

Planning Department

Letter No. 035970/MED/R1/U6/HMDA/23.05.2020

Date: 10-02-2022

To

M/S. MORDRIL PROPERTIES INDIA PVT LTD. REP,
BY IT'S DIRECTOR Sri M.N AHMED S/O. Sri M.N.AZAM
BACHUPALLY,
HYDERABAD,
TELANGANA
Pin Code - 500072

Sr,

Sub: HMDA - Planning Dept. - Technical approval of revised Residential Apartment consisting of 4nos of towers i.e, Tower - 1 with 3 cellar + Ground +14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs applied by M/S. MORDRIL PROPERTIES INDIA PVT LTD-Reg.

Ref.- 1. Application of M/S. MORDRIL PROPERTIES INDIA PVT LTD, vide application no. 035970/MED/R1/U6/HMDA/23052020
2. This office Lr.No. 035970/MED/R1/U6/HMDA/23052020, dt:23.10.2021 DC intimated.
3. Minutes of MSB Committee meeting dt: 20/10/2021

With reference to your application 1st cited, it is to inform that the application submitted by you for approval of revised Residential Apartment consisting of 4nos of towers i.e, Tower - 1 with 3 cellar + Ground +14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs has been scrutinized and forwarded to Municipal Commissioner, Nizampet Municipal Corporation, Bachupally Mandal, Medchal- Malkajgiri District vide this office Lr. No. 035970/MED/R1/U6/HMDA/23.05.2020, dated: 01.2022, for taking further necessary action as per the powers delegated to it.

You are therefore, requested to approach the concerned Municipal Commissioner, Nizampet Municipal Corporation, Bachupally Mandal, Medchal- Malkajgiri District for release and sanction of the same.

This is for information.

Sd/-

For Metropolitan Commissioner,
Director-II, Planning, HMDA

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Div. Accounts Officer

Planning Department

Letter No. 035970/MED/R1/U6/HMDA/23.05.2020

Date: 10-02-2022

To

M/S. MORDRIL PROPERTIES INDIA PVT LTD.REP,
BY IT'S DIRECTOR Sri M.N AHMED S/O. Sri M.N AZAM
BACHUPALLY,
HYDERABAD,
TELANGANA
Pin Code - 500072

Sir,

Sub: HMDA - Planning Dept. - Technical approval of revised Residential Apartment consisting of 4nos of towers i.e. Tower - 1 with 3 cellar + Ground +14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs applied by M/S. MORDRIL PROPERTIES INDIA PVT LTD-Reg.

Ref:- 1. Application of M/S. MORDRIL PROPERTIES INDIA PVT LTD, vide application no. 035970/MED/R1/U6/HMDA/23052020.
2. This office Lr.No. 035970/MED/R1/U6/HMDA/23052020, dt.23.10.2021 DC intimated.
3. Minutes of MSB Committee meeting dt: 20/10/2021

With reference to your application 1st cited, it is to inform that the application submitted by you for approval of revised Residential Apartment consisting of 4nos of towers i.e. Tower - 1 with 3 cellar + Ground +14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs has been scrutinized and forwarded to Municipal Commissioner, Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District vide this office Lr. No. 035970/MED/R1/U6/HMDA/23.05.2020, dated: 01.2022, for taking further necessary action as per the powers delegated to it.

You are therefore, requested to approach the concerned Municipal Commissioner, Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District for release and sanction of the same.

This is for information.

Sd/-

For Metropolitan Commissioner,
Director-II, Planning, HMDA

//Lc.f.b.o//


Div. Accounts Officer



Planning Department

Letter No. 035970/MED/R1/U6/HMDA/23.05.2020

Date: 10-02-2022

To
The Municipal Commissioner,
Nizampet Municipal Corporation,
Bachupally Mandal,
Medchal-Malkajgiri District.

Sir,

Sub: HMDA - Plg. Dept - Technical approval of revised Residential Apartment consisting of 4 towers i.e, Tower - 1st with 3 cellar + Ground +14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs - Intimation of DC, PC and other Charges applied by M/S. MORDRIL PROPERTIES INDIA PVT LTD - Reg.

Ref:- 1. Application of M/S. MORDRIL PROPERTIES INDIA PVT LTD, vide application no. 035970/MED/R1/U6/HMDA/23052020.
2. This office Lr.No. 035970/MED/R1/U6/HMDA/23052020, dt:23.10.2021 DC Intimated.
3. Minutes of MSB Committee meeting dt: 20/10/2021

- 1) Vide reference to letter 1st cited of M/S. MORDRIL PROPERTIES INDIA PVT LTD, this office has accorded technical approval of revised Residential Apartment consisting of 4nos of towers i.e, Tower - 1 with 3 cellar + Ground +14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District. - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs.
- 2) The above proposals have been examined with reference to the provisions of Notified/Sanctioned Master Plan of 2021 and stipulated building regulations.
- 3) The Technical Approval is accorded subject to following conditions.

