

**BUILDING PERMIT ORDER**

To,

Sri/Smt. M/s SERENE ESTATES PRIVATE LIMITED S/o

Represented By: Y. SAMBASIVA RAO

Address: 8-2-648/2/A, NSL ICON, 4th FLOOR, ROAD NO. 12, BANJARAHILLS,
HYDERABAD, TELANGANA STATE

Pin Code : 500034

Telangana.

FILE No.	:	011847/GHMC/5847/KPL1/2023-BP
PERMIT No.	:	5991/GHMC/KPL/2024-BP
DATE	:	10 May, 2024

Sir / Madam,

Sub: Greater Hyderabad Municipal Corporation - Construction of Residential consisting of 4 Cellar + 1 Stilt + 40 upper floors, to an extent of 9212.43, situated at KPHB Colony Phase - II Locality, Kukatpally Mandal, MEDCHAL District Issued - Reg.

Ref: 1. Your Application dated: 24 October, 2023
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 SERENE ESTATES PRIVATE LIMITED S/o							
2	Represented By		Y. SAMBASIVA RAO							
3	Developer / Builder		SRI. R. INDIRESH				Lic.No.		BL/3383/2017	
4	Licensed Technical Person/Architect		SRI. DHAMOTHARAN. S				Lic.No.		CA/2003/31131	
5	Structural Engineer		SRI. MOHAMMED MAAZ SALMAN				Lic.No.		497/Strl/Eng/TP10	
6	Others		NA							
B	SITE DETAILS									
1	T.S. No./Survey No./Gramkhantam/Abadi			1044 AND 1045						
2	HouseNo/Door No/Pr.No			00						
3	PlotNo.			SITE No. S4						
4	Approved Layout No. / LRS Proceeding No./Sub division No			KPHB TELANGANA HOUSING BOARD						
5	Street / Road			KPHB PHASE I AND II						
6	Locality Name			KPHB Colony Phase - II						
7	Village Name			Moosapet						
8	Town/City			NA						
C	DETAILS OF PERMISSION SANCTIONED									
1	Plot Area (Sq. Mtrs)			9362.52						
2	Roadaffectedarea(Sq. Mtrs)			141.63						
3	Nala affectedarea(Sq. Mtrs)			0.0						
4	Net Plot Area (Sq. Mtrs)			9212.43						
Building Name - PROPOSED (RESIDENTIAL)										
5	Floors		Ground		Upper floors		Parking floors			
	Use	No.	Area (Sq.Mt.)		No.	Area (Sq.Mt.)	Level	No.	No. of Stack	Area (Sq.Mt.)
a	Residential	0	0.00		38	81,368.72	Cellar	4	-	26755.9
b	Commercial	0	0.00		2	3,101.04	Stilt	1	-	1641.1
c	Others	0	0.00		0	0.00	U.Floors	0	-	0
d	No of floors		4 Cellar + 1 Stilt + 40 upper floors							
e	Height of the Building		119.9							
d	Set backs (m)		Front		Rear		Side I		Side II	
			18.06		21.94		18		18.02	
7	Tot Lot		944.4							
8	Height(M)		119.90							
9	No.of Rain Water Harvesting Pits		1							
10	No. of Trees		NA							
11	Total Parking Area		30311.7							
D	OTHER DETAILS :									
1	Contractor's all Risk Policy No.		0503004424P100790890		Date	13 April, 2024		Valid Upto	12 April, 2030	
2	Notarised Affidavit No.		3366/2024		Date	25 April, 2024		Area (m2)	8,447.65	
3	Enter Sr. No. in prohibitory Property Watch Register				Bk - 1, CS No. 3544/2024			Date	25 April, 2024	
4	Floor handed over		3,4,5,6,7,8PART		S.R.O.		KUKATPALLY			
E	DETAILS OF FEES PAID (RS.) TOTAL :									
1	Processing Fee		10,000.00		2		Development Charges (built Up Area)		10,558,720.00	
3	City/town Level Infrastructure Impact Fee		50,909,570.00		4		Shelter Fee Charges		1,383,134.00	

5	Rain Water Harvesting Charges (deposit)	675,759.00	6	1% Labour Cess	12,835,633.00
7	Vacant Land Tax	1,590,032.00	8	Environment Impact Fees	3,810,804.00
9	Sub Division Charges	138,314.00	10	Building Permit Fees : Proposed Compound Wall	8,655.00
11	B.c. & E.b.c. On Built Up Area	12,893,042.00	12	Building Permit Fees : Advertisement & Postage Charges	5,000.00
13	Development Charges : Open Area Excluding Coverage	913,987.00	14	Building Permit Fees : Proposed Covered Builtup Area	8,602,028.00
15	TSbPASS Charges	50,000.00	16	Special Development charges for CRMP	18,177,893.00
					TOTAL: 122,562,571.00
F	Construction to be Commenced Before	10 November, 2024			
G	Construction to be Completed Before	10 May, 2029			

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:

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 of HMC Act 1955.
2. If construction is not commenced within 6 months, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
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. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. 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.
16. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
17. 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.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. 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.
20. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. 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.
23. 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.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. 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.
26. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
 - a) 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.

- b) 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.
- c) 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.
- d) 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.
 - i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - ii. 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.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.

33. 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 .

34. Occupancy FIRE NOC Shall be Obtained from Director (EV&DM) before issue of Occupancy Certificate.

35. In respect of All Non Residential Buildings and Residential Building in plot of 500 Sq.mts / 600 Sq.Yds and above, the Applicant shall comply with the provision of Telangana State Cool Roof Policy 2023-2028 and the same is mandatory for issuance of Occupancy Certificate(OC).

36. A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.

37. Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".

38. For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.

39. New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.

40. Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

General Conditions:

1. The owner / developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point Circle 23 MOOSAPET/ Kaithalapur Transfer station of the proposed site duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

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.

Proceeding Conditions

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
3. 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.
4. If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
5. Sanctioned Plan shall be followed strictly while making the construction.
6. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
7. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
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22. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
23. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
24. 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.
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26. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
27. 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.
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32. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
33. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
34. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
35. a) 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.
36. b) 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.
37. c) 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.
38. d) 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.
39. i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
40. ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is
41. iii. in accordance with the specified designs.
42. iv. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
43. v. Insurance Policy for the completed building for a minimum period of three years.
44. 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 .
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48. 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. To follow the conditions insisted in NOC issued by the Fire Services Dept., AAI and Environmental Clearance.
2. The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.
3. The applicant has to propose to take up RCC box drain at the site in place of CRS Drain, as a drain with CRS wall is observed on western side of the site.
4. To provide Automatic Sprinkler system in Cellar floors as per the NBC norms

Yours Faithfully

Name : Addl. CCP (HO KPZ)
Date: 05/10/2024 6:30:49 PM
Designation : City Planner



For Commissioner

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.