

Telangana State Industrial Infrastructure Corporation Ltd.,

(A Government of Telangana Undertaking)



Lr.No: TSIIC/LAC/HO/DILPREET/2024,

Date: 28-02-2024

To,
The Director General,
Telangana State Disaster
Response & Fire Services, 2nd floor,
Police Head Quarters Building, (CID Building),
Lakdi-ka-pul, Hyderabad – 500 004.

Sir,

Sub: TSIIC Ltd - Construction of Industrial Buildings consisting of one Non High Rise Building (Hydrogenation Room) with 1 Ground floor & another Two High Rise Buildings consisting of Chemical Store Building with 1Ground + 6 Upper Floors and 4 Industrial Building Blocks-1,2,3,&4 with one basement+2 Stilts+6 Upper Floors in Sy. No 49 & 59, Plot No. 08-P, IDA Nacharam (V), Uppal Mandal, Medchal Malkajgiri District, Telangana - Details of the land surrendered for Proposed Road widening – Exemptions of Setbacks to be Considered - Requested - Reg.

Ref: Lr.No: Nil, Dated: 09-01-2024 from M/s Dilpreet Tubes Pvt Ltd., addressed to the Chief Engineer, TSIIC HO.

Kind attention is invited to the subject cited.

It is to submit that, vide reference cited, M/s Dilpreet Tubes Pvt Ltd have applied for exemption of setbacks for the proposed construction of Industrial Buildings consisting of one Non High Rise Building (Hydrogenation Room) with 1 Ground floor with a height of 4.50M & another Two High Rise Buildings consisting of Chemical Store Building with 1Ground + 6 Upper Floors with a height of 27.00M and 4 Industrial Building Blocks-1,2,3,&4 with one basement+2 Stilts+6 Upper Floors with a height of 32.40M in an extent of 4.00 Acres (Or) 16187.44 Sqm in Sy.No.49 & 59, Plot No. 08-P, IDA Nacharam (V), Uppal (M), Medchal Malkajgiri District, Telangana.

As per the Notified Master Plan, the proposed Plot abuts with proposed 60M wide Road against existing 45M width on Northern side and proposed 30M wide Road against existing 18M width on the Eastern side. Due to that the allottee losing a total land area admeasuring 2663.88 Sqm (i.e. on Northern side 1535.84 Sqm and on Eastern side 1128.04 Sqm) towards area affecting under road widening. To achieve the proposed built up area they have proposed to construct an additional Floor (i.e. 6th Floor) duly availing concessions in all round setbacks.

Vide reference cited, the applicant has requested to issue a letter to D.G. Fire Services to get revised provisional fire NOC by enclosing revised drawings showing road affected area and concessions in all round setbacks as 10M instead of required 11M for the four Main Lab Buildings with 6 floors with a height of 38.30M. The proposed total built up area after road widening is 36,814.44 Sqm is less than the eligible built up area before road widening (38,550.40 Sqm) which is satisfying the clause 16(c) of GO Ms No.168, Dt: 07.04.2012 issued by MA&UD Department. Hence, the allottee is eligible for setback concession. (Annexure copy enclosed for your ready reference).

Hence, the said proposal of the firm may be considered for relaxation in setbacks as per Clause 16(b) of G.O.Ms.No.168 MA&UD dated: 07.04.2012. A set of drawings duly showing the setbacks are herewith enclosed for kind perusal.

Setback Details - BEFORE AND AFTER ROAD WIDENING			
Main Lab Buildings 1, 2, 3 & 4 with a height of 32.40M			
	REQUIRED	PROPOSED	REMARKS
SET BACK	LENGTH (Mts.)	LENGTH (Mts.)	
Building Height including Ground Floor Height		32.40/38.30	
NORTH	11.00	10.00	
SOUTH	11.00	10.00	
EAST	11.00	10.00	
WEST	11.00	10.00	The area affected under road widening will be handed over to Local Authority (TSIIC) free of cost. For availing setback concession maintaining all round setbacks as 10M instead of required 11M for the four Main Lab Buildings with 6 floors with a height of 38.30M as per G.O.Ms. No. 330 dt. 27.12.2017.
Chemical Stores building with a height of 27.00M			
	REQUIRED	PROPOSED	REMARKS
SET BACK	LENGTH (Mts.)	LENGTH (Mts.)	
Building Height including Ground Floor Height		27	
NORTH	9.00	10.00	
SOUTH	9.00	10.00	
EAST	9.00	10.00	Satisfied
WEST	9.00	10.00	Satisfied

Hydrogenation Room with a height of 4.50M			
	REQUIRED	PROPOSED	REMARKS
SET BACK	LENGTH (Mts.)	LENGTH (Mts.)	
BUILDING HEIGHT Including Ground Floor Height		4.5	
NORTH	1.50	10.00	Satisfied
SOUTH	1.50	10.00	Satisfied
EAST	1.50	10.00	Satisfied
WEST	1.50	10.00	Satisfied

In view of the above, the request of the Firm for relaxation in the above setbacks and in processing the provisional Fire NOC to M/s Dilpreet Tubes Pvt Ltd is herewith submitted.

