

**BUILDING PERMIT ORDER**

To,

Sri/Smt. G MADHAVA KUMAR AND ONE OTHER
Address: PLOT NO.104, RTC COLONY, RAMANTHAPUR
PinCode :
00013 Telangana.

FILE No.	:	TS/000863/2021
PERMIT No.	:	TS/000863/2021
DATE	:	27 April, 2021

Sir / Madam,

- Sub: Peerzadiguda - Town Planning section -Permission for construction of 1 Stilt + 5 upper floors Residential Bldg/Apartment building. Reg
Ref: 1.Your Application dated: 15 March, 2021 u/s 388, 428 & 433 of TMC Act, 1994.
2.G.O.Ms.No.168, M.A., dt.07-04-2012.
3.G.O.Ms.No.7, M.A., dt.05-01-2016.

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	APPLICANT AND LICENSED PERSONNEL DETAILS:								
1	Applicant		G MADHAVA KUMAR AND ONE OTHER						
2	Developer / Builder		Sri. NALLAPU PREM SAGAR REDDY			Lic.No.	BL/3418/2017		
3	Licensed Technical Person		RAAVI MOUNISH			Lic.No.	CA/2019/105660		
4	Structural Engineer		T RAGHAVENDRA			Lic.No.	39/Str/Eng/TP10/GHMC		
5	Others		NA						
B	SITE DETAILS								
1	Survey / Premises No.		36,37,38 AND PART OF 29						
2	Plot No.		50 AND 51		House No.		-		
3	Layout / Sub Divn. No.		HMDAL045849/LRS/GTK						
4	Street		-						
5	Ward/Village		MEDIPALLY		Locality		Kamala Nagar		
6	Town / City		NA						
C	DETAILS OF PERMISSION SANCTIONED								
Building - PROPOSED (RESIDENTIAL BUILDING) (Height (m): 15)									
1	Floors		Ground		Upper floors		Parking floors		
2	Use		No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential		0	0.00	5	1,558.95	Cellar	0	0.00
b	Commercial		0	0.00	0	0.00	Stilt	1	311.91
c	Others		0	0.00	0	0.00	U.Floors	0	0.00
d	No of floors		1 Stilt + 5 upper floors						
e	Set backs (m)		Front		Rear		Side I		Side II
			27.48		14.5		3.5		17.07
3	Site Area (m2)		627.1						
4	Road affected area (m2)		0						
5	Net Area(m2)		624.77						
6	Tot-lot (m2)		NA						
7	Height (m)		15.00						
8	No. of RWHPs		4						
9	No. of Trees		NA						
10	Others		NA						
D	DETAILS OF FEES PAID (RS.) TOTAL :								
1	Processing Fee		10,000.00		CONVERSION CHARGES		2		15,000.00
3	14% OPEN SPACE CONTRIBUTION CHARGES		7,876.00		BUILDING PERMIT FEE		4		116,925.00
5	DEVELOPMENT CHARGES (BUILT UP AREA)		155,900.00		DEVELOPMENT CHARGES (LAND)		6		24,000.00
7	RAIN WATER HARVESTING CHARGES (DEPOSIT)		18,750.00		POSTAGE/ ADVERTISEMENT CHARGES		8		2,500.00
9	DEBRIS CHARGES		3,500.00		COMPOUND WALL CHARGES		10		4,600.00
11	1% LABOUR CESS		138,958.00		VACANT LAND TAX		12		26,163.00
13	ENVIRONMENT IMPACT FEES		61,524.72		COMPOUNDING FEES		14		100,086.00
15	TSbPASS Charges		4,483.26						
									TOTAL: 690,265.98

E	OTHER DETAILS :					
1	Contractor's all Risk Policy No.	NA	Date	-	Valid Upto	-
2	Notarised Affidavit No.	5276	Date	23 April, 2021	Area (m2)	156.04
3	Enter Sr. No. in prohibitory Property Watch Register	5276	Date	23 April, 2021		
4	Floor handed over	SECOND FLOOR	S.R.O.	NARAPALLI		
F	Construction to be Commenced Before		27 October, 2021			
G	Construction to be Completed Before		27 April, 2024			

The Building permission is sanctioned subject to following conditions:

1. 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 HMC Act 1955 / 344 Act 1965.

2. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.

3. **Commencement Notice** shall be submitted by the applicant before commencement of the building as per the provisions made under Telangana State Municipal Act 1965.

4. **Sanctioned Plan** shall be followed strictly while making the construction.

5. **Sanctioned Plan** copy shall be displayed at the construction site for public view.

6. If construction is not commenced within 18 months from the date of proceedings, the applicant shall submit afresh application duly paying required fees.

7. A safe distance of minimum 3.0M vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5M for Low Tension electrical line shall be maintained.

8. Prior Approval should be obtained separately for any modification in the construction.

9. **Occupancy Certificate** is compulsory before occupying any building for building above 100Sq.M plot area U/r 26A of GO. Ms No.168 M.A., Dt.07/04/2012.

10. **Completion Notice** shall be submitted after completion of the building & obtain occupancy certificate U/r 26A of GO. Ms No.168 M.A., Dt.07/04/2012.

11. **Rain Water Harvesting Structure** (percolation pit) shall be constructed as per provisions made under WALTA Act 2002.

12. **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.

13. This sanction is accorded on surrendering of **Road affected portion of the site** to Commissioner, at free of cost without claiming any compensation at any time as per the undertaking submitted / Registered Gift Deed.

14. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.

15. The Registration authority shall register only the permitted built up area as per sanctioned plan.

16. 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 2005.

17. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.

18. As per the undertaking executed in term of TS Building rules 2012. 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.

19. The Owner/builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and Forests (MoEF) Guidelines, 2010 while raising construction.

20. The owner/builder shall cover the building material, stock at site. Every builder or owner shall put Tarpaulin on scaffolding around the area of construction and the building.

21. The owner/builder shall not stock the building material on the road margin and footpath causing obstruction to free movement of public and vehicles, failing which permission is liable to be suspended.

22. All the construction material and debris shall be carried in the trucks or other vehicles which area fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere or air in any form whatsoever.

23. The dust emissions from the construction site should be completely controlled and all precautions shall be taken in that behalf.

24. The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.

25. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with mask helmets, shoes to prevent inhalation of dust particles and safety.

26. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and carry of construction material and debris relatable to dust emission.

27. Owner/builder shall maintain Muster Role of all the employees/workers and make necessary insurance till the work is completed failing which the sanction accorded will be cancelled without further notice.

28. Owner / builder shall transport the construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

29. Owner / builder shall take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly be complied with by fixing sprinkles, creation of green air barriers.

30. Owner/builder shall mandatorily use welt jet in grinding and stone cutting, wind breaking walls around construction site.

31. Tree plantation shall be done along the periphery and also in front of the premises as per A.P. Water Land and Trees Rules 2002.

32. Tot-Lot shall be fenced and maintained as greenery at owner's cost before issue of occupancy certificate. Strip of greenery on periphery of the site shall be maintained as per rules.

33. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.

Yours Faithfully

Name : Hyd RDDTP
Date: 04/27/2021 12:46:10 PM
Designation : RDDTP1



For Commisioner
Peerzadiguda Municipality/Municipal Corporation

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