OFFICE OF THE MUNICIPAL COUNCIL : : GUNDLAPOCHAMPALLY, MEDCHAL-MALKAJGIRI DIST.

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

Present :K.Amarendar Reddy,

To

Sanjanas Courtyard Rerpesented by
Sri T .Srinivas Reddy & K.Rohith Reddy.

Villa No. 160, Palm Meadows, Kompally,
Hyderabad, Telangana.

Permit No: 204/TP/GPP/20112019

File No. 163/G1/GPP/2019

Date:-20.11.2019.

Sub:-- BuildingPermission--T.P.Section Municipal Council, Medchal – Construction of Residential Bldg/Apartment Building consisting of Group housing apartments along with one Apartment O(Club House) 1Stilt+3,A(Prop Block): 5, E(Prop Block): 1Stilt+3D(Prop Block): 1Stilt+5,C (Prop Block): 1Stilt+5, B(Prop Block): 1Stilt+5 Upper Floors in Sy No: 191/P & 204 P of Gundlapochampally, to an extent of25,214.58Sq Mts belonging to SANJANAS COURTYARD REPRESENTED BY SRI T SRINIVAS REDDY & K ROHITH REDDY - Technical clearance issued by HMDA – Building Permission released - Reg.

Ref:-- Letter No.023450/MED/R1/U6/HMDA/08052019, Dated:08.05.2019of the Metropolitan Commissioner, HMDA, Hyderabad.

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The application filed by SANJANAS COURTYARDfor Residential Bldg/Apartment Building consisting of one Apartment O(Club House) 1Stilt+3,A(Prop Block): 5, E(Prop Block): 1Stilt+3D(Prop Block): 1Stilt+5,C (Prop Block): 1Stilt+5, B(Prop Block): 1Stilt+5 Upper Floors permission has been examined by the Metropolitan Commissioner HMDA and approved plans technically u/s 14 of the AP Urban Area (Dev) Act 1965 & U/s 20 of HMDA Act 2008 and under provision of G.O. Ms. No. 572 M.A., Dt.25/08/2008 and forwarded to this office for necessary sanction and release with the conditions laid down here under.

A	**APPLICANT AND LICENSED PERSONNEL DETAILS:**			
	Applicant	SANJANAS COURTYARD REPRESENTED BY SRI SRINIVAS REDDY & ROHITH REDDY		
	Developer / Builder	-	Lic. No.	-
	Licensed Technical Person	P V NAGESHWAR RAO	Lic. No.	AC/2004/33906
	Structural Engineer	P SURYA PRAKASH	Lic. No.	277/STR Engineer/TP10/ GHMC
B	**SITE DETAILS**			
	T.S.No. / Sy No.	191/P & 204P Gundlapochampally		
	Plot No.			
	Locality	Kandlakoya,Gundlapochampally		
	Name of the ULB	Municipal Council, Gundlapochampally		

DETAILS OF PERMISSION SANCTIONED : Block O (Club House)							
Floors	1 Stilt Floor		Upper Floors -3			Parking Floors	
Use		Area (m^2)		Area (m^2)	Level		Area (m^2)
Residential Building	-	498.14		1527.68	Stilt Floor		498.14
Set Backs (m)	To follow as shown in Sanction Plan Copy						

DETAILS OF PERMISSION SANCTIONED : Group Housing Block A							
Floors	1 Stilt Floor		Upper Floors -5			Parking Floors	
Use		Area (m²)		Area (m²)	Level		Area (m²)
Residential Building	-	361		1623.35	Stilt Floor	-	361
Set Backs (m)	To follow as shown in Sanction Plan Copy						

DETAILS OF PERMISSION SANCTIONED : Group Housing Block B							
Floors	1 Stilt Floor		Upper Floors -5			Parking Floors	
Use		Area (m²)		Area (m²)	Level		Area (m²)
Residential Building	-	769.33		3224.20	Stilt Floor	-	769.33
Set Backs (m)	To follow as shown in Sanction Plan Copy						

DETAILS OF PERMISSION SANCTIONED : Group Housing Block C							
Floors	1 Stilt Floor		Upper Floors -5			Parking Floors	
Use		Area (m²)		Area (m²)	Level		Area (m²)
Residential Building	-	1172.30		4860.10	Stilt Floor	-	1172.30
Set Backs (m)	To follow as shown in Sanction Plan Copy						

DETAILS OF PERMISSION SANCTIONED : Group Housing Block D							
Floors	1 Stilt Floor		Upper Floors -5			Parking Floors	
Use		Area (m²)		Area (m²)	Level		Area (m²)
Residential Building	-	1172.30		4860.10	Stilt Floor	-	1172.30
Set Backs (m)	To follow as shown in Sanction Plan Copy						

DETAILS OF PERMISSION SANCTIONED : Group Housing Block E							
Floors	1 Stilt Floor		Upper Floors -5			Parking Floors	
Use		Area (m²)		Area (m²)	Level		Area (m²)
Residential Building	-	1172.30		2916.06	Stilt Floor	-	1172.30
Set Backs (m)	To follow as shown in Sanction Plan Copy						

	Site Area (m²)	24,214.58 Sq mts
	Road affected area (m²)	West side- 442.24 Sq Mts
		East side- 437.86 Sq Mts
	Net Area(m²)	19011.49 Sq Mts (including club house)
	Tot--lot (m²)	2540.76 Sq Mts
	Height (m)	Club house - 9M
		A Block -14.95M
		B Block -14.95M
		C Block -14.95M
		D Block -14.95M
		E Block - 9M
	No. of RWHPs	-
	No. of Trees	-
	DETAILS OF FEES PAID (RS.) TOTAL :	

1	Building Permit Fee	Rs.24,34,750/-	2	Labour Cess	Rs.19,83,240/-
	Building Permit fee Collected of Rs. 24,34,750/-, DD:No.933052, Dt:14.11.2019. Labour Cess Charges Rs.19,83,240/-, D.D.No. 933053, Dt.14.11.2019.				

