Hyderabad Metropolitan Development Authority

ORR-Growth Corridor Block, District Commercial Complex, Tarnaka, Hyderabad.

PLANNING DEPARTMENT (Dev.Control ORRGC)

Lr. No.1288/BP/ORRGC/Plg/HMDA/2011 **Dt.04-10-2012.**

To
The Executive Authority,
Kollur Grampachayath,
R.C.Puram Mandal, Medak Dt.

Sir,

Sub:- HMDA -ORRGC Plg. - DC Unit - Technical approval of Building Plans for proposed construction of High School Building (Ground + 4 upper floors) in *Sy.No. 192/A/9/1*- of Kollur (V), R.CPuram (M)- Medak .District - Reg.

Ref:- 1. Application of M/S. DSR Constructions, Dt. 2.6.2011
2. This Office letter of even No. dt:28.7.11, 16.2.12, 16.6.12, 8.8.12 & 14.9.2012 addressed to the applicant
3. This office Letter of even No. Dt. 9.9.2011, 7.12.11, 9.1.12, 22.3.12, 2.5.12, 21.6.12 and 3.9.2012 addressed to the Principal Secretary to Government, MA&UD Dept.
4. Applicant's letter dt: 15.3.12, 30.5.12, 18.6.12, 16.8.12 & 17.8.2012
5. Govt. Letter No. 24291/I2/ 2011-1, Dt. 04.11.2011, 29.12.2011, 3.1.2012 & 23.05.12
6. Govt. Memo No.24291/I2/2011-1, Dt:28.1.2012 & 29.2.2012
7. G.O.Ms No. 236, MA & UD Dept, dt 27.6.12

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1). M/s. D.S.R.Constructions applied, for technical approval for construction of High School Building (ground + 4 upper floors) in *Sy.No. 192/A/9/1* of Kollur (V), Ramachandrapuram (M), Medak District.

2). The Government has issued order by realigning the proposed grid road as per reference 7th cited above. The proposals are scrutinized accordingly.

3). The proposals have been scrutinized with reference to the provisions of Notified/Sanctioned Master Plan of Hyderabad Outer Ring Road Growth Corridor and Special Development Regulations. The Technical Approval is accorded subject to following conditions.

Tech. approval Details.	1288/BP/ORRGC/Plg/HMDA/201
Owner/Applicant address	M/S. D.S.R.Constructions, Plot No. 59, Sagar Cooperative Housing Society, Street No. 3, Road No.2, Banjara Hills, Hyderabad- 500034

The details of amount paid towards Fee & Charges

Sl.No	D.D/Chalan No	Date.	Amount Rs.
1	3065/2011-12	10.6.2011	10,000
2	157704	14.8.2012	67,37,073
3	13155/2012-13	16.8.2012	40,200
	Total		67,87,273

Contd.....2

The Breakup of amount paid is follows:

Details of Charges & Fee	Rs.
Development Charges	19,24,370
Processing Charges	3,35,004
Impact fee.	44,82,699
Publication charges	5,000
FSID charges	40,200
Total	67,87,273

4. The Technical approval is accorded to building plans under the provisions of HMDA Act 2008, GO Ms. No. 470 MA dt: 09-07-2008 and G.O.Ms.No.168,MA, dt: 17.4.2012and forward subject to ensuring compliance of the following conditions viz:

a) The Gram Panchayath shall sanction and release the building plans in conformity with the technical approval of HMDA.

b) The Gram Panchayath shall scrupulously follow the instructions of the Government issued vide Memo No.1933/II/97-1 M.A., dated 18-06-1997 including ensuring the ownership and ceiling clearance aspect of the site under reference are in order before sanction and release of the building plans:

c) The building plans are valid for a period of THREE YEARS from the date of issue of this letter provided the construction work is commenced within ONE YEAR from the date of issue of this letter.

d) The Executive Authority of Gram Panchayath shall also ensure compliance of the following with regard to Water Supply, Drainage and Sewerage disposal system to its satisfaction

i) The location of water supply source & sewerage disposal is located at appropriate available distance within the site so as to avoid water contamination.

ii) 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 the main drains exist in the vicinity of site, insist on for connecting the treated sewerage to main existing drain by laying a sewer pipe of diameter ranging from 200mm. to 300mm.

iv) In case where no such drains exist, insist on for connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of 150 mm dia.

v) Before allowing the overflow mentioned in (iii) & (iv) above ensure that the Sewerage of the proposed building is invariably first let into a common septic tank constructed 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.

vi) The Gram Panchayath shall ensure that no effluent / drainage over flows on to the road or public place.

vi) The last inspection chamber shall be provided within the site / premises having safety pads / gates so as to avoid chockage of sewers/drains.

