

OFFICE OF THE BANDLAGUDA JAGIR MUNICIPAL CORPORATION:: DISTRICT RANGA REDDY

TOWN PLANNING SECTION BUILDING PERMIT ORDER

To

Sri Riazuddin ahmed & Other Rep BY DAGPA
M/s KEERTHI ESTATES PRIVATE LIMITED
REP BY ITS MANGAING DITECTOR Sri.K.Anil Kumar
Reddy,H.No.2-2-25/P/4, D D Colony, Bagh Amberpet
Hyderabad, Telangana, Pincode – 500013.

FILE No. G1/2757/2021-2022

PERMIT No. BA.NO:29/2021-2022

DATE: 01 12 2021

Sir/Madam,

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

Ref: 1. Your Application Dt.11.10.2021

2. Application of Riazuddin Ahmed & Other Rep BY DAGPA Holder M/s Keethi Estates Pvt Ltd by its Managing Director Sri K.Anil Kumar Reddy.

3. This Application No. 033051/SKP/LT/U6/HMDA/21102020,Dt:21.08.2021.

4. LP No.17/LO/Plg/HMDA/2021, Dt: 21.08.2021.

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 APPLICATION AND LICENSED PERSONNEL DETAILS:									
Applicant				Sri.K.Anil Kumar Reddy					
Developer / Builder				KEERTHI ESTATES PRIVATE LIMITED					
Licensed Technical Person				BL/1762/2011					
Structural Engineer				12/Strl.Engineer/TP10/GHMC/2019-24					
Others				CA/99/24602					
B SITE DETAILS									
T.S.No./Sy.No.				152/A, 152/AA, 163,163/A,163/AA					
Premises No./H.No.				-					
Plot No.				-					
Layout / Sub Divn. No.				-					
Street				-					
Locality				Kismathpur (Village)					
Name of the ULB				Bandlaguda Jagir Municipal Corporation					
C DETAILS OF PERMISSION SANCTIONED:									
Layout with Housing Under Gated Community (With Compound Wall)				No of Units -130 with Amenities					
Set Backs (m)				Set Back's Must Maintains as Per HMDA Approved Plan					
Site Area (m ²)				65154.47 Sq mts					
Road affected area (m ²)				754.45 Sq Mts					
Net Area (m ²)				64,400.02 Sq mts					
Amenities Area				1933.87 Sq.mts					
Plotted Area				35762.68 Sq mts					
Road Area				8785.55 Sq mts					
Organized Open Space/Park Area/Utility Area				4900.10 Sq mts					
Others				418.00 Sq mts					
D DETAILS OF FEES PAID (RS.) TOTAL									
1.	Building Permit Fee			1776982.00	7	VLT, Library cess			748658.00
2	Development Charges			-	8	Conversion Charges			-
3	Betterment Charges			-	9	Lay Out Fee			132800.00
4	Ext. Betterment Charges			-	10	Amenities			193387.00
5	Sub-Division Charges			-	11	Others (RWHS)			1610000.00
6	Debris Removal Charges			5000.00	12	Site Approved			1932000.00
					13	Others			2525.00
E OTHER DETAILS				Paid Vide DD No's.366115, Dt:26.12.2021, HDFC Bank					
				Rs:64,01,353/-					
F Labour Cess				Paid at Labour Department and submitted Form-I					
G	Contractor's all Risk Policy No.			5004/232922003/00/000	23.11.2021	22.11.2027			
H	Mortgage Deed No.			-	Dt. 10730/2021	03.08.2021			
I	Mortgage Deed No.			-	Dt.				
J 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									

Commissioner,

Bandlaguda Jagir Municipal Corporation.

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 applicant shall handover the Layout roads area 19,528.87 Sq. mtrs (30.32%), Open space area 6833.97 Sq. mtrs (10.62%) to the Local Body before release of final Layout plans by HMDA.
19. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
20. 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.