

PROCEEDINGS OF THE MUNICIPAL COMMISSIONER, KOMPALLY MUNICIPALITY
MEDCHAL-MALKAJGIRI DISTRICT
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

Lr.No. 2464 /TP/KM/2022 Permit.No.0008/2022

Date:23.07.2022

Sub: - Kompally Municipality, Medchal – Malkajgiri Dist. – Town Planning Section – Proposed construction of Residential / Apartment building with 4Cellar+10 Upper floors in Sy.Nos.117/P and 118/P situated at Kompally Village – Technical approval issued by HMDA – Building permission released – Orders – Issued.

Ref: - 1. HMDA Technical Approved Vide No. 047988/MED/R1/U6/HMDA/2021, Dt.08.07.2022.

2. Your Application Dated: 19.07. 2022.

ORDER:

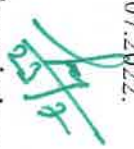
In the reference 1st read above, the Metropolitan Commissioner, HMDA, Hyderabad have issued technical approval for construction of Residential building in Open Land as detailed below has been examined with reference to the rules and regulations in force and permission is hereby released subject to following conditions:

Sir/Madam,

A	APPLICATION AND LICENSED PERSONNEL DETAILS:				
	Applicant	M/s OM SREE Builders and Developers LLP			
	Developer / Builder	M/s. OM SREE Builders and Developers			
	Licensed Technical person/Architect	M.Murali Krishna			
	Structural Engineer	S.Kasiviswanath			
B	SITE DETAILS:				
	T.S.No./Sy.No.	117/P and 118/P			
	Plot No.	OPEN LAND			
	Street / Locality	Kompally Village			
	Name of the ULB	Kompally Municipality			
C	DETAILS OF PERMISSION SANCTIONED:				
1	Floors	Upper Floors		Parking Area	
2 (A)	Building Use	No.	Built up Area (Sqm.)	Level	Built up Area (Sqm.)
	Residential	10	60797.76	4Cellar	29292.28
	Set Backs (m)	Front	Rear	Side – I	Side – II
		8.25M	8.01M	8.07M	8.15M
	Site Area (m ²)	16187.42			
	Road affected area (m ²)	1922.00			
	Net Area (m ²)	14265.42			
	Tot-lot (m ²)	1443.02			
	Height (m)	29.90			
	Mortgage Area (m ²)	4134.92			
	No. of RWHPs	0			
D	DETAILS OF FEES PAID (RS.) TOTAL				
E	Total Local Body Charges:	Amount Paid Rs.93,18,381.00 paid through Indian Overseas Bank, Challan No.692, Dt.15/06/2022			
	Labour Cess	Rs.21,44,093.00 , Paid through Indian Overseas Bank, Challan no.691, Dt.15/06/2022			
	Environmental impact fee	Rs.31,97,935.00, Treasury Challan No.6200951457, Dt.14-06-2022			
1	Contractor's all Risk Policy No.	Dt.	-	Dt.	-
2	Notarized Affidavit No.	-	Mortgage Deed No.9103/2022	Dt.18/06/2022	
3	Entered in Prohibitory Property Watch register Sl.No.	-	Dt		
F	Construction to be Commenced From: 23.07.2022				
G	Construction to be Completed Before: 22.07.2028				

The Building permission is sanctioned subject to following conditions:

1. The permission recorded 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. Strip of greenery on periphery of the site shall be maintained as per rules.
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. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Registrations Act, 1976.
14. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
15. 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.
16. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
17. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
18. The Registration authority shall register only the permitted built up area as per sanctioned plan.
19. Strictly follow the conditions prescribed by the HMDA Lr No.047988/MED/R1/U6/HMDA/2021, Dt.08.07.2022.


Municipal Commissioner
Koppally Municipality



To,
M/s. OM SREE Builders and Developers LLP,
H.No.5-8-40, Rainbow Farm beside Valerian School,
Yapraak, Secunderabad – 500087.

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.