



APPROVAL FOR BUILDING PERMISSION

TS-bPASS MORTGAGE LETTER

Application No. : 003463/BP/HMDA/0407/SKP/2021

Date : 25 March, 2022

To,
The sub - Registrar,
GANDIPET SRO,
RANGA REDDY District.

Sir,

Sub : HMDA - Planning Department - Building Permission for construction of **Residential Building** in Plot No's. **36** consisting of **1 Stilt + 5 upper floors** in Sy.Nos. **41/P AND 43** situated at **Bandlaguda Jagir** Village, **Gandipet M** Mandal, **Ranga Reddy** Dist. to an extent of **445.52** Sq.m applied by **M/S UPAKAR INFRA PROJECTS PRIVATE LIMITED** - Approval Accorded - Reg.

Ref : 1. Application of **003463/BP/HMDA/0407/SKP/2021** Dated: **23 October, 2021**
2. This office DC letter addressed to the applicant Dated: **14 February, 2022**
3. Applicant's letter Dated **09 March, 2022** submitting the Mortgage Deed No. **3281/2022, 3282/2022** Date: **09 March, 2022** Executed at Joint Sub - Registrar - **RANGA REDDY** Dist. and Statement of Encumbrance on Property before mortgage & after mortgage.

Your attention is invited to the Deed of Mortgage bearing vide Document No. **3281/2022, 3282/2022** , Date: **09 March, 2022** , executed in favour of Metropolitan Commissioner, HMDA, mortgaging **15.44** % of Built up area in **FIRST FLOOR** Floor vide Flat Nos. **36** to an extent of **178.1** Sq.Mt. in Plot Nos. **36** situated at Survey nos. **41/P AND 43** of **Bandlaguda Jagir** Village, **Gandipet M** Mandal, **Ranga Reddy** District as per G.O.Ms.No.168 MA dt.07-04-2012 falling in **Bandlaguda Jagir Municipal Corporation** Municipality / Municipal Corporation as security for ensuring that construction is made as per sanctioned Plan as specified by the HMDA in the proceedings Dt: **25 March, 2022** . You have also given a certificate of Encumbrance on property, confirming that the above plots are mortgaged against HMDA.

Taking into consideration of the agreement & Deed of Mortgage, Certificate of Encumbrance on property issued by you, this Authority released the Building Permission in favour of the applicant / developer vide Building Permission Fee Intimation Letter No. **003463/BP/HMDA/0407/SKP/2021**, dt. **14 February, 2022**.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the Flat Nos. **36** to an extent of **178.1** Sq.Mt. as per the plan enclosed to any other persons(s) till necessary communication is sent by this Authority.

