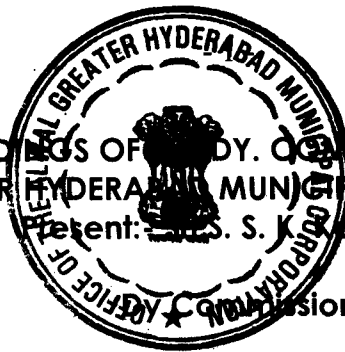


PROCEEDINGS OF BODY OF MUNICIPAL COMMISSIONER, ALWAL
GREATER HYDERABAD MUNICIPAL CORPORATION
Present: S. S. K. Sundharya,



Proceedings No.G1/190/BA/458/07.

Date:25.07.2007.

Sub:- Building permission – Sanction for Construction of Residential Apartments Stilt + 5 floors in Sy. No.203,204,205, 206 & 202/P Kowkoo Village, Malkajgiri(M)Ranga Reddy District Covered by GHMC, Alwal – Regarding.

- Ref:- 1. Application of Sri. Meet Mehta, Dt.11.07.2007.
2. Powers delegated BY Huda to the Municipal Commissioner, GHMC, Alwal vide Lr.No.3822/MP/HUDA/87/P1, Dt.09.07.2007.
3. V.C. HUDA Lr.No.3822/P4/Plg/HUDA/2007, Dt.09.07.2007.

ORDER:

Sanction is hereby accorded for the construction of Residential Apartments Stilt + 5 floors in Sy. No.203,204,205, 206 & 202/P Kowkoo Village, Malkajgiri(M)GHMC, Alwal as per provisions of section 14 of A.P. Urban Areas (Development) Act 1975 and as per the provision of Municipalities Act 1965. The permission is accorded and released as per plans technically approved by HUDA subject to the following conditions as imposed by the Vice-Chairman, HUDA vide reference 3rd cited.

1. This permission is valid up to **24.07.2010** if the building is commenced within the one year from the date of issue and if not completed within stipulated period the permission shall be lapsed.
2. The construction shall be undertaken as per sanctioned plan only and deviation from the sanctioned plan will not be permitted without prior sanction. Any deviation done against the plan/regulations is liable for demolition.
3. The sanctioned plan shall be kept at the work spot and produced for verification whenever required by the inspecting officers of the Municipality/HUDA.
4. This permit will be neither establish the title of ownership nor effect the ownership over the land/Building.
5. This is only Municipal Sanction for construction without prejudice to any body's Civil right over the land.
6. This permission does not bar the application of provisions of Urban Land Ceiling and Regulations Act, 1976.
7. The builder/Owner of site under reference should ensure to undertake to abide the conditions and pays the pro-rate rate charges where ever applicable. Which may be imposed for regularization of the layout in terms of G.O.Ms.No.367 M.A. dated 12-7-1988.
8. With regard to water supply, Drainage's & Sewerage disposal system to be provided/facilitated the proposed building, the applicant/builder shall ensure the following.
 - i) The location of water supply & Sewerage disposal source are located at appropriate distance within the site preferably at 100 mts distance to avoid contamination.
 - ii) The depth of the bore & size shall be limited to the minimum depth & size of existing nearby bore well. Water shall be disinfected by adding hypo solution to maintain 0.3 to 0.4 Pm of residual chlorine in the sump/overhead tanks.

- iii) Where main GHMC drains exist in vicinity of site, provide for connecting the treated sewerage to the main existing drain by laying & sewer pipe of diameter ranging from 200mm to 300mm.
 - iv) In case where such GHMC drain exist, provide for connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of diameter 150mm (3&4).
 - v) Before allowing the over flow mentioned in above, ensure the sewerage of the proposed building is invariably let into a common septic tank constructed as per ISI standards & specification ISI Code No.2470 of 1985 and constructed with a fixed contact bed, duly covered & ventilated for primary treatment. The applicant/builder shall ensure that no effluent/drainage over flows on the road public place, for with they are liable for criminal charges.
 - 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 the 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 applicant/builder concerned for compliance during the construction stage.
9. 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 prorate charges to H.M.W.S & S.B.
 10. The applicant/builder should ensure that the minimum width of approach roads as indicated in the technically approved plans wherever applicable and areas affected in the road widening is developed and maintained as Block Topped Road with proper camber etc.,
 11. The applicant/builder shall ensure that the structures in the site under reference state wise and also give a certificate on completion that the building is structurally in all respects fit for occupation. The builder should produce certificate stage-wise from the approved structural Engineer in this regard. The Municipality does not has any role with respect to structural stability or building.
 12. The Applicant/Builder shall ensure that the proposed building/complex constructed strictly as per the technically approved building plans mandatory inspection shall be made by the officials at foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No.423 M.A. dated 31.07.1998. No deviations, misuse or violation of minimum setbacks, common parking floor/stilt floor marking/violation and other balcony projections shall not be allowed.
 13. The Applicant/Builder shall ensure that all fire Safety Requirements are complied in accordance with the National Building Code.1983.
 14. The Applicant/Builder shall plants trees and maintain them in the periphery of his site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4 meters between each tree.
 15. The Applicant/Builder shall be allowed 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 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/Executive Authority.
 - iii) After issuing a "Fit for Occupancy" certificate by the Dy.Municipal Commissioner/Executive Authority. as required under Government order No.248 M.A., dated 23.05.1996.

