



GREATER HYDERABAD MUNICIPAL CORPORATION

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

TO

M/s Srusti Infra Developers India Pvt. Ltd.,
Sy.No.186 & 187, Masidbanda, Kondapur Village,
Serilingampally Mandal, RR Dist.

FILE No.	158638/06/01/2018/HO		
PERMIT No.	53443/HO/WZ/Cir-11/2016		
DATE	21	02	2018

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.

Ref: Your Application dated 06-01-2018 u/s 388, 428 & 433 of HMC Act, 1955 and
A P Urban Areas (Dev), Act, 1975 and A P Building Rules 2012

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	M/s Srusti Infra Developers India Pvt. Ltd., Rep by Executive Director Sri G Sharath Kumar Reddy					
2	Developer / Builder	G Venkatesh Reddy				Lic.No.	BL/1673/2010
3	Licensed Technical Person	Mrunmayee Saraf				Lic.No.	CA/2011/51286
4	Structural Engineer	Zaki Ahmed				Lic.No.	47/St.Eng/TP10/GHMC
B SITE DETAILS							
1	Sy No	186 & 187, Masidbanda					
2	Premises No	-					
3	Plot No	-					
4	Layout / Sub Divn No	-					
5	Street	-					
6	Locality	Kondapur (V), Serilingampally (M), RR Dist.					
C DETAILS OF PERMISSION SANCTIONED : For proposed construction of Residential Building with 2-Blocks known as "Sitara and Sarod" consisting of Cellar, Stilt for parking + (5) upper floors with 30 + 35 = 65 Residential flats only							
1	Floors	Ground		Upper floors()		2(E)	Parking floors
2	Use	No	Area (m ²)	No	Area(m ²)	Level	No Area(m ²)
	Residential			5 (2 Blocks)	9225.95	Cellar & Stilt (2 Blocks)	2 4711.29
3	Set backs (m)	Front		Rear	Side I	Side II	
		3.0 (After leaving Tot-lot)		6.0 to 6.80	6.0	6.0 to 9.39 (Block to block)	
4	Site Area (m ²)	10117.05		8	Height (m)	14.80	
5	Road affected area (m ²)			9	No. of RWHPs	16	
6	Net Area(m ²)	10117.05		10	No. of units	65	
7	Tot-lot (m ²)	1055.45		11	Others		
D DETAILS OF FEES PAID (Rs.) -							
1	Building Permit Fee	Rs.	/	7	Shelter Fee	Rs.	/-
2	Development Charges	Rs.	/-	8	VLT charges	Rs.	/-
3	B.C & E.B.C on builtup area	Rs.	/-	9	City Level Infrastructure Fee	Rs.	/-
4	B.C & E.B.C on site area	Rs.	/-	10	Environmental Impact Fee	Rs.	/-
5	Compounding Fee	Rs.	/-	11	Layout Charges	Rs.	/-
6	RWH Charges	Rs.	/-	Grand Total		Rs.	/-
Payment Details : Rs.1,00,00,000/- vide Challan No.1430/79, Dt:28-02-2017 and Rs.63,97,150/- vide RTGS UTR No.HDFCR52017032792718729 for A,B,C,D & E blocks in file No.15984/18/03/2011/HO and permission issued for only B,C & D Blocks vide Permit No.53276/HO/WZ/Cir-11/2016, Dt:28-06-2017. Now the permission is being issued for A & E Blocks i.e., Sitara and Sarod Blocks.							
D		Contractor's all Risk Policy No. AK/82/0006022 Dt 10-03-2017 Valid Upto 09-03-2019					
1	Notarised Affidavit No	191781	Dt	04-04-2017	Floor handed over	933.1 Sq.mtrs in 1st floor of Block A & E	
3	Entered in prohibitory property watch register Sl No	Vol.No.10	Dt	06-04-2017	S.R.O.	Sub-Registrar, Serilingampally	
F	Construction to be Commenced Before	20.08.2019					
G	Construction to be Completed Before	20.02.2024					

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 applicant shall provide automatic sprinkler system in Cellar floors and fire safety measures as per NBC norms before obtaining Occupancy Certificate.
- The applicants shall provide water re-cycling plant before obtaining Occupancy Certificate.
- The applicant shall also provide sewerage treatment plant (STP) as per building rules before obtaining occupancy certificate
- The conditions insisted by the SEIAA vide order No.SEIAA/TS/OC/RRB-74/2017-3196, Dt:22-12-2017 shall be followed.

