



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

Planning Department

Letter No.6857/P4/Plg./HMDA/2008

Dt: 10.04.2017

To,
The Executive Authority,
Narsingi Gram Panchayat
Rajendranagar Mandal,
Ranga Reddy Dist.

Sir,

Sub: HMDA - Planning Dept. - Technical approval of extension of (8) Upper Floors (i.e. 5th to 12 Floor) with a height of 39.85 Mtrs as the earlier approved building plan is with sub-cellar + cellar + Ground Floor + 4 Upper Floors of Blocks A, B, C, & D (Phase V, VI, VII & VIII) and revision of amenities building plan with Sub-Cellar + Cellar + Ground Floor + 3 Upper Floors to an height of 14.96 Mtrs in Sy.Nos.340/11, 343/P, 342/1/P of Narsingi (V), Rajendranagar (M), Rangareddy District. to an extent of 12.20 Gts - Reg.

- Ref:-
1. This office letter No. 6857/P4/Plg./HMDA/2008, dt:10-02-2011.
 2. Application of M/s. S & S Green Projects Pvt. Ltd., dt.12-04-2016 submitting the extension proposals.
 3. This office letter No. 6857/P4/Plg./HMDA/2008, dt.17-05-2016 releasing the DC letter.
 4. Application of M/s. S & S Green Projects Pvt. Ltd., dt.30-05-2016 & 15-06-2016 remitting the DC charges and submitted the mortgage deed vide doc. No. 6380/2016, dt.13.06.2016 and doc. No.6381/2016, dt.13.06.2016.
 5. This Office letter even No. 23.07.2016 releasing of Building extension permission for Block G, E & F
 6. Your letter dt.19-09-2016, submitted the extension proposals
 7. Your letter dt.19-09-2016, submitting revised Fire Service Drawings for Block A, B, C & D.
 8. Minutes of the MSB Meeting held on 09.02.2017
 9. Note Orders of M.C. Sir Dt 02.03.2017
 10. This office letter of even no dt.07-03-2017 releasing of DC letter addressed to the applicant.
 11. Applicant letter dt.13-03-2017 & 23.03.2017 remitting the DC amount and submitted the Mortgage Affidavit in favour of M.C., HMDA vide document No. 2707/2017 and 6381/2016 by the Sub-Registrar, Rajendranagar.

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- 1) Vide reference 6th cited, M/s. S & S Green Projects Pvt. Ltd. has applied approval for extension of Blocks A, B, C & D i.e., Phase (V, VI, VII & VIII) 8 Upper Floors, (i.e 5th to 12th Floor) as the earlier approved building plan is with sub-Cellar + Cellar + Ground Floor + 4 Upper Floors to a height of 39.85 Mts, and revision of building plan of amenities (Block 2 Cellars + Ground + 3 Upper Floors to a height of 14.96 mts in Sy.Nos.340/11, 343/P, 342/1/P of Narsingi (V), Rajendranagar (M), Rangareddy District. to an extent of 12.20 Gts.
- 2) The above proposals have been examined with reference to the provisions of Notified/Sanctioned Master Plan vide G.O.Ms.No.288 MA, dt.03.04.2008 and stipulated building regulations.
- 3) The Technical Approval is accorded subject to following conditions.

Tech. approval
No

File No. 6857/P4/Plg./HMDA/2008, Date:10-04-2017

Owner/Applicant Address	The Managing Director, M/s. S& S Green Projects Pvt. Ltd. Green View Plaza, Road No.1, Jubilee Hills, <u>Hyderabad - 500 033.</u>
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I. Nature of construction : Building Permission for Multistoried Building

II. The Details of Fees and Charges as follows,

Sl. No.	Details of Charges & Fee Payable	Amount Rs.
1	Development charges	29,58,223.00
2	Processing charges	7,35,122.00
3	Revision charges	4,27,002.00
4	City level impact fee	49,90,661.00
5	Special impact fee	25,62,820.00
6	Shelter fee	-
7	Publication Charges	5,000.00
	Total	9116008.00
8	FSID Charges	1,38,308.00
9	Environmental Impact fee	9,49,542.00

IV. The details of amount paid towards Fee & Charges.

Sl. No.	Challan No.	Date	Amount Rs.
1	10141/2015	05.03.2015	1,00,000.00
2	15332/2016-17	15.03.2017	90,16,008.00
2	15333/2016-17	15.03.2017	1,38,308.00
	Total		92,54,316.00
3	Environmental Impact fee, challan 260105 dt.16.03.2017		9,49,542.00

5. 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, while party under takes the above proposed building permission.