- iv) The Developer/Builder shall 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.
- v) That the applicant is responsible for structural safety and the safety requirement in accordance with the of national Building code of 1993.
- viii) The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
- ix) 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 neighbors.
- x) That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
- xi) That the applicant/builder/developer shall not keep their construction materials/debris on public road.
- xii) That the applicant should ensure to submit a compliance report to HUDA 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.
- xiii) That the stilts/Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
- xiv) It is also hereby ordered that the copy of approved plan as released by HUDA and local authority would be displayed at the construction site for public view.
- xv) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- xvi) That the applicant shall obtain clearance from A.P. Fire Services Department for the proposed complex under the provisions of A.P. Fire Services Act 1994.
- xvii) This permission does not bare any public agency including HUDA/HADA/CDA to acquire the lands for public purpose as per law.


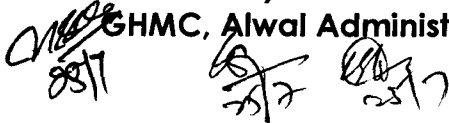
- 16) The Owner/Developers shall ensure the safety of construction workers.
- 17) The Owner/Developers shall ensure it comprehensive insurance policy of construction workers for the duration of construction.
- 18) In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
- 19) The Owner/Developers shall be responsible for the safety of construction workers.
- 20) If in case above said conditions are not adhered, HUDA / Local Authority can withdraw the said permission.

- 21) Owner/Developer shall be responsible to provide all necessary Fire Fighting Installations as stipulated in National Building Code of India, 2005 like;
 - a) To provide one entry and one exit to the premises with a minimum width of 4.5 mtrs and height clearance of 5 mtrs.
 - b) Provide Fire resistant swing door for all the collapsible lifts in all floors.
 - c) Provide Generator, as alternate source of electric supply.
 - d) Emergency Lighting in corridor/ common passages and stair cases.

- e) 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. DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provide as per I.S.I. Specification No. 2190-1992.
- f) Manually operated and alarm system in the entire buildings;
- g) Separate Underground static water storage tank capacity of 25,000 ltrs. Capacity.
- h) Separate Terrace tank of 25,000 ltrs capacity for Residential buildings.
- i) Hose Reel, Down Corner.
- j) Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mtrs.
- k) Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
- l) Transformers 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.
- m) To create a joint open spaces with the neighboring building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

A copy of Chapter-4 of National Building Code, 2005 is enclosed for information.

1. The applicant should develop 1.00 Mtr. Wide continues green strip within the periphery of the site.
2. The applicant is allowed to cover the stilt parking in the open large cut-out restricted upto stilt floor height for vehicle parking.
3. The applicant should follow the mandatory conditions as per G.O.86, 171 and 623.
4. The applicant should Mortgage 10% of built up area or 1st floor, 2nd floor or ground floor which-ever is less in favour of the Commissioner, GHMC, Alwal Circle.
5. The applicant should maintain 30 Mtr. wide buffer belt abutting the FTL boundary and develop and develop with greenary and landscape for recreational environmental.
6. If it is decided, the applicant should pay the enhanced DC & PC as per G.O.Ms.No.439 MA, date.13.06.2007.


Dy. Commissioner
GHMC, Alwal Administrative Zone


To

Sri. Meet Mehta,
M/s. Green wood Estates,
Shop No.1,2,3 Ground Floor,
Hariganga Complex, Ranigunj,
Secunderabad.