

TO,

PROCEEDING OF MUNICIPAL COMMISSIONER, NIZAMPET MUNICIPAL CORPORATION

MEDCHAL-MALKAJGIRI DISTRICT

PRESENT: Dr. B GOPI (IAS) MUNICIPAL COMMISSIONER

BUILDING PERMIT ORDER

RAMKY SRISAIRAM PROPERTIESPVTLLD

Medchal-Malkajgiri

File No.

12543-B/MC/NP/2020

Permit No.

G1/BP/37-B/NMC/2021

Dated

10/02/2021

Sir / Madam,

Sub: NMC – Town planning section -Permission for construction of residential buildings building – Reg.

Ref: 1) Your Application dated.16/01/2021.

2) HMDA Proc. No.038437/MED/R1/U6/HMDA/25082020, dated. 15-01-2021.

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

| A APPLICANT AND LICENSED PERSONNEL DETAILS:                                                                                                  |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------|-----------------------------------|----------------------|--------------------------------|------------------------------|-----------------------------------|----------------|--|
| 1                                                                                                                                            | Applicant                                             |                                                                                                                                                                                                                                                                                                                                                                               | RAMKY SRISAIRAM PROPERTIESPVTLTD |        |                                   |                      |                                |                              |                                   |                |  |
| 2                                                                                                                                            | Developer / Builder.                                  |                                                                                                                                                                                                                                                                                                                                                                               | RAMKY Estates and Farms Limited  |        |                                   | Lic. No.             |                                | BL/749/2008                  |                                   |                |  |
| 3                                                                                                                                            | Licensed Technical Person                             |                                                                                                                                                                                                                                                                                                                                                                               | George Verghese                  |        |                                   | Lic. No.             |                                | CA/95/18621                  |                                   |                |  |
| 4                                                                                                                                            | Structural-Engineer                                   |                                                                                                                                                                                                                                                                                                                                                                               | SHAIK INTHIYAZ                   |        |                                   | Lic. No.             |                                | 339/Strl. Engineer/TP10/GHMC |                                   |                |  |
| 5                                                                                                                                            | Others                                                |                                                                                                                                                                                                                                                                                                                                                                               | —                                |        |                                   |                      |                                |                              |                                   |                |  |
| B SITE DETAILS                                                                                                                               |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| 1                                                                                                                                            | Survey No.                                            |                                                                                                                                                                                                                                                                                                                                                                               | 159/Part                         |        |                                   |                      |                                |                              |                                   |                |  |
| 2                                                                                                                                            | Premises No                                           |                                                                                                                                                                                                                                                                                                                                                                               | —                                |        |                                   |                      |                                |                              |                                   |                |  |
| 3                                                                                                                                            | Block No.                                             |                                                                                                                                                                                                                                                                                                                                                                               | —                                |        |                                   |                      |                                |                              |                                   |                |  |
| 4                                                                                                                                            | Plot No                                               |                                                                                                                                                                                                                                                                                                                                                                               | Open                             |        |                                   |                      |                                |                              |                                   |                |  |
| 5                                                                                                                                            | Layout / Sub Divn. No.                                |                                                                                                                                                                                                                                                                                                                                                                               | —                                |        |                                   |                      |                                |                              |                                   |                |  |
| 6                                                                                                                                            | Village                                               |                                                                                                                                                                                                                                                                                                                                                                               | Bachupally                       | Mandal | Bachupally                        | District             | Medchal-Malkajgiri             |                              |                                   |                |  |
| C DETAILS OF PERMISSION SANCTIONED                                                                                                           |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| 1                                                                                                                                            | Use                                                   | No. of floors (as per HMDA sanction plan)                                                                                                                                                                                                                                                                                                                                     |                                  |        | Deductions Area (Sq mtrs.)        |                      | Net Bua Area (m <sup>2</sup> ) |                              | Height (m)                        |                |  |
| a                                                                                                                                            | Residential                                           | TOWER 01 (BUILDING) : 2Cellar + 1Ground + 9 Upper floors,<br>TOWER 02 (BUILDING) : 1Ground + 9,<br>TOWER 03 (BUILDING) : 1Ground + 9,<br>TOWER 04 (BUILDING) : 1Ground + 9,<br>TOWER 05 (BUILDING) : 1Ground + 9,<br>TOWER 06 (BUILDING) : 1Ground + 9,<br>TOWER 07 (BUILDING) : 1Ground + 9,<br>AMENITY 01 (BUILDING) : 1Ground + 2,<br>AMENITY 02 (BUILDING) : 1Ground + 2. |                                  |        | 54174.87                          | 101011.5             | 29.45                          | 29.45                        | 29.45                             | 29.45          |  |
|                                                                                                                                              |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
|                                                                                                                                              |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
|                                                                                                                                              |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
|                                                                                                                                              |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
|                                                                                                                                              |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
|                                                                                                                                              |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| b                                                                                                                                            | Commercial                                            | —                                                                                                                                                                                                                                                                                                                                                                             |                                  |        | —                                 |                      | —                              |                              | —                                 |                |  |
| c                                                                                                                                            | Others                                                | —                                                                                                                                                                                                                                                                                                                                                                             |                                  |        | —                                 |                      | —                              |                              | —                                 |                |  |
