

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarna Jayanthi Complex, 4th floor, West Wing
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT**Letter No. 040733/SKP/R1/U6/HMDA/23112020****Dt:-07-06-2022**

To
M/s. Abode Constructions
Represented by
Managing Partner Sri B.Nagaraju
Flat No. 501, Green Court Apartment
Nizampet Road Kukatpally – Hyderabad - 500090

Sir,

Sub:- HMDA- Plg.Dept.- Approval of Residential Apartment of (6 Blocks) 1, 2, 3, 4, 5 & 6 consisting of 1 Cellar + 1 Stilt + 9 Upper Floors and amenities building with Ground + 4 floors in Sy.Nos 395/AA1, 395/AA1/2, 395/AA1/3, 395/A2, 395/AA2, 395/A3, 395/AA3 of Tellapur (V) Ramchandrapuram (M) Sangareddy District to an extent of Ac. 5-68 Gts - Plans Approved – Reg.

Ref:- 1. Online Application No. 040733/SKP/R1/U6/HMDA/23112020 of M/s. Abode Constructions Dt 15.03.2021
2. Application of M/s. Abode Constructions Dt 20.05.2021.
3. This Office Lr.No. 040733/SKP/R1/U6/HMDA/23112020 Dt.04.06.2021.
4. Application of M/s. Abode Constructions Dt. 18.11.2021.
5. This Office Lr.No. 040733/SKP/R1/U6/HMDA/23112020 Dt.20.12.2021.
6. Application of M/s. Abode Constructions Dt. 27.01.2022.

- 1) The proposal submitted by you for approval of Residential Apartment of (6 Blocks) 1, 2, 3, 4, 5 & 6 consisting of 1 Cellar + 1 Stilt + 9 Upper Floors and amenities building with Ground + 4 floors in Sy.Nos 395/AA1, 395/AA1/2, 395/AA1/3, 395/A2, 395/AA2, 395/A3, 395/AA3 of Tellapur (V) Ramchandrapuram (M) Sangareddy District to an extent of Ac. 5-68 Gts has been examined with reference to the notified Master Plan and building Rules and regulations.
- 2) The Building permission is accorded subject to following conditions.

Permit No.	<u>File No. 040733/SKP/R1/U6/HMDA/23112020 Dt. 07.06.2022</u>
Owner/Applicant Address	M/s. Abode Constructions Represented by Managing Partner Sri B.Nagaraju Flat No. 501, Green Court Apartment Nizampet Road Kukatpally – Hyderabad - 500090

Nature of construction : Approval of Residential Apartment of (6 Blocks) 1, 2, 3, 4, 5 & 6 consisting of 1 Cellar + 1 Stilt + 9 Upper Floors and amenities building with Ground + 4 floors in Sy.Nos 395/AA1, 395/AA1/2, 395/AA1/3, 395/A2, 395/AA2, 395/A3, 395/AA3 of Tellapur (V) Ramchandrapuram (M) R.R. District to an extent of Ac. 5-68 Gts

I. The Details of Fees and Charges as follows

S.No	Description	Amount in Rs.
1	D.C & PC	Rs.1, 15, 14, 940/-
2	City level Impact Fee	Rs.81,86, 920/-
3	3% of Land	Rs.92,84,494/-
4	Shelter Fee	Rs. 18, 40, 108/-
5	Proportionate Layout Charges @ layout area	Rs.34,57,103/-
6	Publication Charges	Rs. 5,000/-
	Total Charges	Rs.3,42,88,565/-
	Paid amount	Rs.5,00,000/-
	Balance Charges	Rs.3,37,88,565-
7	FSID Charges	Rs. 1,88,266/-
8	Environmental impact fees	Rs.24,42,974/-
	Total charges	Rs. 3,64,19,805/-

II. The details of local body charges

Sl. No	Description	Areas (In Sq. Mtrs)	Rate (Per Sq. Mtrs)	Amount to pay
1	Building permit fee			
	i) High Rise building charges for Residential building total BUA	73285.93	80	58,62,875.00
	ii) Charges for Commercial building @ BUA	2367.3	120	2,84,076.00
2	Debris Charges			5000.00
3	Postage / Advertisement charges			2500.00
4	Compound wall charges	644.72 m	30	19,342.00
5	Rain water harvesting (total site area)	23001.35	25	5,75,034.00
6	Vacant land Tax Total site area sq.yds (Library Cess 8% on VLT)	23001.35 sq.mts or 27509.3857sq.yds x(mv) 15200 x 0.2% =836285.32528+ 8%=9,03,189/-		9,03,189.00
7	Labour Cess @ total BUA in sft x local construction value x1%	75653.23sq.mts or 814324.5905sft =814324.5905 sft x C V@ 850/- X1% =69,21,760/-		69,21,760.00
	Total Local body fees			1,45,73,776.00

