

BUILDING PERMIT ORDER

To,

Sri/Smt. M/s CAPITOL CONSTRUCTIONS (REP. BY GAGAN RATAN KODURI) AND
PONNADA RAMESH S/o

Represented By:

Address: PLOT NO. 527, VASANTH NAGAR, KUKATPALLY, HYDERABAD

Pin Code : 500085

Telangana.

FILE No.	:	008041/GHMC/3954/SLP2/2022-BP
PERMIT No.	:	3320/GHMC/SLP/2022-BP
DATE	:	23 September, 2022

Sir / Madam,

Sub: Greater Hyderabad Municipal Corporation - Construction of Residential consisting of 1 Stilt + 5 upper floors , to an extent of 389.92, situated at Nallagandla Village Locality, SERILINGAMPALLY Mandal, Rangareddy District Issued - Reg.

Ref: 1. Your Application dated: 26 July, 2022
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and its time to time amendments.

Your application submitted in the reference 1st cited 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	Name of Applicant	M/s CAPITOL CONSTRUCTIONS (REP. BY GAGAN RATAN KODURI) AND PONNADA RAMESH S/o		
2	Represented By			
3	Developer / Builder	LSR ASSOCIATES REP. BY L. SANDEEP REDDY	Lic.No.	BL/3984/2020
4	Licensed Technical Person/Architect	PREETHAM GOGULA	Lic.No.	CA/2014/64220
5	Structural Engineer	LOTLA SANDEEP REDDY	Lic.No.	372/Strl.Engineer/TP
6	Others	NA		

B	SITE DETAILS	
1	T.S. No./Survey No./Gramkhantam/Abadi	302 TO 310, 320 TO 322, 324 TO 361, 363 TO 365, 384, 385, 387 TO 391 AND 399
2	HouseNo/Door No/Pr.No	-
3	PlotNo.	GROUP HOUSING PLOT NO. 35 PART
4	Approved Layout No. / LRS Proceeding No./Sub division No	NALAGANDLA RESIDENTIAL COMPLEX
5	Street / Road	-
6	Locality Name	Nallagandla Village
7	Village Name	NALLAGANDLA
8	Town/City	NA

C	DETAILS OF PERMISSION SANCTIONED	
1	Plot Area (Sq. Mtrs)	395.29
2	Roadaffectedarea(Sq. Mtrs)	0.0
3	Nala affectedarea(Sq. Mtrs)	0.0
4	Net Plot Area (Sq. Mtrs)	389.92

Building Name - BLDG (GAGAN RATAN KODURI)

5	Floors	Ground		Upper floors		Parking floors				
	Use	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)
a	Residential	0	0.00	5	1,167.10	Cellar	0	-	-	0
b	Commercial	0	0.00	0	0.00	Stilt	1	-	-	219.87
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0
d	No of floors	1 Stilt + 5 upper floors								
e	Height of the Building	14.99								
d	Set backs (m)	Front		Rear		Side I		Side II		
		3		2		2		2		
7	Tot Lot	NA								
8	Height(M)	14.99								
9	No.of Rain Water Harvesting Pits	4								
10	No. of Trees	NA								
11	Total Parking Area	229.01								

D	OTHER DETAILS :
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1	Contractor's all Risk Policy No.	433702/44/2023/660	Date	18 August, 2022	Valid Upto	17 August, 2028
2	Notarised Affidavit No.	7810/2022	Date	26 August, 2022	Area (m2)	117.63
3	Enter Sr. No. in prohibitory Property Watch Register		Bk-1, Cs No.8087/2022		Date	26 August, 2022
4	Floor handed over	FIFTH FLOOR	S.R.O.	SERILINGAMPALLI		

5	Details of TDR Utilization			
	DRC No.	Area (Sq. Yds)	Market value	No of Additional Floor
	01463/TDR/2022	181.4	29100	1

