

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarnajayanthi Commercial Complex, 4<sup>th</sup> Floor West Wing,  
Ameerpet, Hyderabad – 500 038.

**Planning Department****Letter No. 028623/SKP/MSB/Plg/HMDA/2023****Date: 22-11-2024**

To

M/s. E-Infra Ira Ventures,  
O/o. Plot no. 32, Sy.NO. 135,  
Brindavan Colony, Gandipet Mandal,  
Ranga Reddy District.

Sir,

Sub:- HMDA- Plg.Dept.- Approval of Multi stored Residential complex permission for (7 Blocks) Block A & G consisting of 2cellar + 5 podiums + 36 upper floors, Block B, C, D, E, F consisting of 2cellar + 5 podiums + 40 upper floors and club house 2cellar + 5 podiums + 8 upper floors in an extent of 56165.55 Sq.Mts in Sy. Nos 456/P, 457/P, 458, 459, 460/P, 464/P, 465/P, 467/P, 468/P, 509, 510, 511, 512, 513/P Situated at manchirevula (V), Gandipet (M), Ranga Reddy Dist –Plans Approved - Reg.

- Ref:-
1. M/s. E-INFRA IRA VENTURES( Previously EIPL Infra Projects) and others Filed for approval of building permission on dated: 26.06.2023
  2. DC letter vide no: 28623/SKP/MSB/Plg/HMDA/2023 on 14.07.2023 to the building permission applicant.
  3. The Complaint petition No-1 filed by Smt. Boda Mourya on 24.12.2022, 12.09.2023, 31.10.2023.
  4. Notice No: EVEN. dated: 31.10.2023, 03.11.2023 to the complainant to submit the documentary evidence.
  5. Show cause Notice No: EVEN dated: 03.11.2023 issued to the Building permission applicant to submit the explanation.
  6. documents submitted by the complainant on dt: 04.11.2023
  7. The explanation submitted by the building permission applicant on dated: 10.01.2024.
  8. The Complaint petition No: 2 filed by Sri. Sridhar Reddy on 22.12.2023.
  9. The explanation submitted by the building permission applicant on dated: 20.04.2024
  10. This office issued disposal letter vide No: EVEN dated: 16.04.2024.
  11. The petitioner Smt. B. Mourya filed WP No: 11471/2024 before the Hon'ble High Court and passed orders on dated: -29.04.2024
  12. Notices issued to both the parties on 25.05.2024 & 07.06.2024.
  13. This office letter dt. 10.06.2024 cancellation of complaint petitions.
  14. Note orders of Metropolitan Commissioner, HMDA on dt. 21.06.2024.
  15. This Office letter dt. 24.06.2024 intimating DC.
  16. This office letter dt. 30.09.2024 issued proceedings.
  17. Applicant letter dt. 25.10.2024 request for issue of DC with instalments.
  18. Note orders of Metropolitan Commissioner HMDA on dt. 20.11.2024.
  19. This office letter dt. 20.11.2024 intimating DC with instalments.
  20. Applicant letter dt. 21.11.2024 remitting DC and submitting Post dated cheques and Mortgage documents regarding Regular, Additional Mortgage documents.

\*\*\*\*\*

- 1) The proposal submitted by you for Approval of Multi stored Residential complex permission for (7 Blocks) Block A & G consisting of 2cellar + 5 podiums + 36 upper floors, Block B, C, D, E, F consisting of 2cellar + 5 podiums + 40 upper floors

and club house 2cellar + 5 podiums + 8 upper floors in an extent of 56165.55 Sq.Mts in Sy. Nos 456/P,457/P, 458, 459, 460/P, 464/P, 465/P, 467/P, 468/P, 509, 510, 511, 512, 513/P Situated at manchirevula (V), Gandipet (M), Ranga Reddy Dist has been examined with reference to the notified Master Plan and Building Rules and regulations and the Building permission is hereby issued subject to following conditions.

Permit No.	<b>028623/SKP/MSB/PIg/HMDA/2023, Dt. 22.11.2024</b>
Owner/Applicant Address	M/s. E-Infra Ira Ventures, O/o. Plot no. 32, Sy.NO. 135, Brindavan Colony, Gandipet Mandal, Ranga Reddy District.

2) Nature of construction: Approval of Multi stored Residential complex permission for (7 Blocks) Block A & G consisting of 2cellar + 5 podiums + 36 upper floors, Block B, C, D, E, F consisting of 2cellar + 5 podiums + 40 upper floors and club house 2cellar + 5 podiums + 8 upper floors in an extent of 56165.55 Sq.Mts in Sy. Nos 456/P,457/P, 458, 459, 460/P, 464/P, 465/P, 467/P, 468/P, 509, 510, 511, 512, 513/P Situated at manchirevula (V), Gandipet (M), Ranga Reddy Dist.

