

Planning Department

Lr. No. 4032/P4/Plg/HMDA/2009

Date:02-08-2022

To
M/s. Telangana Rajiv Swagruha Corporation Ltd.,
Regd Office:3-6-184, 1st floor, Himayathnagar,
Hyderabad – 500 029.

Sir,

Sub: HMDA–Planning Department – Ghatkesar – Building permission for construction of Multistoried Residential Apartment (Block –A01 & A04 = Cellar + Stilt + 9 Upper floors, Block – A02, A03 & B02=Stilt + 9 Upper floors, Block –B01, B03 to B06 = Cellar + Stilt + 9 Upper floors, Block – C01 to C09 = 9 Upper floors, Block – D01 to D08= Stilt + 5 Upper floors to an height 29.7 Mtrs., in Sy.No. 35/2 at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District to an extent of 30.328 Acres –Approval Accorded and released -Reg.

- Ref:-
1. Application of M/s. Rajiv Swagruha Corporation Ltd.,dt. 22.04.2009.
 2. This office letter of even no dt. 19.05.2009.
 3. This office reminder letter of even no dt. 25.04.2011.
 4. This office final reminder letter dt. 22.07.2011.
 5. This office rejection letter no. 01.04.2011.
 6. D.O. Lr.No. APRSCL/568/Dev. Pocharam/Plg/2008, dt. 31.07.2011 of Shalini Mishra, IAS, M.D, A.P Rajiv Swagruha Ltd.
 7. D.O. Lr.No. 5336/CLU/P&C/APRSCL/2009, dt. 24.11.2011.
 8. MSBC Committee meeting held on dt. 27.03.2012.
 9. This office letter of even no dt. 27.04.2012 intimating DC letter.
 10. Applicant letter dt. 25.10.2017.
 11. Applicant letter dt. 14.11.2017 enclosing the minutes copies.
 12. Note orders of Metropolitan Commissioner dt. 24.11.2017.
 13. This office letter of even no dt. 28.11.2017 intimating shortfalls.
 14. Applicant Lr.dt:30.11.2018 submitting shortfalls and issue approval.
 15. Govt. Letter No.1964/Plg.II/2020, dt: 15.02.2020 from Government of Telangan, MA & UD Department.
 16. This office letter of even no dt. 15.01.2021 to Government.
 17. Lr.No.568/Dev. Pocharam/Plng/TRSCL/2008, dt:26.02.2022 from Telangana Rajiv Swagruha Corporation Ltd.,
 18. This office letter of even no dt. 31.03.2022 to Government.
 19. Lr.No.G1/875/2022, dt:28.03.2022 from Commissioner Pocharam Municipality.
 20. Letter ROC.No.430587/2022/TP/K1, dt:30.03.2022 from Government.

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In the reference 20th cited M/s. Rajiv Swagruha Corporation Ltd., has applied for approval of Multistoried Building permission for construction of Residential Apartment (Block –A01 & A04 = Cellar + Stilt + 9 Upper floors, Block – A02, A03& B02=Stilt + 9 Upper floors, Block –B01, B03 to B06 = Cellar + Stilt + 9 Upper floors, Block – C01 to C09 = 9 Upper floors, Block – D01 to D08= Stilt + 5 Upper floors to an height 29.7 Mtrs., in Sy.No. 35/2 at Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District to an extent of 30.328 Acres and same has been examined and approved under the provisions of HMDA Act 2008 and the details are given below:

Owner/Applicant Address	M/s. Telangana Rajiv Swagruha Corporation Ltd., Regd Office:3-6-184, 1 st floor, Himayathnagar, Hyderabad – 500 029
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- I. Permission for Multistoried building is hereby accorded under the provision of HMDA Act, 2008, G.O.Ms.No.470 MA dt: 09.07.2008 and G.O.Ms.No. 168 MA dt:07.04.2012 and its amendments.
- a) The building plans are valid for a period of SIX YEARS from the date of issue of this letter, if the work is commenced within ONE YEAR from the date of issue of this letter.
 - b) The applicant has not remitted the DC, PC, Capitalization and other charges and the building permission is sanctioned on deferred payment basis based on G.O. Ms. No. 11, dt. 22.06.2013 of Housing (HB-1) Department and instructions issued by the Principal Secretary to Government, MA&UD. The applicant shall remit the charges after disposal of the assets / projects.
 - c) With regard to Water Supply, Sewerage & Disposals system to be provided / facilitated to the proposed building, the Pocharam Municipality 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 ft distance so as to avoid water 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 furnished by adding hypo-solution to maintain 0.3 to 0.4 p.m of residual chlorine in the sump/overhead tanks.
 - iii. Where the main Pocharam Municipality drains exist, insist on connecting the treated to main existing drain by laying a sewer pipe of diameter ranging from 200mm to 300mm.
 - iv. In case where Pocharam Municipality drains exist, insist on connecting the treated sewerage overflow to a natural drain or Nala with a sewer pipe of dia deter 150 mm dia.
 - v. Before allowing the overflow mentioned in (iii) & (iv) above ensure that 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 compact bed, duly covered and ventilated for primary treatment. The Pocharam Municipality 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 the 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 Pocharam Municipality 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.
 - d) The Pocharam Municipality should ensure that the proposed building's are constructed strictly as per the technical approved building plans, for this purpose, shall inspect at foundation stage, plinth level, first floor and subsequent floor levels to ensure no deviations are made against the sanction plan.
 - e) The Pocharam Municipality shall ensure that all fire safety requirements are complied in accordance with the National Building Code and 2005 the fire services Act 1994.
 - f) The Pocharam Municipality shall ensure that the Party plants trees and maintain them in the periphery of the site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4-meters between each tree.
 - g) On the recommendation of HMDA, the Pocharam Municipality shall allow the proposed building complex to be occupied used or otherwise let out etc., only after:

