



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad – 500 007.

Letter No.6633/MP2/Plg/HMDA/2008

Date:02-05-2019

To
M/s Sterling Avenues Pvt. Ltd,
8-2-120/76/1/B/16,17,18,
4th Floor, Ashoka Hitech Chambers,
Road No. 2, Banjara Hills,
Hyderabad – 500 034.

Sir,

Sub:- HMDA – Plg. Dept.- Approval of MSB for 2 Cellars + Ground + 11 Upper Floors for 8 Residential blocks (which is represented as A to H Block) of land in Sy.No's. 14/P, 15/P, 16/P and 17/P of Gundlapochampally Village & Medchal Mandal, R.R. District- Approval - Accorded - Reg.

- Ref:-
- 1.Application of M/s. Sterling Avenues Pvt Limited, dt:24-07-2017.
 - 2.This office letter No. 6633/MP2/Plg/HMDA/2008, dt:23-11-2017 Informing the Revalidation charges.
 3. Application of M/s. Sterling Avenues Pvt Limited submission of Revalidation charges, dt:27-11-2017.
 4. T/O/letter no.6633/MP2/Plg/HMDA/2008, dt:07-06-2018 Informing to submit the revised plans.
 5. Application of M/s. Sterling Avenues Pvt Limited submission of Revised plans dt:08-06-2018.
 6. Note orders of MC, HMDA, dt:08-06-2018.
 7. This office letter No. 6633/MP2/Plg/HMDA/2008, dt:10-08-2018 Intimation of Shortfalls.
 8. Application of M/s. Sterling Avenues Pvt Limited submission of Shortfalls. dt:13-08-2018.
 9. T/O. letter no. 6633/MP2/Plg/HMDA/2008, dt:29-03-2019 informing the Dc and other charges.
 10. Application of M/s. Sterling Avenues Pvt Limited, dt:04-04-2019 submission of DC charges.

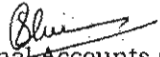
With reference to your application cited, it is to inform that the application submitted by you for the Approval of MSB for 2 Cellars + Ground + 11 Upper Floors for 8 Residential blocks (which is represented as A to H Block) of land in Sy.No's. 14/P, 15/P, 16/P and 17/P of Gundlapochampally Village & Medchal Mandal, R.R. District have been scrutinized and approval accorded.

Yours faithfully

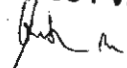
Sd/-

for Metropolitan Commissioner.
Director Planning – II

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


Divisional Accounts Officer

For Sterling Avenues Pvt. Ltd.


Managing Director

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

Letter No.6633/MP2/Plg/HMDA/2008**Date:02-05-2019**

To
The Executive Authority,
Gundlapochampally (V),
Medchal Mandal,
Medchal-Malkajgiri District.

Sir,

Sub:- HMDA - Plg. Dept.- Approval of MSB for 2 Cellars + Ground + 11 Upper Floors for 8 Residential blocks (which is represented as A to H Block) of land in Sy.No's. 14/P, 15/P, 16/P and 17/P of Gundlapochampally Village & Medchal Mandal, R.R. District, to an extent of 26590 Sq.Mtrs- Approval - Accorded - Reg.

- Ref:-
1. Application of M/s. Sterling Avenues Pvt Limited, dt:24-07-2017.
 2. This office letter No. 6633/MP2/Plg/HMDA/2008, dt:23-11-2017 Informing the Revalidation charges.
 3. Application of M/s. Sterling Avenues Pvt Limited submission of Revalidation charges, dt:27-11-2017.
 4. T/O/letter no.6633/MP2/Plg/HMDA/2008, dt:07-06-2018 Informing to submit the revised plans.
 5. Application of M/s. Sterling Avenues Pvt Limited submission of Revised plans dt:08-06-2018.
 6. Note orders of MC, HMDA, dt:08-06-2018.
 7. This office letter No. 6633/MP2/Plg/HMDA/2008, dt:10-08-2018 Intimation of Shortfalls.
 8. Application of M/s. Sterling Avenues Pvt Limited submission of Shortfalls. dt:13-08-2018.
 9. T/O.letter no. 6633/MP2/Plg/HMDA/2008, dt:29-03-2019 informing the Dc and other charges.
 10. Application of M/s. Sterling Avenues Pvt Limited, dt:04-04-2019 submission of DC charges.