Yours Faithfully

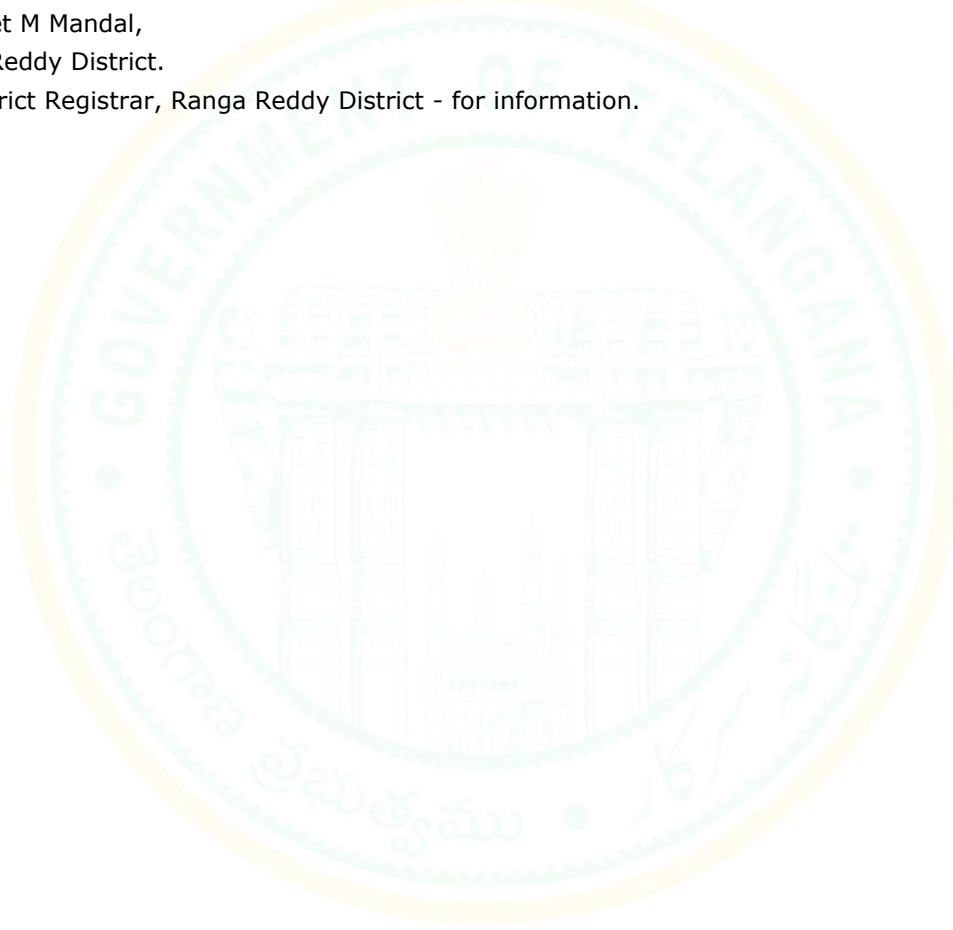
Name : Yadagiri Rao
Date: 03/25/2022 11:36:01 AM
Designation : Planning Officer



**For Metropolitan Commissioner
Planning Officer**

Copy to:

1. The Commissioner,
Bandlaguda Jagir Municipal Corporation Municipality / Municipal Corporation,
Gandipet M Mandal,
Ranga Reddy District.
2. The District Registrar, Ranga Reddy District - for information.





APPROVAL FOR BUILDING CONSTRUCTION

Application No. : 003463/BP/HMDA/0407/SKP/2021

Date : 25 March, 2022

Application Date : 23/10/2021

To,
M/S UPAKAR INFRA PROJECTS PRIVATE LIMITED
H.NO.10-2-289/60, SHANTI NAGAR, MASAB TANK, HYDERABAD
Pin Code : 500028
Telangana.

Sir,

Sub: HMDA- Plg.Dept - Approval for Construction of Proposed **Residential** consisting of **1 Stilt + 5 upper floors** in plot nos. **36** situated at Survey No. **41/P AND 43** of **Bandlaguda Jagir** Village, **Gandipet M** Mandal, **Ranga Reddy** District to an extent of **445.52** Sq. Mt. belonging to **M/S UPAKAR INFRA PROJECTS PRIVATE LIMITED** - Reg.

Ref: 1. Application number **003463/BP/HMDA/0407/SKP/2021**, Date: **23/10/2021**
2. This office DC letter addressed to the applicant, Date: **14 February, 2022**.

With reference to your application cited, it is to inform that the application submitted by you for technical approval of **Residential** in Sy.No. **41/P AND 43** of **Bandlaguda Jagir** Village, **Gandipet M** Mandal, **Ranga Reddy** District belonging to **M/S UPAKAR INFRA PROJECTS PRIVATE LIMITED** an extent of **445.52** Sq. Mt. has been examined and technical approved and forwarded to The Commissioner, **Bandlaguda Jagir Municipal Corporation** Municipality / Municipal Corporation, **Gandipet M** Mandal, **Ranga Reddy** District. vide this office Application No. **003463/BP/HMDA/0407/SKP/2021** , Date: **25 March, 2022** for release of Proceedings & plans.

Therefore, the concerned Municipal Commissioner, **Bandlaguda Jagir Municipal Corporation** Municipality / Municipal Corporation, **Bandlaguda Jagir** Village, **Gandipet M** Mandal, **Ranga Reddy** District., will release the Proceedings & Plans.

