

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarnajayanthi Commercial Complex, 4th Floor West Wing,
Ameerpet, Hyderabad – 500 038.

Planning Department**Letter No.002812/BP/HMDA/0578/SKP/2023****Date: 18-10-2023**

To
M/s. Ventura Estate Developers,
Raghava Pride, H.No. 8-2-603/1/27&28
Road No. 10, Banjara Hills Hyderabad
Telangana 500034

Sir,

Sub:- HMDA- Plg. dept.- Approval of Multi-Storied Residential Apartment Building permission for construction of 4 towers- 1, 2, 3 & 4 consisting of 2cellar + 1 Stilt + 36 upper floors and separate Amenities BLOCK Ground + 4 upper floors , in Sy. Nos. 192/AA9/E/2, 192/AA9/E/1/1, 192/AA9/U/1/2, 192/AA9/U/1/1/2, 192/AA9/AA/1/2, 192/AA9/U/1/1/1/2, 192/AA9/AA/1/1, 192/AA9/AA/2, 192/AA9/E/1/2, 192/AA9/U/2 of Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in an extent of 33,487.73 Sq.mts – Plans Approved - Reg.

- Ref:-
- 1) Online DPMS File No.002812/BP/HMDA/0578/SKP/2023 Dt. 14.03.2023
 - 2) Application of M/s Ventura Estate Developers Dt.03.04.2023.
 - 3) Minutes of MSB Committee Dt.10.04.2023
 - 4) Note Orders of Metropolitan Commissioner, HMDA Dt.12.04.2023.
 - 5) This Office Lr.No.002812/BP/HMDA/0578/SKP/2023 Dt 13.04.2023
 - 6) Representation of M/s Ventura Estate Developers Dt.14.04.2023.
 - 7) Note Orders of Director Planning, HMDA Dt.19.04.2023.
 - 8) This Office Lr.No.002812/BP/HMDA/0578/SKP/2023 Dt 13.04.2023
 - 9) Representation of M/s Ventura Estate Developers Dt.27.04.2023 paid DC charges and submitted post dated cheques and submitted relevant documents.

- 1) The proposal submitted by you for approval of Multi-Storied Residential Apartment Building permission for construction of 4 towers- 1, 2, 3 & 4 consisting of 2cellar + 1 Stilt + 36 upper floors and separate Amenities BLOCK Ground + 4 upper floors , in Sy. Nos. 192/AA9/E/2, 192/AA9/E/1/1, 192/AA9/U/1/2, 192/AA9/U/1/1/2, 192/AA9/AA/1/2, 192/AA9/U/1/1/1/2, 192/AA9/AA/1/1, 192/AA9/AA/2, 192/AA9/E/1/2, 192/AA9/U/2 of Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in an extent of 33,487.73 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.	002812/BP/HMDA/0578/SKP/2023 Dt.18.10.2023
Owner/Applicant Address	M/s. Ventura Estate Developers, Raghava Pride, H.No. 8-2-603/1/27&28 Road No. 10, Banjara Hills Hyderabad Telangana 500034

- 2) Nature of construction : Multi-Storied Residential Apartment Building permission for construction of 4 towers- 1, 2, 3 & 4 consisting of 2cellar + 1 Stilt + 36 upper floors and separate Amenities BLOCK Ground + 4 upper floors , in Sy. Nos. 192/AA9/E/2, 192/AA9/E/1/1, 192/AA9/U/1/2, 192/AA9/U/1/1/2, 192/AA9/AA/1/2, 192/AA9/U/1/1/1/2, 192/AA9/AA/1/1, 192/AA9/AA/2, 192/AA9/E/1/2, 192/AA9/U/2 of Kollur Village, Ramchandrapuram Mandal, Sanga Reddy District in an extent of 33,487.73 Sq.mts

3) The followings amounts were paid to HMDA

Descriptions	Payable in Rs.	Paid in Rs.	Cheue / Challan
Development Charges + Shelter Fee + Capitalization + Proportion layout charges	4,08,05,541/-	Rs.4,08,05,541/-	Through RTGS Dt 27.04.2023
1 st Instalment of City Level Impact Fee	1,65,55,771/-	Rs. 1,65,55,771/-	Through RTGS Dt 27.04.2023
Pc for Site Area	3,34,875/-	Rs. 3,34,875/-	Through RTGS Dt 27.04.2023
Pc for BU Area	58,64,593/-	Rs. 58,64,593/-	Through RTGS Dt 27.04.2023
Publication Charges	5,000/-	Rs. 5,000/-	Through RTGS Dt 27.04.2023
Audit Inspection Charges	10,000/-	Rs. 10,000/-	Through RTGS Dt 27.04.2023
Kokapet User betterment Charges	4,41,88,534/-	Rs. 4,41,88,534/-	Through RTGS Dt 27.04.2023
Environmental Impact Charges	1,07,48,218/-	1,07,48,218/-	Govt Treasury Challan (Challan no. 6300304931)
FSID Charges	18,15,569/-	18,15,569/-	Through RTGS Dt 27.04.2023
Deferment Charges	47,55,220/-	47,55,220/-	Through RTGS Dt 27.04.2023
Proportionate Layout Charges	50,33,166/-	50,33,166/-	Through RTGS Dt 27.04.2023

