

**PROCEEDINGS OF THE COMMISSIONER, THUKKUGUDA MUNICIPALITY,
RANGA REDDY DISTRICT.**

**PRESENT: SRI R.GNANESHWAR
Municipal Commissioner,**

Proc.No.G1/1066 /TGM/RR/2021

Date: 09.12.2021.

Sub: Municipal Administration Department – Thukkuguda Municipality- Revised draft Residential layout with Housing (Under Gated Community Development) in Sy.no:162,165,166/P,167/P and 168/P situated at Srinagar Village, Maheshwaram Mandal, Ranga Reddy Dist to an Extent of 135539.00 Sq.mt - Permission for Commercial Building - Reg.

Ref: 1).A letter received from HMDA vide Lr.No. 14750/LO/PLG/H/2008 Dt:04.09.2021.

2) This office fee intimation Lr.No:G1/1066/TGMC/2021 Dt:04.10.2021.

3) Rs:4,23,290/-paid through Bank of India vide DD. No.000546 Dt:08.12.2021 in favour of Commissioner Thukkuguda Municipality.

4) Rs:5,81,047/-paid through Bank of India vide DD. No.000548 Dt:09.012.2021 in favour of Telangana Building and other Construction welfare board.

A Applicant and Licensed Personnel Details			
1.	Applicant	M/s:Vishal Project Pvt Ltd.	
2.	Developer / Builder	-	
3.	Licensed Technical Person	-	
4.	Structural Engineer	Satish Kumar.G	CA/2011/54074
B. Site Details			
1.	Locality	Srinagar Village, Maheshwaram Mandal, Ranga Reddy Dist	
2.	Plot No	-	
3.	Street		
4.	Sy.no	162,165,166/P,167/P and 168/P	
5.	Town/City		
C Details Of Permission Sanctioned			
As per Revised Residential draft layout with gated community the following Villas in Type: A,B,C and D is as follows: 8,13,18,23,31,71,76,77,82 to 86,236,237,238,238-A,241-A,290 to 336.			
	Total Net Site area	134055.15 smts	
D Details of Fees Paid (Rs) total:			
1.	External Betterment charges	Paid to Hmda	Environment Impact Fees
2.	Building Permit Fees	Rs: 118336/-	City/ Town Level Infrastructure Impact Fees
3.	Development Charges (B.U.A)	Paid to Hmda	Vacant land charges
4.	Development Charges(V.L)	Paid to Hmda	Site Approval
5.	RWHC (Deposit)	Rs: 56736/-	Conversion Charges
6.	Post/Advt.Charges	Rs: 80000/-	1% of Labour Cess Charges
7.	Debris Charges	Rs: 80000/-	others
			Rs: 23713/-

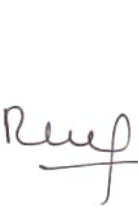
	Total:	Rs: 1004337/-		
	The Owner/ Builder has paid total amount of Building permission Fees vide DD. No.000546 Dt:08.12.2021 and DD. No.000548 Dt:09.012.2021			
E	Others Details			
1.	Contractor's all risk Policy No.	Date:	Valid upto	
2.	Notarised Affidavit No.	Date:	Area Sq.mts	
3.	Enter Sr.No. in Prohibitory Property Watch Register		date	
4.	Floor Hand Over	S.R.O		
F	Construction to be Commenced Before:			
G	Construction to be Completed Before:			

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 :

The building Permission Sanctioned Subject to following conditions below:

- 1.The Permission accorded does not confer any ownership rights, at a later stage if is found that the documents are false and fabricated the permission will be revoked U/s. 450 HMC Act 1965/344 Act 1965.
- 2.The permission accorded does not bar the application or Provisions of Urban Land ceiling & regulation Act.1965
- 3.Commencement Notice shall be submitted by the applicant 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.Sectioned 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 proceeding, the applicant shall submit afresh application duly paying required fees nm.
- 7.A safe distance of minimum 3.0M vertical and Horizontal distance B/w the building 7 high tension Electrical lines and .5M for Low tension electrical line shall be maintained.
- 8.prior approval should be obtained separately for any modification in the construction.
- 9.occupancy certificate in compulsory before occupying any building for building above 100 sq.mts plot area U/r 26A of Go.Ms.No.168, Dt: 07.04.2012.
- 10.Completion notice shall be submitted after completion of the building & obtain Occupancy certificate U/r 26A of Go.Ms.No.168, Dt: 07.04.2012.
11. Rain water harvesting structure 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 falling which permission is liable to be suspended.
13. this sanction is accorded on surrendering of road affected portion of the site to commissioner, at free of cost without calming any compensation at any time as per the undertaking submitted / registered gift deed.
- 14.the mortgage built up area shall be allowed for registration only after an 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 building above 300 sq.mtrs shall be constructed to provide facilitates to physically handicapped persons as per provisions of NBC of 2005.
17. the financial agencies and institution shall extend loans facilities to the permitted built up area as per sanctioned plan.
18. as per the undertaking executed in term of TS building rules2012, 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 falling which the violation are liable for demolition besides legal action.
- 19.The owner / Builder shall strictly comply with the direction contained in the order of National Green Tribunal as well as the Ministry of Environment and Forest (MoEF) guide lines, 2010 while raising constructions.
20. the owner or builder shall cover the building materials, stock at site the every builder of owner shall put tarpaulin on scaffolding around the area of construction and the building.
21. the owner /builder shall not stock the building material on the road margin and foot path causing obstructions to free movement of public and vehicles falling which permission is liable to be suspended.
22. all the construction material and debris shall be carried in the truck 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 in to the air or atmosphere or air in any form whatsoever.

23. the dust emissions from the construction side should be completely controlled and all precautions shall be taken in the behalf.
24. 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.
25. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with masks helmets shoes to prevent inhalation of dust particles and safety.
26. owner and builder shall be under obligation to provide all medical help, investigations and treatment of the worker involved in the construction and carry of construction material and debris relating to dust emission.
27. owner/ builder shall maintain Muster roll of all the employees/ workers and make necessary insurance till the work is completed failing which the sanction accorded will be cancelled without further notice.
28. owner or builder shall transport the construction material and debris waste to construction site, dumping site or any other place in accordance with rules and terms of this order.
29. owner or 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 sprinklers, creations of green air barriers.
30. owner/ builder shall mandatorily use wet jet in grinding and stone cutting, wind breaking walls around construction site.
31. Tree plantation shall be done along the periphery and also in front of the premises as per A.P. water land and trees rules 2002.
32. Plot shall be fenced and maintained as greenery at owner's cost before issued of occupancy certificate. Strip of greenery on periphery of the site shall be maintained as per rules.
33. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the conditions are fulfilled.


Municipal Commissioner,
Thukkuguda Municipality,
Ranga Reddy (Dist).

To:

M/s: Vishal Projects
Sy.no:167 Vishal Nagar
Near FAB City, Srinagar
RR Dist-501359.