3) The followings amounts were paid to HMDA

Descriptions	Payable	Paid	
Earlier 1 <sup>st</sup> inst of DC & CIF	1,24,71,542 & 3,42,17,833	1,24,71,542 & 3,42,17,833	04.08.2023 & 08.08.2023
Processing fee & Def	8,01,82,028.00	8,01,82,028.00	11.08.2023
Environmental Fees	2,66,52,313.00	2,66,52,313.00	09.08.2023
2 <sup>nd</sup> , 3 <sup>rd</sup> & 4 <sup>th</sup> inst of DC	1,24,71,542/-, 1,24,71,542/- & 1,24,71,542	1,24,71,542/-, 1,24,71,542/- & 1,24,71,542	14.11.2023, 14.02.2024 & 11.06.2024
2 <sup>nd</sup> install of CIF	3,42,17,833.00	3,42,17,833.00	14.02.2024
FSID Charges	1,11,998.00	1,11,998.00	23.10.2024 & 21.11.2024
1 <sup>st</sup> Instalment of DC	1,77,13,206	1,77,13,206	21.11.2024
1 <sup>st</sup> Instalment of Special Impact Fees	3,15,01,522	3,15,01,522	21.11.2024
Interest Amount	4,51,11,346	4,51,11,346	21.11.2024
DC Charges	6,78,44,187.00	6,78,44,187.00	24.10.2024

4) The applicant has submitted the post dated towards Development Charges, Capitalisation Charges & Shelter fees

Sl.No.	Instalment No.	Due Date	Amount in (Rs)	Cheque No.	Bank & Branch
1	2	19-03-2025	1,77,13,206.00	194177	Axis Bank Limited, Tolichowki, HYD
2	3	19.06.2025	1,77,13,206.00	194178	Axis Bank Limited, Tolichowki, HYD
3	4	19-09-2025	1,77,13,206.00	194179	Axis Bank Limited, Tolichowki, HYD

**Special Impact Fees**

Sl.No.	Instalment No.	Due Date	Amount in (Rs)	Cheque No.	Bank & Branch
1	2	19-06-2025	3,15,01,522.00	194180	Axis Bank Limited, Tolichowki, HYD
2	3	19-12-2025	3,15,01,522.00	194181	Axis Bank Limited, Tolichowki, HYD
3	4	19-06-2026	3,15,01,522.00	194182	Axis Bank Limited, Tolichowki, HYD
4	5	19-12-2026	3,15,01,522.00	194183	Axis Bank Limited, Tolichowki, HYD
5	6	19-06-2027	3,15,01,522.00	194184	Axis Bank Limited, Tolichowki, HYD

Labour Cess Amount

Instalment No	Amount	Remarks / Month Year
1 <sup>st</sup> instalment	71,26,966/-	Paid
2 <sup>nd</sup> instalment	71,26,966/-	Jan-2025
3 <sup>rd</sup> instalment	71,26,966/-	July-2025
4 <sup>th</sup> instalment	71,26,966/-	Jan-2026
5 <sup>th</sup> instalment	71,26,966/-	July-2026
6 <sup>th</sup> instalment	71,26,966/-	Jan-2027
7 <sup>th</sup> instalment	71,26,966/-	July-2027
8 <sup>th</sup> instalment	71,26,966/-	Jan-2028
9 <sup>th</sup> instalment	71,26,966/-	July-2028
10 <sup>th</sup> instalment	71,26,966/-	Jan-2029
11 <sup>th</sup> instalment	71,26,966/-	July-2029
12 <sup>th</sup> instalment	71,26,966/-	Dec-2029

- 5) The applicant has submitted Regular 10.00% mortgage area in an extent of 46267 Sq Mtrs vide Document No. 1570 of 2024, dt. 02.02.2024 & Document no. 279 of 2024, dt. 21.11.2024 to an extent of 12691.87 Sq.Mtrs at Sub-Registrar Gandipet in favour of MC HMDA.
- 6) The applicant has submitted 5% Mortgaged area in an extent of 23051 Sq Mtrs vide Document No. 1571 of 2024 date.02.02.2024 & Document no. 278 of 2024, dt. 21.11.2024 to an extent of 6308.41 Sq.Mtrs at Sub-registrar, Gandipet in favour of MC HMDA availing facility for payment of DC, PC & Other charges.
- 7) The applicant has submitted 5% Mortgaged area in an extent of 23206 Sq Mtrs vide Document No. 1572 of 2024, dt. 02.02.2024 & Document no. 280 of 2024, dt. 21.11.2024 to an extent of 6606.04 Sq.Mtrs at Sub-Registrar Gandipet in favour of MC HMDA availing facility for payment of City Level Impact Fees.
- 8) The applicant has submitted affidavit stating that if any dispute in future they abide for any disciplinary action initiated therein including the cancellation of the permission granted in the subject land.
- 9) After completion of works as per the approved plan, mortgage area will be released before grant of occupancy certificate by the HMDA as per rule 26 of G.O. Ms No. 168 MA dt. 07.04.2012.
- 10) The building plans are valid for a period of **FIVE (5) YEARS** from the date of issue of permission letter as per latest amendment of Building rules 2012 vide G.O.Ms.No.62, dt.21-03-2020.
- 11) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building the Municipal Commissioner 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 Municipality 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 Municipality 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<sup>st</sup> 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 Municipal Commissioner 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 Commissioner 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.
- 12)The Municipal Commissioner should ensure that the applicant undertakes to abide by the conditions, which may be imposed, in terms of G.O.Ms.No.168 MA, dt.07-04-2012.
- 13)The Municipal Commissioner should ensure that the proposed building / complex is constructed strictly as per the 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 deviation, misuse or violations of minimum setbacks, common parking floor / stilt marking / violation and other balcony projections shall not be allowed.
- 14)The Municipal Commissioner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- 15)The Municipal Commissioner 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 Municipal Commissioner.
  - (iv) After issuing a "Fit for Occupancy" certificate by the HMDA as required as required under Government order No.168 MA, dt.07-04-2012.
- 16)The Municipal Commissioner 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.
- 17)That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
- 18)The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.

