

**BUILDING PERMIT ORDER**

To,

Sri/Smt. M/s Kleitos Ventures Private Limited S/o Ramana Reddy G
 Represented By: Sridhar Reddy Ganta
 Address: Unit 2, Ground Floor, Block A, SS Tech Park, PSR Prime Towers, Gachibowli, Rangareddy District, Telangana
 Pin Code : 500032
 Telangana.

FILE No.	:	004586/GHMC/2231/KPL1/2024-BP
PERMIT No.	:	2527/GHMC/KPL/2024-BP
DATE	:	20 August, 2024

Sir / Madam,

Sub: Greater Hyderabad Municipal Corporation - Construction of Residential consisting of PROP (CLUB HOUSE) (1 Ground + 4 upper floors) PROP (TOWER D) (1 Ground + 20 upper floors) PROP (TOWER C) (1 Ground + 19 upper floors) PROP (TOWER B) (3 Cellar + 1 Ground + 19 upper floors) PROP (TOWER A) (1 Ground + 19 upper floors) , to an extent of 26847.51, situated at Kukatpally Village Locality, Kukatpally Mandal, MEDCHAL District Issued - Reg.

Ref: 1. Your Application dated: 02 May, 2024
 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 Kleitos Ventures Private Limited S/o Ramana Reddy G	
2	Represented By	Sridhar Reddy Ganta	
3	Developer / Builder	M/s. Ashoka Builders India Private Limited, Rep. by Sri Thota Anil Kumar	Lic.No. BL/3783/2019
4	Licensed Technical Person/Architect	Manish Chavan	Lic.No. CA/2002/29740
5	Structural Engineer	Kasiviswanath Sadasivuni	Lic.No. 34/str/Engg/TP10/GHM
6	Others	NA	

B SITE DETAILS			
1	T.S. No./Survey No./Gramkhantam/Abadi	405,406,407,408,409,410,411,412 and 413	
2	HouseNo/Door No/Pr.No	5-5-35	
3	PlotNo.	0	
4	Approved Layout No. / LRS Proceeding No./Sub division No	1212/82	
5	Street / Road	Kukatpally Y Junction	
6	Locality Name	Kukatpally Village	
7	Village Name	Moosapet	
8	Town/City	NA	

C DETAILS OF PERMISSION SANCTIONED								
1	Plot Area (Sq. Mtrs)	29806.59						
2	Roadaffectedarea(Sq. Mtrs)	2959.08						
3	Nala affectedarea(Sq. Mtrs)	0.0						
4	Net Plot Area (Sq. Mtrs)	26847.51						
1.1	Building Name - PROP (TOWER A)							
5	Floors	Ground	Upper floors		Parking floors			
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack
a	Residential	1	1,161.76	19	22,762.64	Cellar	0	-
b	Commercial	0	0.00	0	0.00	Stilt	0	-
c	Others	0	0.00	0	0.00	U.Floors	0	-
d	No of floors	1 Ground + 19 upper floors						
e	Height of the Building	59.6						
d	Set backs (m)	Front	Rear		Side I		Side II	
		17	17		17		17	
1.2	Building Name - PROP (TOWER B)							
5	Floors	Ground	Upper floors		Parking floors			
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack
a	Residential	1	1,305.78	19	29,026.70	Cellar	3	-
b	Commercial	0	0.00	0	0.00	Stilt	0	-
c	Others	0	0.00	0	0.00	U.Floors	0	-
d	No of floors	3 Cellar + 1 Ground + 19 upper floors						
e	Height of the Building	59.6						
d	Set backs (m)	Front	Rear		Side I		Side II	
		17	17.05		17.02		17	

