

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarna Jayanthi Complex, 4th floor, West Wing
Ameerpet, Hyderabad – 500 082.

PLANNING DEPARTMENT**Letter No.58222/MSB/Plq/SHZ/HMDA/2022****Dated:07-02-2023**

To
M/s. Rubrick Constructions Pvt Ltd.,
Plot No. 151, Third Floor, Block No. 10,
Jayabheri Park, Kompally, Hyderabad – 14.

Sir,

Sub:- HMDA – Plg.Dept. – Approval of plans for construction of Multi-storied Residential apartment consisting of (6) Blocks with Cellar + 3 Podiums + Ground + 14 upper floors and separate Club House with Cellar + 3 Podium + 5 Upper floors in Sy.Nos. 45/A1, 45/A2, 45/AA1, 45/AA2, 46/A1, 46/A2, 46/AA1, 46/AA2, 47/AA1, 47/AA/2/1, 47/AA/2/2, 48/A/2, 48/A/A, 48AA/2, 49/A, 49/AA, 50/A/1, 50/A/2, 51/A/2/1, 51/A/2/2 & 53/2, situated at Mankhal Village, Thukkuguda Municipality, Maheshwaram Mandal, R.R. District in an extent of 25302.64 Sq.mts with Residential Built up area of 107746 Sq.mts and Commercial Built up area of 4183 Sq.mts – Approval accorded – Reg.

- Ref:-
1. Your application dt. 30.07.2022.
 2. Note approval of Spl. Chief Secretary, MA& UD and Metropolitan Commissioner, HMDA, dt. 17.09.2022.
 3. Note orders dt. 17.09.2022 of Director (Planning)-I, HMDA.
 4. T/o letter of even no., dt. 22.09.2022.
 5. Your letter dt. 20.10.2022.
 6. T/o letter of even no., dt. 05.11.2022.
 7. Your letter dt. 31.12.2022 – Submitted mortgage deeds Doc. No. 19339/2022, dt. 18.10.2022, Doc. No. 19340/2022, dt. 18.10.2022 & Doc. No. 19341/2022, dt. 18.10.2022.

The proposal for approval of Multi-storied Residential apartment consisting of (6) Blocks with Cellar + 3 Podiums + Ground + 14 upper floors and separate Club House with Cellar + 3 Podium + 5 Upper floors in Sy.Nos. 45/A1, 45/A2, 45/AA1, 45/AA2, 46/A1, 46/A2, 46/AA1, 46/AA2, 47/AA1, 47/AA/2/1, 47/AA/2/2, 48/A/2, 48/A/A, 48AA/2, 49/A, 49/AA, 50/A/1, 50/A/2, 51/A/2/1, 51/A/2/2 & 53/2, situated at Mankhal Village, Thukkuguda Municipality, Maheshwaram Mandal, R.R. District in an extent of 25302.64 Sq.mts with Residential Built up area of 107746 Sq.mts and Commercial Built up area of 4183 Sq.mts submitted by you has been examined.

- 1) The above proposals have been examined with reference to the provisions of Notified/Sanctioned Master Plan vide G.O.Ms.No.33 MA, dt.24.01.2013 and stipulated building regulations.
- 2) The Building permission is accorded subject to following conditions.

Tech. approval No	File No. <u>58222/MSB/Plq/SHZ/HMDA/2022</u> , Date: <u>07-02-2023</u>
Owner/Applicant Address	M/s. Rubrick Constructions Pvt Ltd., Plot No. 151, Third Floor, Block No. 10, Jayabheri Park, Kompally, Hyderabad – 14.

Type of Building : **Multi-storeyed Residential Apartment Building.**

- I. The Details of Fees and Charges paid by the applicant towards DC, Capitalization, shelter fee and proportionate layout charges are as follows

Description	Amount (in Rs.)	Due date	Cheque No. / Challan No & Date
1 st instalment	44,30,331.00	21.10.2022	Vide UTR No. SBINR52022123123723308, dt. 31.12.2022.
2 nd instalment	44,30,331.00	21.01.2023	Vide Challan No. 3408, dt. 02.02.2023 remitted Rs. 44,44,897/- towards 2 nd instalment including penalty for delayed period.
3 rd instalment	44,30,331.00	21.04.2023	Submitted post-dated cheque no. 218984, dt. 21.04.2023 of SBI, Gundlapochampally
4 th instalment	44,30,331.00	21.07.2023	Submitted port-dated cheque no. 239248, dt. 21.07.2023 of SBI, Gundlapochampally.
5 th instalment	44,30,331.00	21.10.2023	Submitted post-dated cheque no. 239249, dt. 21.10.2023 of SBI, Gundlapochampally.
6 th instalment	44,30,331.00	21.01.2024	Submitted post-dated cheque no. 239250, dt. 21.01.2024 of SBI, Gundlapochampally.
7 th instalment	44,30,331.00	21.04.2024	Submitted post-dated cheque no. 239251, dt. 21.04.2024 of SBI, Gundlapochampally.
8 th instalment	44,30,331.00	21.07.2024	Submitted post-dated cheque no. 239252, dt. 21.07.2024 of SBI, Gundlapochampally.

