



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

Planning Department

Lr.No.101425/P4/Plg/HMDA/2014

dt. 26-07-2017

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

Sir,

Sub: HMDA – Plg. Dept – Revised Proposal for Multi storied Building Residential Apartments 5 blocks i.e., (A,B,C,D.&E) Consisting of Cellar + Ground + 7 Upper Floors to a height of 23.80 Mtrs and Amenities block consisting of ground + 2 upper floors with 9.60mtrs Height in Sy.No.150/P of Narsingi (V), Rajendranagar (M), R.R.District - Approval - Accorded - Reg.

- Ref:
1. Your application dt. 09-05-2014.
 2. This office letter No.101425/P4/Plg/HMDA/2014 dt. 13-11-2014.
 3. Your letter dt. 26-04-2016 & 25-07-2016.
 4. This Office No.101425/P4/Plg/HMDA/2014 Dt 30.07.2016
 5. Your application dt. 18-10-2016 submitted the revised proposals
 6. Your application dt. 13-12-2016 submitted the NOC from Airport Authority of India & NOC's from the Fire Service Department the revised proposals
 7. Minutes of the MSB Committee Meeting DT 30.03.2017
 8. Note Orders of M.C. HMDA DT 22.04.2017
 9. This Office DC letter Dt 04.05.2017
 10. This Office letter No.101425/P4/Plg/HMDA/2014 Dt 31.05.2017
 11. This Office letter No.101425/P4/Plg/HMDA/2014 Dt 16.06.2017
 12. Your letter dt. 14-06-2017
 13. This Office letter No.101425/P4/Plg/HMDA/2014 Dt 16.06.2017

Vide reference 5th cited, Revised Proposal for Multi storied Building Residential Apartments 5 blocks i.e., (A,B,C,D.&E) Consisting of Cellar + Ground + 7 Upper Floors to a height of 23.80 Mtrs and Amenities block consisting of ground + 2 upper floors with 9.60mtrs Height in Sy.No.150/P of Narsinghi (V), Rajendranagar (M), R.R.District applied by M/s. Sree Teja Infra has been examined with reference to the notified and stipulated building regulations.

- I. Technical approval No. 101425/P4/Plg./H/2014, Date: 26-07-2017.
- II. Name of the Owner and Applicant and Address:
M/s. Sree Teja Infra,
F.No.408, My Home Jamel,
Madinaguda, Serlingampally,
R.R.District.

- 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 release of Mortgage area by HMDA and after receiving the recommendations for occupancy certificate by HMDA.
- (v) 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.

- 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 has mortgaged the 10% built up area by way of mortgage deed in favour of Metropolitan Commissioner, HMDA vide mortgage deed No. No.2884/2017, dt.19-05-2017 as per G.O.Ms.No.168 MA, dt.07.04.2012.
2. The applicant shall comply the conditions laid down by Chief Engineer, HMDA / JNTU/OU regarding structural designs / drawings of the proposals.
3. 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.
4. 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
5. The applicant shall provide the STP and septic tank as per standard specification & recycled water shall be utilized for gardening etc.
6. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
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 Multistoried Residential Apartments and after in the site under reference and the HMDA or its employees not party to any such disputes / litigations.
8. The applicant should follow the fire service department norms as per Act 1999.
9. 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.
10. The applicant shall provide refuse-chute along with proper garbage disposal systems.
11. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
12. 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.



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Administrative Block, Ground Floor, District Commercial Complex,
Tarnaka, Secunderabad - 500017.

Lr.No.101425/P4/Plg/HMDA/2014

dt.30-07-2016

To,

M/s. Sree Teja Infra.

F.No.408, My Home Jamel,
Madinaguda, Serlingampally,
R.R.District.

Sir,

Sub: HMDA – Plg. Dept – Proposal for approval of Residential Apartment Permission (Cellar + Ground + 5 Upper Floors in Sy.No.150/P of Narsinghi (V), Rajendranagar (M), R.R.District to an extent of Ac 4-19 Gts.– Intimation to Pay Development charges and Other Charges and action to meet the precedent conditions for processing the case further – Reg.