E	DETAILS OF FEES PAID (RS.) TOTAL :
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1	Processing Fee	10,000.00	2	Development Charges (built Up Area)	145,888.00
3	Rain Water Harvesting Charges (deposit)	9,337.00	4	1% Labour Cess	163,143.66
5	Vacant Land Tax	48,257.03	6	Environment Impact Fees	45,479.00
7	Sub Division Charges	7,907.00	8	Building Permit Fees : Proposed Compound Wall	1,503.00
9	B.c. & E.b.c. On Built Up Area	165,200.00	10	Building Permit Fees : Advertisement & Postage Charges	2,000.00
11	Development Charges : Open Area Excluding Coverage	19,563.00	12	Building Permit Fees : Proposed Covered Builtup Area	58,355.00
13	TSbPASS Charges	2,500.00	14	Other Charges	227,490.00
15	Special Development charges for CRMP	151,660.00			
					TOTAL: 1,058,282.69
F	Construction to be Commenced Before	23 March, 2023			
G	Construction to be Completed Before	23 September, 2025			

The Building permission is sanctioned subject to following conditions:

The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.

The Building permission is sanctioned subject to following conditions:

- The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
- If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
- Sanctioned Plan shall be followed strictly while making the construction.
- Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
- Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
- Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
- Occupancy Certificate is compulsory before occupying any building.
- Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
- Prior Approval should be obtained separately for any modification in the construction.
- Tree Plantation shall be done along the periphery and also in front of the premises.
- Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
- Rain Water Harvesting Structure (percolation pit) shall be constructed.
- Space for Transformer shall be provided in the site keeping the safety of the residents in view.
- Garbage House shall be made within the premises.
- Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
- No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
- This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
- Strip of greenery on periphery of the site shall be maintained as per rules.
- 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.
- The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
- The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
- A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
- No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
- If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
- All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2016.
- The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
- The Registration authority shall register only the permitted built-up area as per sanctioned plan.
- The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
- The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
- Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
- Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
- As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
 - 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 failing which the violations are liable for demolition besides legal action.
 - The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
 - The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
 - Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - Insurance Policy for the completed building for a minimum period of three years.
- Structural Safety and Means of Escape Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and St. Engineer to provide all necessary Fire Fighting Installation as stipulated in National Building Code of India, 2016 .
- Occupancy FIRE NOC Shall be Obtained from Director (EV&DM) before issue of Occupancy Certificate.

Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.
2. The GHMC reserve the right to cancel the permission if it falls that the permission is obtained by framed misrepresentation OR by mistake of fact.
3. The Builder/Developer shall register the project in the RERA website for the plots above 500 Sq.Mtrs or more than 8 Dwelling units.

Additional Conditions

1. The proceedings are issued based on the recommendations of previous CP, ACP and approved by ZC sir.
 1. The proceedings are issued based on all the documents attached by the applicant, and in the later stage if it is found that the subject land is ULC land/government land and in the event of any title dispute on prima facie or title of the subject land and if the matter is settled in favor of a third party by any respective courts, the applicants will only be solely responsible and adhere to the court orders and the GHMC can revoke the building permission at any time without any notice and the GHMC will not return the fees whatever has been paid.
 2. The applicant/Owner and builder/ developer shall not change the usage of the building other than the permitted, and should not construct any extra floor or any rooms on the terrace floor, the applicant should not construct extra rooms in the parking area and in setbacks, if any violations are done in deviation from the sanctioned plan the GHMC will demolish the same at any time without any noticesTo also ensure the following :
 - 1) Avenue plantation inside perimeter of at least 2mts height mandatorily, rooftop greenery for aesthetics, with horticulture and creeper plants
 - 2) RWHS pit as per norms with piped connection from a terrace and all sides
 - 3) To ensure zero ramps onto road slope and no vehicles bound outwards to be without washed /cleaned tyres
 - 4) To ensure Copy to the concerned DC for Property Tax assessment
 - 5) To mandatorily install CCTVS as per GOMs 167 MA & UD dt 06-10-2020; as per specifications of Police Department and to provide linkage to concerned SHO.
 - 6) To keep a Dust Mitigation/Control Plan while construction work and not to exceed Ambient Air Quality Standards

Yours Faithfully

Name : Mallikarjun Rao (SLZ)
Date: 09/23/2022 7:32:48 AM
Designation : City Planner



**For Zonal CommissionerSERILINGAMPALLY ZONE
GREATER HYDERABAD MUNICIPAL CORPORATION**

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.

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