Tech. approval No	File No. 035970/MED/R1/U6/HMDA/23052020, Dt:10.02.2022
Owner/Applicant Address	To, M/S. MORDRIL PROPERTIES INDIA PVT LTD.REP, BY IT'S DIRECTOR Sri M.N AHMED S/O. Sri M.N.AZAM BACHUPALLY, HYDERABAD, TELANGANA Pin Code - 500072

- I. Nature of construction : Technical approval of revised Residential Apartment consisting of 4nos of towers i.e, Tower - 1 with 3 cellar + Ground +14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground +14 Upper Floors and Amenities blocks (club house) with 2 cellars + Ground + 7 upper floors.

a. Total site area	-	Ac.4.32 gts or
19,424.9 sq. mtrs		
b. Net site area	-	18757.22 sq.mtrs
c. Road affected area	-	667.68 sq mtrs
d. Built up area(All blocks & club house)	-	90414.43 sq mtrs
e. Parking area (37 % provided)	-	32015.43 sq.mtrs

The Details of Fees and Charges as follows,

1)	Total DC charges	Rs. 1,08,56,609/-
2)	Processing Charges (90414.43 sq mtrs)	Rs. 24,54,609/-
	Revision Charges (15% of B.U.A + Site area)	Rs. 3,68,191/-
3)	City level infrastructure impact fee	Rs. 2,06,21,370/-
4)	Publication charges	Rs. 5000/-
5)	Shelter Fees	Rs. 23,30,981/-
6)	Capitalization Charges	Rs. 94,08,960 /-
	Total Amount	Rs. 4,58,45,720 /-
	Initial Amount paid	(-) Rs. 3,00,000/-
	Earlier amount paid vide offline file no: 3667/PLG/P4/HUDA/2007	(-) Rs. 3,45,13,224/-
	Balance paid	Rs. 1,10,32,496 /-
(One Crore ten lakhs thirty two thousand four hundred and ninety six rupees only)		

- The Multi storied Residential Building consisting of 4 towers i.e. Tower – 1 with 3 cellar + Ground +14 Upper Floors, Towers – 2nd, 3rd & 4th with 2 cellar + Ground +14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors 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, while party under takes the above proposed for building permission for Residential Building.
 - The Building plans for 4 towers i.e. Tower – 1 with 3 cellar + Ground +14 Upper Floors, Towers – 2nd, 3rd & 4th with 2 cellar + Ground +14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors shall be sanctioned by the Municipal Commissioner, Nizampet Municipal Corporation in conformity with the technical approval plans by HMDA duly collecting necessary charges and fees as applicable **within (7) days period**.
 - The Executive Authority / 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.
 - The building plans are valid for a period of **SIX YEARS** from the date of issue of this letter, if the work is commenced within **ONE YEAR** from the date of issue of this letter.

- d) With regard to Water Supply, Sewerage & Disposals 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 ft distance so as to avoid water contamination.
 - ii. The depth of the bore and size shall be limited to the minimum depth and size of existing nearby bore-well. Water shall be furnished by adding hypo-solution to maintain 0.3 to 0.4 p.m of residual chlorine in the sump / overhead tanks.
 - iii. Where the main Gram Panchayath drains exist, insist on connecting the treated to main existing drain by laying a sewer pipe of diameter ranging from 200mm to 300mm.
 - iv. In case where Gram Panchayath drains exist, insist on connecting the treated sewerage overflow to a natural drain or Nala with a sewer pipe of 150 mm dia.
 - v. Before allowing the overflow mentioned in (iii) & (iv) above ensure that 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 compact 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 chokeage of sewers/drains, the last inspection chamber within the site/premises shall be provided with safety pads/gates.
 - vii. The party should clean the 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.
- e) 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.
- f) The Executive Authority / Municipal Commissioner should ensure that the minimum width of approach/Master Plan 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 Gram Panchayath Municipality. The said road is developed and maintained as Black topped road with proper centre, etc.,
- g) The Executive Authority / Municipal Commissioner should ensure that the proposed building/complex is constructed strictly as per the technical approved building plans for this purpose shall inspect at foundation stage, plinth level,

first floor and subsequent floor levels to ensure no deviations are made against the sanction plan.

