



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Swarnajayanthi Commercial Complex, 4th Floor West Wing,
Amcerpet, Hyderabad – 500 038.

Lr. No.2138/Setback/SKP/Plq/HMDA/2024

Dt:11.10.2024

To
The Director General,
State Disaster Response & Fire Services,
C86R + 8J7, Beside IRDA, Financial District,
Nanakramguda, Hyderabad – 500 032.

Sir,

Sub:- HMDA- Planning - Application filed by Sri. A. Venkateshwar Reddy & 5 Others for setback relaxation for the proposed construction of residential apartments (MSB) without insisting additional setbacks on additional (01) upper floor on blocks consisting of 2 cellars + 4 Podium + 2 floors Club House + 33 Upper floors (36th TDR floor) in Sy.No. 3 of Kokapet Village, Gandipet Mandal, Ranga Reddy District to an extent of 5057.70 Sq.Mtrs – Reg.

Ref: 1. Application Dt.30.08.2024 filed by Sri. A. Venkateshwar Reddy & 5 Others.
2. Note Orders of Metropolitan Commissioner, HMDA Dt.10.10.2024.

Kind attention is invited to the subject and reference cited. It is to inform that the Sri. A. Venkateshwar Reddy & 5 Others have submitted proposal for construction of residential apartments (MSB) without insisting additional setbacks on additional (01) upper floor on blocks consisting of 2 cellars + 4 Podium + 2 floors Club House + 33 Upper floors (34th TDR floor) in Sy.No. 3 of Kokapet Village, Gandipet Mandal, Ranga Reddy District to an extent of 5057.70 Sq.Mtrs duly utilizing TDR for affected area under proposed 36 Mtrs master Plan road and 30 Mtrs wide master plan road.

In this connection it is to submit that the site under reference is observed that the site is abutting to existing 12 M wide road on south east side which is proposed to 36 Mtrs wide road in the notified master plan MDP-2031 and another existing 12 Mtrs wide road on south east side which is proposed to 36 Mtrs wide road in the notified master plan MDP-2031.

Further, the applicant has utilized TDR for area which is affected under the proposed 36 Mtrs and 30 Mtrs wide Master Plan roads (253.80 Sq.Mtrs and (B) 17.93 Sq.Mtrs total road affected area is 271.79 Sq.Mtrs and same area will be surrendered to the Local body through registered gift deed free of cost at the time of building approval from HMDA.

As per G.O.Ms.NO. 1668 MA dt: 07.04.2012 and its subsequent amendments rule 17(b) (i) reads as follows:

Rule 17(b) (i):For the Master plan Road / Road Development plan undertaken and developed: equivalent to 400% of built up area of such area surrendered for conservation and development of lakes / water bodies/ nalas foreshores & Recreational buffer development with greenery, etc., equivalent to 200% of built up are of such recreational buffer area developed at his cost.

Therefore, the applicant is request for TDRR of 400% as per Go.Ms.No. 330 dt. 28.12.2017 which is considered and 271.79 Sq.Mtrs X 400% = 1087.16 Sq.Mtrs or 1300.24 Sq.Yrds and the required TDR values for utilization:

The proposed One additional floor built up area for the proposal is 888.14 Sq.Mtrs or 1,062.21 Sq.Yrds and the applicant utilized TDR to an extent of 1,087.16 Sq.Mtrs or 1,300.24 Sq.Yrds which is more than the required area.

Total site area	:	5057.70 Sq.Mtrs
Road affected area	:	271.79 Sq.Mtrs
Built up area before availing TDR	:	31312.93 Sq.Mtrs
Additional one floors BUA	:	888.14 Sq.Mtrs
Built up area after availing TDR	:	32201.07 Sq.Mtrs
Height proposed before adding TDR	:	119.99 Mtrs

All round setbacks required as per G.O.Ms.No. 168 dt. 07.04.2012 and G.O.Ms.No. 50 MA

East : 18 Mtrs
West : 18 Mtrs
North : 18 Mtrs
South : 18 Mtrs

Further, the applicant unutilized TDR i.e., 400% of TDR area affected under proposed master plan road for construction of additional one (1) upper floor on Multi Storied Residential Building (MSB) consisting of 2 Cellars + 4 Podiums + 2 floors Club House + 33 upper floors without insisting any additional setbacks as per G.O.Ms.No. 330. Dt. 28.12.2017.

Height proposed after adding one TDR floor : 138.32 M (Including podium floors)
(i.e., 2 Cellars + 4 Podiums + 2 Floors Club House + 34 Upper floors)

Therefore, the above information forwarded to take further necessary action in the matter.

Yours faithfully,
Sd/-
for Metropolitan Commissioner,
Director Planning - II

Copy to :
A. Venkateshwara Reddy
Plot No 20-B, Type A, Site II, Road No 92,
Film Nagar, Shaikpet, Hyderabad,
Telangana - 500096.

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


Chief Planning Officer
11/10/24