For Srusti Infradevelopers (India) Pvt. Ltd.

[Signature]

Director



for COMMISSIONER,
GHMC

[Signature]
21/2/2018

The Building permission is sanctioned subject to following conditions:

- 1 The permission^a 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 one year, 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 with out 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 Mts. 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 width 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 2005
- 26 The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced
- 27 The Registration authority shall register only the permitted builtup area as per sanctioned plan
- 28 The Financial Agencies and Institutions shall extend loans facilities only to the permitted builtup 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 & severally 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 severally 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 Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and SI Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like
 - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts
 - ii) Provide Fire resistant swing door for the collapsible lifts in all floors
 - iii) Provide Generator, as alternate source of electric supply
 - iv) Emergency Lighting in the Corridor / Common passages and stair case
 - v) Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No 2190-1992
 - vi) Manually operated and alarm system in the entire buildings.
 - vii) Separate Underground static water storage tank capacity of 25,000 lits. Capacity
 - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings.
 - ix) Hose Reel, Down Corner
 - x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts
 - xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety
 - xii) Transformers shall be protected with 4 hours rating fire resist constructions
 - xiii) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area

By order

for COMMISSIONER
GHMC

Copy to

1. The Assistant City Planner/City Planner, GHMC
2. The Zonal Commissioner, Zone, GHMC
3. The Manager Director, HMWS&SB
4. The Director, A.P. TRANSCO, Hyderabad
5. The Director General, Stamps and Registration Department, Hyderabad
6. The Director General, Fire Service Department, Govt. of A.P. Hyderabad
7. The Neighbors (side1, side2 & rear)
8. The Licensed Technical Personnel / Structural Engineer / Builder



GREATER HYDERABAD MUNICIPAL CORPORATION

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

TO

M/s.Srusti Infra Developers India Pvt.Ltd.,
Sy.No.186 & 187,
Masidbanda,
Kondapur(v), Serilingampally(m),
R.R.Dist.

FILE No. 15984 / 18 / 03 / 2011 / HO
PERMIT No.53276/HO/WZ/Cir-11/2016
DATE : 28 . 06 . 2017

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.
Ref: Your Application dated: 18.03.2011 u/s 388, 428 & 433 of HMC Act, 1955 and A.P.Urban Areas (Dev). Act, 1975 and A.P Building Rules 2012

