

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

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

PLANNING DEPARTMENT**Letter No. 1877/SKP/PLG/HMDA/2022****Dt:14-09-2023**

To
M/s. SRIAS Magna JV
501, 5th Floor Profound Tech Park
White Field Road Opp:Ramalayam Temple
Kondapur Hyderabad 500084

Sir,

Sub:- HMDA- Plg.Dept– Issue of Building permission and approval of plans for construction of Multi storied Building Residential Apartment Complex with Five (5) Towers: each tower consisting of 3 cellars + stilt + 40 upper floors and Amenities Block consisting of Ground + 3 upper floors in Sy Nos. 443 to 447 situated at Puppalguda village, Gandipet Mandal , R. R. District in an extent of 26,810.07 sq mtrs - Plans approved – Reg.

- Ref:-
- 1) Application of M/s Srias Magna JV Dated 27.07.2022
 - 2) Minutes of MSB Committee Dt. 29.08.2022
 - 3) Note Orders of Metropolitan Commissioner, HMDA Dt. 17.09.2022.
 - 4) This Office Lr.No. 1877/SKP/PLG/HMDA/2022 Dt. 20.09.2022 intimation of DC, PC & Other charges.
 - 5) Application of M/s Srias Magna JV Dated 27.07.2022.
 - 6) Note Orders of Director Planning-I, HMDA Dt. 30.10.2022.
 - 7) This Office Lr.No. 1877/SKP/PLG/HMDA/2022 Dt. 31.10.2022
 - 8) Application of M/s Srias Magna JV Dated 25.01.2023 paid DC charges and submitted relevant documents.
 - 9) Application of M/s Srias Magna JV Dated 01.04.2023 submitted Environmental Clearance

- 1) The proposal submitted by you for issue of Building permission and approval of plans for construction of Multistoried Building Residential Apartment Complex with Five (5) Towers: each tower consisting of 3 cellars + stilt + 40 upper floors and Amenities Block consisting of Ground + 3 upper floors in Sy Nos. 443 to 447 situated at Puppalguda village, Gandipet Mandal , R. R. District in an extent of 26,810.07 sq mtrs 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>1877/SKP/PLG/HMDA/2022 Dt.14.09.2023</u>
Owner/Applicant Address	M/s. SRIAS Magna JV # 501, 5 th Floor Profound Tech Park White Field Road Opp:Ramalayam Temple Kondapur Hyderabad 500084

- 2) Nature of construction : Multi storied Building permission for Building permission and approval of plans for construction of Multi storied Building Residential Apartment Complex with Five (5) Towers: each tower consisting of 3 cellars + stilt + 40 upper floors and Amenities Block consisting of Ground + 3 upper floors in Sy Nos. 443 to 447 situated at Puppalguda village, Gandipet Mandal , R. R. District in an extent of 26,810.07 sq mtrs

3) The followings amounts were paid to HMDA

Sl. No.	Fees / Charges	Payable	Paid	Details of payment/ challan No.
1	1 st instalment of DC & other charges	93,32,327/-	93,32,327/-	Name of the Bank No.7376 IOB, Dt.18.11.2022 vide Challana No.2459
2	2nd instalment of DC & other charges	93,32,327/-	93,32,327/-	Name of the Bank No.7376 IOB, Dt.01.03.2023 vide Cheque No.21874
3	3 rd instalment of DC & other charges	93,32,327/-	93,32,327/-	Name of the Bank No.7376 IOB, Dt.19.06.2023.
4	1 st instalment of city level impact fee	1,35,68,593/-	1,35,68,593/-	Name of the Bank No.7376 IOB, Dt.18.11.2022 vide Challana No.2458
5	2nd instalment of city level impact fee	1,35,68,593/-	1,35,68,593/-	Name of the Bank No.7376 IOB, Dt.19.06.2023 vide Cheque No.21867
6	FSID charges	18,30,353/-	18,30,353/-	Name of the Bank No.7376 IOB, Dt.18.11.2022 vide Challana No.2455
7	Processing charges	60,10,308/-	60,10,308/-	Name of the Bank No.7376 IOB, Dt.29.11.2022 vide Challana No.13545
8	Environmental impact fee	1,00,22,975/-	1,00,22,975/-	Challan No.6202783650 SBI Dt.22.11.2022
9	Publication charges	5000/-	5000/-	Name of the Bank No.7376 IOB, Dt.18.11.2022 vide Challana No.2457
10	Local body charges	2,06,99,216/-	2,06,99,216/-	Name of the Bank No.7376 IOB, Dt.28.11.2022 vide Challana No.2523
11	Interest Amount	38,69,469/-	38,69,469/-	Name of the Bank No.7376 IOB, Dt.28.11.2022 vide Challana No.2523

Further the applicant paid Special Development charges (Missing link roads) as per Go MS No.466 date.12.07.2022 i.e. Rs. 12,38,47,483 to pay charges within 30 days from date of intimation but the applicant has paid the said amount deferent dates. i.e.

