

MUNICIPAL COUNCIL, PEERZADIGUDA DISTRICT MEDCHAL-MALKAJGIRI

TOWN PLANNING SECTION BUILDING PERMIT ORDER

To

Sri. M.Shashidar Reddy & An others		FILE No.	G1/5711/2018-19
S/o M.Chenna Reddy		PERMIT No.	BA.NO: 11/2018-19
Plot No. Open Plot		DATE:	19 12 2018
Sy.No. 64/E, Peerzadiguda (V) Medipally (M)			
Medchal-Malkajgiri District.			

Sir/Madam,

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

Ref:- 1. HMDA Technical Approved Vide No.013047/GHT/R1/U6/HMDA/26062018 Dated : 01.11.2018
2. Your Application Dated: 22-11-2018.

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:

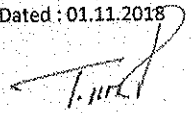
A APPLICATION AND LICENSED PERSONNEL DETAILS:									
Applicant		Sri. M.Shashidar Reddy & An others							
Developer / Builder									
Licensed Technical Person		HMDA Proceeding No. 013047/GHT/R1/U6/HMDA/26062018							
Structural Engineer		ZAKI AHMED							
Others									
B SITE DETAILS									
T.S.No./Sy.No.		64/E, Peerzadiguda							
Premises No./H.No.									
Plot No.		Open Plot							
Layout / Sub Divn. No.									
Street		Chenna Reddy Enclave							
Locality		Peerzadiguda							
Name of the ULB		Peerzadiguda							
C DETAILS OF PERMISSION SANCTIONED:									
2 (A)	Floors	Ground Stilt		Upper Floors (5)		Parking Floors			
	Use	Area (Sq.m.)		Area (Sq.m.)		Level			
	Residential	1		27635.02	Amenities (Club) G1+4 A Block C1+1Stilt+5 B,C,D Blocks 1 Stilt + 5 Upper Floors		Cellar + Stilt		
	Commercial								
	Others								
	Set Backs (m)	Front		Rear	Side - I		Side - II		
	Site Area (m ²)	4.03		8.03	6.09		6.59		
	Road affected area (m ²)								
	Net Area (m ²)	12143.37							
	Tot-lot (m ²)								
Height (m)	14.98								
No.of RWHPs	4								
No.of Trees	603								
Others									
DETAILS OF FEES PAID (RS.) TOTAL									
1.	Building Permit Fee	20,60,006.00		7	VLT, Library Cess	5,48,988.00			
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)				
6	Debris Removal Charges			12	Drainage Charges				
	OTHER DETAILS:	3,000.00		13	Others	1,025.00			
		Amount Paid Through RTGS No.P18121958417151 A/c No.62643145110, Dt 19-12-2018							
Labour Cess		Rs.25,99,249/-		Amount Adjusted in SBI Bank Cess A/c No.62371606256 Dt 17-12-2018					
Mining Cess				Total Fee : 26,13,019.00					
2	Notarized Affidavit No.	Dt.	Mortgage Deed No.19193/2018	02.11.2018					
3	Entered in Prohibitory Property Watch register Sl.No	Dt.							
F	Construction to be Commenced From: 19.12.2018								
G	Construction to be Completed Before: 18.12.2024								

Commissioner,

Peerzadiguda Municipality.

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 Peerzadiguda Municipality 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.
20. Strictly follow the conditions prescribed by the HMDA Lr No.013047/GHT/R1/U6/HMDA/26062018 Dated : 01.11.2018


Commissioner,

Peerzadiguda Municipality.

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.