| 2                                                                                                                                            | Setbacks (m)                                          | Front in (m) (As per HMDA sanction plan)                                                                                                                                                                                                                                                                                                                                      |                                  |        | Rear in (m)                       |                      | Side-I (m)                     |                              | Side-II (m)                       |                |  |
|                                                                                                                                              |                                                       | 3.5                                                                                                                                                                                                                                                                                                                                                                           |                                  |        | 3.0                               |                      | 3.5                            |                              | 3.5                               |                |  |
| 3                                                                                                                                            | Site Area (Sq mtrs.)                                  | 40434.56                                                                                                                                                                                                                                                                                                                                                                      |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| 4                                                                                                                                            | Road affect. Area (m <sup>2</sup> )                   | 7561.19                                                                                                                                                                                                                                                                                                                                                                       |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| 5                                                                                                                                            | Net Area (Sq mtrs. <sup>2</sup> )                     | 32873.37                                                                                                                                                                                                                                                                                                                                                                      |                                  |        | 6.                                | No. of Tot-lot       | 9                              | Tot-lot Area (Sq mtrs)       |                                   | 3773.79        |  |
| 7.                                                                                                                                           | No. Of RWHPs                                          | 50                                                                                                                                                                                                                                                                                                                                                                            |                                  |        | 8.                                | No. of Plants/ Trees | 500                            | 9.                           | Others                            | —              |  |
| D DETAILS OF FEES PAID (Rs.) TOTAL :                                                                                                         |                                                       | 1,87,39,402.00                                                                                                                                                                                                                                                                                                                                                                |                                  |        | D.D. No.021987, dated.06/02/2021. |                      |                                |                              |                                   |                |  |
| 1                                                                                                                                            | Site Approval                                         | Rs.                                                                                                                                                                                                                                                                                                                                                                           | 6,57,468.00                      |        |                                   | 8                    | Compound wall Fee              |                              | Rs.                               | 36,060.00      |  |
| 2                                                                                                                                            | Sub-Division Charges                                  | Rs.                                                                                                                                                                                                                                                                                                                                                                           | —                                |        |                                   | 9                    | Open space Charges             |                              | Rs.                               | —              |  |
| 3                                                                                                                                            | Betterment Charges                                    | Rs.                                                                                                                                                                                                                                                                                                                                                                           | 41,09,172.00                     |        |                                   | 10                   | Derbies                        |                              | Rs.                               | 35,000.00      |  |
| 4                                                                                                                                            | Ext. Betterment Charges                               | Rs.                                                                                                                                                                                                                                                                                                                                                                           | —                                |        |                                   | 11                   | RWHPs                          |                              | Rs.                               | 8,21,835.00    |  |
| 5                                                                                                                                            | Building Permit Fee                                   | Rs.                                                                                                                                                                                                                                                                                                                                                                           | 1,01,01,150.00                   |        |                                   | 12                   | Others Rs.                     |                              | Rs.                               | 30,000.00      |  |
| 6                                                                                                                                            | Development Charges                                   | Rs.                                                                                                                                                                                                                                                                                                                                                                           | —                                |        |                                   | 13                   | VLT                            |                              | Rs.                               | 29,48,717.00   |  |
| 7                                                                                                                                            | Impact Fee                                            | Rs.                                                                                                                                                                                                                                                                                                                                                                           | —                                |        |                                   | 14                   | Labour Cess                    |                              | Rs.                               | 1,17,66,430.00 |  |
| Labour Cess (part payment Vide Ir no.C/93/2021, dated. 06.02.2021 and Rs. 29, 41,607.50) Paid to Labour Dept.), DD No.021979, dt.05/02/2021. |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              | Rs.                               | 3,05,05,832.00 |  |
| E OTHER DETAILS :                                                                                                                            |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| 1                                                                                                                                            | Contractor's all Risk Policy No. & dt. Valid Up to    |                                                                                                                                                                                                                                                                                                                                                                               | 61380044200300000020             |        |                                   | Valid Up to          |                                | 17/09/2026                   |                                   |                |  |
| 2                                                                                                                                            | Mortgage Deed No.                                     |                                                                                                                                                                                                                                                                                                                                                                               | 16954/2020                       |        | Dt:                               | 30/12/2020           | Ground and First Floor         |                              | Area (m2) 10141.80                |                |  |
| 3                                                                                                                                            | Entered in prohibitory property watch Register Sl. No |                                                                                                                                                                                                                                                                                                                                                                               | —                                |        | Dt:                               | —                    | S.R.O                          |                              | Quthbullapur (Submitted to HMDA). |                |  |
| F                                                                                                                                            | Construction to be Commenced Before: 10/05/2022.      |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| G                                                                                                                                            | Construction to be Completed Before: 10/02/2027.      |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |
| The Building permission is sanctioned subject to following conditions:                                                                       |                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                  |        |                                   |                      |                                |                              |                                   |                |  |