SPECIAL IMPACT FEE			
Description	Amount (in Rs.)	Due date	Cheque No. / Challan No & Date
1 st instalment	29,32,932.00	21.10.2022	Vide UTR No. SBINR52022122923262360, dt. 29.12.2022
2 nd instalment	29,32,932.00	21.04.2023	Submitted post-dated cheque no. 239253, dt. 21.04.2023 of SBI, Gundapochampally.
3 rd instalment	29,32,932.00	21.10.2023	Submitted post-dated cheque no. 239254, dt. 21.10.2023 of SBI, Gundapochampally.
4 th instalment	29,32,932.00	21.04.2024	Submitted post-dated cheque no. 239255, dt. 21.04.2024 of SBI, Gundapochampally.
5 th instalment	29,32,932.00	21.10.2024	Submitted post-dated cheque no. 239256, dt. 21.10.2024 of SBI, Gundapochampally.
6 th instalment	29,32,932.00	21.04.2025	Submitted post-dated cheque no. 239257, dt. 21.04.2025 of SBI, Gundapochampally.

The applicant also remitted the following amounts:.

1	Deferment charges	32,13,435.00	Vide UTR No. SBINR52022120118221124, dt. 01.12.2022.
2	User betterment charges	2,10,84,065.00	
3	Environmental impact fee	62,72,352.00	Vide Treasury Challan No. 6203246801, dt. 27.12.2022
4	FSID Charges	5,59,356.00	Vide UTR No. SBINR52022112216459738, dt. 22.11.2022.
	Total	3,11,29,208.00	

The applicant also remitted the following Local Body Charges. The details are as follows:

Sl.No.	Description	Amount (In Rs.)	Challan / RTGS No. & Date
1	Building permit fee	86,19,680.00	Vide UTR No. SBINR2022112216462883, dt. 22.11.2022.
	i) High rise building charges for residential building.		
	ii) Charges for commercial building	5,01,960.00	
2	Debris charges	5,000.00	
3	Postage / Advertisement charges	2,525.00	
4	Compound wall charges	18,757.00	
5	Rain water harvesting	6,32,566.00	
6	Vacant land tax (VLT) Lilbrary Cess 8% on VLT	2,22,242.00	
7	Labour Cess	1,84,49,911.00	Rs.26,35,711/- vide D.D. No. 308462, dt. 21.11.2022 and for balance amount availed Installemtns from Labour Department vide Lr.No. E/957/2022, dt. 22.11.2022.
	Total	2,84,48,141.00	

The applicant have remitted the following penalty amounts for delayed period.

Sl.No.	Description	Amount (in Rs.)
1	Towards penalty for delayed period towards Special impact fee, 1 st installment of DC, Capitalization & other charges, FSID, Local Body, Deferment, user betterment & Environmental impact fees	Rs. 6,22,251/- through RTGS on dt. 19.01.2023

- 3) The applicant has executed the following mortgage deeds in favour of Metropolitan Commissioner, HMDA.
- Doc. No. 19339/2022, dt. 18.10.2022 towards 5% of BUA admeasuring 5390 Sq.mts for availing instalment facility.
 - Doc. No. 19340/2022, dt. 18.10.2022 towards 5% of BUA admeasuring 5433 Sq.mts for availing instalment facility.
 - Doc. No. 19341/2022, dt. 18.10.2022 towards 10% of BUA admeasuring 10,840 Sq.mts towards regular mortgage.
 - The applicant has handed over the area affected in proposed master plan road admeasuring 1181.73 Sq.yds in favour of Local Body at free of cost by Registered Gift Deed No. 19342/2022, dt. 18.10.2022.
- 4) 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.

- 5) The Multi-storeyed Building plans are hereby approved under the provisions of HMDA Act 2008, G.O. Ms. No. 288 MA dt: 03-04-2008 and G.O. Ms. No.168, MA, dt: 07.04.2012 and its amendments.
- a) The building plans are valid for a period of **FIVE YEARS** from the date of issue of permission letter as per latest amendment of AP Building rules 2012.
- b) 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 hypochlorite solution to maintain 0.3 to 0.4 p.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 away 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.
- c) 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.
- d) 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.
- e) The Municipal Commissioner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.
- f) 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.
- g) 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.
 - h) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
 - i) The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
 - j) 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.
 - k) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
 - l) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
 - m) 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
 - n) 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.
 - o) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
 - p) 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.
 - q) 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) 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.

Subject to the following Conditions:-

1. The applicant shall follow the conditions mentioned in SEEIAA order in EC Id. No. EC22B039TG126753 vide file No. SIA/TG/MIS/70612/2021 Dt. 29.07.2022.
2. The applicant has submitted Structural clearance certificate from JNTU vide letter No. JNTU/BICS/PC-200/2022 Dt.17.11.2022.
3. The applicant has submitted Drainage/ Sewerage network plan.
4. Undertaking for 10% of cellar area as per (13(c-xi) in G.O.M.S 168 M.A
5. The applicant has submitted Bank guarantee for solar water heating and solar lighting with bank guarantee.
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 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. If any deficiency is noticed in payment of fees in future, same should be remitted by the applicant on demand by HMDA.
13. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains.
14. The applicant shall provide the STP and the recycle water shall be utilized for gardening etc.
15. 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.

16. 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
17. 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.
18. The applicant shall follow the conditions mentioned by Airport Authority of India and Fire Service Department.
19. 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.
20. 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.
21. 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.
22. 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.
23. The Municipal Commissioner to collect the undertaking affidavit on Rs.100/- Non-judicial stamp paper before releasing the occupancy certificate.
24. 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.
25. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
26. The applicant should follow the fire service department norms as per Act 1999.
27. Any conditions laid by the authority are applicable.

Encl: One set of plans.

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

Copy to:

The Municipal Commissioner, Thukkuguda Municipality, Mankhal Village, Maheshwaram Mandal, R.R. District – Along with one set of approved plans.

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


Divisional Accounts Officer (R)
07/2/2013