



OFFICE OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

TG-bPASS

APPROVAL FOR BUILDING CONSTRUCTION

Application No. : 013585/BP/HMDA/3693/SKP/2024

Date : 23 April, 2025

Application Date :05 December, 2024

To
The Municipal Commissioner,
Narsingi Municipality / Municipal Corporation,
Gandipet(M) Mandal,
Ranga Reddy District.

Sir,

Sub: HMDA- Plg.Dept - Approval for Construction of Proposed **Residential** consisting of **AMENITIES (BLOCK) (1 Ground + 6 upper floors) BLOCK (B) (4 Cellars + 1 Stilt + 56 upper floors) BLOCK (C) (4 Cellars + 1 Stilt + 56 upper floors) BLOCK (A) (4 Cellars + 1 Stilt + 56 upper floors)** in plot nos. **7** situated at Survey No. **239/P AND 240/P** of **Kokapet Village, Gandipet(M) Mandal, Ranga Reddy District** to an extent of **26,499.48** Sq. Mt. belonging to **M/S RAJAPUSHPA PROPERTIES PVT LTD AND OTHER** - Technical Approval Accorded - Reg.

Ref: 1. Application number **013585/BP/HMDA/3693/SKP/2024**, Date: **06/12/2024**

2. This office DC letter addressed to the applicant, Date **07 March, 2025**

With reference to your application cited for technical approval of Residential Bldg/Apartment in plot Nos. 7 in Sy.No. **239/P AND 240/P** of **Kokapet Village, Narsingi Municipality Mandal, Ranga Reddy District** belonging to **M/S RAJAPUSHPA PROPERTIES PVT LTD AND OTHER** to an extent of **26,499.48** 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. : **013585/BP/HMDA/3693/SKP/2024**, Date : **23 April, 2025**

II. Name of the Owner and Applicant Address:

M/S RAJAPUSHPA PROPERTIES PVT LTD AND OTHER

2-58, 6TH FLOOR, RAJAPUSHPA SUMMIT, NANAKRAMGUDA, SERILINGAMPALLY, R R DIST.,.

Proposed Building	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	4	4 Cellars + 1 Stilt + 56 upper floors	404159.42	187.6

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. **6502/2025** , Dt: **16 April, 2025** 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)
AMENITIES (BLOCK)	5,171.65	517.16	0.00	6,120.29
BLOCK (A)	85,607.56	8,560.76	3,173.07	87,884.81
BLOCK (C)	102,816.26	10,281.63	2,878.44	106,769.11
BLOCK (B)	110,237.34	11,023.73	2,812.21	203,148.77

Total	303,832.81	30,383.28	8,863.72	403,922.98
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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.

- a) 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.
- b) The building plans technically approved by HMDA are valid for period of (3) years in case of non high rise buildings and (5) years in case of high rise buildings from date of issue of this letter if the work is commenced within the six months from the date of issue.
- c) 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.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 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.
- d) 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.
- e) 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 complied to the satisfaction of the Municipal Corporation/Municipality.
- (iv) After issuing a "Fit for Occupancy" certificate by the HMDA as required under Building rules.
- f) 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.
- g) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code.
- h) The applicant shall develop Rain Water harvesting structures in the site under reference as per Norms.
- i) 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.
- j) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- k) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- l) 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.
- m) 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.
- n) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- o) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
- p) 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.
- q) The applicant shall make provision for recycling of rain water.
- r) The applicant shall install CC cameras from safety point of view of the residents.
- s) The applicant shall adopt the mandatory and prescriptive requirements listed under ECBC.
- t) The roofing shall be designed to reflect more sunlight and absorb less heat than a standard roof/Cool roofing.
- u) The applicant shall register the project in TG RERA if applicable.
- v) A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
- w) Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".
- x) For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
- y) New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.
- z) Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

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

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.