1.3	Building Name - PROP (TOWER C)														
5	Floors		Ground		Upper floors		Parking floors								
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)					
a	Residential	1	1,582.13	19	30,769.13	Cellar	0	-	-	0					
b	Commercial	0	0.00	0	0.00	Stilt	0	-	-	0					
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0					
d	No of floors	1 Ground + 19 upper floors													
e	Height of the Building	59.6													
d	Set backs (m)	Front		Rear		Side I		Side II							
		17.05		17		17.04		17							
1.4	Building Name - PROP (TOWER D)														
5	Floors		Ground		Upper floors		Parking floors								
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)					
a	Residential	1	2,289.68	20	47,256.45	Cellar	0	-	-	0					
b	Commercial	0	0.00	0	0.00	Stilt	0	-	-	0					
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0					
d	No of floors	1 Ground + 20 upper floors													
e	Height of the Building	62.55													
d	Set backs (m)	Front		Rear		Side I		Side II							
		17		17		17		17.01							
1.5	Building Name - PROP (CLUB HOUSE)														
5	Floors		Ground		Upper floors		Parking floors								
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)					
a	Residential	0	0.00	0	0.00	Cellar	0	-	-	0					
b	Commercial	1	685.79	4	2,808.68	Stilt	0	-	-	0					
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0					
d	No of floors	1 Ground + 4 upper floors													
e	Height of the Building	20.6													
d	Set backs (m)	Front		Rear		Side I		Side II							
		17.01		7		7		7							
7	Tot Lot	2728													
8	Height(M)	62.55													
9	No.of Rain Water Harvesting Pits	25													
10	No. of Trees	NA													
11	Total Parking Area	68728.75													

D OTHER DETAILS :

1	Contractor's all Risk Policy No.	6700004509	Date	30 July, 2024	Valid Upto	14 September, 2030
2	Notarised Affidavit No.	6305-2024	Date	27 July, 2024	Area (m2)	14,128.82
3	Enter Sr. No. in prohibitory Property Watch Register	0			Date	05 August, 2024
4	Floor handed over	TA 17 to 19, TB 17 to 19, TC, 17 to 19&TD 18to20	S.R.O.	Kukatpally		

E DETAILS OF FEES PAID (RS.) TOTAL :

1	Processing Fee	10,000.00	2	1% Labour Cess	22,427,696.00
					TOTAL: 22,437,696.00

Installment details :

Sr.No.	Installment Type	Due date	Amount
1	City Level Impact Fees	22 August, 2024	130273142.67
2	City Level Impact Fees	20 February, 2025	17120121.67
3	City Level Impact Fees	21 August, 2025	17120121.67
4	City Level Impact Fees	19 February, 2026	17120121.67
5	City Level Impact Fees	20 August, 2026	17120121.67
6	City Level Impact Fees	18 February, 2027	17120121.67
Installment Total:			21,58,73,751.00

F Construction to be Commenced Before

20 February, 2025

G Construction to be Completed Before

20 August, 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 telecomm 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 KUKATPALLY/ Hasmathpet Lake of the proposed site duly paying the requisite fee to the agency at the transfer as per the quantity arrived. Circle 24

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 is found 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.
8. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
9. Occupancy Certificate is compulsory before occupying any building.
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18. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
19. 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.
20. Strip of greenery on periphery of the site shall be maintained as per rules.
21. 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.
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.
25. 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.

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.
28. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
29. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
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31. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
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 .
45. Occupancy FIRE NOC Shall be Obtained from Director (EV&DM) before issue of Occupancy Certificate.
46. Special Conditions for Proceeding Letter
47. The GHMC reserve the right to cancel the permission if it is found that the permission is obtained by framed misrepresentation OR by mistake of fact.
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 comply the requirements prescribed under 5.f (xi) (iii) (iv), (v) & (vii) of GOMs.No.168 MA, dt:07.04.2012.
2. To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
3. The applicants have to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.
4. Sufficient size of the storm water drain to be provided to accommodate catchment inflows at the site and it should be connected to nearest storm water drain and to join nearest water body.
5. To provide the Automatic Sprinkler System in Cellar Floors as per the NBC Norms
6. To submit the Occupancy Fire NOC before obtaining the Occupancy Certificate.
7. No excavation of Cellar is allowed till completion of Monsoon Season i.e., 30.09.2024.
8. Note: The applicant has already handed over the road affected area wide Doc. No.2473/2022, Dt.22.03.2022 to an extent of area for item-I : 5217.40 Sq. yds and for item 2 : 451.15 Sq. yds in Sy.No. 405(Part), 406, 407, 408, 409, 410, 411, 412, 413 situated at Kukatpally Y Junction, Kukatpally Village & Mandal, Medchal-Malkajgiri District. Total to an extent of 5668.55 Sq. yds, for which the applicant has already taken the TDR certificate No. 01423/TDR/2022, Dt.06.04.2022 for the value of 22674.20 Sq. yds @ Rs.39,000/- per sq. yd.

Yours Faithfully



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.