

OFFICE OF THE NARSINGI MUNICIPALITY
DISTRICT RANGA REDDY
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To
M/s Ramky Estates And Farms Ltd
Rep by Mr Taraka Rajesh Dasari
Ramky Grandiose, Ramky Towers Complex,
Gachibowli, Hyderabad, Telangana 500032
Hyderabad-500032

FILE No.	G1/3404/2021
PERMIT No.	BA.NO: 38/2021-22
DATE:	04 01 2022

Sub:- Narsingi Municipality- Town Planning Section- - Application for approval of Multi storied Residential building i.e. three blocks- A, B, C, each block consisting of 3 cellars + stilt + 36 upper floors and amenities block with Ground + 6 upper floors in Sy no's 176/P, 179/P situated at of Narsingi -ORRG C Village, Gandipet Mandal, Ranga Reddy District to an extent of 24280.95 Sq. mtrs -Intimation- Reg.

Ref:- 1. HMDA Lr.No. 046077/ZOA/R1/U6/HMDA/01062021 Dt. 14-12-2021
2. GOMS No 7 MA & UD Dated: 05.01.2016
3. G.O.Ms No 168 MA, dt 07-04-2012
4. Application Dt.22-12-2021 of M/s Ramky Estates and Farms Ltd.

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Your application, in the reference third cited, has been examined with reference to the rules and regulations in force and Permission is hereby accorded as detailed below:

APPLICATION AND LICENSED PERSONNEL DETAILS:									
Applicant		M/s Ramky Estates And Farms Ltd							
SITE DETAILS									
T.S.No./Sy.No.		176/P, 179/P							
Locality		Narsingi							
Name of the ULB		Narsingi							
DETAILS OF PERMISSION SANCTIONED:									
Nature		Number of the Block	No of Floors	Built up area Sq Mts		Height of the Building			
Residential		Block -A	3 Cellars + Stilt + 36 Upper floors	49263.14		118.80 Mts			
Residential		Block -B	3 Cellars + Stilt + 36 Upper floors	48193.50		118.80 Mts			
Residential		Block -C	3 Cellars + Stilt + 36 Upper floors	53299.72		118.80 Mts			
Commercial		Amenities	Ground + 6 Upper floors	4695.51		23.85 Mts			
Set Backs (m)		As per sanctioned Plan of HMDA to be maintained							
Total Site Area		24280.95 Sq Mts							
Road affected area (m ²)		2824.74 Sq mts							
Net Area (m ²)		21455.87 Sq Mts							
Tot-lot (m ²)		-							
No.of RWHPs		-							
No.of Trees		-							
Others		-							
DETAILS OF FEES PAID (RS.) TOTAL									
Building Permit Fee		1,25,06,432/-		7	VLT, Library cess	5,64,538/-			
Development Charges		0		8	Conversion Charges	00.00			
Betterment Charges		0		9	Compounding Fee	-			
Ext. Betterment Charges		-		10	Open space Charges	00.00			
Sub-Division Charges		0		11	Others (RWHS)	6,07,024/-			
Debris Removal Charges		5,000/-		12	33% penalty Charges	-			
Payment Details				13	Others	21,485/-			
Sl.No		DD/Cheque Date	Amount In RS	Cheque No/ D.D.No.	Bank Name	Bank Branch			
1		30-12-2021	1,37,04,479/-	235080	Axis Bank	Gachibowli			
Labour Cess		Paid at Labour Department and Submitted Form -I							
1		Contractor's all Risk Policy No.	553100442110000028 Valid from 15-09-2021 to 14-09-2025 National Insurance						
2		Notarized Affidavit No.	-	Dt.					
3		Entered in Prohibitory Property Watch register Sl.No. 1		Dt.					
Building plans are valid for a SIX YEARS from the date of issue of permission letter as per G.O.Ms No.7, dt 05.01-2016									

Chandra Jay
Commissioner, 04.01.2022
Narsingi Municipality.
P. P. T. 10/1/2022

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights, At later stage if it is found that the document are false and fabricated the permission will be revoked.
2. If Construction is not commenced within one year, building application shall be submitted a fresh duly paying required fees.
3. Sanctioned plan shall be followed strictly while making the construction,
4. Sanctioned Plan copy shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building.
6. Completion Notice shall be submitted after completion of the building to obtain occupancy certificate.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Rain Water Harvesting Structure (percolation pit) shall be constructed.
11. This sanction is accorded on surrendering of Road affected portion of the site to Narsingi Municipality free of cost without claiming any compensation at any time as per the undertaking submitted.
12. Strip of greenery on periphery of the site shall be maintained as per rules.
13. 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.
14. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Registrations Act, 1976.
15. The Developer/Building/Owner to provide service road wherever required with specified standards at their own cost.
16. 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.
17. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
18. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
19. The Registration authority shall register only the permitted built up area as per sanctioned plan.

Copy to:

1. The Town Planning Section Head.
2. The Officer concerned Property tax section.
3. The Municipal Engineer.
4. The Div. Executive Engineer, TGS Transco.
5. The Officer concerned Stamps and Registration Dept.
6. The Officer concerned Fire and Emergency Dept.


Commissioner, 27.01.2022
Narsingi Municipality.