- h) The Executive Authority / Municipal Commissioner shall ensure that all fire safety requirements are complied in accordance with the National Building Code, 2005 A.P Fire Service Act 1994.
- i) The Executive Authority / Municipal Commissioner shall ensure that the Party plants trees and maintain them in the periphery of the site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4 meters between each tree.
- j) The Executive Authority / 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 Executive Authority.
 - iv) After issuing a "Fit for Occupancy" certificate by the Executive Authority as per the G.O.Ms.No.168, MA dt. 07.04.2012.
- k) The Executive Authority / Municipal Commissioner shall ensure the developer display a board at a prominent place in the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.
- l) That the applicant is responsible for structural safety and the safety requirement in accordance with the Nation Building Code, 2005. (Copy of Structural Stability Certificate enclosed).
- m) The Applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
- n) The applicant should erect temporary scheme shed to avoid spilling of materials outside the plot during the construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbors.
- o) That the applicant shall made provisions for erection of Transformer and Garbage house within the premises.
- p) That the applicant/builder/constructor/developer shall not keep their construction materials / debris on public road.
- q) 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
- r) That the Stilts /Cellar should be exclusively use for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.

- s) It is also hereby ordered that the copy of approved plans as released by HMDA and Executive Authority / Municipal Commissioner would be displayed at the construction site for public view.
- t) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- u) That the applicant shall follow the conditions mentioned in Lr.No.177/A2/2016, dt.03-09-2015, for the proposed complex under the provisions of A.P. Fire Services Act 1994.
- v) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
- w) The Owner/Applicant shall be responsible/ensure for the safety of construction workers.
- x) The Owner / Applicant shall take a comprehensive insurance policy of construction workers for the duration of construction.
- y) 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.
- z) In this case above said conditions are not adhered; HMDA/Executive Authority can withdraw the said permission.

And also Subject to the following additional conditions:

- 2. The applicant shall not deviate any setbacks approved.
- 3. The applicant/developer and Structural Engineer and Architect are the wholly responsible if any loss of human life or any damage occurs while constructing the Residential Apartments and after in the site under reference.
- 4. To comply with the conditions laid down in the, G.O. Ms. No.288, MA&UD, dt. 03.04.2008, G.O.Ms. No. 168 MA dt: 07.04.2012 and NBC 2005.
- 5. If the applicant/developer furnished any misinterpretation or any fabricated documents for taking residential apartment building approval that technically approved apartment building plans will be withdrawn and cancelled and action will be taken as per law.
- 6. 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.
- 7. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan.
- 8. 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.

9. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may with-drawn without notice.
10. The permission for developing the land under reference shall not mean acceptance of correctness, confirmation and shall not bind or render the Metropolitan Commissioner, HMDA OR the Authority liable in any way with regard to
 - a) Title or ownership of the site
 - b) Easement rights and boundaries of the site.
 - c) Variation in area from recorded areas of plot on ground.
 - d) Location and boundary of plot/ site.
 - e) Other requirements OR Licenses for the site /premises OR activity under various other Lands.
11. Any conditions laid by the Authority are applicable.
12. The approved cellar and stilt floors shall be used for parking purpose only and the applicant shall obtain development permission for additional floors if any from HMDA.

General Conditions:

1. The applicant shall make provision for Solar Water Heating System and solar lighting System in the building and in the site for outdoor lighting, etc shall be made and the applicant shall give a bank guarantee to this effect to the sanctioning authority for compliance of the same per the conditions laid down in G.O.Ms.No. 168 MA, dt: 07.04.2012(15(Xi)).
2. The applicant shall provided refuse-chute along with proper garbage disposal systems.
3. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storms water drains.
4. The work of the building services like sanction, plumbing fire safety requirements lifts electrical installations and other utility service shall be executed under the planning, design and supervision of qualified and competent technical personnel.
5. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply.
6. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.
7. If any case is pending in court in law, the permission granted shall deemed to withdrawn and cancelled.
8. The applicant shall follow the conditions mentioned in order no. SEIAA vide Order No. SEIAA/TS/OL/MDCL-179/2019 - dt: 17.07.2020.
9. The applicant / Developer shall follow the conditions mentioned in G.O.Ms.No. 168 MA dt: 07.04.2012 & NBC 2005.

10. The applicant / developer furnished any misinterpretation or any fabricated documents for taking MSB approval, the technically approved MSB plans will be withdrawn & cancelled and action will be taken as per law.
11. The applicant / Developer is the whole responsible any loss of human life or any damage occurs while constructing the MSB and after construction of MSB and have no right to claim and HMDA & its employees shall not held as a party to any such dispute / litigations.
12. Any conditions laid by the authority are applicable."