Yours Faithfully

Name : Yadagiri Rao
Date: 03/25/2022 11:36:01 AM
Designation : Planning Officer



For Metropolitan Commissioner, HMDA

Planning Officer





APPROVAL FOR BUILDING CONSTRUCTION

Application No. : 003463/BP/HMDA/0407/SKP/2021

Date : 25 March, 2022

Application Date : 23 October, 2021

To
The Municipal Commissioner,
Bandlaguda Jagir Municipal Corporation Municipality / Municipal Corporation,
Gandipet M Mandal,
Ranga Reddy District.

Sir,

Sub: HMDA- Plg.Dept - Approval for Construction of Proposed **Residential** consisting of **1 Stilt + 5 upper floors** in plot nos. **36** situated at Survey No. **41/P AND 43** of **Bandlaguda Jagir** Village, **Gandipet M** Mandal, **Ranga Reddy** District to an extent of **445.52** Sq. Mt. belonging to **M/S UPAKAR INFRA PROJECTS PRIVATE LIMITED** - Technical Approval Accorded - Reg.

Ref: 1. Application number **003463/BP/HMDA/0407/SKP/2021**, Date: **23/10/2021**
2. This office DC letter addressed to the applicant, Date **14 February, 2022**

With reference to your application cited for technical approval of Residential Bldg/Apartment in plot Nos. **36** in Sy.No. **41/P AND 43** of **Bandlaguda Jagir** Village, **Bandlaguda Jagir Municipal Corporation** Municipality Mandal, **Ranga Reddy** District belonging to **M/S UPAKAR INFRA PROJECTS PRIVATE LIMITED** to an extent of **445.52** Sq.Mtr. has been examined with reference to the notified/ sanctioned master plan, zoning regulations and stipulated building rules and technical approval is hereby accorded vide

I. Technical approval No. : **003463/BP/HMDA/0407/SKP/2021**, Date : **25 March, 2022**

II. Name of the Owner and Applicant Address:

M/S UPAKAR INFRA PROJECTS PRIVATE LIMITED

H.NO.10-2-289/60, SHANTI NAGAR, MASAB TANK, HYDERABAD.

Proposed Building	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	1	1 Stilt + 5 upper floors	1409.47	14.99

Applicant has paid all required Fees and charges pertaining to HMDA and Municipal Corporation/Municipality.

The applicant has executed 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 No. **3281/2022, 3282/2022**, Dt: **09 March, 2022** at joint Sub-Registrar. The mortgage details are as follows:

Block	Proposed Built-up Area	Required 10% Mortgage area	Provided Mortgage area(In Sq.mts)	Total Built up Area (In Sq.mts)
BUILD (1)	1,163.95	116.40	179.74	1,409.47
Total	1,163.95	116.40	179.74	1,409.47

The Building Permission is sanctioned subject to following conditions:

GENERAL CONDITIONS FOR COMPLIANCE:-

The building plans shall be sanctioned and released by the Municipal Corporation/Municipality.

- b) The Municipal Corporation/Municipality shall scrupulously follow the instructions of the Govt. vide Govt. Memo.No.1933/I1/97-1 M.A., dated 18-6-97 i.e., ensure the ownership and ceiling clearance aspect of the site under reference

are in order before sanctioning and releasing the technically approved building plans.

- c) The building plans technically approved by HMDA are valid for period of (3) years from date of issue of this letter if the work is commenced within the six months from the date of issue.
- d) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building the Municipal Corporation/Municipality 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.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 away the sludge, etc., to an unobjectionable place.
 - viii. All the above shall be supervised and inspected by the Municipal Corporation/Municipality 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.
 - x. 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 exceeds 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 space with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
- e) The Municipal Corporation/Municipality 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.
- f) The Municipal Corporation/Municipality 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 (e)** are complied.
 - (iii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are compiled to the satisfaction of the Municipal Corporation/Municipality.
 - (iv) After issuing a "Fit for Occupancy" certificate by the HMDA as required under Building rules.
- g) The Municipal Corporation/Municipality 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 by this office letter, so as to facilitate public in the matter.
- h) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code.
- i) The applicant shall develop Rain Water harvesting structures in the site under reference as per Norms.

