

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarnajayanthi Commercial Complex, 4th Floor West,
Ameerpet, Hyderabad – 500 038.

Planning Department

File No. 6/MSB/Plg/HMDA/2021

Dt : 04/09/2021

To
The Municipal Commissioner
Tellapur Municipality
Ramchandrapuram Mandal
Sangareddy District.

Sir,

Sub:- HMDA- Plg.Dept - Application for Approval of Multistoried Building Permission consisting of 8- Blocks i.e A, B, C, D, E, F,G & H with block –A & Block -H ,2cellars + S+40 upper floors to an height of 130.00 mts and Block- B, C, D, E ,F & G 3cellars + G+39 upper floors to an height of 126.0 mts club house (2cellar+G4floors) to an height 21.0 mts in an extent of 96990.77 sq.mts in sy. no. 447/p , 448/p, 449/p, 450/p ,467/p & 469/p situated at Tellapur (v) RC Puram (M) Sangareddy – Technically Approved - Reg.

Ref:- 1. Representation of M/s. Rajapushpa Properties Pvt Ltd Dt. 02.06.2021
2. Minutes of the High Rise Committee Meeting Dt. 09.06.2021
3. Note Orders of Metropolitan Commissioner, HMDA Dt 16.06.2021
4. This Office Lr.No. **6/MSB/Plg/HMDA/2021 Dt. 16.06.2021**
5. Application of M/s. Rajapushpa Properties Pvt Ltd Dt. 01.09.2021 paid DC charges and submitted post dated cheques and submitted mortgage deed.

- 1) Vide reference 1st cited, M/s. Rajapushpa Properties Pvt Ltd, has applied for Approval of Multistoried Building Permission consisting of 8- Blocks i.e A, B, C, D, E, F,G & H with block –A & Block -H ,2cellars + G+40 upper floors to an height of 130.00 mts and Block- B, C, D, E ,F & G 3cellars + G+39 upper floors to an height of 126.0 mts club house (2cellar+G4floors) to an height 21.0 mts in an extent of 96990.77 sq.mts in sy. no. 447/p , 448/p, 449/p, 450/p ,467/p & 469/p situated at Tellapur (V) RC Puram (M) Sangareddy and same has been examined.
- 2) The above proposals have been examined with reference to the provisions of Notified/Sanctioned Master Plan vide G.O.Ms.No.33 MA, dt.24.01.2013 and stipulated building regulations.
- 3) The Technical Approval is accorded subject to following conditions.

Tech. approval No	File No. <u>6/MSB/Plg/HMDA/2021</u> , Date: -09-2021
Owner/Applicant Address	M/s. Rajapushpa Properties Pvt Ltd, Plot No.34 4 th Floor, Silicon Valley Madhapur Hyderabad

Nature of construction : **High Rise Building Permission**

I. The Details of Fees and Charges as follows

S.No	Description	Amount in Rs.
1	D.C & PC	
2	Shelter Fee	8,34,59,515.00
3	City level Impact Fee	77,59,260.00
4	Capitalization charges	21,43,11,498.00
5	Proportionate Layout Charges @ layout area	3,91,50,338.00
6	Publication Charges	1,45,77,713.00
7	Audit inspection charges	5,000.00
8	FSID Charges	10,000.00
9	Environmental impact fees	44,41,459.00
Total charges		2,33,40,822.00
		Rs. 38,70,55,605.00
Thirty Eight Crore Seventy Lakh Fifty Five thousand Six Hundred Five Rupees Only .		

II. The details of amount paid towards Fee & Charges

Sl. No.	Challan No.	Date	Amount Rs.
1	DC & Other charges Through RTGS	01.09.2021	3,66,17,755.00
2	FSIID Charges (Through RTGS)	01.09.2021	44,87,699.00
3.	Special Impact Fees	01.09.2021	3,60,90,448.00
5	6100951054 (Environmental Impact Fees)	26.06.2021	2,33,40,822

The applicant submitted the post dated cheques as detailed below

Development and Capitalization

Sl.No	Instalment No.	Due Date	Amount in Rs.	Cheque No.	Bank & Branch
1	2	31.01.2022	3,62,40,457	012071	ICICI Bank Kondapur
2	3	31.07.2022	3,62,40,457	012072	ICICI Bank Kondapur
3	4	31.01.2023	3,62,40,457	012073	ICICI Bank Kondapur

City Level Impact Fees

Sl.No	Instalment No.	Due Date	Amount in Rs.	Cheque No.	Bank & Branch
1	2	31.01.2022	3,57,18,583	012074	ICICI Bank Kondapur
2	3	31.07.2022	3,57,18,583	012075	ICICI Bank Kondapur
3	4	31.01.2023	3,57,18,583	012076	ICICI Bank Kondapur
4	5	28.02.2023	3,57,18,583	012077	ICICI Bank Kondapur
5	6	28.08.2023	3,57,18,583	012078	ICICI Bank Kondapur