PDC INFORMATION :

DEVELOPMENT, CAPITALIZATION CHARGES : -

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	2	21/08/2025	₹ 14,279,724.00	268614	ICICI Bank	
2	3	20/11/2025	₹ 14,279,724.00	268615	ICICI Bank	
3	4	21/05/2026	₹ 14,279,724.00	268616	ICICI Bank	
4	1	22/05/2025	₹ 201,448,637.00			

CITY LEVEL INFRASTRUCTURE IMPACT FEE : -

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	2	20/11/2025	₹ 24,594,668.00	268617	ICICI Bank	
2	3	21/05/2026	₹ 24,594,668.00	268618	ICICI Bank	
3	4	19/11/2026	₹ 24,594,668.00	268619	ICICI Bank	
4	5	20/05/2027	₹ 24,594,668.00	268620	ICICI Bank	
5	6	18/11/2027	₹ 24,594,668.00	268621	ICICI Bank	

Additional Conditions

1. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by HMDA
2. 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

3. 3. With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building, The Commissioner / Municipal / Executive Authority shall ensure the following .
4. 4. To prevent chokage of sewers / drains, the last inspection chamber within the site/ premises shall be provided the safely pads / gates.
5. 5. The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
6. 6. All the above shall be supervised and inspected by the Municipal Engineer / Executive Authority concerned for compliance during the construction stage.
7. 7. 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 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.
8. 8. 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 center etc.
9. 9. The applicant shall maintain minimum 100 ft distance from Raw water channel to building line as per G.O. Ms. No. 111 MA Dt 08.03.1996 and no building activity including cellar is allowed within the 100Ft distance.
10. 10. 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.
11. 11. That the applicant is responsible for structural safety and the safety requirement in accordance with the of National building Code of 2005.
12. 12. 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.
13. 13. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
14. 14. That the applicant should ensure to submit a compliance report to HMDA soon after completion of first floor level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by.
15. 15. 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.
16. 16. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
17. 17. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
18. 18. 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.
19. 19. The applicant shall follow the conditions mentioned in the HMDA ORRG minutes of the meeting held on 10.10.2013 regarding 4.50 Mrs buffer belt along with Raw Water channel, in case HMWS&SB review the above said buffer belt the same should followed by the applicant and in case while constructing the MSB after if any damage occurs of Raw water channel the applicant / developer shall responsible and to pay compensation as per norms of HMWS&SB and action will be taken as per law.
20. 20. To comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012.
21. 21. The applicant shall approach HMDA for issue of occupancy certificate after the completion of the construction as per approved plan in stipulated period.
22. 22) 10% of Built Up Area to an extent 6502/2025,dt.16.04.2025 to an extent of 30594.12 sqm in 23rd,24th ,41st ,44th floor in block- A , 20th ,21st,22nd ,23 rd, 24th 33rd, 40th 41st floor in block-B And 16th ,20th ,21st,22nd ,23rd,24th,33rd floor in Block- C mortgaged in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority. as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07-04-2012.)
23. 23. 5% of additional Built Up Area to an extent of 15194.74 Sq.mtrs Mortgaged in 52nd ,53rd,54th,55th floor block -A ,52nd,53rd,55th floor Block-B and 41st ,44th,53rd,54th Block-C floors in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority. Vide Document No.6501/2025 dt:16-04-2025.
24. 23. 5% of additional Built Up Area to an extent of 15437.64 Sq.mtrs Mortgaged in 7th ,50th 51st floor in block-A 5th floor in block-B 5th ,7th ,13th 15th ,26th,28th & 39th floor in Block-C in favour of The Metropolitan Commissioner ,Hyderabad Metropolitan Development Authority. Vide Document No.6503/2025 dt:16-04-2025.
25. 24. 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.
26. 25. The applicant has submitted the structural drawings & designs clearance certificate from JNTU vide Ir. No. JNTU/CEH/Civil/PC-10024/2025,dt.04.04.2025
27. 26. The applicant shall submit the Revised Environmental Clearance certificate issued by the State Level Environmental Impact Assessment

Authority (SEIAA) SIA/TG/INFRA2/471145/2024, dt. 11/02/2025.

28. 1. The visitors parking should be used for the designated purpose only and should not be misused or sold.
29. 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.
30. 3. The applicant shall provide refuse - Chute along with proper garbage disposal systems
31. 4. 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.
32. 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.,
33. 6. The applicant should full fill the all the conditions as per the Fire Service NOCs, Airport NOCs & SEIAA clearance etc.
34. 7. Rain water harvesting from the roof tops may also incorporate to store water and also make special provisions for storm water drains.
35. 8. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply
36. 9. 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).
37. 10. The Open Space earmarked in the site layout plan shall be maintained and developed as Open Space with greenery
38. 11. The Open Space earmarked in the site layout plan shall be maintained and developed as Open Space with greenery
39. 12. 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

Name : PRASAD RAO B.
Date: 04/23/2025 5:36:24 PM
Designation : Planning Ofcr



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.