Vide reference 10th cited, proposal of Approval of MSB for 2 Cellars + Ground + 11 Upper Floors for 8 Residential blocks (which is represented as A to H Block) of land in Sy.No's. 14/P, 15/P, 16/P and 17/P of Gundlapochampally Village & Medchal Mandal, R.R. District has been examined with reference to the notified and stipulated building regulations.

- I. Technical approval No. 6633/MP2/Plg/HMDA/2008.
- II. Name of the Owner an Applicant and Address:

M/s Sterling Avenues Pvt. Ltd,
8-2-120/76/1/B/16,17,18,
4th Floor, Ashoka Hitech Chambers,
Road No. 2, Banjara Hills,
Hyderabad - 500 034.

Details of charges Collected

- | | | |
|------|----------------------------------|-------------------|
| i) | Processing Development charge of | Rs.1,91,21,860=00 |
| ii) | FSIID Charges through RTGS | Rs. 3,18,830=00 |
| iii) | Environmental Impact Fee | Rs. 44,64,840=00 |

- a) The building plans shall be sanctioned by the Executive Authority in conformity with the technically approved plans by HMDA.
- b) The Executive Authority shall scrupulously follow the instructions of the Govt. vide Govt. Memo.No.1933/11/97-1'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

or Sterling Avenues Pvt. Ltd.

Managing Director

- c) The building plans technically approved by HMDA are valid for period of SIX (6) years from date of issue of this letter subject to condition that the construction shall be commenced within 18 months.
- d) 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 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 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.
- e) 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.
- f) 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.
- g) The Executive Authority shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- h) 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.
- i) The Executive Authority should release the plans **within (7) seven days period** and 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.
- j) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
- k) The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
- l) 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.
- m) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- n) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- o) 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
- p) 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.
- q) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- r) This permission does not bar any pubic 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) 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 and one exit to the premises with a minimum width of 4.5 Mtrs and height clearance of 5 Mtrs.

- 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.

A copy of Chapter-4 of National Building Code, 2005 is enclosed for information.

Subject to the following Conditions:-

1. The applicant shall comply the conditions laid down by Chief Engineer, HMDA / JNTU/OU regarding structural designs / drawings of the proposals.
2. The applicant comply the conditions as per the Environmental Clearance issued by State Environment Impact Assessment Authority (SEIAA), Ministry of Environment and Forest, Government of India.
3. The applicant shall comply the conditions laid down in the NOC as per the letter issued by Director General, A.P. State Disasters Response and Fire Services Department
4. The applicant shall provide the STP and septic tank as per standard specification & recycled water shall be utilized for gardening etc.
5. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
6. 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 and HMDA or its employees not party.
7. The applicant should follow the fire service department norms as per Act 1999.
8. 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.
9. The applicant shall provide refuse-chute along with proper garbage disposal systems.

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10. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
11. 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.
12. The applicant / developer are whole responsible if anything happens / while constructing the building.
13. The HMWS & SB and A.P Transco not to provide the permanent connection till to produce the Occupancy Certificate from the Sanctioning Authority.
14. 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.
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 / developer are the whole responsible if anything happens / while constructing the building and after.
17. The Executive Authority to collect the undertaking affidavit on Rs.100/- Non-judicial stamp paper before release the occupancy certificate.
18. The open space earmarked in the site Building Plan shall be maintained and developed as open space with greenery only.
19. The open space earmarked in the site Building plan shall not be altered and no construction is permitted in the said open space.
20. All roads shall be developed as per Internal Circulation pattern approved & no change in the circulation pattern and parking area earmarked is permitted.
21. 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.
22. 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 Faculty & Hostel buildings etc. and after in the site under reference.
23. 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.
24. The new compound wall by duly maintaining proposed 30 M Master Plan road maybe insisted at the time of Occupancy certificate.
25. Not to permit Occupancy of buildings without obtaining Occupancy certificate from HMDA.
26. Any other conditions laid by the authority are applicable.

Encl: 2.Nos. set of plans.

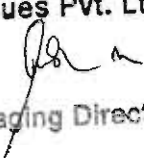
Yours faithfully,

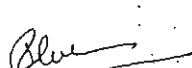
Sd/-

for Metropolitan Commissioner
Director Planning -II

For Sterling Avenues Pvt. Ltd.

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


Managing Director


Divisional Accounts Officer