OFFICE OF THE Nizampet Municipal Corporation MUNICIPALITY / MUNICIPAL CORPORATION

TG-bPASS

BUILDING PERMIT ORDER

Application No. : 004812/BP/HMDA/1054/MED/2024 **Date : 08 August, 2024**

To
M/S URBANRISE COUNTY HOMES PRIVATE LIMITED
1st FLOOR JUBILEE HEIGHTS JUBILEE ENCLAVE, MADHAPUR
Pin Code : 500081

Sir,

Sub: Nizampet Municipal Corporation Municipality / Municipal Corporation - Town Planning Section - Building Permission for Construction of Proposed **Residential** Building consisting of **PROP (CLUB HOUSE) (1 Ground + 3 upper floors) PROP (BLOCK A) (2 Cellar + 1 Stilt + 12 upper floors) PROP (BLOCK B) (1 Stilt + 12 upper floors)** in plot nos. - situated at Survey No. **306/P** of **Bachupally** Village, **Bachupally** Mandal, **Medchal-Malkajgiri** District to an extent of **13,665.67** Sq. Mt. belonging to **M/S URBANRISE COUNTY HOMES PRIVATE LIMITED** - Reg.

Ref: 1. Application number **004812/BP/HMDA/1054/MED/2024**, Date: **08/05/2024**
2. HMDA Proceedings vide Lr.No. **004812/BP/HMDA/1054/MED/2024**, dt. **08 August, 2024**

It is to inform that, in the reference 1st cited, you have applied to HMDA for Building Permission for construction of **Residential** consisting of **PROP (CLUB HOUSE) (1 Ground + 3 upper floors) PROP (BLOCK A) (2 Cellar + 1 Stilt + 12 upper floors) PROP (BLOCK B) (1 Stilt + 12 upper floors)** in Plot Nos. - situated at Sy.Nos. **306/P** of **Bachupally** (V) , **Bachupally** (M), **Medchal-Malkajgiri** Dist. to an extent of **13,665.67** Sq.Mt.

The above proposal has been examined by the HMDA under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force and permission is hereby accorded vide

I. Permit No. : **004812/BP/HMDA/1054/MED/2024**, Date : **08 August, 2024**
II. Name of the Owner and Applicant Address:
M/S URBANRISE COUNTY HOMES PRIVATE LIMITED
1st FLOOR JUBILEE HEIGHTS JUBILEE ENCLAVE, MADHAPUR.

Proposed Building	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	3	2 Cellar + 1 Stilt + 12 upper floors	71308.44	35.4

You have paid all required Fees and charges to HMDA and Municipal Corporation/Municipality and 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 at Sub-Register **QUTHBULLAPUR** , vide Doc No. **20765/2024 & 20766/2024** , Dt: **31 July, 2024** , (Dist). 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)
PROP (CLUB HOUSE)	2,021.56	202.16	0.00	2,171.73
PROP (BLOCK B)	23,755.28	2,375.53	2,539.90	27,077.75
PROP (BLOCK A)	23,951.00	2,395.10	2,539.41	42,058.96
Total	**49,727.84**	**4,972.79**	**5,079.31**	**71,308.44**

The Building Permission is sanctioned subject to following conditions:

GENERAL CONDITIONS FOR COMPLIANCE: -

a) The building plans technically approved 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.

b) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building and shall comply 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 1 st 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. 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.

ix. 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.

c) The proposed building / complex shall be constructed strictly as per the technically approved building plans and 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. Any deviations, misuse or violations of minimum setbacks, common parking floor / stilt marking / violation and other balcony projections shall not be allowed.

d) 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 (c)** 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.

e) The developer shall 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.

f) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code.

g) If construction is not commenced within 6 months from the date of proceedings, the applicant shall submit afresh application duly paying required fees.

h) If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.

i) The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.

j) The Owner/builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and Forests (MoEF) Guidelines, 2010 while raising construction.

k) The applicant shall develop Rain Water harvesting structures in the site under reference as per Norms.

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 errection 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.

p) 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.

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 public agency including HMDA to acquire the lands for public purpose as per law.

s) 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.

t) The applicant shall make provision for recycling of rain water.

u) The applicant shall install CC cameras from safety point of view of the residents.

v) The applicant shall adopt the mandatory and prescriptive requirements listed under ECBC.

w) The roofing shall be designed to reflect more sunlight and absorb less heat than standard roof/Cool roofing.

x) The applicant shall register the project in TS RERA if applicable.

y) In respect of All Non Residential Buildings and Residential Building in plot of 500 Sq.mts / 600 Sq.Yds and above, the Applicant shall comply with the provision of Telangana State Cool Roof Policy 2023-2028 and the same is mandatory for issuance of Occupancy Certificate(OC).

z) 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.

aa) 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".

ab) 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.

ac) 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.

ad) 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 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.

Yours Faithfully

Commissioner

Nizampet Municipal Corporation Municipality / Municipal Corporation
Bachupally Mandal, Medchal-Malkajgiri District

Copy to:

1. The Metropolitan Commissioner, HMDA.
2. The Collector, Medchal-Malkajgiri District.
3. The Chairman & Managing Director,
   Central Power Distribution Company Ltd,
   Singareni Bhavan, Red Hills,
   Hyderabad-500004.
4. The Vice - Chairman & Managing Director,
   H.M.W.S & S.B, Khairtabad, Hyderabad.