- 19) 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.
- 20) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- 21) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- 22) 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
- 23) 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.
- 24) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- 25) That the applicant shall obtain clearance from T.S. Fire Services Dept. for the proposed complex under the provisions of T.S. Fire Services Act 1994 before coming for Occupancy Certificate.
- 26) 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) The Owner / Developers shall temporarily house the construction workers on the site with 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.
- 2) Provide Fire resistant swing door for the collapsible lifts in all floors.
- 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.
- 15) In case installments are not paid on or before due date, the entire outstanding of fee shall attract a penal interest of 18% per annum compounded on monthly basis till such time that the due installment is paid and the Building permission shall be liable for cancellation.

**Other Conditions to be complied by Owner / Developer:-**

1. The applicant shall follow the conditions mentioned in various NOCS issued by State Level Environmental Impact Assessment Authority (SEIAA) vide No. SEIAATS/OL/RRD-1017/2023, dt. 13.04.2023.
2. The applicant has submitted Structural clearance certificate from JNTU vide letter No. JNTUH/BICS/PC-376/2023, dt. 19.10.2023.
3. The applicant has submitted Drainage/ Sewerage network plan and Undertaking for 10% of cellar area as per (13(c-xi) in G.O.M.S 168 M.A
4. The applicant has submitted Bank guarantee for solar water heating and solar lighting with bank guarantee vide No. No.16280100000016, 20.06.2024 towards Provision Solar Lighting System in the Building.
5. Undertaking for 10% of cellar area as per (13(c-xi) in G.O.M.S 168 MA Dated.07.04.2012.
6. The applicant has submitted NALA conversion certificate from Revenue Authority.
7. The applicant has submitted the Gift Deed No. 8096/2024 Dt. 15.06.2024 in an extent of 525.84 Sq Mtrs for road affected area in favour of Municipal Commissioner Narsingi Municipality on free of cost.
8. The applicant has submitted Contractor all risk insurance policy No. 61310044240300000005 Dt. 13.06.2024.
9. The applicant has submitted the undertaking as per G.O.Ms.No.168 MA, dt.07.04.2012 on Rs.100/- Non-Judicial stamp paper stating that, they will utilize 10% of cellar floor area for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry etc., and not for other purposes.
10. The HMWS & SB and T.S. Transco are requested to not to provide the permanent connection till to produce the Occupancy Certificate from Sanctioning Authority.
11. 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.
12. The applicant shall provide refuse-chute along with proper garbage disposal systems.
13. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan
14. 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.
15. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.

16. The applicant shall provide the STP and the recycle water shall be utilized for gardening etc.
17. 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.
18. The applicant / developer and structural Engineer and Architect are sole responsible if any loss of human life or any damage occurs while constructing the Residential Apartments and after in the site under reference .
19. 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.
20. The applicant shall follow the conditions mentioned by Airport Authority of India and Fire Service Department.
21. The HMDA resume 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.
22. 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.
23. 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.
24. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
25. The applicant should follow the conditions imposed by Fire Service in the provisional NOC.
26. The applicant has paid to an amount Rs. 2,94,26,628/- through RTGS vide No.UTIBR52023080800359525 dt.08.08.2023 & to an amount Rs. 2,83,62,180/- through RTGS vide No.UTIBR5202411120035 dt.12.11.2024 to local body charges , Narsingi Municipality .
27. If any deficiency is noticed in payment of fees in future same should be remitted by the applicant on demand by HMDA.
28. Any conditions laid by the authority are applicable.

Yours faithfully,

Sd/-

for Metropolitan Commissioner  
Chief Planning Officer (SKP)

Encl: Two sets of plans

Copy to:

The Municipal Commissioner Narsingi Municipality, Gandipet Mandal R.R. District  
for information.

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

  
Div. Accts. Officer