



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **000005/MED/R1/U6/HMDA/11022016**
Application Date **11/02/2016**

Date : **10/06/2016**

To

Peoples Progress Trust Rep. By. D. Dayakar Reddy
613, Pragathinagar, Kukatpally, Hyderabad, telanagana
Pincode : 500090

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building containing **Stilt + 5 and Cellar + 1** in Survey No. **167p,168,169p,176p,177&178p** of **Bachpalle** Village, **Quthbullapur** Mandal, **Ranga Reddy** District to an extent of **2,006.35** Sq. Mt. - Approval - Accorded Reg.

Ref:

1. Your application number **000005/MED/R1/U6/HMDA/11022016**, Date: **11/2/2016**
2. This application number **000005/MED/R1/U6/HMDA/11022016** , Date: **17/05/2016** releasing of DC letter addressed to the applicant.

With reference to your application cited, it is to inform that the application submitted by you for the approval of Individual Building Permission for **Residential Bldg/Apartment** in Sy.No. **167p,168,169p,176p,177&178p** of **Bachpalle** Village, **Quthbullapur** Mandal, **Ranga Reddy** District belonging to **Peoples Progress Trust Rep. By. D. Dayakar Reddy** an extent of **2,006.35** Sq. Mt. has been scrutinized and approval accorded.

You are therefore, requested to approach the concerned Executive Authority, of **Bachpalle** Village, **Quthbullapur** Mandal, **Ranga Reddy** District for release and sanction same.

This is for information.

Yours faithfully,

For Metropolitan Commissioner
Director Planning

**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

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Tarnaka, Hyderabad - 500 007.

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1. Your application Date: **11/2/2016**
2. This application number **000005/MED/R1/U6/HMDA/11022016** , Date: **17/05/2016** releasing of DC letter addressed to the applicant.

Vide reference to your application cited for approval of Individual Building Permission for **Residential Bldg/Apartment** in Sy.No. **167p,168,169p,176p,177&178p** of **Bachpalle** Village, **Quthbullapur** Mandal, **Ranga Reddy** District belonging to **Peoples Progress Trust Rep. By. D. Dayakar Reddy** to an extent of Ac. **2,006.35** Sq.Mtr. has been examined with reference to the notified and stipulated building regulations.

I. Technical approval No. : **000005/MED/R1/U6/HMDA/11022016**, Date : **10/6/2016**

II. Name of the Owner and

Applicant address : **Peoples Progress Trust Rep. By. D. Dayakar Reddy**
613, Pragathinagar,Kukatpally, Hyderabad, telanagana

Pincode : 500090

III. Details of charges collected

Development Charges for built up area	:	2,51,318.00 `
@ Rs.50/- per sq.mts (5026.36 sq.mts)		
Development Charges for total site area	:	80,268.00 `
@ Rs.40/- per sq.mts (2006.71 sq.mts)		
Publication charges	:	5,000.00 `
Compounding charges	:	1,54,187.00 `
@ Rs.0.33/- per sq.mts (0 sq.mts)		
Processing Charges (Plot Area)	:	20,067.00 `
@ Rs.10/- per sq.mts (2006.71 sq.mts)		
Processing Charges for total built up area	:	1,25,659.00 `
@ Rs.25/- per sq.mts (5026.36 sq.mts)		

Total : 6,36,499.00 `

(Rupees Six Lacs Thirty Six Thousand Four Hundred Ninety Nine Only.)

FSID (Fire Structure Infrastructure Development)	:	15,079.00 `
@ Rs.3/- per sq.mts (5026.36 sq.mts)		

GENERAL CONDITIONS FOR COMPLIANCE:-

- a) The building plans shall be sanctioned by the Executive Authority in conformity with the technically approved plans by HMDA.
- b) The Executive Authority shall scrupulously follow the instructions of the Govt. vide Govt. Memo.No.1933/I1/97-1 M.A., dated 18-6-97 i.e., ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved building plans.
- c) The building plans technically approved by HMDA are valid for period of (3) years from date of issue of this letter if the work is commenced within the one year from the date of issue.
- d) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building the Executive Authority 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 Gram Panchayat 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 Gram Panchayat 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 Executive Authority 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 Executive Authority 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 Executive Authority should ensure the party undertakes to abide by the conditions and pays the pro-rate charges, which may be imposed, for regularization the layout in terms of G.O.Ms.No.367 MA, dt.12-07-1988.
- f) The Executive Authority 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 / stilt marking / violation and other balcony projections shall not be allowed.
- g) The Executive Authority shall ensure that all fire safety Requirements are compiled in accordance with the National Building Code, 2005.
- h) The Executive Authority 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 compiled to the satisfaction of the Executive Authority.
 - (iv) After issuing a "Fit for Occupancy" certificate by the Executive Authority as required as required under Government

- i) The Executive Authority 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 brochure 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) That the silts / Cellar should be exclusively use for parking for vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
- q) 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.
- r) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- s) 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.
- t) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

Special Conditions for Proceeding Letter

- 1. The Owner / Developers shall ensure the safety of construction workers.
- 2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
- 3. The Owner / Developers shall be responsible for the safety of construction workers.
- 4. If in case above said conditions are not adhered; HMDA / Local Authority can withdraw the said permission.
- 5. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12.7) .The HMDA reserve 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.
- 6. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice.
- 7. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, HMDA are its employees shall not be a part to any such dispute / litigation.
- 8. The applicant / developer are the whole responsible if anything happens / while constructing the building.
- 9. Any conditions laid by the authority are applicable.
- 10. The applicant shall provide the ETP and as per standard specification.
- 11. The Concerned Local Body shall ensure the same before issue of Occupancy Certificate or Commencement of Commercial Production by the applicant.

Additional/Other

- 1. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by HMDA
- 2. The Local Authority shall scrupulously follow the instruction of the Govt. Vide Memo No.1933/1197-1 M.A., Dated. 18-06-1997 i.e, ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved building plans
- 3. The building plan technically approved by HMDA is valid for a period of (3) years from the date of issue of this letter if the work is commenced within the one year from the date of issue
- 4. 10. % of Built Up Area 505.95 in First Floor Mortgaged in favour of The Executive Authority, Pragathinagar Gram Panchayath, Bachupally Village, Quthubullapur (M), R.R.Dist. Vide Document No.4968/2016.
- 5. The Executive Authority should ensure that the proposed Building/ Complex is constructed strictly as per the technically approved building plans mandatory inspection shall be made of foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No:168 M.A. Dated:07-04-2012. No deviation , misuse or violations of minimum setbacks, common parking floor, stilt floor marking/ violation and other balcony projections shall not be allowed.

Yours faithfully,

**For Metropolitan Commissioner, HMDA
Director**

Copy to - The APO/AZO, HMDA to ensure that the application adhere to the condition of release of
the permission and submit written compliance report on all the condition concerned from
time to time.

Copy to - **Peoples Progress Trust Rep. By. D. Dayakar Reddy**
613, Pragathinagar, Kukatpally, Hyderabad, telanagana