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	M/s.Srusti Infra Developers India Pvt.Ltd.,				Lic No.	BL/2331/2013		
2	Developer / Builder	G.Venkatesh Reddy				Lic No.	CA/2011/51286		
3	Licensed Technical Person	Mrunmayee Saraf				Lic No.	47/Strl.Eng./TP10/GHMC		
4	Structural Engineer	Zaki Ahmed							
B SITE DETAILS									
1	Sy.No	186 & 187, Masidbanda, Kondapur(v), Serilingampally(m), R.R.Dist.							
2	Premises No	--							
3	Plot No.	--							
4	Layout / Sub Divn. No	--							
5	Street	--							
6	Locality	Masidbanda, Kondapur(v), Serilingampally(m), R.R.Dist.							
C DETAILS OF PERMISSION SANCTIONED : For the proposed construction of Residential Building ;									
Cellar, Stilt for parking + Upper (5) floors for Residential flats consisting 3-Blocks i.e., Block-B, C & D only and Ground + Upper (3) floors for Amenities.									
1	Floors	Cellar, Stilt		Upper floors(5)		2(B)	Parking floors		
		No	Area (m ²)	No.	Area(m ²)	Level	No	Area(m ²)	
2	Use	--	--	5	12,307.90	Cellar, Stilt	1	6,625.11	
	Residential (Block-B,C&D)	--	--		923.80				
	Amenities	--	Ground + 3		13,231.70				
3	Set backs (m)	Front		Rear		Side I	Side II		
	Residential	3.00		6.0 to 6.87		6.00	6.00		
	Amenities	7.00		6.00		6.00	14.90 & 12.0		
4	Site Area (m ²)	10,117.05		8		Height (m)	12		
5	Road affected area (m ²)	--		9		No. of RWHPs	105		
6	Net Area(m ²)	10,117.05		10		No. of units	--		
7	Tot-lot (m ²)	1,022.33		11		Others	--		
D DETAILS OF FEES PAID (RS.) TOTAL : Rs.1,00,00,000/- vide challan No.1430/79, dt:28.02.2017 Rs.63,97,150/- RTGS UTR No.HDFCR52017032792718729, = Rs.1,63,97,150/- + Rs.10,000/- = Rs.1,64,07,150/-									
1	Building Permit Fee	Rs	10,000+18,35,240/-		6	Compounding Fee	Rs. 6,28,650/-		
2	Development Charges	Rs.	40,77,125/-		7	R W H Charges	Rs. 1,80,000/-		
3	Betterment Charges:	Rs.	33,97,100/-		8	VLT Charges	Rs. 9,80,100/-		
4	Ext. Betterment Charges	Rs.	12,64,625/-		9	Environmental Impact Fees	Rs. 11,00,370/-		
5	Sub-Division Charges	Rs.	1,51,755/-		Shelter Fees		Rs. 15,17,560/-		
					Proportionate Layout charges		Rs. 12,64,625/-		
E OTHER DETAILS :									
1	Contractor's all Risk Policy No.AK/82/0006022				Dt	10.03.2017		Valid Upto 09.03.2019	
2	Notarised Affidavit No	191781	Dt.	04.04.2017	Floor handed over	1 st floor in Block-B, C & D only		1350.18	
3	Entered in prohibitory property watch register Vol.10				Dt.	06.04.2017		S R O Serilingampally	
F	Construction to be Commenced Before				27.12.2018				
G	Construction to be Completed Before				27.06.2023				
The Building permission is sanctioned subject to following conditions:									
a. The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.									
b. The applicant should provide Automatic Sprinkler System in Cellar floor and fire safety measures as per NBC Norms, before coming for Occupancy Certificate.									
c. The applicant shall provide water recycling plant, before obtaining Occupancy certificate.									
d. The applicant shall take up the excavation of cellar only after completion of Monsoon Season and shall give commencement notice to GHMC before cellar excavation.									

For Srusti Infradevelopers (India) Pvt. Ltd.

[Signature]

Director



for COMMISSIONER
GHMC

[Signature]
28/6/17

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 one year, 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 with out 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 width 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 2005
26. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced
27. The Registration authority shall register only the permitted builtup area as per sanctioned plan
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted builtup 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 & severally 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 severally 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 Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like.
 - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts
 - ii) Provide Fire resistant swing door for the collapsible lifts in all floors
 - iii) Provide Generator, as alternate source of electric supply
 - iv) Emergency Lighting in the Corridor / Common passages and stair case
 - v) Two numbers water type fire extinguishers for every 600 Sq mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No 2190-1992
 - vi) Manually operated and alarm system in the entire buildings.
 - vii) Separate Underground static water storage tank capacity of 25,000 lits. Capacity
 - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings.
 - ix) Hose Reel, Down Corner.
 - x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq mts
 - xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety
 - xii) Transformers shall be protected with 4 hours rating fire resist constructions
 - xiii) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area

By order

for COMMISSIONER
GHMC

Copy to

1. The Assistant City Planner/City Planner, Circle No 11 GHMC
2. The Zonal Commissioner, West Zone, GHMC
3. The Manager Director, HMWS&SB
4. The Director, A.P. TRANSCO, Hyderabad
5. The Director General, Stamps and Registration Department, Hyderabad
6. The Director General, Fire Service Department, Govt. of A.P. Hyderabad
7. The Neighbors (side1, side2 & rear)
8. The Licensed Technical Personnel / Structural Engineer / Builder