

**PROCEEDINGS OF THE COMMISSIONER, MANIKONDA MUNICIPAL COUNCIL
DIST: RANGAREDDY**

**Present: K Phalgun Kumar
Commissioner
Manikonda Municipality**

Proc. No. MC|MNK|TP| 06 |2022

Date: 19-07-2022

Subject:- Manikonda Municipality – TP Section – Construction approval for Commercial Building consisting Building 3Cellar +2Stilt + 25Upper floors in Survey No: 296/LU of Puppalguda ORRG of Manikonda Municipality, Ranga Reddy District – Accorded the Construction Permission as per the Building Plans Technically Approved with Drawings and Specifications by the Hyderabad Metropolitan Development Authority - Regarding.

- Ref:-**
1. Metropolitan Commissioner, Hyderabad Metropolitan Development authority letter No: 039566/ZOA/C1/U6/HMDA/30092020 date: 19-07-2021
 2. Application of M/s: Ektha Gateway Towers LLP Dt: 04-08-2021
 3. G.O.Ms.No.168, Municipal Administration and urban Development (M) Department, Date. 07.04.2012

In the reference 1st cited, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in letter No 039566/ZOA/C1/U6/HMDA/30092020 date: 19-07-2021 has stated that M/s: Ektha Gateway Towers LLP Rep by Posham Narsi Reddy & Others R/o. 78, Magadha Village, Kokapet, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana, has submitted the proposal for approval of Commercial Building Consisting Building 3Cellar +2Stilt + 25 Upper floors in Plot Nos Open Land in Survey No: 296/LU of Puppalguda ORRG of Manikonda Municipality, Ranga Reddy District and examined the plans with reference to the notified and stipulated building regulations and Technically approved the building plans with drawings and specifications with conditions vide technical approval No 039566/ZOA/C1/U6/HMDA/30092020 date: 19-07-2021 and instructed the Commissioner Municipal Council, Manikonda for sanction in conformity with the technically approved plans by HMDA.

In the reference 2nd cited M/s: Ektha Gateway Towers LLP Rep by Posham Narsi Reddy & Others R/o. 78, Magadha Village, Kokapet, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana, has submitted the proposal for approval of Commercial building Consisting Building 3Cellar + 2Stilt + 25Upper floors in Plot No open land in Survey No: 296/LU of Puppalguda ORRG of Manikonda Municipality, Ranga Reddy District has submitted the application requesting to sanction for construction of Commercial Building, as per the Technical approval of building plans with drawings and specifications and conditions imposed vide letter 039566/ZOA/C1/U6/HMDA/30092020 date: 19-07-2021 of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, while submitting the assurance regarding to follow the conditions imposed in the reference 1st M/s: Ektha Gateway Towers LLP Rep by Posham Narsi Reddy & Others, has Paid the Required building permission fees Rs: 92,68,358/- towards DD No 972917, dt 16-07-2022, SBI Bank Branch Kondapur for construction of Commercial Building.

In view of the above under G.O.Ms.No.168, Municipal Administration and Urban Development (M) Department, Date. 07.04.2012 sanction is here by M/s: Ektha Gateway Towers LLP Rep by Posham Narsi Reddy & Others R/o. 78, Magadha Village, Kokapet, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana, has submitted the proposal for approval of Commercial building Consisting Building 3Cellar +2Stilt + 25 Upper floors in Plot No Open land in Survey No: 296/LU of Puppalguda ORRG of Manikonda Municipality, Ranga Reddy District as per the Technical approval of the building plans with drawings and specifications releasing the approved plans with the following conditions as fixed in technical approval No 039566/ZOA/C1/U6/HMDA/30092020 date: 19-07-2021 of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority.

1. The applicant has made simple mortgage of 10% of built up area in favour of MC, HMDA as per rule 25 (d) of G.O. Ms no:168 Date:07-04-2012.The same is executed at Sub – Registrar Gandipet, Vide Doc.No. 2010/2021, 2011/021 & 2012/2021 Dt: 29-01-2021
- 2 The applicant shall pay the 1% labour cess amount to the local body,on the total estimated cost of proposed construction invariable, as per the G.O.M.S No:112 Labour employmen training factories (Lab-II) ,Department, Dt:15-12-2009 before commencement of the construction work.
- 3 The technical approval No 039566/ZOA/C1/U6/HMDA/30092020 date: 19-07-2021 of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is enclosed to follow the conditions imposed in construction. The building plans technically approved by HMDA are valid for period of **06 years** from date of issue of this letter if the work is commence within the date of issue.
- 4 The applicant shall ensure the following with regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building.
 - 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 sizes 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 tanks.
 - iii. Where main Gram 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 Gram Panchayat drain exists, insist on connecting the treated sewerage overflow to a natural drain or nalawith a sewer pipe of diameter 150 mm.
 - 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 speciation (ISI) Code No.2470 of 1985 (Annexure-I) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment. The Applicant 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 way the sludge, etc., to an unobjectionable place.
 - viii. All the above shall be supervised and inspected by the 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 out laying 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.
- 5 The applicant should ensure the undertakes to abide by the conditions, which may be imposed in terms of G.O.Ms.No.168, MA, Date.07.04.2012 and its amendments.
 - 6 The applicant 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 floors level as required under G.O.Ms.No.168, MA, Date.07.04.2012 deviation, misuse or violations of minimum setbacks, common parking floor / stilt marking / violation and other balcony projections shall not be allowed.
 - 7 The applicant shall ensure that the fire safety requirements are complied in accordance with the National Building Code, 2005.
 - 8 The applicant 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 are complied.
 - iii. After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned above are complied with the satisfaction of the Executive Authority.
 - iv. After issuing a "Fit for Occupancy" certificate by the sanctioning Authority as required G.O.Ms.No.168, MA, Date.07.04.2012.
 9. The Applicant 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.
 10. That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.
 11. The applicant shall develop Rain Water harvesting structures in the site under reference as per plan enclosed.
 12. 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.

13. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
14. That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
15. That the applicant should ensure to submit 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 inspection of site.
16. 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.
17. That the construction should be made strictly in accordance with the sanctioned plan. If any modifications are necessary prior approval should be obtained.
18. That the applicant shall obtain clearance from Fire services Dept., for the proposed complex under the provisions of Fire services Act, 1994.
- 19 This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

MULTISTOREYED / HIGH RISE BUILDING CONDITIONS

1. The visitors parking should be used for the designated purpose only and should not be misuses or sold
2. The 10% of cellar shall be utilized for utilities and non – habitation purpose like A/c Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry, Car wash etc., and not for others purposes as per the conditions laid down in (13(c-xi)) in Go.Ms.No.168 MA, Dt. 07.04.2012.
3. The work of building service like sanitation, plumbing Fire safety requirements, lifts, Electrical installation and other utility service shall be executed under the Planning design and supervision of qualified and components technical person.
4. The applicant shall provide refuse – Chute along with proper garbage disposal systems.
5. The applicant should full fill the all the conditions as per the Fire Service NOCs, Airport NOCs etc.
6. The applicant shall make provision for Solar Water Heating System and Solar Lighting System in the building and in the site for outdoor lighting, etc.,
7. Rain water harvesting from the roof tops may also incorporate to store water and also make special provisions for storm water drains.
8. The HMWS & SB and T.S Transco shall not provide the permanent connection till the applicant produces the Occupancy Certificate from the Sanctioning Authority.
9. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply.
10. The applicant has to maintain tot-lot/ open space / buffer to be used as Greenery and should not be used it for any other purpose and handover the same including Drive ways to local body as per rule 8(n) of A.P Building Rules – 2012.
11. The Open Space earmarked in the site layout plan shall be maintained and developed as Open Space with greenery.

12. The Open Space earmarked in the site layout plan shall not be altered and no construction permitted in the said Open Space.
13. All Roads shall be developed as per the Internal Circulation pattern approved. No change in the Circulation Pattern and Parking area earmarked is permitted.
14. In case it is noticed that the Open Space and the internal Circulation Pattern are not maintained as per the approved plan, the Building Permission shall be deemed to be cancelled and the local body shall be authorized to take action against the construction as per extant of law.

ADDITIONAL CONDITIONS:-

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
3. 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.
4. The Owner / Developers shall be responsible for the safety of construction workers.
5. If 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.Mtrs of floors area with minimum of four numbers fire extinguishers per floor and 5 Kgs.
6. DCP extinguishers minimum 2 Nos. at Generator and transformer area shall be provide as per I.S.I specification No.2190-1992.
7. Manually operated and alarm system in the entire buildings;
8. Separate Underground static water storage tank capacity of 25,000 Its capacity.
9. Separate Terrace tank of 25,000 lits capacity for Residential Buildings.
10. House Reel, Down Comer.
11. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mtrs.
12. Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety;

13. 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.
14. 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.

Subject to the following conditions:-

1. The circulation pattern showing in the plan shall be used as drive ways and the circulation pattern should not be changed for any purpose in future.
2. If there is any court case is pending with law, the applicant shall be responsible for settlement of the same and proposals are subject outcome of court orders if any.
3. In any dispute litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be part to any such disputes / litigations.
4. To comply the conditions laid down in the G.O.Ms.No.168, MA & UD, Date.07.04.2012, and their amendments from time to time.
5. The applicant / developer are the whole responsible if anything happens / while constructing the building and after
6. If the said site under reference is falling within the open space area / park etc., of any other layouts, the permission issued shall be withdrawn without any notice and the applicant cannot claim for refund of amount paid.
7. The Applicant should file the undertaking affidavit on Rs.100.00 Non-judicial stamp paper before release the occupancy certificate.
8. The open space earmarked in the site Building plan shall be maintained and developed as open space with greenery only.
9. The open space earmarked in the site Building plan shall not be altered and no construction is permitted in the said open space.
10. In case it is noticed that the open space and the internal circulation pattern are not maintained as per the approved plan, the Building Permission shall be deemed to be cancelled and the local body shall be authorized to take necessary action against the construction as per extant law.
11. The applicant / developers and structural Engineer and Architect are the whole responsible if any loss of human life or any damage occurs while constructing the residential apartments and after in the site under reference.
12. The applicant shall obtain the fire service clearance from the Fire Service Department before applying of occupancy certificate from the sanctioning authority.
13. The HMDA resume the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.

14. If any cases are pending in court of law with regard to the site under reference and have adverse orders, the permission granted shall deem to withdrawn and cancelled.
15. The applicant / developer are the whole responsible if anything happens / while constructing the building.
16. The applicant shall construct the sump, septic tank and water harvesting pits as per the specifications.
17. Any conditions laid by the authority are applicable.


Commissioner
Municipal Council Manikonda
Rangareddy Dist


To
M/s: Ektha Gateway Towers LLP
Rep by Posham Narsi Reddy & Others
R/o. 78, Magadha Village, Kokapet,
Gandipet Mandal, Ranga Reddy District,
Hyderabad, Telangana.