**The Building permission is sanctioned subject to following conditions:**

- 1) The building permission accorded does not confer any ownership rights. At later stage if it is found that the documents are false and fabricated the permission will be revoked U/s. 450 HMC Act 1955/344 Act 1965.
- 2) The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
- 3) Commencement Notice shall be submitted by the applicant before commencement of the building as per the provisions made under Telangana State Municipal Act 1965.
- 4) Sanctioned Plan shall be followed strictly while making the construction.
- 5) Sanctioned Plan copy shall be displayed at the construction site for public view
- 6) If construction is not commenced within 18 months from the date of proceedings, the applicant shall submit a fresh application duly paying required fees.
- 7) A safe distance of minimum 3.0 Mts vertical and horizontal distance between the building & high tension Electrical Lines and 1.5 Mts for Low tension electrical line shall be maintained.
- 8) Prior Approval should be obtained separately for any modification in the construction.
- 9) Occupancy Certificate is compulsory before occupying any building for building above 100 Sq. mts Plot area U/r 26A of G.O.Ms. no. 168 MA, dt.07/04/2012.
- 10) Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/r. 26A of G.O.Ms. no. 168 MA, dt. 07/04/2012.
- 11) RWHS structure (Percolation Pit) shall be constructed as per provision made under WALTA Act 2002.
- 12) 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.
- 13) This sanction is accorded on surrounding of Road affected portion of the site to Commissioner, at free of cost without claiming any Compensation at any time as per the undertaking submitted / Registered Gift deed.
- 14) The Mortgaged built up area shall be allowed for registration only after Occupancy / Certificate is produced.
- 15) The Registration authority shall register only the permitted built up area as per sanctioned plan.
- 16) All public and Semi Public buildings above 300 Sq.mts shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
- 17) The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
- 18) As per the undertaking executed in terms of TS 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.
- 18) The owner/ builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and forests (MEF) Guidelines, 2010 while raising construction.
- 19) The owner/ builder shall cover the building material, stock. Every builder or owner shall put Tarpaulin on scaffolding around the area of construction and the building.
- 20) The owner/ builder shall not stock the building material on the road margin and footpath causing obstruction to free movement of public and vehicles failing which permission are liable to be suspended.
- 21) All the construction material and debris shall be carried in the trucks or other vehicles which area fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere or air in any form whatsoever.
- 22) The dust emissions from the construction site should be completely controlled and all precautions shall be taken in that behalf.
- 23) The vehicles carrying construction material debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.
- 24) Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with mask, helmets, shoes to prevent inhalation of dust particles and safety.
- 25) Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and carry of construction material and debris relatable to dust emission.
- 26) On we/ builder shall maintain Muster Role of all the employees/ workers and make necessary insurance til the work is completed failing which the sanction accorded will be can celled without further notice.
- 27) Owner/ builder shall transport the construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 28) Owner/ builder shall take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly be complied with by fixing sprinkles, creation of green air barriers.
- 29) Owner/ builder shall mandatorily use wet jet in grinding and stone cutting, wind breaking walls around construction site.
- 30) Tree plantation shall be done along. The periphery and also in front of the premises as per A.P. Water Land Trees Rules 2002.
- 31) Tot-Lot shall be done along the periphery and also in front of the premises as per A.P. Water Land and Trees Rules 2002.
- 32) If greenery is not maimed 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
- 33) The Owner/ Builders shall ensure a comprehensive insurance policy of construction workers for the duration of construction.

**Copy to**

The Metro Politian Commissioner HMDA, Hyderabad for favor of kind information.

The Revenue Officer and Assistant Engineer of Nizampet Municipal Corporation for Information.

  
MUNICIPAL COMMISSIONER  
NIZAMPET MUNICIPAL CORPORATION  
Medchal-Malkajgiri Dist.