

PROCEEDINGS OF THE COMMISSIONER, ADIBATLA MUNICIPALITY RANGA REDDY DISTRICT.
PRESENT: Sri. G. RAJENDER KUMAR,

COMMISSIONER.
BUILDING PERMIT ORDER

TO
Gayathri Paddy Processors Rep by is managing partner
Sri Jithender Kumar Garlapati and Rep by its Developers
M/S maram infra projects Pvt Ltd Rep by Sri Satish
Kumar maram, H No. 16-11-744/4/1/A, Disuknagar
Hyd.

Technical Approval by HMDA
010492/SMD/R1/U6/HMDA/10042018
Dt.08.02.2019. This office Proceeding
No.G1/249/69/2018-19 Date:20.03.2019

Telangana State

Sub: Adibatla Municipality – T.P. Section – Building Permission – Sanctioned – Reg.
Ref: Application of Gayathri Paddy Processors Rep by is managing partner Sri Jithender Kumar
Garlapati and Rep by its Developers M/S maram infra projects Pvt Ltd Rep by Sri Satish
Kumar maram Date. 22-02-2019.

Your application submitted in the reference has been examined with reference to the rules
and regulations in force and permission is hereby sanctioned conditionally as detailed below:

APPLICANT AND LICENSED PERSONNEL DETAILS:		Gayathri Paddy Processors Rep by is managing partner Sri Jithender Kumar Garlapati and Rep by its Developers M/s maram infra projects Pvt Ltd Rep by Sri Satish Kumar maram			
A	Applicant	Maram Infra Projects Pvt Ltd.			
	Developer / Builder	Maram Infra Projects Pvt Ltd.			
	Licensed Technical Person	-	Lic.No.	-	Lic No.
SITE DETAILS					
	Premises No	-			
	Plot No.	Open site			
B	Sy. Nos.	12P, 18P			
	Street	Bongloor - ORRG			
	Locality	Bongloor - ORRG			
	Adibatla Municipality				
C	DETAILS OF SANCTIONED	Built up area	Hight	Site Area (m ²) 18615.04 Sq Mtrs	
1	PROP (CLUB HOUSE) 1Ground +4	1212.2 Sq Mtrs	13.75 M		
	PROP (BLDG F) 1Stilt +5	1284.5 Sq Mtrs	15.00 M		
	PROP (BLDG B,C) 1 Stilt +5	6111.15 Sq Mtrs	15.00.M		
	PROP (BLDG E) 1Stilt +5	10614.32 Sq Mtrs	15.00.M		
	PROP (BLDG D) 1Stilt +5	9773.9 Sq Mtrs	15.00 M		
	PROP (BLDG A) 1Stilt +5	9323.8 Sq Mtrs	15.00 M		
D	Setbacks (m)	Front	Rear	Side I	Side II
	Road affected area(m ²)	In Accordance to HMDA Technical Approved Plan			
	Net Area(m ²)	18615.04 Sq Mtrs			
	No. of RWHPs	64			
	No. of Trees	500			
DETAILS OF FEES PAID TOTAL Rs. 1388910=00		DD No.	34686	Date.13-03-2019	
1	Building Permit Fee	1336055=00	6	LRS Fee	-
2	Development Charges		7	Compound WallFee	8325 =00
3	Betterment Charges:	Paid at HMDA	8	VLT	44530=00
4	Conversion Charges:				
5	Labour Cess	Application No. BOCW 201905401 of Labour Dept.			
E	Construction to be Completed Before	19.03.2025			

The Building permission is sanctioned subject to following conditions:

- The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked.
- If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
- Sanctioned Plan shall be followed strictly while making the construction
- Sanctioned Plan copy shall be displayed at the construction site for public view.
- Occupancy Certificate is compulsory before occupying any building.
- Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
- Prior Approval should be obtained separately for any modification in the construction.
- Tree Plantation shall be done along the periphery and also in front of the premises.
- Tot-jot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
- Rain Water Harvesting Structure (percolation pit) shall be constructed.
- Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
- The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
- If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
- The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.

Commissioner,
Adibatla Municipality.

6/12/2019

15. As per the undertaking executed in terms of A.P. Building Rules-2012, the construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
16. If in case above said conditions are not adhered, HMDA/ Local Authority can withdraw the said permission
17. To comply the conditions laid down in the G.O.Ms. No.168 MA, dt: 07-04-12.
18. The HMDA reserve 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.
19. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice.
20. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, HMDA are its employees shall not be a part to any such dispute / litigation.
21. Any conditions laid by the authority are applicable.
22. The applicant shall provide the Septic Tank and as per standard specification.
23. The party should clean that septic tank periodically by themselves, and cart way the sludge, etc., to an unobjectionable place.
24. All the above shall be supervised and inspected by the Executive Authority concerned for compliance during the construction stage.
25. The Executive Authority shall ensure that the developer display a board at 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.
26. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by HMDA.
27. To provide one entry and one exit to the premises with a minimum width of 4.5 meters and height clearance of 5 meters.
28. Provide Generator, as alternate source of electric supply Emergency Lighting in the corridor / common passages and stair cases.
29. Two numbers water type fire extinguishers for every 600 sq mts of floor area with minimum of four numbers fire eatinguishers per floor and 5Kgs. DCP extingushers minimum 2 Nos. Each at Generator and Transformer area shall be provide as per I.S.I Specification No. 2190 -1992.
30. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. Mts.
31. Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
32. To create a joint open space with the neighbouring building / premises for manoeuvrability of fire vehicles, No parking or any constructions shall be made in setbacks area.
33. Manually operated and alarm system in the entire buildings.
34. The applicant / developer are the while responsible if anything happens / while construction the building.
35. The applicant should follow the Fire Service department norms as per Act 1999.
36. 12.03% of Built Up Area 5347.88 sq mts in the First & Second Floor of the proposed A,B,C,D & E Blocks as shown in mortgage plan Mortgaged in favour of HMDA Commissioner Tarnaka Hyderabad Doc. 906/2019 Dt.09.01.2019.
37. 5.00% of Built up area 2221.61 Sq mts in the First & Second Floor of the proposed A,B,C,D & E Blocks additionally Mortgaged, for availing instalment facilities, in favour of HMDA Commissioner Doc. No.907/2019 Dt.09.01.2019.


 Commissioner,
 Adibatla Municipality.
 6.1.2019

Copy to

1. The Town Planning Section Head.
2. The Officer concerned, Property Tax Section.