



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

Planning Department

Letter No. 007944/BP/HMDA/1619/SKP/2022

Date:29-09-2023

To
M/s. Goldenkey Ventures Pvt Ltd
Rep. by its Managing Director
Sri Sudheer Kirthi
Flat No. 103, Plot No. 3 Road No. 1
Alind Employees Colony,
Opp Zonal Municipal Office Supreme Sports
Serlingampally Hyderabad 500019.

Sir,

Sub:- HMDA- Plg. dept.- Approval of construction of Multi storied Residential apartment consisting of 1 Cellar + 3 Stilt + 8 upper floors in Plot nos. A/10 , Sy. Nos. 153 PART of Ameenpur Village, Ameenpur Mandal, Sanga Reddy District to an extent of 10,130.18 Sq.mts –Plans Approved - Reg.

Ref:- 1. Your Building Application in File No. 007944/BP/HMDA/1619/SKP/2022,
2. This Office Lr.No. 007944/BP/HMDA/1619/SKP/2022 dt:22-11-2022.
3. Application of M/s. GOLDENKEY VENTURES PVT LTD Dt. 28.12.2022
4. Note Orders of Director Planning, HMDA Dt. 28.02.2023
5 This Office Lr.No.007944/BP/HMDA/1619/SKP/2022 DT. 09.03.2023
6. Application of M/s. GOLDENKEY VENTURES PVT LTD paid
DC charges and submitted post-dated cheques and other relevant documents.

- 1) The proposal submitted by you for Approval of construction of Multi storied Residential apartment consisting of 1 Cellar + 3 Stilt + 8 upper floors in Plot nos. A/10 , Sy. Nos. 153 PART of Ameenpur Village, Ameenpur Mandal, Sanga Reddy District to an extent of 10,130.18 Sq.mts 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.	<u>007944/BP/HMDA/1619/SKP/2022 Dt.29.09.2023</u>
Owner/Applicant Address	M/s. Goldenkey Ventures Pvt Ltd Rep. by its Managing Director Sri Sudheer Kirthi Flat No. 103, Plot No. 3 Road No. 1 Alind Employees Colony, Opp Zonal Municipal Office Supreme Sports Serlingampally Hyderabad 500019.

- 2) Nature of construction: Approval of construction of Multi storied Residential apartment consisting of 1 Cellar + 3 Stilt + 8 upper floors Floors in Plot nos. A/10 , Sy. Nos. 153 PART of Ameenpur Village, Ameenpur Mandal, Sanga Reddy District to an extent of 10,130.18 Sq.mts.

3) The followings amounts were paid to HMDA

Descriptions	Payable	Paid	
1 st installment of DC & Other charges	16,47,599/-	Rs. 16,47,599/-	Challan No. 785 Dt. 01.07.2023
1 st installment of City Level Impact Fees	6,57,495/-	6,57,495/-	challan No. 786 Dt. 01.07.2023
Publication charges	5000/-	5000/-	challan No. 5161 Dt. 09.05.2023
Consolidation charges	10000/-	Rs. 10000/-	5153 Dt. 09.05.2023
FSID Charges	3,08,858/-	3,08,858/-	638 Dt. 17.06.2023
Processing charges for total site area	101302	101302	734 Dt.27.06.2023
Processing charges for built up area	Rs. 788994/-	Rs. 788994/-	787 Dt.01.07.2023
LRS Charges	Rs. 90,00,000/-	Rs. 90,00,000/-	challan No. 390 Dt. 18.05.2023
LRS Charges	Rs. 20,00,000/-	Rs. 20,00,000/-	challan No. 519 Dt. 01.06.2023
LRS Charges	Rs. 20,00,000/-	Rs. 20,00,000/-	challan No. 495 Dt. 31.05.2023
LRS Charges	Rs. 60,00,000/-	Rs. 60,00,000/-	challan No. 439 Dt. 23.05.2023
LRS Charges	Rs. 43,78,236/-	Rs. 43,78,236/-	challan No. 603 Dt. 13.06.2023
Environmental Impact Fees	Rs. 18,57,077/-	Rs. 18,57,077/-	through Govt. Treasury challan No. 6301137803 Dt. 03.07.2023.
2 nd installment of DC & Other charges	16,57,599/-	Rs. 16,57,599/-	Challan No. 863 Dt. 10.07.2023
Interest	5,75,808.19	5,75,808.19	Through RTGS Dt. 05.08.2023