- a) 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 vide registered doc. No.302630/2021, dt.11-08-2021 and 5% of built up area in favor of MC, HMDA towards security for availing instalment facility vide registered doc No. 30262 /2021 Dt. 11.08.2021 at Joint Sub-Register-5, Gandipet, Ranga Reddy Dist.
- b) After completion of works as per the approved plan, the HMDA shall be released the mortgage area and before grant of occupancy certificate by the local body as per rule 26 of G.O. Ms No. 168 MA dt. 07.04.2012.
- 4) The Multistoried Building plans are here by technical approved under the provisions of HMDA Act 2008, G.O. Ms. No. 288 MA dt: 03-04-2008 and G.O. Ms. No.168, MA, dt: 07.04.2012 and its amendments and forwarded to you for necessary sanction and **release within (7) days period** and ensuring compliance of the following conditions.
- a) The Building plans shall be sanctioned by the Municipal Commissioner in conformity with the technical approval plans by HMDA duly collecting necessary charges and fees as applicable **within (7) days period**.
- b) The Municipal Commissioner shall scrupulously follow the instructions of the Government issued vide Memo No.1933/11/97-1 M.A., dated 18-06-1997 i.e. ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved of the building plans.
- c) The building plans are valid for a period of **SIX YEARS** from the date of issue of permission letter as per latest amendment of AP Building rules 2012 vide G.O.Ms.No.7, dt.05-01-2016.
- d) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building the Municipal Commissioner 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 Municipal Commissioner 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 way the sludge, etc., to an unobjectionable place.
 - viii. All the above shall be supervised and inspected by the Municipal Commissioner 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 Municipal Commissioner should ensure the party undertakes to abide by the conditions, which may be imposed, in terms of G.O.Ms.No.168 MA, dt.07-04-2012.
- f) The Municipal Commissioner 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 Municipal Commissioner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- h) The Municipal Commissioner 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 complied to the satisfaction of the Municipal Commissioner.
 - (iv) After issuing a "Fit for Occupancy" certificate by the Municipal Commissioner as required as required under Government order No.168 MA, dt.07-04-2012.
- i) The Municipal Commissioner 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.
- j) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.

- k) The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
- l) 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.
- m) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- n) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- o) 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
- 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.
- r) 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.
- s) This permission does not bar any pubic agency including HMDA to acquire the lands for public purpose as per law.

ADDITIONAL CONDITIONS:

- a) The Owner / Developers shall ensure the safety of construction workers.
- b) The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
- c) 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.
- d) The Owner / Developers shall be responsible for the safety of construction workers.
- e) It 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 floor 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.I 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 Its Capacity.
- 9) Separate Terrace tank of 25,000 lits capacity for Residential Buildings.
- 10) Hose Reel, Down Comer.
- 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 neighbouring building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
- 15) The applicant shall form BT Road before release of Occupancy Certificate.

Subject to the following Conditions:-

1. The HMWS & SB and T.S. Transco not to provide the permanent connection till to produce the Occupancy Certificate from Sanctioning Authority.
2. The work of the 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 competent technical personnel.
3. The applicant shall provide refuse-chute along with proper garbage disposal systems.
4. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan
5. 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.
6. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
7. The applicant shall provide the STP and the recycle water shall be utilized for gardening etc.
8. The applicant / developer 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

9. To comply the conditions laid down in the G.O.Ms.No.168 MA & UD, dt.07-04-2012, and their amendments from time to time.
10. The applicant shall follow the conditions mentioned in SEEIAA order No. SEEIAA/TS/OL/SRD-317/2021 dt.24.05.2021 and Airport Authority of India Dt 30.3.2021 and Fire Service Department.
11. The applicant handover the existing 30 Mtrs wide approach road area to the local body vide document deed No. 30264/2021 Dt.11.08.2021.
12. The applicant has submitted the undertaking as per G.O.Ms.No.168 MA, dt.07.04.2012 on Rs.100/- Non-Judicial stamp paper stating that, they will utilize 10% of cellar floor area for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry etc., and not for other purposes.
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. In any disputes litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall be responsible for the settlement of the same, HMDA or its employees shall not be part to any such disputes / litigations.
15. 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.
16. The Municipal Commissioner to collect the undertaking affidavit on Rs.100/- Non-judicial stamp paper before release the occupancy certificate.
17. 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.
18. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
19. The applicant should follow the fire service department norms as per Act 1999.
20. Any conditions laid by the authority are applicable.
21. In case post dated cheques bounce, legal action will be initiated as per law against the applicant.
22. If any promoter/ builder/ applicant fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then, shall be forfeited and the approval accorded for lay out is deemed to be cancelled and the applicant has to apply as a fresh.

Yours faithfully,
Sd/-

for Metropolitan Commissioner
Director Planning – I

Encl:
Two sets of plans.

//t.c.f.b.o.//



Divisional Accounts Officer (SJ)
Planning