Encl: As above.

Yours faithfully,


28.2.24
CHIEF ENGINEER


Copy to the Zonal Manager, Medchal-Siddipet zone, TSIIC for information and necessary action.

✓ Copy to M/s Dilpreet Tubes Pvt Ltd, Plot No.8, Road No.5, IDA, Nacharam, Hyderabad – 500 076 for information.

ANNEXURE

BEFORE AND AFTER ROAD WIDENING STATEMENT OF DILPREET TUBES PVT LTD (PROJECT: HVRD, NACHARAM)					
BEFORE			AFTER		
Total Plot Area	16,193.02	Sqm	Total Plot Area	16,193.02	Sqm
Land Lost In Road Widening	0.00	Sqm	Land Lost In Road Widening	2,663.88	Sqm
Net Plot Area	16,193.02	Sqm	Net Plot Area	13,529.14	Sqm
Tot-Lot Area Required	1,619.30	Sqm	Tot-Lot Area Required	1,352.91	Sqm
Tot-Lot Area Provided	1,619.94	Sqm	Tot-Lot Area Provided	1,399.53	Sqm
North side Road Width (Existing)	24.00	Mts	North side road Width (Existing)	24	Mts
			Proposed Master Plan Road Through Plot	60	Mts
East side Road Width (Existing)	18.00	Mts	East side road Width (Existing)	18	Mts
			Proposed master plan road through Plot	30	Mts
Building Height Permissible	Any height as per AAI	Mts	Building Height Proposed	Any height as per AAI	Mts
Building Nos. 1, 2, 3 & 4: each building height proposed	27	Mts	Building Nos. 1,2,3&4: each building Height proposed	32.40	Mts
Building -1 2 Stilts= 2x2.95= 5.90 M 1st to 5th Floors =5.4 + 5.4+5.4+5.4+5.4=27M	32.9/27	Mts	Building -1 2 Stilts = 2x2.95 = 5.90 M 1st to 6th Floors =5.4 + 5.4+ 5.4+ 5.4+5.4+ 5.4 = 32.4 M	38.3/32.4	Mts
Building -2 2 Stilts= 2x2.95= 5.90M 1st to 5th Floors =5.4 + 5.4+5.4 +5.4+ 5.4=27 M	32.9/27	Mts	Building -2 2 Stilts = 2x2.95 = 5.90 M 1st to 6th Floors =5.4 + 5.4+ 5.4+5.4+5.4+ 5.4 = 32.4 M	38.3/32.4	Mts
Building-3 2 Stilts= 2x2.95= 5.90M 1st to 5th Floors=5.4 + 5.4+5.4+5.4 +5.4=27 M	32.9/27	Mts	Building-3 2 Stilts = 2x2.95 = 5.90 M 1st to 6th Floors=5.4 + 5.4+5.4+5.4+5.4+ 5.4 = 32.4 M	38.3/32.4	Mts
Building-4 2 Stilts= 2x2.95= 5.90M 1st to 5th Floors =5.4 + 5.4+5.4+5.4+5.4=27 M	32.9/27	Mts	Building-4 2 Stilts = 2x2.95 = 5.90 M 1st to 6th Floors =5.4 + 5.4+5.4+5.4+5.4+ 5.4 = 32.4 M	38.3/32.4	Mts