GENERAL CONDITIONS FOR COMPLIANCE :-

- a. 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.
- b. 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 complied to the satisfaction of the Executive Authority. Complied to the satisfaction of the Executive Authority.
 - IV. After issuing a "Fit for Occupancy" certificate by the Executive Authority / Municipal Commissioner as required under Government order No.248 MA, dt.23-05-1996.
- c. 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.
- d. That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
- e. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- f. That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- g. 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

- h. 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.
- i. 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.
- j. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- k. 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. Strip of greenery on periphery of the site shall be maintained as per rules.

17. 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.
18. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
19. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
20. 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.
21. 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.
22. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
23. 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.
24. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
25. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
26. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
27. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
28. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the HMDA/GHMC.
29. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
30. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable)
 - 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.
 - 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.
 - 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.

- 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.
 - i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - 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.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.
31. 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;
 - a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - b. Provide Fire resistant swing door for the collapsible lifts in all floors.
 - c. Provide Generator, as alternate source of electric supply.
 - d. Emergency Lighting in the Corridor / Common passages and stair case.
 - 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.
 - f. Manually operated and alarm system in the entire buildings.
 - g. Separate Underground static water storage tank capacity of 25, 000 lts. Capacity.
 - h. Separate Terrace Tank of 25,000 lts. Capacity for Residential buildings.
 - i. Hose Reel, Down Corner.
 - j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - l. Transformers shall be protected with 4 hours rating fire resist constructions.
 - 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:

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. The Owner / Developers shall be responsible for the safety of construction workers.
4. If in case above said conditions are not adhered; HMDA / Local Authority can withdraw the said permission.
5. 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.
6. 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.
7. 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.
8. The applicant / developer are the whole responsible if anything happens / while constructing the building.
9. Any conditions laid by the authority are applicable.

Additional / Other:

1. All the above shall be supervised and inspected by the Municipal Engineer / Executive Authority concerned for compliance during the construction stage.
2. In case of Commercial / Industrial / Residential Buildings constructions over 10,000 Sq.mts area and above, provision shall be made in the plans for Sewage Treatment Plant (STP) Which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016. and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016. solid waste strictly in accordance with the solid waste Management Rule - 2016. Made in the plans for Sewage Treatment Plant (STP) which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016. and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016. Solid waste strictly in accordance with the solid waste Management Rule - 2016.
3. 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 centre etc.

4. 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.
5. That the applicant is responsible for structural safety and the safety requirement in accordance with the of National building Code of 2005.
6. 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.
7. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
8. 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.
9. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
10. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law
11. The HMDA reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact
12. To comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012
13. The applicant shall approach HMDA for issue of occupancy certificate after the completion of the construction as per approved plan in stipulated period.
14. 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.
15. 10.09 % of Built Up Area 9124.94 sq mts in the 12th & 13th floors of tower - 1, 2,3 & 4 Mortgaged in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Hyderabad Vide Mortgage deed Document No.31800/2021, Dt:18th.11.2021 at Sub registrar Quthbullapur.
16. The applicant has submitted the NOC from SEIAA vide Order no. SEIAA/TS/OL/MDCL-179/2019 - dt: 17.07.2020.
17. The applicant has submitted the clearance from Department of Civil Engineering vide Lr no. JNTU/CEH/CIVIL/PC/6269/2021, Dt: 31.12.2021
18. The applicant has submitted the Bank Guarantee vide No. 021GT02220330004 dt: 02.02.2022 and confirmation number: 3949 0202 2022 005520 for a sum of Rs.16,70,000/- in favour of commissioner, HMDA.
19. The applicant has submitted the Gift deed for the road affected area to an extent of 667.68 sq mtrs under proposed master plan road vide Document No.31801/2021, Dt:18th.11.2021 at Sub registrar Quthbullapur
20. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for installment payments.

21. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
22. If any applicant / promoter / builder fails to pay the installments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh

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 10 % of cellar shall be utilized for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry, car wash etc., and not for other purposes as per the condition laid down in (13(c-xi)) in Go.Ms.No.168 MA, dt. 07.04.2012.
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 applicant shall make provision for solar water heating system and solar lighting system in the building and in the site for outdoor lighting etc.
6. The applicant should full fill the all the conditions as per the Fire Service NOCs, Airport NOCs & SEIAA clearance etc.
7. Rain water harvesting from the roof tops may also incorporate to store water and also make special provisions for storm water drains.
8. The HMWS & SB and T.S Transco shall not provide the permanent connection till the applicant produces the Occupancy Certificate from the Sanctioning Authority (Gram Panchayat).
9. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply
10. 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 including Drive ways to local body as per rule 8 (n) of A.P Building Rules - 2012.

