

PROCEEDINGS OF THE MUNICIPAL COMMISSIONER - KAPRA  
MUNICIPALITY, R.R. DIST.

Present: Sri S.Rama Narayana Reddy, B.Tech

Proc.No.BA/G3/294/2006-07,

Date: 29-03-2007

Sub:- **KAPRA MUNICIPALITY** - Town Planning Section - Building Permission for construction of Residential Building with Stilt + 5 upper floors viz., Block A, B and C in, Survey.No.1/1, 2/1/1(P) and 191 (P) of Mallapur village - Proceedings - Issued - Regarding.

Ref:- Letter No. 14013/P4/Plg /HUDA/2006, date 23-03-2007 along with Plans received from the Vice-Chairman, HUDA.

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**ORDER:**

Sanction is hereby accorded for the construction Residential Building with Stilt +5 floors Block-A, Block-B and Block-C as per the plans 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. The building plans shall be sanctioned by the locally authority in conformity with the technically approved by HUDA.
2. The applicant/developer/Builder shall scrupulously follow the instruction of the Government vide Memo No.1933/II/97-1 M.A., dated 18-06-2007 i.e. ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved plans.
3. Flat Nos. A-101, A-102, A-103, A-104, A-105, A-106, A-116, A-117, A-118, A-119 in Block-A, B-101, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125 in Block-B , C-101, C-103, C-104, C-105, C-106 and C-107 in Block-C in First Floor and amenities block shop 2 in Ground Floor have been mortgaged to Kapra Municipality. The mortgaged flats will be released after occupancy certificate is obtained by the builder/developer.
4. The building plans technically approved by HUDA is valid for a period of (3) years from the date of issue of this letter if the work is commenced with in the on 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.

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- (ii) After complying all the conditions from SI. 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 the satisfaction of the local authority.
  - (iv) After issuing "fit-for occupancy certificate" by the municipality as required under G.O.Ms. No. 248 M.A, dated 23-05-1996.
12. 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.
  13. The applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 1993.
  14. The applicant shall develop the Rainwater Harvesting structures in the site under reference as per the brochure enclosed.
  15. The applicant should erect temporary structure to avoid spilling of materials outside the plot during construction to stop environmental pollution, to ensure safety and security of the pedestrians and neighbors.
  16. The applicant should make provisions for erection of transformer and garbage house within the premises.
  17. The applicant, builder, developer should not keep their construction materials / debris on public roads.
  18. 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 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.
  20. The copy of the sanctioned plan should be displayed at the construction site for the purpose of public view and for official inspections.
  21. 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.
  22. 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.
  23. 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.
  24. Top priority to be given for **WATER HARVESTING STRUCTURE** and works to be undertaken as per plan approved.
  25. This permission does not bar any public agency including HUDA/HADA/CDA to acquired the lands for public purpose as per law.

38. 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.
39. The applicant/Developer has to fulfill all the conditions as per G.O. Ms. No.86 M.A., dated 03-03-2006, G.O. Ms. No.171 M.A., dated 19-04-2006 and G.O. Ms. No.621 M.A., dated 623 M.A., dated 01-12-2006.

S. Ne N. G. 29/3/07.  
COMMISSIONER  
KAPRA MUNICIPALITY, R.R.DIST.  
29/3  
29/03/07

To

M/s Alpine Estates rep by  
Sri Anand S. Mehta,  
H.No. 103, 1<sup>st</sup> Floor,  
Hariganga Complex,  
Ranigunj,  
**SECUNDERABAD.**

Copy Submitted to the Vice-Chairman, HUDA for favour of kind information.



**ADDITIONAL CONDITIONS:**

- a) The Owner/Developers shall ensure the safety of construction Workers.
- b) The Owner/Developers shall ensure a comprehensive insurance policy or 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) If in case above said conditions are not adhered, HUDA/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;

26. To provide one entry and one exit to the premises with a minimum width of 4.5 mtrs and height clearance of 5 mtrs.
27. Provide Fire resistant swing door for the collapsible lifts in all floors.
28. Provide Generator, as alternate source of electric supply.
29. Emergency Lighting in the corridor/common passages and staircases.
30. 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.
31. Manually operated and alarm system in the entire buildings;
32. Separate Underground static water storage tank capacity of 25.000. lits Capacity.
33. Separate Terrace tank of 25,000 lits capacity for Residential buildings.
34. Hose Reel, Down Comer.
35. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mtrs.
36. Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety;
37. Transformers shall be protected with 4 hours rating fire resistant constructions as per Rule 15 (e) of A.P. Apartments (Promotion of construction and ownership) rules, 1987.

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- (iii) If main municipal drains exist in vicinity of site, insist on connect the treated sewerage to main existing drain by laying a sewer pipe of diameter ranging from 200mm to 300mm.
  - (iv) In case where such municipal drain does not exists, 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 n0.2470 of 1985 (annexure-1) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment, no effluent/drainage over flows on the road of 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 layout 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 set backs, common parking floor/stilt floor parking/violations and other balcony projections will not be allowed.
  8. The Builder/Developer should commence the work after submission of Clearance Certificate from Director General, A.P., and Fire Service Department.
  9. The applicant should follow all fire safety requirements in accordance with the "National Building code 1983".
  10. The applicant should plant sufficient no. of trees and maintain 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.
  11. 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.