No. of floor proposed	5	Nos	No. of floors proposed	6	Nos
Building :5 (Chemical store) Building height proposed.	22.5	Mts	Building :5 (Chemical store) Building height proposed	27	Mts
Ground floor Height	4.50	Mts	Ground floor Height	4.50	Mts
Typical floors height			Typical floors height 4.5		
4.5 mts x 4 floors	18.0	Mts	mts x 5 floors	22.5	Mts
No. of floor proposed	5	Nos	No. of floors proposed	6	Nos
Building :6 Hydrogenation room Ground floor only height proposed	4.5	Mts	Building :6 Hydrogenation room Ground floor only height proposed	4.5	Mts
No. of floor proposed	1	Nos	No. of floors proposed	1	Nos
No of Floors Proposed					
Building1:(5upper floors)	5	Nos		6	Nos
Building2:(5upper floors)	5	Nos			
Building3:(5upper floors)	5	Nos		6	Nos
Building4:(5upper floors)	5	Nos	No of Floors Proposed		
Building 5: (GF+ 4 upper floors)	5	Nos	Building 1: (6 upper floors)	6	Nos
Building 6: (G.F only)	1	No	Building 2: (6 upper floors)		
			Building 3: (6 upper floors)	6	Nos
			Building 4: (6 upper floors)		
			Building 5: (G+ 5 upper floors)	6	Nos
			Building 6: (GF only)	1	No
No of stilt floors for parking proposed in building 1,2,3 &4	2 S	Nos	1 Basement + No of stilt floors for parking propose in building 1,2,3 &4	1B + 2 S	Nos
FLOOR PLATE AREA ELIGIBLE:			FLOOR PLATE AREA ELIGIBLE:		
Building:1			Building:1		
1st Floor	1,890.48	Sqm	1st Floor	1,581.54	Sqm
2nd Floor	1,890.48	Sqm	2nd Floor	1,581.54	Sqm
3rd Floor	1,890.48	Sqm	3rd Floor	1,581.54	Sqm
4th Floor	1,890.48	Sqm	4th Floor	1,581.54	Sqm
5th Floor	1,890.48	Sqm	5th Floor	1,581.54	Sqm
Total =	9,452.40	Sqm	6th Floor	1,581.54	Sqm
			Total =	9,489.24	
Building:2	1,890.48	Sqm	Building:2		
1st Floor	1,890.48	Sqm	1st Floor	1,581.54	Sqm
2nd Floor	1,890.48	Sqm	2nd Floor	1,581.54	Sqm
3rd Floor	1,890.48	Sqm	3rd Floor	1,581.54	Sqm
4th Floor	1,890.48	Sqm	4th Floor	1,581.54	Sqm
5th Floor	9452.40	Sqm	5th Floor	1,581.54	Sqm
Total =			6th Floor	1,581.54	Sqm
			Total =	9,489.24	
Building:3			Building:3		
1st Floor	1,707.09	Sqm	1st Floor	1,340.33	Sqm

2nd Floor	1,707.09	Sqm	2nd Floor	1,340.33	Sqm
3rd Floor	1,707.09	Sqm	3rd Floor	1,340.33	Sqm
4th Floor	1,707.09	Sqm	4th Floor	1,340.33	Sqm
5th Floor	1,707.09	Sqm	5th Floor	1,340.33	Sqm
Total =	8,535.45	Sqm	6th Floor	1,340.33	Sqm
			Total =	8,041.98	Sqm
Building:4			Building:4		
1st Floor	1,707.09	Sqm	1st Floor	1,340.33	Sqm
2nd Floor	1,707.09	Sqm	2nd Floor	1,340.33	Sqm
3rd Floor	1,707.09	Sqm	3rd Floor	1,340.33	Sqm
4th Floor	1,707.09	Sqm	4th Floor	1,340.33	Sqm
5th Floor	1,707.09	Sqm	5th Floor	1,340.33	Sqm
Total =	8,535.45	Sqm	6th Floor	1,340.33	Sqm
			Total =	8,041.98	Sqm
Building: 5 (Chemical store)			Building: 5 (Chemical store)		
Ground Floor	461.74	Sqm	Ground Floor	264.00	Sqm
1st Floor	461.74	Sqm	1st Floor	264.00	Sqm
2nd Floor	461.74	Sqm	2nd Floor	264.00	Sqm
3rd Floor	461.74	Sqm	3rd Floor	264.00	Sqm
4th Floor	461.74	Sqm	4th Floor	264.00	Sqm
Total =	2308.70	Sqm	5th Floor	264.00	Sqm
			Total =	1584.00	Sqm
Building : 6			Building : 6		
Hydrogenation room			Hydrogenation room		
Ground floor	266.00	Mts	Ground floor	168.00	Mts
Total built up area in all buildings eligible	38,550.40	Sqm	Total built up area in all buildings proposed	36,814.44	Sqm

The proposed total built up area after road widening is 36,814.44 Sqm is less than the eligible built up area before road widening (38,550.40 Sqm) which is satisfying the clause 16(c) of GO Ms No.168, Dt: 07.04.2012 issued by MA&UD Department. Hence, the allottee is eligible for setback concession.

