



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Swarnajayanthi Commercial Complex, Ameerpet, Hyderabad - 82

Planning Department

Date: 30-06-2022

Letter No. 003904/BP/HMDA/0705/MED/2022

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

Sir,

Sub: HMDA - Planning Dept. - Technical approval of Multi-storied Residential Building proposal for 2 Cellar + 1 Ground + 12 upper floors in Sy.No. 500/P situated at Bachupally (V & M), Medchal - Malkajigiri District to an extent of 3.49.35 Sqm belonging to RISINIA BUILDERS REP BY, BONAM VENKATA REDDY AND ANOTHER - Approval Accorded-Reg.

Ref:- 1. Application of M/s. Risinia builders rep by, Bonam Venkata Reddy and another, vide application no: 003904/BP/HMDA/0705/MED/2022
2. This office Lr.No. 003904/BP/HMDA/0705/MED/2022, dt: 10.05.2022 DC intimated.
3. Minutes of MSB Committee, Dt: 18.05.2022
4. Note orders of M.C sir, HMDA, Dt: 09.06.2022.
5. Letter dt.25.06.2022 of the applicant - remitted total payment of DC, PC and other charges and with submission of mortgage deeds and other documents mentioned in Dc letter.

- 1) Vide reference to letter 1st cited of M/s. RISINIA BUILDERS REP BY, BONAM VENKATA REDDY AND ANOTHER has applied for Multi-storied Residential Building proposal for 2 Cellar + 1 Ground + 12 upper floors in Sy.No. 500/P situated at Bachupally (V & M), Medchal - Malkajigiri District to an extent of 3149.35 Sqm.
- 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. 003904/BP/HMDA/0705/MED/2022, dt:30.06.2022
Owner/Applicant Address	To, M/S. RISINIA BUILDERS FLAT No.306. GREEN ICONIA-1, ROAD No.20 ALKAPOOR TOWNSHIP, NEKNUMPUR, PUPPALAGUDA TELANGANA. Pin Code : 500089

For RISINIA BUILDERS
B Venkata Reddy
PARTNERS

- I. Nature of construction : Multi storied Residential building Consisting of 2 Cellar + 1 Ground + 12 upper floors.

a. Total site area	-	4,046.18 sq.mtrs
b. Area affected under prop 60 mtrs wide Master Plan Road	-	896.83 sq.mtrs.
c. Net site area	-	3,149.35 sq.mtrs
d. Parking area	-	4,279.50 sq.mtrs

The Details of Fees and Charges as follows,

Sl. No.	Details of Charges & Fee Payable	Amount Rs.
1	DC, PC & Other charges along with local body charges	1,73,97,556.00
	Total	1,73,97,556.00

1. The Revised Multi storied Residential building Consisting of 2 Cellar + 1 Ground + 12 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.
 - a) The Building plans for Multi storied Residential building Consisting of 2 Cellar + 1 Ground + 12 upper floors. shall be sanctioned by the Municipal Commissioner, Nizampet Municipal Corporation in conformity with the technical approval plans by HMDA as applicable within (7) days period.
 - b) The Executive Authority / Municipal Commissioner 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.
 - c) The building plans are valid for a period of SIX YEARS (6) 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.

For RISINIA BUILDERS
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PARTNERS

- 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 chokage 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.

For RISINIA BUILDERS
B Venkatesh Reddy
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- 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.

For RISINIA BUILDERS
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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.

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

For RISINIA BUILDERS
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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.

FOR RISINIA BUILDERS
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15. 10 % of Built Up Area i.e,1595 sq mts in Ground and first floor Mortgaged in favour of Metropolitan commissioner, Hyderabad Metropolitan development Authority, Hyderabad Vide Mortgage deed Document No. 18085/2022, Dt: 20/06/2022 at Sub registrar Quthbullapur.
16. The applicant has submitted the clearance from Department of Civil Engineering vide ICS SL No.211722, LR: JNTU/CEH/CIVIL/STR/proof checking/6773/2022 dated: 20.06.2022.
17. The applicant has submitted the Bank Guarantee vide No. 03836BGT22000001, Dt: 20.06.2022.
18. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application / Building application for release of Mortgage
19. The applicant has handed over the area 896.83 Sq.mtrs affected area under proposed 60 mts road to the Commissioner of Nizampet Municipal Corporation, vide gift deed document no. 18084/2022 dt: 20/06/2022.

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 & SELAA 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

For RISINIA BUILDERS

B Venkata Reddy
PARTNERS

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.

Yours faithfully
Sd/-
For Metropolitan Commissioner

Enclosed: Set of all plans

Copy to:
M/S. RISINIA BUILDERS
FLAT No.306, GREEN ICONIA-1, ROAD No.20
ALKAPOOR TOWNSHIP,
NEKNJMPUR,
PUPPALAGUDA
TELANGANA.
Pin Code : 500089 .

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


Div. Accounts Officer

For RISINIA BUILDERS

PARTNERS