1	1 st payment of special development charges	3,46,77,295/-	3,46,77,295/-	Name of the Bank No.7376 IOB, Dt.28.11.2022 vide Challana No.2522
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2	2 nd payment of special development charges	3,46,77,295/-	3,46,77,295/-	Name of the Bank No.7376 IOB, Dt.01.03.2023
3	3 rd payment of special development charges	3,46,77,295/-	3,46,77,295/-	Name of the Bank No.7376 IOB, Dt.19.06.2023
4	4 th payment of special development charges	1,98,15,598/-	1,98,15,598/-	Name of the Bank No.7376 IOB, Dt.28.06.2023

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

Sl.No	Instalment No.	Due Date	Amount in Rs.	Cheque No	Bank & Branch
3	4	29.08.2023	93,32,327/-	021857	AXIS BANK & HYD
4	5	29.11.2023	93,32,327/-	021858	AXIS BANK & HYD
5	6	29.02.2024	93,32,327/-	021859	AXIS BANK & HYD
6	7	29.05.2024	93,32,327/-	021860	AXIS BANK & HYD
7	8	29.08.2024	93,32,327/-	021861	AXIS BANK & HYD

5) The applicant submitted post dated cheques towards CITY LEVEL IMPACT FEE,

2	3	29.11.2023	1,35,68,593/-	021869	AXIS BANK & HYD
3	4	29.05.2024	1,35,68,593/-	021864	AXIS BANK & HYD
4	5	29.11.2024	1,35,68,593/-	021870	AXIS BANK & HYD
5	6	29.05.2025	1,35,68,593/-	021871	AXIS BANK & HYD

6) The Applicant Paid Local Body Charges an amount of **Rs. 2,06,99,216/-** HMDA and same transferred to Municipal Commissioner Manikonda Municipality through Online and same confirmed by the Commissioner Manikonda Municipality.

7) The applicant has submitted Lr No.E/177/2023 FROM Govt of Telangana Labour Department date.04.03.2023 duly availing the installment facility on labour cess and the applicant has paid 1st installment i.e. Rs.54,49,289/- D.D. No.500738 date.27.02.2023.

Installment details :

Installment	Amount	Date
2 nd installment	Rs.54,49,289/-	December-2023
3 rd installment	Rs.54,49,289/-	December-2024
4 th installment	Rs.54,49,289/-	December-2025
5 th installment	Rs.54,49,289/-	December-2026

8) The applicant has submitted Regular 10% mortgage deed vide Document No.590/2023 date.16.01.2023 in favour of MC HMDA.

- 9) The applicant has submitted 15% mortgage deed vide Document No.591/2023 date.16.01.2023 in favour of MC HMDA for availing installment facility on development , city level impact fee & special development charges.
- 10)The applicant has submitted gift settlement deed vide Doc No.2008/2023 date.15.02.2023 for proposed 30 mtrs wide RDP road
- 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) 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.

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. EC23B039TG137483 vide file SEIAA/TG/MIS/79644/2022 Dt. 14.07.2022, Airport Authority of India and Fire Service Department.

2. The applicant has submitted Structural clearance certificate from JNTU vide letter No. JNTUH/BICS/PC/204/2022 Dt.07.12.2022
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. 05530100000162 Date.23.02.2023 towards Provision Solar Lighting System in the Building.
5. 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.
6. 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.
7. 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.
8. The applicant shall provide refuse-chute along with proper garbage disposal systems.
9. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan
10. 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.
11. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
12. The applicant shall provide the STP and the recycle water shall be utilized for gardening etc.
13. 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.
14. 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
15. 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.
16. The applicant shall follow the conditions mentioned by Airport Authority of India and Fire Service Department.
17. 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.
18. 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.

19. 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.
20. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
21. The applicant should follow the conditions imposed by Fire Service in the provisional NOC.
22. If any deficiency is noticed in payment of fees in future same should be remitted by the applicant on demand by HMDA.
23. 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 Manikonda Municipality Gandipet Mandal R.R. District
for information.**

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


Divisional Account Officer (NR)
Planning

Housiey.com