



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY,
ZONAL OFFICE, GHATKESAR, DOOR NO. 7-188/2,
SREENIVASA ARCADE, 1ST FLOOR, MAIN ROAD
GHATKESAR, RANGA REDDY DIST, PHONE.08415-222448.
E.Mail: hmdagtkrzone@gmail.com

Lr.No. 15238/P4/Plg/HMDA/2008

Date: 18.4.2012.

To
The Executive Authority,
Nagaram Gram Panchayath,
Keesara Mar.dal,
Ranga Reddy- District.

Sir,

Sub:- HMDA – Ghatkesar Zone. - Technical approval of Building Plans for the proposed Group Housing Residential Apartment in Sy.No. 233/P of Nagaram (V), Keesara (M), Ranga Reddy District.- Reg.

Ref:-1. Application from M/s. Paramount Estates Rep by its Managing Partners Sri. Soham Modi, dated: 31.10.2008.

2. This office letter of even No., dt. 17.7.2010.

3. Applicant letter dt. 19.8.2010.

4. This office letter of even no., dt. 3.9.2010, 15.11.2010 & 28.12.2010.

5. Applicant letter dt. 28.2.2012.

6. This office letter of even no., dt. 29.3.2012.

7. Letter dt. 10.4.2012 of the applicant remitting the DC & PC Charges.

1. Vide reference 1st cited, from M/s. Paramount Estates Rep by its Managing Partner Sri. Soham Modi & others have applied for technical approval of Group Housing Residential Apartments Plan in Sy.Nos. 233/P of Nagaram (V), Keesara (M), Ranga Reddy District in an extent of Acs. 2-00 Gts.

2. The above proposals have been examined with reference to the Zonal Development Plan provisions and the stipulated building regulations, and permitted to develop as per the plan and to follow other conditions as stated below.

1. **Technical approval No. 15238/P4/Plg/HMDA/2008, Dated. 18.4.2012.**

II Name of the Owner / Applicant and Address: M/s. Paramount Estates,
5-4-187/3 & 4, 2nd Floor,
Sohan Manson,
M.G. Road, Secunderabad- 500 003.

III. Details of charges collected:

	<u>AMOUNT</u>
I) Built Up area	Rs. 6,25,412.00
II) Open area	Rs. 2,18,972.00
III) Layout Charges	Rs. 5,67,698.00
IV) a) Processing Charges	Rs. 61,975.00
b) Forfeited P. C Charges	Rs. 61,975.00
V) Publication Charges	Rs. 5,000.00

	Rs. 15,41,032.00
(Already paid vide Ch.No. 25637/08-09, Dt. 31.10.2008)
	Rs. 1,50,000.00

VI) 1.5 times of the basic land value	Rs. 13,91,032.00
VII) Fees under Appeal Cause	Rs. 7,84,080.00
VIII) 10% interest on DC amount	Rs. 4,35,024.00

Total
	Rs. 26,10,136.00

(Rupees Twenty Six Lakhs Ten thousand One hundred and Thirty Six only)

Nature of construction : **Group Housing Residential Apartment Permission**

The amounts of Rs. 1,50,000/- (Ch. No. 25637/2008-09, dt. 31.10.2008) in IOB Himayath Nagar branch & Rs. 26,10,136/- (Ch.No. 3648, dt. 10.4.2012) in Union Bank of India, Ghatkesar Branch and Rs. 44,623/- (Ch.No. 573.2012-13, dt. 10.4.2012) in IOB, HUDA branch in favour of Metropolitan Commissioner, HMDA.

3.The Group Housing Residential Apartment plans are hereby technically approved under section - 14 of the A.P. Urban Area (Development) Act, 1975 and forwarded to you for necessary sanction and release and ensuring compliance of the following conditions, while party undertakes the above proposed building for use viz; **Group Housing Residential Building.**

- a) The building plans shall be sanctioned by the Local Authority in conformity with the technically approved plans by HMDA.
- b) The Local 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 is valid for a period of (3) years from the date of issue of this letter if the work is commenced with in the one year form the date of issue.
- d) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building, the Zonal Commissioner, Greater Hyderabad Municipal Corporation / Municipal Engineer / 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 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 / overhead tanks.
 - iii) Where main Municipal / 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 municipal panchayat drain exist, insist on connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of dia deter 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 local 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 municipal Engineer / 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-rata charges, which may be imposed, for regularization the layout in terms of G.O.Ms.No.367 M.A., Dated.12-7-1988.
 - f) The Executive Authority should ensure that the minimum width of approach road as indicated in the tech. approved plans and area affected in the road widening is taken over from the applicant free of cost by Municipality / Panchayat. The said road is developed and maintained as Black topped road with proper center etc.
 - g) 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.423 M.A., Dated. 31.07.1998. No deviation, misuse or violations of minimum setbacks, common parking floor / stilt marking / violation and other balcony projections shall not be allowed.
 - h) The Executive Authority shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 1983.
 - i) The Executive Authority shall ensure that the party 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.
 - j) 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 complied to the satisfaction of the Executive Authority.
 - iv) After issuing a "Fit for Occupancy" certificate by the Executive Authority as required under Government order No.248 M.A., dt. 23.05.1996.
 - k) The Municipality 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.
 - l) That the applicant is responsible for structural safety and the safety requirement in accordance with the of nation Building Code of 1993.
 - m) The applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
 - n) 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.
 - o) That the applicant shall made provisions for erecting of Transformer and Garbage house with in the premises.

- p) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
- q) 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
- r) That the Stilts / Cellar should be exclusively use for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
- s) 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.
- t) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- u) This permission does not bar any public agency including HUDA/HADA/CDA 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.Mtr 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.
- 6) Manually operated and alarm system in the entire buildings;
- 7) Separate Underground static water storage tank capacity of 25,000. liters. Capacity.
- 8) Separate Terrace tank of 25,000 liters capacity for Residential Buildings.
- 9) Hose Reel, Down Comer.
- 10) Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.Mtrs.
- 11) Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety;
- 12) 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.
- 13) 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.
- 14) To comply the conditions laid down in the G.O.Ms.No.86 MA, dt.3-3-2006, G.O.Ms.No.171 MA, dt.19-4-2006 & G.O.Ms.No.623 MA, dt.1-12-2006, with

- regard to Mortgaging of floor area obtaining builder / developer license and submission of notarized affidavit as per rule 20(a) to **Local Body**.
- 15) The applicant has submitted NOC from RDO regarding conversion of land from agriculture to non- agricultural purpose under A.P.A.L. Act 2006 vide Proc. No. L/1287/09, dt. 11.5.2009 issued by the RDO, R.R. Dist.
 - 16) The applicant has submitted Fire NOC from AP Fire Emergency Service Department vide Lr. R.C. No. 2216/B1/2008, dt. 27.3.2008.
 - 17) Any conditions laid by the Authority are applicable.

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

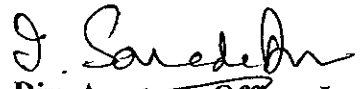
Encl: (2 copies of approved building plans)

Yours faithfully,
Sd/-
Zonal Officer

Copy to: The Jr. Planning Officer (Sri. B. George) HMDA for necessary follow up and to furnish periodical reports.

Copy to: the M/s. Paramount Estates, 5-4-187/3 & 4, 2nd floor, Sohan Manson, M.G. Road, Secunderabad. with a request to approach the Gram Panchayath for release of Building Plans.

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Div. Accounts Officer-I