vii) The Owner/Applicant shall ensure cleaning the septic tank periodically and cart away the sludge, etc., to an unobjectionable place;

viii) The Executive Authority shall supervise and inspect for compliance of above aspects during the construction stage itself

Contd.page-3

e) The Executive Authority should ensure that the Owner/Applicant 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.12-07-1988.

f) The Executive Authority should ensure that the minimum width of approach/Master Plan 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 Panchayath. The said road is developed and maintained as Black topped road.

g) The Executive Authority should ensure that the proposed building / complex is 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.

h) The Executive Authority shall ensure that all fire safety requirements are complied in accordance with the National Building Code, 2005 & Letter No. RC.No. 2271/S2/2011, dated. 22.06.2011 (copy enclosed)

i) The Executive Authority shall ensure that the Owner/Applicant 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.

j) The Executive Authority shall ensure that a display board is placed at a prominent place in the site showing the plan and specify the conditions mentioned in this office letter, for information of public.

k) The Owner/Applicant and Licensed Structural Engineer is responsible for structural safety and the safety requirements in accordance with the provisions of Nation Building Code, 2005. (Copy of Structural Stability Certificate enclosed)

l) The Owner/Applicant shall develop Rain Water harvesting structures in the site.

m) The Owner/Applicant shall erect temporary shed to avoid spilling of building materials outside the plot during the construction, to stop environmental pollution, to ensure safety and security of the pedestrians and neighbours.

n) The Owner/Applicant shall made provisions for erecting Electrical Transformer and Garbage house within the premises.

o) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

p) The Owner / Applicant shall ensure the safety of construction workers.

q) The Owner / Applicant shall take a comprehensive insurance policy of construction workers for the duration of construction.

Subject to the following additional conditions:

1. To comply with the conditions laid down in the G.O.Ms.No. 470, MA&UD, dt. 9.07.2008 & G.O.Ms.No. 168 MA&UD, dt. 7.4.2012 submission of notarized affidavit as per Rule 25 to Local Body.

2. The Executive Authority shall release the proposal only after obtaining land conversion certificate (Conversion of land from Agricultural to Non-Agricultural) from the RDO/DRO as required under the A.P Agricultural (Conversion from Non-Agricultural purpose) Act, 2006, read with A.P Agricultural land (Conversion for Non-Agricultural Purpose) Rules-2006, notified Vide G.O.ms.No.1537 Revenue (Land Revenue) dt.19.10.2006.

Contd.....4

3. Development deferment Charges shall be levied by the local body/Gram Panchayath as per G.O.Ms.No.470, M.A dated. 9.07.2008. Rule- 17 (C) "3rd year from date of Notification Rs 5/ per Sqm of land per year".

4. The applicant has to submit the Revised NOC and Fire approval drawings from the Fire Department as per G.O.Ms No. 168, MA&UD (I2) Dept, Dt. 7.4.2012 of rule 5f(xvi) if any changes in technical approval before release the building plan from the local authority.

5. Remove the building portion affected in the prohibitory space i.e., road space after the green belt as per G.O.Ms No. 168, Rule (C) (ii) along the HT tower and maintain the said space free from all obstructions and local body shall ensure the same.

6. The applicant has to handover by the affected portion to the local authority to achieve the proposed width of 36 mtrs wide road at free of cost.

7. The applicant has under taker construction and it is at column stage. The applicant shall demolish the said column before the building plans are sanctioned and released by the local body to this affect. the applicant has already submitted an affidavit (copy enclosed) to this office on 17.9.2012 and the local body shall ensure the same.

8. The Draft Metropolitan Development Plan-2031 for Hyderabad Metropolitan Region is under finalization, the applicant has to accept the changes, if any, that may take place during the finalization of the same.

9. Any conditions laid by the Authority are applicable.

10. All the above conditions are complied, the Executive Authority shall allow to occupy/use or otherwise let out, etc. the proposed building only after the proposed building is completed in accordance with this technical approval of building plans and after issuing a **"Fit for Occupancy"** certificate by the Executive Authority as required under GO Ms No. 168, MA dt.7.4.2012

Yours faithfully,
Sd/-
For Metropolitan Commissioner
(Syed Ziauddin)
Director Planning

Encl: 1. 2. Nos. set of Plan
2. Fire Department NOC Letter.
3. Structural Stability Certificate
4. Copy of Affidavit
5. Lr.No.1288/Plg/ORRGC/HMDA/2011, dt. 03.09.2012
6. G.O.Ms.No. 236, MA&UD Dept. Dt. 27.06.2012

Copy to The Zonal Officer, Shankerpally Zonal Office, HMDA & the APO (SM), HMDA to ensure that the applicant adheres to the conditions of release of the permission and submit written compliance report on all the conditions concerned from time to time.

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Dy. Accounts Officer,
ORRGC Planning