

**PROCEEDINGS OF THE COMMISSIONER, KAPRA MUNICIPALITY,
RANGA REDDY DIST.**

Present: Sri S. RAMA PARAYANA REDDY, B. Tech.

Proc. No.BA/G1/559/2004-05

Date: 10-01-2005.



Sub:- KAPRA MUNICIPALITY – Town Planning Section – Technical approval of Apartment Building plans for Group Housing Scheme(residential use) in Survey No.290 of Cherlapally village, Ghatkesar Mandal, R.R. District – Proceedings – Issued – Regarding.

Ref:- 1. Application dated 02-08-2004 of M/s Summit Builders to the Vice-Chairman, HUDA.
2. Technical Permit No.7793/P4/Plg/HUDA/2004, dated 06-12-2004 of the Vice-Chairman, HUDA addressed to this office.

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ORDER:

Sanction is hereby accorded for construction of Residential Apartment up to 1st slab level as per the plan enclosed under the provisions of Andhra Pradesh Municipalities Act, 1965 and Andhra Pradesh Urban Areas (Development) Act, 1975, subject to the conditions as mentioned below.

1. This permission is sanctioned and released in confirmative with the plans technically approved by the Vice-Chairman, HUDA vide Letter No. 7793/P4/Plg/HUDA/2004, dated 06-12-2004 for stilt plus (5) upper floors.
2. The applicant should submit compliance report to HUDA and municipality soon after completion of first roof slab and then all the roofs are laid so as to enable to permit, the applicant to proceed further by inspection of site by the concerned officials.
3. This permission does not bar the application of the provisions of Urban land Ceiling & Regulation Act 1976.
4. This permission is valid for period of (3) years from the date of issue of this proceedings if the work is commenced within the one year from the date of issue.
5. The water supply, drainage and sewerage disposal system to be provided/ facilitated to the proposed building should be at the satisfaction of Municipality and shall ensure the following.
 - (i) The location of water supply source and 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 size 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/over head tank.
 - (iii) Where main municipal 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.

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(iv) In case where such municipal drain exist, insist on connecting the treated sewerage over flow to a natural drain or nala with a sewer pipe of diameter 150 mm.

(v) Before allowing the over flow mentioned in (iii) & (iv) above, ensure the sewerage of the proposed building is invariable let into a common septic tank constructed on as per ISI standards and specifications.

(ISI) Code No.2470 of 1985 (Annexure - I) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment, 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 the septic tank periodically by themselves, and cart away the sludge, etc., to an un-objectionable place.

(viii) All the above will be supervised and inspected by the municipal officials concerned for compliance during the construction stage.

(ix) Since eventually the public sewerage and water supply system are expected to be systematically added/extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the out laying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rate charges to Hyderabad Metropolitan Water Supply & Sewerage Board for the above facilities as and when demanded by the Hyderabad Metropolitan Water Supply & Sewerage Board.

6. The applicant should obey the conditions and pay the pro-rate charges which may be imposed for regularization of the lay-out in terms of G.O.M.S. No.367 M.A, dated 12-7-1988.

7. The party has to construct the building/complex strictly as per the plans technically approved by HUDA and sanctioned by municipality. No deviations, misuse or violations of minimum set backs, common parking floor/stilt floor parking/violations and other balcony projections will not be allowed.

8. The applicant should fallow all fire safety requirements in accordance with the "National Building code 1983"

9. The applicant should plant sufficient no. of trees and maintains them in the periphery of the site and along the abutting roads, as avenue plantation to the extent of the site at a distance of 4.0m. between each tree.

10. The builder shall obtain fit for Occupancy Certificate from the Kapra Municipality, only after:-

(i) The proposed building is completed in accordance with the technically approved building plans and sanctioned by the municipality.

- (ii) After complying all the conditions from Sl. No.(6) to (10) as stated above.
 - (iii) After complying the conditions with regard to water supply and sewerage disposal systems as mentioned in condition no. 5(i) to 5(ix).
 - (iv) After issuing "fit-for occupancy certificate" by the municipality as required under G.O.Ms.No.248 M.A, dated 23-05-1996.
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- 11. The builder/developer should display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this proceedings, so as to facilitate the public in the matter.
 - 12. The applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 1993.
 - 13. The applicant shall develop the Rain water Harvesting structures is the site under reference as per the brochure enclosed.
 - 14. 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.
 - 15. The applicant should make provisions for erection of transformer and garbage house within the premises.
 - 16. The applicant, builder, developer should not keep their construction materials/debris on public roads.
 - 17. The applicant should ensure to submit a compliance report to HUDA soon after completion of first roof slab and then all the roofs are laid so as to enable to permit him to proceed further after inspection of site.
 - 18. The stilt/cellar floor should be exclusive used for parking of vehicles without any partition walls and rolling shutters and the same should not be converted or misused for any other purpose at any time in future.
 - 19. The copy of the sanctioned plan should be displayed at the construction site for the purpose of public view and for official inspections.
 - 20. The construction should be made strictly in accordance with the sanctioned plan and if any modifications are necessary prior approval should be obtained from HUDA and municipality.
 - 21. The applicant/ builder shall obtain a clearance from the A.P Fire Services department for proposed apartment complex as required under the provisions of A.P Fire Services Act 1994.
 - 22. The applicant/builder/Contractor shall obtain a risks insurance policy certificate for the construction period as required under the provisions of G.O.Ms.No.541 M.A, dated 17-11-2000.

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23. In case site Engineer/Structural Engineer/Architect is changed by the owner/builder during the course of construction or the Architect structural Engineer dis-associate themselves with the on going project and the same shall be reported to the Kapra Municipality by the owner/builder within (7) days by registered post or in person along with consent letters of newly engaged site Engineer/structural Engineer / Architect.
24. Top priority to be given for **WATER HARVESTING STRUCTURE** and works to be undertaken as per plan approved.
25. This permission is liable to be suspended/revoked if any of the conditions are violated by the applicant/builder.


* COMMISSIONER,
KAPRA MUNICIPALITY, R.R.DIST.

To

M/s Summit Builders,
H.No.5-4-187/2 and 4, 3rd Floor,
M.G. Road,
SECUNDERABAD.


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Municipality and shall ensure the following.