- The Building plans shall be sanctioned by the Executive Authority in conformity with the technical approval plans by HMDA duly collecting necessary charges and fees as applicable within (7) days period.
- The Executive Authority shall scrupulously follow the instructions of the Government issued vide Memo No.1933/I1/97-1 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 permission letter as per latest amendment of AP Building rules 2012 vide G.O.Ms.No.7, dt.05-01-2016.

- d) The applicant shall follow the conditions mentioned in Lr.No.6857/P4/Plg/H/2008, dt.30.04.2012.
- e) 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, 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 way 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.
- f) The Executive Authority 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.
- g) 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.

- h) The Executive Authority shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- i) 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.
 - (iv) After issuing a "Fit for Occupancy" certificate by the Executive Authority as required as required under Government order No.168 MA, dt.07-04-2012.
- j) 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.
- k) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
- l) The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
- m) 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.
- n) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- o) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- p) 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
- q) 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.
- r) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- s) 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.
- t) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
- u) The applicant is not allowed to construct structures in MUSI RIVER Buffer.

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 / exit to the premises with a minimum width of 4.5 mtrs.
- 2) Provide Fire resistant door for the 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.

Subject to the following Conditions:-

1. The HMWS & SB and A.P. 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. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan
4. 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.

5. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
6. The applicant shall provide the STP and the recycle water shall be utilized for gardening etc
7. 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
8. 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.
9. The applicant shall follow the conditions mentioned in order no. SEIAA vide Order No. SEAA/AP/RRD-323/2013, dt.23.10.2013.
10. The proposals are considered based on the NOC issued by Hussain Sagar lakes division vide their Lr.No. EE/HLD/HD/NOC/07/193/2100S, dt. 10.04.2007 which was issued based on the survey map of revenue department, the applicant shall follow all the conditions of NOC.
11. 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.
12. 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.
13. 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.
14. The Executive Authority to collect the undertaking affidavit on Rs.100/- Non-judicial stamp paper before release the occupancy certificate.
15. 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.
16. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
17. The applicant has mortgaged the 10% built up area i.e 7859.03 Sq. Meters by way of mortgage deed in favour of Metropolitan Commissioner, HMDA and the mortgaged Built-up area shall be released after completion of development work by the HMDA before grant of occupancy certificate as per rule 26 by the Local Body vide mortgage deed No.2707/2016, dt.21-03-2017 in Block A, B, C, D & E and also submitted 5% of mortgage deed vide doc. No.6381/2016, dt. 13.06.2016 in block C & D as security for non submission of conversion certificate from the RDO (NALA).

18. The Building Permission proposals are released subject to condition that the applicant shall submit the NOC from Revenue authorities (RDO concerned) regarding conversion of land for non-agricultural purposes along with occupancy certificate and the mortgaged property shall be relinquished only after the submission of said certificate.
19. The applicant should follow the fire service department norms as per Act 1999.
20. This Technical approval of extension of 8 Upper Floors i.e 5th to 12 Floor as the earlier approved building plan with Sub-Cellar + Cellar + Ground Floor + 4 Upper Floors is superseded the technical approved of issued vide Lr.No.6857/P4/Plg/HMDA/2008 Dt 23.07.2016 (The MSB building with Sub-Cellar + Cellar + Ground Floor + 12 Upper Floors with 39.85 Mtrs height Block A, B, C, & D (phase - V, VI, VII & VIII) and revision of amenities building with Sub-Cellar + Cellar + Ground Floor + 3 Upper Floors to a height of 14.96 Mtrs.
21. Any conditions laid by the authority are applicable and no revisions will be entertained in future.
22. The road affected area to an extent of 374.13 Sq.mts. is handed over to local body vide Gift Deed No.4273/2016.

Yours faithfully,

Sd/-

for Metropolitan Commissioner
Director Planning - I

Encl:

- 1) Two sets of plans

Copy to

1. The RDO, Rajendranagar, R.R.Dist.
2. The Managing Director,
M/s. S& S Green Projects Pvt. Ltd.
Green View Plaza, Road No.1,
Jubilee Hills, Hyderabad - 500 033.

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


Divisional Accounts Officer (L)
Planning