

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

TOWN PLANNING SECTION BUILDING PERMIT ORDER

To

M/s SMR BUILDERS PRIVATE LIMITED represented
By its Managing Director Mr.Saireddy Ram Reddy
S/o. Late S.Malla Reddy,
Plot no - 73, Nagarjuna Hills, Punjagutta,
Hyderabad, TELANGANA, Pin Code – 500 082.

FILE No. G1/509/2021-22

PERMIT No. BA.NO:23 /2021- 2022

DATE: 11 10 2021

Sir/Madam,

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

Ref:- 1. Your Application Dt.05.03.2021.

2. HMDA Lr.No.038995/SKP/R1/U6/HMDA/11092020,Dt.11.09.2020.

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		Mr.Saireddy Ram Reddy S/o. Late S.Malla Reddy				
s	Developer / Builder		SMR BUILDERS PRIVATE LIMITED			
	Licensed Technical Person		-			
	Structural Engineer		-			
	Others		-			
B	SITE DETAILS					
	T.S.No./Sy.No.		13/A			
	Premises No./H.No.		-			
	Plot No.		-			
	Layout / Sub Divn. No.		-			
	Street		-			
	Locality		Bandlaguda Jagir Village			
	Name of the ULB		Bandlaguda Jagir Municipal Corporation			
C	DETAILS OF PERMISSION SANCTIONED:					
	Nature	Name of the Block	No of Floors	Builtup Area	Height of the Building	
	Residential	BLOCK (SMR)	2Cellar+1Stilt + 8 Upper Floors	5888.86	23.44	
	Set Backs (m)		Set Back's Must Maintains as Per HMDA Approved Plan			
	Site Area (m ²)		2369.75 Sq.Mts			
	Road affected area (m ²)		-			
	Net Area (m ²)		2369.75 Sq.Mts			
	Tot-lot (m ²)		-			
	No.of RWHPs		1			
	No.of Trees		20			
	Others		-			
	DETAILS OF FEES PAID (RS.) TOTAL					
1.	Building Permit Fee		359440.00	7	VLT, Library cess	30609.00
2	Development Charges		-	8	Conversion Charges	-
3	Betterment Charges		-	9	Compounding Fee	-
4	Ext. Betterment Charges		-	10	Open space Charges	-
5	Sub-Division Charges		-	11	Others (RWHS)	5924300
6	Debris Removal Charges		5000.00	12	Drainage Charges	-
				13	Others	2525.00
	OTHER DETAILS:		Paid vide D.D.No.518859, Dt:19.08.2021 (ICICI Bank) Total Fee :4,56,817/-			
	Labour Cess		Paid at Labour Department and submitted Form-I			
1	Contractor's all Risk Policy No.		433702/44/2021/522	07.09.2020	06.09.2026	-
2	Mortgage Deed No.		-	Dt. 1734/2021	25.01.2021	
3	Mortgage Deed No.		-	Dt. 1733/2021	25.01.2021	
G	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					

11/10/21

Commissioner,

Bandlaguda Jagir Municipal Corporation.

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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.


11/10/21

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.


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