Sd/-
For Metropolitan Commissioner,
Director-II, Planning, HMDA

Copy to:
M/S. MORDRIL PROPERTIES INDIA PVT LTD.REP,
BY IT'S DIRECTOR Sri M.N AHMED S/O. Sri M.N.AZAM
BACHUPALLY,
HYDERABAD,
TELANGANA
Pin Code - 500072.

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

Div. Accounts Officer

Planning Department

Letter No. 035970/MED/R1/U6/HMDA/23.05.2020

Date: 10-02-2022

To
The Vice-Chairman & Managing Director,
H.M.W.S & S.B.,
Khairatabad,
Hyderabad.

Sir,

Sub: HMDA – Planning Dept. – Technical approval of revised Residential Apartment consisting of 4nos of towers i.e. Tower – 1 with 3 cellar + Ground +14 Upper Floors, Towers – 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs applied by M/S. MORDRIL PROPERTIES INDIA PVT LTD-Reg.

Ref- 1. Application of M/S. MORDRIL PROPERTIES INDIA PVT LTD, vide application no. 035970/MED/R1/U6/HMDA/23052020.
2. This office Lr.No. 035970/MED/R1/U6/HMDA/23052020, dt.23.10.2021 DC intimated.
3. Minutes of MSB Committee meeting dt: 20/10/2021

Your attention is invited to the subject and references cited.

In the above references, Vide reference 1st cited, this office has accorded technical approval for revised Residential Apartment consisting of 4nos of towers i.e. Tower – 1 with 3 cellar + Ground +14 Upper Floors, Towers – 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs applied by M/S. MORDRIL PROPERTIES INDIA PVT LTD and the same was forwarded to the Local Authority, for release after collection of Local Body charges.

You are requested not to provide permanent water connection for the said premises under reference until the occupancy certificate is issued by the Local Body.

Sd/-
For Metropolitan Commissioner,
Director-II, Planning, HMDA

Copy to:
M/S. MORDRIL PROPERTIES INDIA PVT LTD.REP,
BY IT'S DIRECTOR Sri M.N AHMED S/O. Sri M.N.AZAM
BACHUPALLY,
HYDERABAD,
TELANGANA
Pin Code - 500072.

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

Div. Accounts Officer

Planning Department

Letter No. 035970/MED/R1/U6/HMDA/23.05.2020

Date: 10-02-2022

To,
The Chairman & Managing Director,
Central Power Distribution Company Ltd.,
Singareni Bhavan, Red Hills,
Hyderabad - 500 004.

Sir,
Sub HMDA - Planning Dept - Technical approval of revised Residential Apartment consisting of 4nos of towers i.e, Tower - 1 with 3 cellar + Ground + 14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs applied by M/S. MORDRIL PROPERTIES INDIA PVT LTD-Reg.

Ref:- 1. Application of M/S. MORDRIL PROPERTIES INDIA PVT LTD, vide application no. 035970/MED/R1/U6/HMDA/23052020.,
2. This office Lr No. 035970/MED/R1/U6/HMDA/23052020, dt:23.10.2021 DC intimated
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Your kind attention is invited to the subject and references cited.

In the above references, Vide reference 1st cited, this office has accorded technical approval for revised Residential Apartment consisting of 4nos of towers i.e, Tower - 1 with 3 cellar + Ground + 14 Upper Floors, Towers - 2nd, 3rd & 4th with 2 cellar + Ground + 14 Upper Floors and Amenities blocks with 2 cellars + Ground + 7 upper floors in Sy. Nos. 57 situated at Bachupally village, Nizampet Municipal Corporation Mandal, Medchal - Malkajgiri District - to an extent of Ac.4.32 Gts or 19,424.9 sq. mtrs applied by M/S. MORDRIL PROPERTIES INDIA PVT LTD and the same was forwarded to the Local Authority, for release after collection of Local Body charges.

You are requested not to provide permanent electricity connection for the said premises under reference until production of occupancy certificate from the Local Body.

Sd/-
For Metropolitan Commissioner,
Director-II, Planning, HMDA

Copy to:
M/S. MORDRIL PROPERTIES INDIA PVT LTD, REP,
BY ITS DIRECTOR Sri M N AHMED S/O. Sri M N AZAM
BACHUPALLY,
HYDERABAD,
TELANGANA
Pin Code - 500072.

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


Div. Accounts Officer