

**OFFICE OF THE MUNICIPAL COUNCIL :: POCHARAM,
MEDCHAL - MALKAJGIRI DIST.**

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

Present: **Sri. A.SURESH**

To,

Smt. Sujatha and 8 Others And their DAGPA Holder,
M/S Cluster Grove Constructions Rep by its
managing partner Smt. K VijayaLaxmi

R/o Flat no 106, Buddha Virtue Heights Miyapur,
Hyderabad -500049

File No. G1/BP/684/2021

Lr.No.035738/GHT/R1/U6/HMDA/24042020
Dt: 24.04.2020

Date:-27.04.2021

Sir/Madam,

Sub:-- Building Permission -T.P.SectionMunicipal Council, Pocharam-- Approval of Residential and Commercial Apartment buildings consisting of PROPOSED (COMMERCIAL SHOWROOM) :1 GROUND+ 5, PROPOSED (Residential Apartment) 1-Cellar+ 1Stilt + 10, PROPOSED (AMENITIES BLOCK) :1GROUND+ 3 Upper floorsOpen plot in Sy.No.4P,5P AND 6P of Annojiguda-ORRGC Village, GhatkesarMandal, Medchal-Malkajgiri Districtsituated at Pocharam Village , GhatkesarMandal, Medchal-Malkajgiri District, to an extent of 9202.5Sq.Mtrs-
Technical clearance issued by HMDA – Building Permission released - Reg.

Ref:--1.Application No.035738/GHT/R1/U6/HMDA/24042020, Date:24.04.2020 of the Commissioner HMDA Tarnaka, Hyderabad and a copy marked to this office.
2.Lr.No.035738/GHT/R1/U6/HMDA/24042020, Date:22.03.2021of the Commissioner Pocharam Municipality, Medchal-Malkajgiri and a copy marked to this office
3. Lr.No.G1/BP/684/2021,Dated:01.04.2021.Request to grant 4 (four) half yearly installments of fee and charges as per G.O. Ms. No. 56 dated 31.03.2021.

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The application filed by Smt. Sujatha and 8 Others And their DAGPA Holder, M/S Cluster Grove Constructions Rep by its managing partner Smt. K VijayaLaxmi Flat no 106, Buddha Virtue Heights Miyapur, Hyderabad -500049.for Residential Building / Apartment permission has been examined by the Metropolitan Commissioner HMDA and approved plans technically u/s 14 of the AP Urban Area (Dev) Act 1965 & U/s 20 of HMDA Act 2008 and under provision of Go Ms No 572 MA Dt.25/08/2008and farwarded to this office for necessary sanctionand release with the conditions laid down here under.

A	APPLICANT AND LICENSED PERSONNEL DETAILS:			
	Applicant	Smt. Sujatha and 8 Others And their DAGPA Holder, M/S Cluster Grove Constructions Rep by its managing partner Smt. K VijayaLaxmi Flat no 106, Buddha Virtue Heights Miyapur, Hyderabad -500049.		
	Developer / Builder	M/S Cluster Grove Constructions Rep by its managing partner Smt. K VijayaLaxmi	Lic. No.	-
	Licensed Technical Person	P V RamaRao	Lic. No.	CA/2010/50/33
	Structural Engineer	SURESH BABU	Lic. No.532/TP-10	

B	SITE DETAILS	
	T.S.No. / Sy No.	4P,5P AND 6P
	Plot No.	Open Plot
	Locality	Pocharam Village
	Name of the ULB	Pocharam Municipality

DETAILS OF PERMISSION SANCTIONED								
2	Floors	Ground		Upper Floors (10+5+3)		Parking Floors		
2(A)	Use		Area (m ²)		Area (m ²)	Level		Area (m ²)
	Commercial Building / Apartment	01	1071.92	5	6646.40	Cellar	1	2547.04
	Residentail Building / Apartment	0	0	10	18308.17	Stilt	1	4027.79
	Aminities Block	1	263.96	3	791.88	Stilt	1	348.84
	Set Backs (m)	Front			Rear	Side I	Side II	
		7.90			10.00	7.00	7.00	
	Residentail Building / Apartment	10.00			10.00	10.00	10.00	
	Aminities Block	10.00			6.00	6.00	6.00	
	Site Area (m ²)	11466.82Sq.mts						
	Road affected area (m ²)	-						
	Net Area(m ²)	9207.56Sq.mts						
	Tot--lot (m ²)	-						
	Height (m) Residentail Building / Apartment	(30) Sq.mts.Height						
	Commercial Building / Apartment	(18)Sq.mts.						
	Aminities Block	(12)Sq.mts						
	No. of RWHPs	25						
	No. of Trees	75						
	DETAILS OF FEES PAID (RS.) TOTAL :							
1	Building Permit Fee	Rs. 6,85,708=50			D.D.No.000341		Dt. 19.04.2021	
2	Labor cess Fee	Rs. 6,47,502=50			Rs.13,33,211			
3	Building Permit Fee	Rs.3,54,164=50			Ch No.003927		Dt. 27.10.2021	
4	Labor cess Fee	Rs. 6,47,502=50			Rs.10,05,000			