5. The applicant should full fill the all the conditions as per the Fire Service NOCs, Airport NOCs & SEIAA clearance 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. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply.
9. The applicant has to maintain tot-lot / open space / buffer to be used as Greenery and should not be used it for any other purposes and handover the same including Drive ways to local body as per rule 8 (n) of T.S Building Rules - 2012.
10. The applicant should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
11. That the applicant is responsible for structural safety and the safety requirement in accordance with the National building Code of 2005.
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 / builder / constructor / developer shall not keep their construction material / debris on public road.
14. That the Stilts / Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
15. If any Court case is pending in Court of Law the permission granted shall be deemed to be withdrawn and cancelled.
16. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
17. In case of Residential Buildings constructions over 10,000 Sq.mts area and above, provision shall be made in the plans for Sewage Treatment Plant(STP) Which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016 and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016.
18. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012.
19. Any conditions laid by the authority are applicable.
20. The applicant has submitted risk insurance policy for the period of 2years span and they have submitted Affidavit to extend the validity of said insurance policy, in case the construction is delayed for whatsoever reasons and make it in force and enforceable till completion of the project.
21. The applicant shall follow the conditions related to Drainage/sewerage network as per norms.
22. The applicant shall develop the existing road with BT/CC surface before coming to occupancy certificate.
23. The applicant shall approach HMDA for issue of Occupancy Certificate after completion of building as per the sanctioned plan within stipulated time.
24. The applicant shall pay the Development and other charges /deferred payments in due course after releasing amount from auction.

Encl: Plans

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director Planning-I, HMDA.

- i. The proposed building is completed in accordance with the technically approved building plans.
 - ii. After ensuring all the above conditions at (a) to (j) are complied.
 - iii. After ensuring the conditions with regard to water supply and sewerage disposal system are complied with the satisfaction of the Pocharam Municipality .
 - iv. After issuing a "Fit for Occupancy" certificate by the HMDA as required under Government order No. 168 MA dt. 07.04.2012.
- h) The Pocharam Municipality shall ensure the developer display a board at a prominent place in the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.
 - i) That the applicant is responsible for structural safety and the safety requirement in accordance with the Nation Building Code, 2005. (Copy of Structural Stability Certificate enclosed)
 - j) The Applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
 - k) The applicant should erect temporary scheme shed to avoid spilling of materials outside the plot during the construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbors.
 - l) That the applicant shall made provisions for erection of Transformers and Garbage houses within the premises.
 - m) That the applicant/builder/contractor/developer shall not keep their construction materials/debris on public road.
 - n) 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.
 - o) 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.
 - p) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
 - q) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
 - r) The Owner/Applicant/Contractor shall be responsible/ensure for the safety of construction workers & shall take a comprehensive insurance policy of construction workers for the duration of construction.
 - s) 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.
 - t) In this case above said conditions are not adhered; HMDA / Pocharam Municipality can withdraw the said permission.
 - u) The Rajiv Swagruha has to submit the clarification from Government or make the payment before applying Occupancy Certificate to HMDA.

General Conditions:

1. The visitors parking should be used for the designated purpose only and should not be misused 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 other purposes as per the condition laid down in (13(c-xi)) in Go.Ms.No.168 MA, dt. 07.04.2012.
3. The work of building services like sanitation, plumbing Fire safety requirements, lifts, Electrical installations and other utility services shall be executed under the planning design and supervision of qualified and component technical person.
4. The applicant shall provide refuse - Chute along with proper garbage disposal systems.

Copy to:

1. The Municipal Commissioner,
Pocharam Municipality,
Pocharam Village,
Ghatkesar Mandal,
Medchal-Malkajgiri District,
Hyderabad – 500 029.
2. The Spl. Officer and Competent Authority, Urban Land Ceiling 3rd Floor,
Chandra Vihar complex, M.J Road, Nampally, Hyderabad.
3. The District Registrar, Uppal, Medchal-Malkajgiri District.
4. The District Collector, Uppal, Medchal-Malkajgiri District.
5. CIO, IT Cell, HMDA for placing in the website.

// t.c.f.b.o //


Div Accounts Officer-1 (N), HMDA.

