



DERABAD METROPOLITAN DEVELOPMENT AUTHORITY
SwarnaJayanthi Complex, 4th floor, West Wing
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT

Letter No. 000228/BP/HMDA/0048/SKP/2022

Dt:26-08-2022

To
M/s. Aparna Constructions and Estates Pvt Ltd.
802, Astral Heights, Road No.1 Banjara Hills,
Hyderabad – 500 034.

Sir,

Sub:- HMDA- Plg.Dept.- Approval of Multi-storied Building Permission for residential apartments consisting of 5 blocks A 2Cellar +Stilt+12 upper floors & Block. B,C, D & E with 2Cellar+Stilt + 22 upper floors and amenities building with Ground + 6 upper floors in Survey Nos. 31/P, 33/P, situated at Osmanangar (V) RC Puram mandal, Sanga Reddy dist to an extent of 22736.02 sq.mts – Plans Approved – Reg.

Ref:- 1.Ts-Bpass Online Application No. 000228/BP/HMDA/0048/SKP/2022
2. Minutes of MSB Committee Dt. 05.02.2022
3. Note Orders of Metropolitan Commissioner, HMDA Dt. 31.03.2022
4. Ts-BpassLr.No. 000228/BP/HMDA/0048/SKP/2022 Dt. 06.04.2022.
5. Application of M/s. Aparna Constructions and Estates Dt. 12.04.2022
6. This Office Lr.No. 000228/BP/HMDA/0048/SKP/2022 Dt. 05.05.2022
7. Application of M/s. Aparna Constructions and Estates pvt ltd Dt.16-08-2022 submitted mortgage deed and other relevant documents
* * *

- 1) The proposal submitted by you for approval of Multi-storied Building Permission for residential apartments consisting of (5 blocks) Block-A 2Cellar +Stilt+12 upper floors & Block. B,C, D & E with 2Cellar+Stilt + 22 upper floors and amenities building with Ground + 6 upper floors in Survey Nos. 31/P, 33/P, situated at Osmanangar (V) RC Puram mandal, Sanga Reddy district to an extent of 22736.02 sq.mtshas been examined with reference to the notified Master Plan and Building Rules and regulations and the Building permission is hereby issued subject to following conditions.

Permit No.	<u>File No. 000228/BP/HMDA/0048/SKP/2022, Date:26-08-2022</u>
Owner/Applicant Address	M/s. Aparna Constructions and Estates Pvt Ltd. 802, Astral Heights, Road No.1 Banjara Hills, <u>Hyderabad – 500 034.</u>

- 2) Nature of construction : Multi-storied Building Permission for residential apartments consisting of of(5 blocks) Block-A 2Cellar +Stilt+12 upper floors & Blocks- B,C, D & E with 2Cellar+Stilt + 22 upper floors and amenities building with Ground + 6 upper floors in Survey Nos. 31/P, 33/P, situated at Osmanangar (V) RC Puram mandal, Sanga Reddy district to an extent of 22736.02 sq.mts

Sr.No.	Description	Amount
HMDA charges		
1	Capitalization Charges	1,49,28,408.00
2	Development charges for amenities built up area:	5,00,297.00
3	Development Charges (built Up Area)	1,10,69,001.00
4	Development Charges (land)	18,18,882.00
5	<u>Proportionate Layout Charges</u>	34,17,224.00

6	Processing Charges For Total Site Area	1,13,680.00
7	Processing Charges For Total Built Up Area	26,53,133.00
8	Publication Charges	5,000.00
9	Shelter Fee Charges	18,18,882.00
Total fees		3,63,24,507.00
10	<u>City/town Level Infrastructure Impact Fee @</u>	2,61,60,738.00
1	Environment Impact Fees	50,10,190.00
2	FSID	10,70,075.00

Sr.No.	Description	Amount
Local body charges		
1	BETTERMENT CHARGES	17,05,202.00
2	BUILDING PERMIT FEE	65,95,754.00
3	CONVERSION CHARGES	1,13,680.00
4	COMPOUND WALL CHARGES	30,586.00
5	DEBRIS CHARGES	3,000.00
6	<u>1% LABOUR CESS-Recalculated</u> LabourCess @ total BUA in sft x local construction value x1% =155492.01 sq.mts or 1673702.0662sft =1673702.0662sft x L.C.V @ 950 X1%=1,59,00,170/-	1,59,00,170.00
7	POSTAGE/ ADVERTISEMENT CHARGES	2,500.00
8	RAIN WATER HARVESTING CHARGES (DEPOSIT)	3,41,040.00
9	SITE APPROVAL FEES	2,72,832.00
10	TSBPASS CHARGES	50,000.00
11	VACANT LAND TAX	4,89,461.00
Total fees		2,55,04,225.0

