Lr no. SEIAA/TS/OL/MDCL-198/2020- Dt: 07.11.2020
25. The owner/builder shall make registration of real estate projects with Telangana state real estate Regulatory authority (TSRERA) where the area of land is proposed to be developed is more than 500 sq mts or no .of Apartments proposed to be

- developed are more than 8 as required under section 3 of RERA ACT 2016. As per letter no363/2021/TSRERA, Dt:25/06/2021.
26. The applicant has utilised TDR value to an extent of 3906.45 Sq.yards and availed two additional floors.

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 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).
6. The Executive authority should follow the terms & conditions mentioned in the G.O.Ms.No.168 MA & UD, dt.07-04-2012.
7. 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.
8. 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.
9. 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.
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. 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.

Yours faithfully,

**For Metropolitan Commissioner, HMDA
Planning Officer**

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.