

OFFICE OF THE BANDLAGUDA JAGIR MUNICIPAL CORPORATION DISTRICT: RANGA REDDY
BUILDING PERMIT ORDER

Sri. Chandra Sekhar Naidu & Others Represented by M/s. Infocity Infratech Rept. By Sri U.Pranay Reddy & Others. #312, Magna's Lake View Apartment, Khanamet Village, Serilingampally Mandal, Serilingampally, Telangana Pincode: 500084.	FILE No. BJMC/G1/1432/2022-2023
	PERMIT No. BA.NO: 09/2022-2023
	DATE: 01 08 2022

To
 Sir/Madam,

Sub: Technical Approved HMDA Building Permission – Released - Reg.

Ref: 1. Your Application Dt.09.06.2022 & 29.07.2022
 2. HMDA Lr.No. 046758/SKP/R1/U6/HMDA/01072021, Dt: 21/04/2022

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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:

as detailed below:				
A	APPLICATION AND LICENSED PERSONNEL DETAILS:			
	Applicant	Sri Chandra Sekhar Rao & Others		
	Developer / Builder	Represented by M/s. Infocity Infratech Rept. By Sri U. Pranay Reddy & Others.		
	Licensed Technical Person	CA/2004/33033		
	Structural Engineer	20/Strl/Engineer/TP10/GHMC,Year:2019-2024		
	Others	-		
B	SITE DETAILS			
	T.S.No./Sy.No.	140/E, 140/U, 140/UU		
	Premises No./H.No.	-		
	Plot No.	Open Land		
	Layout / Sub Divn. No.	-		
	Street	-		
	Locality	Kismathpur		
	Name of the ULB	Bandlaguda Jagir Municipal Corporation.		
C	DETAILS OF PERMISSION SANCTIONED:			
1	Floors	2 Cellar+ 1 Ground + 8 Floors		
2	Use	Built up Area (Sq.mt)	Level	Parking Floors
(A)	Residential	12011.02	G+6 Upper floors 7 th & 8 th floor TDR (G+8)	Sub Cellar + Cellar
	Set Backs (m)	Set Back's Must Maintains as Per HMDA Approved Plan		
	Site Area (m ²)	3238.43		
	Road affected area (m ²)	-		
	Net Area (m ²)	3238.43		
	Tot-lot (m ²)	323.86		
	Height of Building	26.73		
	No.of RWHPs	09		
	No.of Trees	15		
	Others	-		
D	DETAILS OF FEES PAID (LOCAL BODY CHARGES Paid to HMDA)			
1.	Building Permit Fee	323843.00	7	Compound wall fee 8558.4
			8	Vacant land Tax 14365.06 Sq Yds X 12000 X 0.2% 344761.4
2	Conversation Charges	48576.45	9	Compounding Fee -
3	Site Approval	64768.6	10	Open space Charges -
4	Building Application fees	100.00	11	Others (RWHS) -
5	Rain Water Harvesting Charges	80960.75	12	Drainage Charges -
6	Debris Removal Charges	4000.00	13	Others -
	OTHER DETAILS:		Paid vide Challan No. 7376 IOB, RTGS No. 9349 Dt:04.04.2022, Total Fee: 18,58,150/- (Including Labour Cess)	
E	Labour Cess		Rs.982570/- (Paid to HMDA)	
1	Contractor's all Risk Policy No.		0524024421P107481022	Dt:27.10.2021 Valid up to:26.10.2027
2	Notarized Affidavit No.	-	Mortgage Deed No. 1	Doc No. 13969/2021, Dt: 20.10.2021
3	Entered in Prohibitory Property Watch register Sl.No. 1		Mortgage Deed No. 2	-
F	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			

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 Bandlaguda Jagir Municipal Corporation 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.


Commissioner,
Bandlaguda Jagir Municipal Corporation.

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.


T/13/22