The following amount were paid by the applicant, the details are as follows

Sr.No.	Description	Amount
1.	Development charges, other charges and Citi Level impact fees	Rs.4,06,84630/- through RTGS Dt. 12.08.2022
2.	Local Body Charges	Rs.2,55,04,225 through RTGS Dt. 12.08.2022
3.	FSID charges	Rs.10,70,075/- Through RTGS Dt12-08-22
4.	Environment Impact Fees	Rs.50,10,190/- through online Receipt No. TS/1743/2022 Dt. 02-08-22

The applicant has submitted the following pos dated towards City Level Impact Fees

Sl. No.	Cheque. No & Date	Bank Name & Branch	Amount in Rs.
1.	045199 Dt.30-11-2022	ICICI BANKPANJAGUTTA BRANCH	43,60,123
2.	045195 Dt. 30-05-2023	ICICI BANKPANJAGUTTA BRANCH	43,60,123
3.	045196 Dt. 30-11-2023	ICICI BANKPANJAGUTTA BRANCH	43,60,123
4.	045197 Dt. 30-05-2024	ICICI BANKPANJAGUTTA BRANCH	43,60,123
5.	045198 DT. 30-11-2024	ICICI BANKPANJAGUTTA BRANCH	43,60,123

- 3) The applicant has made simple mortgage of 10% of built up area in favor of MC,HMDA as per rule 25 (d) of G.O. Ms No.168 Dt: 07.04.2012.The same is executed at Sub-Register GANDIPET, vide Doc No18612/2022, dated 19-05-2022 at joint Sub-Registrar.
 - 4) The applicant has made simple mortgage of 5% of built up area in favor of MC,HMDA vide document No.18609/2022, dated 19-05-2022 towards CityLevel Impact Fees instalment
 - 5) The applicant has made simple mortgage of 5% of built up area in favor of MC, HMDA vide document No.18611/2022, dated 19-05-2022 towards Additional Mortgage for NALA Certificate from RDO.
- a) After completion of works as per the approved plan, mortgage area will be released before grant of occupancy certificate by the local body as per rule 26 of G.O. Ms No. 168 MA dt. 07.04.2012.
 - b) The building plans are valid for a period of **SIX YEARS** from the date of issue of permission letter as per latest amendment of Building rules 2012 vide G.O.Ms.No.7, dt.05-01-2016.
 - c) 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 Municipality 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 Municipality 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 outlaying 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.

- d) The Municipal Commissioner should ensure that the applicant undertakes to abide by the conditions, which may be imposed, in terms of G.O.Ms.No.168 MA, dt.07-04-2012.
- e) The Municipal Commissioner should ensure that the proposed building / complex is constructed strictly as per the approved building plans and 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.
- f) The Municipal Commissioner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- g) 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.
- h) 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.
- 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 plan 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) 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.

- p) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- q) That the applicant shall obtain clearance from T.S. Fire Services Dept. for the proposed complex under the provisions of T.S. Fire Services Act 1994 before coming for Occupancy Certificate.
- r) This permission does not bar any public 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) The Owner / Developers shall temporarily house the construction workers on the site with 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) If 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 lts 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.

Other Conditions to be complied by Owner / Developer:-

1. The applicant shall follow the conditions mentioned in various NOCS issued by SEEIAA in order No.EC21B039TG114754 with file NoSIA/TG/MIS/66755/2021 dt.27.12.2021, Airport Authority of India and Fire Service Department.
2. The applicant has submitted Structural clearance certificate from JNTU vide letter No. JNTU/CEH/CIVIL/STR/Proof Checking/6477/2022 Dt.19.03.2022.
3. The applicant has submitted Drainage/ Sewerage network plan and Undertaking for 10% of cellar area as per (13(c-xi) in G.O.M.S 168 M.A
5. The applicant has submitted Bank guarantee for solar water heating and solar lighting with bank guarantee (BG) No. 0008NDDG00071023 Dated 12-08-2022.
4. The applicant has submitted gift deed vide Document No.7752/2022 dt.22.06.2022 towards proposed 30Mtrs wide Master Plan road.
5. 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.
6. The HMWS & SB and T.S. Transco are requested to not to provide the permanent connection till to produce the Occupancy Certificate from Sanctioning Authority.
7. 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.
8. The applicant shall provide refuse-chute along with proper garbage disposal systems.
9. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan
- 10.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.
- 11.The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
- 12.The applicant shall provide the STP and the recycle water shall be utilized for gardening etc.
- 13.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.
- 14.The applicant / developer and structural Engineer and Architect are sole responsible if any loss of human life or any damage occurs while constructing the Residential Apartments and after in the site under reference

15. 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.
16. The applicant shall follow the conditions mentioned by Airport Authority of India and Fire Service Department.
17. 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.
18. In any disputes litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be part to any such disputes / litigations.
19. 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.
20. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
21. The applicant should follow the conditions imposed by Fire Service in the provisional NOC.
22. Any conditions laid by the authority are applicable.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning – I

Encl:

- 1) Two sets of plans

Copy to:

**The Municipal Commissioner Tellapur Municipality Ramchnadrapuram Mandal
Sangareddy District for information.**

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


**Divisional Accounts Officer (SJ)
Planning**