4) The applicant submitted following post dated cheques towards DC & PC, charges

Sl.No.	Instalment No.	Due Date	Amount in (Rs)	Cheque No.	Bank & Branch
1	3	27.09.2023	16,57,599/-	000807	ICICI Bank Kondapur
2	4	27.12.2023	16,57,599/-	000808	ICICI Bank Kondapur
3	5	27.02.2024	16,57,599/-	000809	ICICI Bank Kondapur
4	6	27.06.2024	16,57,599/-	000810	ICICI Bank Kondapur
5	7	27.09.2024	16,57,599/-	000811	ICICI Bank Kondapur
6	8	27.12.2024	16,57,599/-	000812	ICICI Bank Kondapur

City Level Impact Fees

Sl.No.	Instalment No.	Due Date	Amount in (Rs)	Cheque No.	Bank & Branch
1	2	27.09.2023	6,57,495/-	000813	ICICI Bank Kondapur
2	3	27.03.2024	6,57,495/-	000814	ICICI Bank Kondapur
3	4	27.09.2024	6,57,495/-	000815	ICICI Bank Kondapur
4	5	27.03.2025	6,57,495/-	000816	ICICI Bank Kondapur
5	6	27.09.2025	6,57,495/-	000817	ICICI Bank Kondapur

5) The Applicant Paid Local Body Charges to an amount of **Rs. 23,41,036/-** have been paid to Municipal Commissioner, Ameenpur Municipality and same was confirmed by the Commissioner Ameenpur Municipality and submitted the acknowledgment from Municipal commissioner, Ameenpur Municipality.

6) The applicant has approach Labour Department for availing instalments on Labour Cess 1% vide Labour Department Lr.No.E/907/2022 Dt.05.11.2022. The details are as follows.

Year / Installment	Stages	Installment Amount	Remarks
1 st installment (2023)	Plinth Level	1456650.00	Jan-2023
2 nd installment (2023)	Buildings	1456650.00	Apr-2023
3 rd installment (2023)	Buildings	1456650.00	Jul-2023
4 th installment (2023)	Buildings	1456650.00	Oct-2023
5 th installment (2024)	Buildings	1456650.00	Jan-2024
6 th installment (2024)	Buildings	1456650.00	Apr-2024
7 th installment (2024)	Buildings	1456650.00	Jul-2024
8 th installment (2024)	Buildings	1456846.00	Oct-2024
Total		11653396.00	

7) The applicant has submitted Regular 10.00% mortgage area in an extent of 3451.27 Sq Mtrs vide Document No. 6332/2023 date.07.06.2023 at joint Sub-Registrar Sangareddy in favour of MC HMDA.

8) The applicant has submitted 5% Mortgaged area in an extent of 1722.72 Sq Mtrs vide Document No. 6333/2023 date.07.06.2023 at joint Sub-Registrar Sangareddy in favour of MC HMDA availing facility for payment of City Level Impact Fees.

9) The applicant has submitted 5% Mortgaged area in an extent of 1754.43 Sq Mtrs vide Document No. 6331/2023 date.20.06.2023 at joint Sub-Registrar Sangareddy in favour of MC HMDA availing facility for payment of DC, PC & Other charges

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.

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- iii. Where main Municipality drains exist in vicinity of site, insist 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 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 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.

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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 public agency including HMDA to acquire the land 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) 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.

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 SEIAAEC No. EC23B039TG176840 Dated. 24.05.2023, Airport Authority of India and Fire Service Department.

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- 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 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 Municipal Commissioner shall ensure that no effluent / drainage over flows on the road or public place.
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 - 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.

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14) The Municipal Commissioner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.

20. 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.
21. 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.
22. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
23. The applicant should follow the conditions imposed by Fire Service in the provisional NOC.
24. If any deficiency is noticed in payment of fees in future same should be remitted by the applicant on demand by HMDA.
25. Any conditions laid by the authority are applicable.

Yours faithfully,

Sd/-

for Metropolitan Commissioner
Planning Officer (DYR)

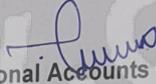
Encl:

- 1) Two sets of plans

Copy to:

The Municipal Commissioner Ameenpur Municipality for information.

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


Divisional Accounts Officer (NR)
Planning