



GREATER HYDERABAD MUNICIPAL CORPORATION

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

To,

Sri/Smt.

M/s.SWAGATH HOUSING CORPORATION
MANAGING PATRTNER
S/o.Late.Sri.J.JAGGA RAO

REP.BY ITS
Sri.J.V.LAXMAN RAO,

PLOT NO.57,TELECOM NAGAR,GACHIBOWLI.HYD, HYD, TS

FILE No.	: 1/HO/06409/2019
PERMIT No.	: 1/C20/10936/2019
DATE	: 18 July, 2019

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 01 April, 2019 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P.Building Rules 2012.

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:

A APPLICANT AND LICENSED PERSONNEL DETAILS:								
1	Applicant	M/s.SWAGATH HOUSING CORPORATION				REP.BY ITS MANAGING PATRTNER		
2	Developer / Builder	J V LAXMAN RAO				Lic.No.	BL/2858/2014 23/02/2019	
3	Licensed Technical Person	mohammed khalid khalid (Licensed Surveyor)				Lic.No.	100/surveyor	
4	Structural Engineer	S RAJASHEKHAR				Lic.No.	100/STRL. ENGINEER/TP10/GHMC/2014-2019	
5	Others	NA						
B SITE DETAILS								
1	T.S. No./Survey no./Gram khantam/Abadi	231 (PART) & 316 (PART)						
2	Premises No.	NA						
3	Plot No./Door No./House No.	17						
4	Layout / Sub Divn. No.	2/C20/10886/2018						
5	Road/Street	DIAMOND HIEGHTS						
6	Locality	Gopanpally						
7	Town/ City	Hyderabad						
C DETAILS OF PERMISSION SANCTIONED								
Building - PROP-1 (SWAGATH HOUSING) (Height (m): 14.75)								
1	Floors	Ground		Upper floors		Parking floors		
2	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential	0	0.00	1	200.75	Cellar	0	0.00
b	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00
c	Others	0	0.00	0	0.00	Stilt	1	187.29
d	No. of floors	Existing Stilt + 4 upper floors and Proposed 1 upper floors						
e	Compound Wall	72.11 RM						
f	Set backs (m)	Front		Rear		Side I		Side II
		3		2		2		2
* The setbacks mentioned in the proceeding are minimum required.Actual setbacks will be as per the drawing PDF.								
3	Site Area (m2)	348.37						
4	Road affected area (m2)	0						
5	Nala affected area (m2)	0						
6	Net Area(m2)	348.37						
7	Tot-lot (m2)	0						
8	Height (m)	14.75						
9	No. of RWHPs	NA						
10	No. of Tree	15 Trees						
11	Others	NA						
D DETAILS OF FEES (RS.) :								
1	Building Permit Fees : Proposed compound wall	1,442.00		2	Building Permit Fees : Proposed Covered builtup area		10,050.00	
3	B.C. & E.B.C. on built up area,	30,150.00		4	Building Permit Fees : Advertismet & Postage Charges		2,000.00	
5	Development Charges : Proposed built up area	25,125.00		6	Rain Water Harvesting Charges,		1,608.00	
7	Environmental Impact Fees,	7,724.00						
TOTAL: 78,099.00								

Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
3. 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.
4. The Owner / Developers shall be responsible for the safety of construction workers.
5. If in case above said conditions are not adhered; GHMC / Local Authority can withdraw the said permission.
6. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12.7) .The GHMC 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.
7. 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.
8. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, GHMC are its employees shall not be a part to any such dispute / litigation.
9. The applicant / developer are the whole responsible if anything happens / while constructing the building.
10. Any conditions laid by the authority are applicable.
11. The applicant shall provide the ETP and as per standard specification.
12. The Concerned Local Body shall ensure the same before issue of Occupancy Certificate or Commencement of Commercial Production by the applicant.
13. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by GHMC
14. The building plan technically approved by GHMC is valid for a period of (6) years from the date of issue of this letter if the work is commenced within the one year from the date of issue
15. That the applicant should ensure to submit a compliance report to GHMC soon after completion of first floor level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by.
16. It is also hereby ordered that the copy of approved plans as released by GHMC and local authority would be displayed at the construction site for public view
17. This permission does not bar any public agency including GHMC to acquire the lands for public purpose as per law.
18. The GHMC reserve the right to cancel the permission if it is found that the permission is obtained by framed misrepresentation OR by mistake of fact.
19. The Builder/Developer shall register the project in the RERA website after the launch in July 2018



Copy To :-

1. The Manager Director, HMWS&SB.
2. The Director, T.S. TRANSCO, Hyderabad.
3. The Director General, Stamps and Registration Department, Hyderabad.
4. The Director General, Telangana State Disaster Response and Fire Services, Hyderabad.
5. The Neighbors (side1, side2 & rear).
6. The Licensed Technical Personnel / Structural Engineer / Builder.

By order

COMMISSIONER
GHMC

Name : M RAJENDRA PRASAD
NAIK

Designation : Additional Chief
City Planner

Date : 18-Jul-2019 17: 12:59

This is computer generated letter, doesn't require any signatures.