1) The validity of permission is Six years from the date of HMDA order. The work shall be completed within the stipulated time and commencement of work within (18) months. If the work is not completed within the stipulated period a fresh application shall be filed prior to the expiry of the permission and the further work be stopped until permission is granted.
2) The applicant should follow the Fire Service Department norms as per the Act 1999.
3) No deviation from the approved plan shall be made without the written permission of the Commissioner Medchal Municipality..
4) The approved plan shall always kept at the work spot and be produced as and when required by the inspecting officers of the Medchal Municipality.
5) The owners / Developers shall provide water supply drainage and sewerage disposal system to be provided / facilitated to the proposed building, as per the following ocondistions.
6) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building, the Executive Authority shall ensure the following.

- 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.
- The depth of the bore and size 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 / overhead tanks.
- Where main 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.
- In case where such Panchayatdrain exist, insist on connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of dia deter 150mm.
- Before allowing the overflow mentioned in (iii) & (iv) above ensure the sewerage and effluent treatment plant as per National Building Code 2005 constructed with a fixed contact bed, duly covered and ventilated for treatment and shall ensure that no effluent / drainage over flows on the road or public place.
- To prevent chokage of sewers / drains, the last inspection chamber within the site / premises shall be provided with safety pads /gates.
- The party should clean that septic tank effluent treatment plant periodically by themselves, and cart away the sludge, etc., to an unobjectionable place
- 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 outlaying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to Metropolitan Hyderabad Water Supply & Sewerage board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.

7) The applicant should ensure that the minimum width of approach 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 Panchayat. The said road is developed and maintained as Black topped road with proper centre etc.

8) The owner should ensure that the proposed building / complex is constructed strictly as per the technically approved Industrial Builing Permission plans. No deviation, misuse or violation of minimum setbacks, common parking floor / violation and other balcony projections shall not be allowed.

9) The owner shall ensure that all fire safety Requirements are complied in accordance with the National Building Code, 2005.

10) The owner shall ensure that the he should plant trees and maintain them in the open space and in the periphery of his site and along the abutting roads, as avenue plantation to the extent to this site at a distance of 4 meters between each tree.

11) The owners/ developers shall construct the proposedbuilding / complex to be occupied used or otherwise let out etc., only after :

i) The proposed building is completed in accordance with the technically approved industrial building Permission plans and they should apply occupancy certificate through empanelled Architect.
ii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned above are compliedto the satisfaction of the Executive Authority.
iii) After issuing a "Fit for Occupancy" vertificate by the Executive Authority as required under Government order G.O.Ms.No.168 MA, dt.07.04.2012.

12) That the applicant is responsible for structural safety and the safety requirement in accordance with the national Building Code of 2005.

13) The applicant shall develop Rain Water harvesting structures in the site under reference as per the standards (each harvesting pit should be developed every 1000 sq.mtrs of area).

14) 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 neighbours.

15) That the applicant shall made provisions for errection of Transformer and Garbage chat with in the premises.

16) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.

17) That the area earmarked for parking of vehicles should not be converted for any other use.

18) 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.

19) That the applicant should follow the conditions, safety measures as per the A.P.Fire Services Department.

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

ADDITIONAL CONDITIONS:

a) The Owner / Developers shall ensure the safety of construction workers.

b) The Owner/Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.

c) 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.

d) The Owner/Developers shall be responsible for the safety of construction workers.

e) It in case above said conditions are not adhered; HMDA / Local Authority can withdraw the said permissions.

f) To comply the conditions laid down the G.O.Ms.No.168 MA, dt:07-04-12.

g) If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be a part to any such dispute / litigation.

h) The HMDA reserve the right to cancel the permission if it is is found that the permission is obtained by false statement or misrepresentation or suppression of any materialfacts or rule.

i) 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.

j) The applicant / developer are the whole responsible if anything happens / while constructing the building.

k) The applicant should follow the Fire Service Department norms as per the Act 1999.

l) The applicant shall construct the ETP as per the proposal submitted.

m) The Open Space earmarked in the site layout plan shall be maintained and developed as open space with greenery.

n) The open space earmarked in the site layout plan shall not be altered and no construction is permitted in the said open space.

o) All Roads shall be developed as per the Internal Circulation Pattern approved. No change in the Circulation pattern and parking area earmarked is permitted.

p) 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.

Commissioner
Municipal Council, Gundlapochampally

Commissioner
Municipality Gundlapochampally

Savitha
20/11/2019

To.

Sanjanas Courtyard
Represented by Sri.T.Srinivas Reddy &
Sri.K.Rohith Reddy,
Villa No: 160, Palm Meadows,
Kompally,Hyderabad,Telangana.

Copy submitted to
The Metropolitan Commissioner, HMDA, Tarnaka, Hyderabad, for favour of kind information.