- j) 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.
- k) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- l) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- m) 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.
- n) That the stilt / 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.
- o) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- p) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
- q) Tree plantation shall be done along the periphery and also in front of the premises as per T.S. Water Land and Trees Rules 2002 and create sustainable green buildings that make use of vertical gardens.
- r) The applicant shall make provision for recycling of rain water.
- s) The applicant shall install CC cameras from safety point of view of the residents.
- t) The applicant shall adopt the mandatory and prescriptive requirements listed under ECBC.
- u) The roofing shall be designed to reflect more sunlight and absorb less heat than a standard roof/Cool roofing.
- v) The applicant shall register the project in TS RERA if applicable.

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 as per HMDA Act 2008 and as per Municipalities Act, 2019.
2. If construction is not commenced within 6 months, building application shall be submitted afresh duly paying required fees.
3. Commencement Notice shall be submitted by the applicant before commencement of the building.
4. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate as per rules.
5. Occupancy Certificate is compulsory before occupying any building.
6. Public Amenities such as Water Supply, Electricity Connections will be provided only by the local body or any other agencies, only after production of occupancy certificate issued by HMDA.
7. 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.
8. 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.
9. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
10. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
11. 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.
12. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
13. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
14. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
15. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
16. The applicable shall comply the conditions as per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable)
17. 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.
18. 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 and if failed to adhere the conditions, it shall be liable for demolition besides taking legal action.
19. 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.
20. 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

Special Conditions:

1. The Owner / Developers shall be responsible for the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
3. 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.
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.
6. The HMDA/Local Authority 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.
7. 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.

8. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same and Authority or its employees shall not be a part to any such dispute / litigation.
9. The applicant / developer are the whole responsible if anything happens while constructing the building.
10. Any conditions laid by the authority are applicable.
11. The applicant shall provide the STP and as per standard specification.
12. The Concerned Local Body shall ensure the same before issue of Occupancy Certificate or Commencement of Commercial Production by the applicant.
13. If there are any court cases pending, the proposal is subject to outcome court orders.
14. The minimum width of approach road as indicated in the plan and the said road to be developed and maintained as Black topped road with proper center etc. before release of occupancy certificate.

Additional Conditions

1. The building plan technically approved by HMDA is valid for a period of (6) years from the date of issue of this letter if the work is commenced within the one year from the date of issue
2. To prevent chokeage of sewers / drains, the last inspection chamber within the site/ premises shall be provided the safely pads / gates.
3. The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
4. The Executive Authority should ensure that the minimum width of approach road as indicated in the tech approved plans . The said road is developed and maintained as Black topped road with proper center etc.
5. The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
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 neighbors.
7. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
8. That the applicant / builder / constructor / developer shall not keep their construction material / debris on public road.
9. 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.
10. It is also hereby ordered that the copy of approved plans as released by HMDA and local authority would be displayed at the construction site for public view
11. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
12. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
13. The Applicant shall comply the standards mentioned in the National Building Code, 2005.
14. To comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012.
15. Any conditions laid by the authority are applicable.
16. If any dispute litigation arises in future, regarding the ownership of the land the applicant shall responsible for the settlement of the same, HMDA OR its employees shall not be a part to any such dispute / litigation.
17. 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.
18. 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 with-drawn without notice.
19. 15 % of Built Up Area of 178.1 Sq mtrs in first floor Mortgaged(10% regular mortgage and 5% additional mortgage for NALA) in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority. Vide Document No. 3281/2022, 3282/2022 Dt: 09/03/2022.
20. The applicant shall approach HMDA for Occupancy certificate after completion of building as per the sanctioned plan with in stipulated time .

Yours Faithfully

Name : Yadagiri Rao
Date: 03/25/2022 11:36:01 AM
Designation : Planning Officer



For Metropolitan Commissioner
Planning Officer

Copy to:

1. The Chairman & Managing Director,
Central Power Distribution Company Ltd,
Singareni Bhavan, Red Hills,
Hyderabad-500004.
2. The Vice - Chairman & Managing Director,
H.M.W.S & S.B, Khairtabad, Hyderabad.