	Particulars	as per Fee letter	UTR No.
1.	FSID Charges	188266	Through RTGS DT. 23.12.2021 Challa No. 1894
2	Development Charges	6524162	Through RTGS Dt. 24.12.2021 1st Installment challa No. 1897
3	Development Charges	6524162	Through RTGS Dt. 24.12.2021 2 nd Installment Challa No. 1898
4.	Development Charges	6524162	Through RTGS Dt 06.05.2022 3 rd Installment
	Total	19572486	
4	City Level Impact Fees	1364487	Through RTGS Dt. 23.12.2021 1 st Installment challan No. 1895
5	City Level Impact Fees	1364487	Through RTGS Dt. 23.12.2021 2nd Installment challan No. 1896
6	City Level Impact Fees	1364487	Through RTGS Dt. 29.12.2021 3rd Installment Challan No. 1921
7	City Level Impact Fees	1364487	Through RTGS Dt. 29.12.2021 4 th Installment challan No. 1922
8	City Level Impact Fees	1364487	Through RTGS Dt. 29.12.2021 5 th Installment challan No. 1923
9	City Level Impact Fees	1364487	Through RTGS Dt. 29.12.2021 6 th Installment Challa No. 1924
	Total	34283570.00	
10	Interest Amount	1077740.00	Through chalan No. 1920 Dt. 29.12.2021
	Total	1077740.00	
11.	Environmental Impact fees	2442974.00	Treasury Challa No. 6103139596 Dt. 29.12.2021
12.	Local Body Charges	1,45,73,776/-	Challa No. 337 Dt 06.05.2022

The applicant has submitted post dated cheques towards Development and Capitalization charges

Sl.No.	Category	Cheque	Date	Towards	Amount (Rs.)	Branch
1	Development Charges	005772	01.11.2022	4 th Installment	6524162.00	ICICI Bank Hyderabad

- a) The applicant has made simple mortgage of 10% of built up area vide mortgaged deed documents No. **48323/2021, 48326/2021, 48327/2021, 48328/2021, 48324/2021, 48325/2021** dated **31.12.2021** in favor of MC, HMDA as per Rule 25(d) of G.O. Ms No. 168 dt. 07.04.2012 at Joint Sub-Register, Sangareddy Dist.

- b) After completion of works as per the approved plan, the HMDA shall be released the mortgage area and before grant of occupancy certificate by the local body as per rule 26 of G.O. Ms No. 168 MA dt. 07.04.2012.
- c) The building plans are valid for a period of **SIX YEARS** from the date of issue of permission letter as per latest amendment of AP Building rules 2012 vide G.O.Ms.No.7, dt.05-01-2016.
- d) 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 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.
- e) The Municipal Commissioner should ensure the party undertakes to abide by the conditions, which may be imposed. in terms of G.O.Ms.No.168 MA, dt.07-04-2012.
- f) The Municipal Commissioner 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 / still marking / violation and other balcony projections shall not be allowed.

- g) The Municipal Commissioner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- h) 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 Municipal Commissioner as required as required under Government order No.168 MA, dt.07-04-2012.
- i) 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.
- j) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
- k) The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
- 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 erection 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 by inspection of site by
- p) 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.
- 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) That the applicant shall obtain clearance from A.P. Fire Services Dept. for the proposed complex under the provisions of A.P. Fire Services Act 1994.
- s) 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) 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.
- 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 Its 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.

Subject to the following Conditions:-

1. The applicant has submitted Structural clearance certificate from OU.
2. The applicant has submitted Drainage/ Sewerage network plan.
3. 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.
5. The applicant shall follow the conditions mentioned in SEEIAA order No. SEIAA/TS/OL/SRD-89/2019 Dt: 01-02-2020 and Airport Authority of India and Fire Service Department.

6. The applicant following the conditions issued by Irrigation Department, Sangareddy vide Lr. No. SE/IC/SRD/DEE (T)/TS4/1779/2 DT: 19.10.2020
7. The applicant has submitted Gift Deed No. 48329/2021 Dt 31.12.2021 towards road widening in an extent of 1763.89 Sq Mtrs.
8. 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.
9. The HMWS & SB and T.S. Transco not to provide the permanent connection till to produce the Occupancy Certificate from Sanctioning Authority.
10. 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.
11. The applicant shall provide refuse-chute along with proper garbage disposal systems.
12. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan
13. 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.
14. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
15. The applicant shall provide the STP and the recycle water shall be utilized for gardening etc.
16. 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.
17. The applicant / developer and structural Engineer and Architect are the whole responsible if any loss of human life or any damage occurs while constructing the Residential Apartments and after in the site under reference
18. 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.
19. The applicant shall follow the conditions mentioned by Airport Authority of India and Fire Service Department.
20. 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.
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. If the said site under reference is falling within the open space area / park etc, of any other layouts, the permission issued shall be withdrawn without any notice and the applicant cannot claim for refund of amount paid.
24. The Municipal Commissioner to collect the undertaking affidavit on Rs.100/- Non-judicial stamp paper before release the occupancy certificate.
25. 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.
26. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
27. The applicant should follow the fire service department norms as per Act 1999.
28. Any conditions laid by the authority are applicable.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning – I

Encl:
1) Two sets of plans

Copy to:

**The Municipal Commissioner Tellapur Municipality Ramchandrapuram Mandal
Sangareddy District for information.**

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


**Divisional Accounts Officer (SJ)
Planning**