5	Building Permit Fee	Rs. 3,54,164=50	Ch No.003928	Dt. 27.04.2022
6	Labor cess Fee	Rs. 6,47,502=50	Rs.10,00,000	
7	Building Permit Fee	Rs. 3,54,164=50	Ch No.003930	Dt. 27.10.2022
8	Labor cess Fee	Rs. 6,47,502=50	Rs.10,00,000	
	TOTAL	Rs.43,38,211= 00	-	-

- 1) The validity of permission is six years from the date of HMDA order. The work shall be completed within the stipulated time. If the work is not completed within the stipulated period a fresh application shall be filed prior to the expiry of the permission and the further work be stopped until permission is granted.
- 2) The applicant should follow the Fire Service Department norms as per the Act 1999.
- 3) No deviation from the approved plan shall be made without the written permission of the Commissioner Pocharam Municipality.
- 4) The approved plan shall always kept at the work spot and be produced as and when required by the inspecting officers of the Pocharam Municipality.
- 5) The owners / Developers shall provide water supply drainage and sewerage disposal system to be provided / facilitated to the proposed building, as per the following oconditions.
- 6) 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 size 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 Municipalitydrain exist, insist on connecting the treated sewerage overflow to a natural drain ornala with a sewer pipe of diameter 150mm.
 - V) Before allowing the overflow mentioned in (iii) & (iv) above ensure the sewerage and effluent treatment plant as per National Building Code 2005 constructed with a fixed contact bed, duly covered and ventilated for treatment and 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 effluent treatment plant periodically by themselves, and cart away the sludge, etc., to an unobjectionable place;
 - VIII) 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 Metropolitan Hyderabad Water Supply & Sewerage board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.
- 7) The applicant 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 Panchayat. The said road is developed and maintained as Black topped road with proper centre etc.
- 8) The owner should ensure that the proposed building / complex is constructed strictly as per the technically approved Industrial Builing Permission plans. No deviation, misuse or violation of

minimum setbacks, common parking floor / violation and other balcony projections shall not be allowed.

- 9) The owner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- 10) The owner shall ensure that he should plant trees and maintain them in the open space and in the periphery of his site and along the abutting roads, as avenue plantation to the extent to this site at a distance of 4 meters between each tree.
- 11) The owners/ developers shall construct 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 industrial building Permission plans and they should apply occupancy certificate through empanelled Architect.
 - ii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned above are complied to the satisfaction of the Executive Authority.
 - iii) After issuing a "Fit for Occupancy" certificate by the Executive Authority as required under Government order G.O.Ms.No.168 MA, dt.07.04.2012.
- 12) That the applicant is responsible for structural safety and the safety requirement in accordance with the national Building Code of 2005.
- 13) The applicant shall develop Rain Water harvesting structures in the site under reference as per the standards (each harvesting pit should be developed every 1000 sq.mtrs of area).
- 14) 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.
- 15) That the applicant shall made provisions for erection of Transformer and Garbage chat with in the premises.
- 16) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- 17) That the area earmarked for parking of vehicles should not be converted for any other use.
- 18) 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.
- 19) That the applicant should follow the conditions, safety measures as per the A.P.Fire Services Department.
- 20) This permission does not bar any public agency including HMDA to acquire the land 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 permissions.
- f) To comply the conditions laid down the G.O.Ms.No.168 MA, dt:07-04-12.

g) If any dispute litigation arises in future, regarding the ownership of a land the applicant shall be responsible for the settlement of the same, HMDA or its employees shall not be a part to any such dispute / litigation.

h) The HMDA reserve the right to cancel the permission if it is found that the permission is obtained by false statement or misrepresentation or suppression of any material facts or rule.

i) 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.

j) The applicant / developer are the whole responsible if anything happens / while constructing the building.

k) The applicant should follow the Fire Service Department norms as per the Act 1999.

l) The applicant shall construct the ETP as per the proposal submitted.

m) The Open Space earmarked in the site layout plan shall be maintained and developed as open space with greenery.

n) The open space earmarked in the site layout plan shall not be altered and no construction is permitted in the said open space.

o) All Roads shall be developed as per the Internal Circulation Pattern approved. No change in the Circulation pattern and parking area earmarked is permitted.

p) 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.

28/7/2021
Commissioner
Municipal Commissioner
Municipality Pochampally

To,
 Smt. Sujatha and 8 Others And their DAGPA Holder,
 M/S Cluster Grove Constructions Rep by its managing partner Smt. K VijayaLaxmi
 Flat no 106, Buddha Virtue Heights Miyapur, Hyderabad -500049.

Copy submitted to
 The Metropolitan Commissioner, HMDA, Tarnaka, Hyderabad, for favour of kind information.