Ref: 1. Your application dt. 09-05-2014.
2. This office letter of even no. dt. 13-11-2014.
3. Your letter dt. 26-04-2016 & 25-07-2016.

With reference to your application cited, it is to inform that the proposal submitted by you for approval of Residential Apartment permission (Cellar + Ground + 5 Upper Floors in Sy.No.150/P of Narsinghi (V), Rajendranagar (M), R.R.District to an extent of Ac 4-19 Gts of M/s. Sree Teja Infra is under process as per provisions of Section 19 of HMDA Act, 2008 and rules and regulations.

To process the application further, the following charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HUDA Complex, Tarnaka.

The detailed fees and charges calculations are as follows:

- | | | |
|---|---|-----------------|
| a. Development Charges @ Rs.40/- per sq.mtrs.
for Residential Site area is 16623.85 Sq.mtrs.
i.e., 16623.85 Sq.mtrs X Rs. 40/- | - | Rs. 6,64,954-00 |
| b. Development Charges @ Rs.50/- per sq.mtrs.
for amenities area is 1541.50 Sq.mtrs.
i.e., 1541.50 Sq.mtrs X Rs. 50/- | - | Rs. 77,075-00 |
| c. Processing Charges @ Rs.10/- per m ² for site area
is 18165.35 Sq.mtrs.
i.e., 18165.35 Sq.mtrs X Rs. 10/- | - | Rs. 1,81,654-00 |
| d. Development charges @ Rs.50/- per m ²
For Residential built up area is 51349.11 sq.mts
i.e., 51349.11 sq.mts X Rs. 50/- | - | Rs.25,67,456-00 |
| e. Development charges @ Rs.60/- per m ²
For amenities built up area is 1541.50 sq.mts
i.e., 1541.50 sq.mts X Rs. 60/- | - | Rs. 92,490-00 |

You are also requested to take further action to meet the following precedent conditions for processing the development permission further and produce documentary proof / evidence of meeting the precedent conditions:

1. The applicant should pay the DC, PC & other charges in favour of M.C, HMDA within 30 days from the date of intimation.
2. The applicant shall mortgage 10.11% of the total built up area in Ground floor to an extent of 5195.26 Sq mts in favour of M.C. HMDA before release of plans from HMDA.
3. The applicant shall submit structural drawings duly prepared by the structural engineer in compliance with G.O. Ms.No. 168 MA & UD dt. 07-04-2012.
4. The applicant shall submit Environmental Clearance certificate issued by the State Level Environmental Impact Assessment Authority (SEIAA) in compliance with G.O. Ms.No. 168 MA & UD dt. 07-04-2012 as the built up area is more than 20,000 sq.mts before payment of DC & other charges.
5. The applicant shall submit NOC from RDO regarding NALA conversion along with DC payment or else shall mortgage additional 5% of the built up area as a security deposit to HMDA.
6. The applicant shall submit an undertaking in terms of G.O.Ms. No. 541.
7. The applicant / developer shall submit all risk insurance policy.
8. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
9. The applicant / developer is the solely responsible for any discrepancy & disputes in respect of ownership aspects and other litigations no right to claim HMDA.
10. If there is any court case is pending in court of law, the applicant / developers shall responsible for settlement of the same and if any court orders against the applicant / developers, the approved draft layout plan is withdrawn and cancelled without notice and action will taken as per law.
11. If any dispute litigation arises in future, regarding the ownership of a land, site boundaries etc., the applicant shall responsible for the settlement of the same. The HMDA or its employees shall not be a party to any such dispute / litigation.
12. The applicant/developer is responsible if anything happens during the construction of building.
13. The applicant shall construct the sump, septic tank and rain water harvesting pits as per the standard specifications.
14. 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.