4) The applicant has submitted the post dated towards City level impact fees

Sl.No.	Instalment No.	Due Date	Amount in (Rs)	Cheque No.	Bank & Branch
1	2	18-11-2023	Rs.1,65,55,771/-	000028	HDFC Bank
2	3	18-05-2024	Rs.1,65,55,771/-	000029	HDFC Bank
3	4	18-11-2024	Rs.1,65,55,771/-	000033	HDFC Bank
4	5	18-05-2025	Rs.1,65,55,771/-	000031	HDFC Bank
5	6	18-11-2025	Rs.1,65,55,771/-	000032	HDFC Bank

5) The Applicant Paid Local Body Charges an amount of **Rs. 2,02,84,865/-** to Municipal Commissioner Tellapur Municipality through Online and submitted acknowledgement from Municipal Commissioner, Tellapur Municipality, Sangareddy Dist for Local body charges.

6) The applicant Labour Cess amount an amount Rs. 3,54,45,153/- **paid to** TELANGANA Building and other Construction workers Welfare Board through online and Acknowledgement from the CEO TELANGANA Building and other Construction workers Welfare Board, Labour Department RTC Cross Road for Labour Cess.

7) The applicant paid Rs.50,000/- (Rupees Fifty Thousand Only) towards Ts-Bpass charges duly remitting the same to the credit of "Director Of Town And Country Planning" bank a/c No.236505001252 of ICICI Bank, Banjara HILLS Branch by way of NEFT vide UTR No.SBIN123096267514, dated 06.04.2023 and the same confirmed by the DTCP.

- 8) The applicant has submitted Regular 10.00% mortgage area in an extent of 23506.60 Sq Mtrs vide Document No. 2477/2023 date.17.04.2023 at joint Sub-Registrar Gandipet in favour of MC HMDA.
- 9) The applicant has submitted additional 5% Mortgage area in an extent of 11753.30 Sq Mtrs vide Document No. 2478/2023 date.17.04.2023 at Sub-Registrar Gandipet in favour of MC HMDA towards security for payment of Impact Fees
- a) 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.
- b) 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.
- c) 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.

- d) 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.
- e) 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.
- f) The Municipal Commissioner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- g) 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.
- h) 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.
- i) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
- j) The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
- k) 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.
- l) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- m) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- n) 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
- o) 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.
- p) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- q) 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.
- r) This permission does not bar any public 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.

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. SEIAA/ EC Id. No. NO.EC23B039TG110880 FILE NO.SIA/TG/INFRA2/418331/2023 DATED 01/05/2023, Airport Authority of India and Fire Service Department.
2. The applicant has submitted Structural clearance certificate from JNTU vide letter No. JNTU/CEH/CIVIL/PC/7876/2023 DATED 20/04/2023.

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. 03111IGL0000923 Dt.03.05.2023 issued by Union Bank of India, towards Provision Solar Lighting System in the Building.
5. The Applicant has submitted Contractors All Risk policy vide Policy No. 180162322110009323 DATED 08/03/2023 (RELIANCE INSURANCE POLICY).
6. 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.
7. 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.
8. 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.
9. The applicant shall provide refuse-chute along with proper garbage disposal systems.
10. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan
11. 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.
12. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
13. The applicant shall provide the STP and the recycle water shall be utilized for gardening etc.
14. 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.
15. 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
16. 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.
17. The applicant shall follow the conditions mentioned by Airport Authority of India and Fire Service Department.
18. 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.
19. 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.
20. 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.

21. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
22. The applicant should follow the conditions imposed by Fire Service in the provisional NOC.
23. If any deficiency is noticed in payment of fees in future same should be remitted by the applicant on demand by HMDA.
24. 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 Tellapur Municipality 9-57, Tellapur, Hyderabad, Telangana
500019

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


Divisional Accounts Officer (NR)
Planning.

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