

**TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LTD.
INDUSTRIAL AREA LOCAL AUTHORITY**

*(Constituted under Article 243-Q Constitution of India (74th Amendment Act, 1992)
r/w GO Ms. No. 196, dt: 21-7-2017 of MA&UD(I2) Department, Govt. of Telangana)*

Smt. M. Swapna
Manager (AM) & Commissioner

Office: TSIIC Commercial Complex, 1st Floor,
IP Nacharam, Hyderabad – 500076, Ph: 27153310

Procdgs. No. /M&C/TSIIC-IALA/NRM/PL&DPL/BP/P-27(A)/R-12/2017-18

Date: 13-11-2017

To,
M/s Paradigm Logistics & Distribution Pvt Ltd
Plot No. 27(A), Road No. 12,
IP-Nacharam, Hyderabad.

Sir,

Sub: - TSIIC-IALA, IP-Nacharam, Hyderabad – M/s Paradigm Logistics & Distribution Pvt Ltd, Plot No. 27(A), Road No. 12 – Construction of Residential Apartments / Flats (Tower D, E & F) – Building Permission accorded – Orders – Issued.

Ref: - 1) Application dt. 10-1-2017 received through TSIPASS of M/s Paradigm Logistics & Distribution Pvt Ltd
2) T.A. Proc. No. 95595/TSIIC/MSB/NRM/M/s.Paradigm, dt: 1-9-2017 of the CE
3) T.O. Lr. No. TSIIC-IALA/IP-NRM/PLDPL/P-27(A)/R.12/17, dt: 13-9-2017
4) T.O. Lr. No. APIIC-IALA/IP-NRM/PLDPL/P-27(A)/R.12/2013-14, dt: 12-12-2013

Your application received vide reference cited, for sanction of Residential building in Plot No. 27(A), Road No. 12 situated in IP-Nacharam has been examined and construction of **RESIDENTIAL APARTMENTS / FLATS (TOWER – D, E & F)** permission is hereby accorded. The Building Permission is released under BP No. **10/2017-18** with a expansion built-up area of **39,329.06 Sq. Mts** for establishment of buildings as indicated below:

S. No.	Floor	Use	Tower – D RCC	Tower – E RCC	Tower – F RCC	Total BUA
1	Lower Stilt	Parking	102.85	102.85	95.00	300.70
2	Upper Stilt	Parking	184.18	184.54	169.72	538.44
3	1 st Floor to 12 th Floor	Residential Flats	12,644.92	12,784.32	12,816.29	38,245.53
4	Terrace	LMR & Head Rooms	78.91	78.91	86.57	244.39
5	-	Total	13,010.86	13,150.62	13,167.58	39,329.06

A				APPLICANT AND LICENSED PERSONNEL DETAILS	
1	Applicant	M/s Paradigm Logistics & Distribution Pvt Ltd Plot No. 27(A), Road No. 12, IP-Nacharam, Hyderabad.			
2	Developer/ Builder	-	License No.	-	
3	Licensed Technical Person (Architect)	G. Venkata Reddy	License No.	CA/2008/43580	
4	Structural Engineer	B.E. Pruthvireja	License No.	91/Strl.Engineer/TP10/GHMC	

B	SITE DETAILS				
1	Plot No.	Plot No. 27 (A), Road No. 12			
2	Layout /Sub Division No.	-			
3	Industrial Park	IP-Nacharam			
C	DETAILS OF PERMISSION SANCTIONED				
1	Setback (M) Building	Front (Mts)	Rear (Mts)	Side I (Mts)	Side II (Mts)
		12.00	13.10	14.00	12.06
2	Site Area (m2)	1,06,541.29			
3	Road affected area (m2)	5,956.97			
4	Net site area (m2)	1,00,584.32			
5	Tot lot (m2)	10,236.55			
6	Height (m)	39.00			
D	DETAILS OF FEE PAID (₹1,51,52,109/-)				
1	Building Permit Fee	₹51,30,339/-	5	Environmental Impact Fees	₹12,79,912/-
2	Development Charges	₹35,88,238/-	6	Rain water harvesting charges	₹2,08,927/-
3	Betterment Charges	₹39,17,387/-	7	Others	₹0/-
4	Open Land Tax	₹0/-	8	Labour Cess	₹2,02,7,306/-
E	Date of Commencement of the building		02-11-2017		
F	Date of Completion of the building		01-11-2023		

The Building Permission is Sanctioned Subject to the following Conditions:

01. This Proceedings now issued shall be read in conjunction with the Plan/Drawing enclosed.
02. This sanction is only a Municipal sanction and it will neither establish nor effect the ownership over the lands/buildings.
03. A Board should be displayed at the main gate/entrance showing the name of the owner/industry municipal door No., etc., without fail. Keep the industrial area clean & green.
04. This approval does not bar the applicant of the provisions of urban land ceiling and regulation Act, 1978.
05. 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.
06. The building permission is valid for Six year(s) subject to condition that the construction shall be commenced within Eighteen Months.
07. Sanctioned plan shall be followed strictly while making the construction.
08. Sanctioned plan copy as attested by the TSIIC IALA shall be displayed at the construction site for public view.
09. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.

Commissioner
TSIIC-IALA,
IP Nacharam

Cont.P/2

10. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC ACT.
11. Occupancy Certificate is compulsory before occupying any building.
12. Public amenities such as water supply, Electricity connections will be provided only on production of occupancy certificate.
13. Prior approval should be obtained separately for any modification in the construction.
14. Tree Plantation shall be done along the periphery and also in front of the premises.
15. Tot-lot shall be done along the periphery and also in front of the premises.
16. Rain Water Harvesting Structures (percolation pit) shall be constructed.
17. Space for Transformer shall be provided in the site keeping the safety in view.
18. Garbage House shall be provided in the site keeping the safety in view.
19. Cellar and stilt approved for parking in the plan should be used exclusively for parking of vehicles without partition wall and rolling shutters and the same should not be converted or misused for any other purpose at any time in future.
20. Number of units as sanctioned shall not be increased without prior approval of TSIIC IALA at any time in future.
21. This sanction is accorded on surrendering of road affected portion of the site to TSIIC IALA.
22. Strip of greenery on periphery of the site shall be maintained as per rules.
23. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public and vehicles shall not be done, failing which permission is liable to be suspended.
24. The permission accorded does not bar the applicant or provisions of Urban Land Ceiling & Regulations Act 1976.
25. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
26. A safe distance of minimum 3.0mtrs. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines 1.5 mtrs for low tension electrical line shall be maintained.
27. 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.
28. If greenery is not maintained, 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
29. All Public and Semi Public buildings above 300 Sq.mtr. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
30. The Registration Authority shall register only the permitted built up area as per sanctioned plan.
31. The Financial Agencies and Institutions shall extend loan facilities only to the permitted built up area as per sanctioned plan.
32. The Services like sanitation, plumbing fire safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
33. Architect/ Structural Engineer if changed, the consent of the previous Architect/ Structural Engineer is required and to be intimated to the TSIIC IALA.
34. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate (wherever applicable).
35. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt: 17.11.2000 (wherever applicable).
36. 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.
37. The owner, builder, Architect, Structural Engineer and site engineer are jointly and severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
38. 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.
39. 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 TSIIC IALA 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 plan is completed for 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 Engineers, Structural Engineer and Architect.
 - (iv) Insurance Policy for the completed building for a minimum period of three years.
40. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder / Developer, Architect and Site 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 4.50 mtrs and height clearance of 5.0 mtrs.
 - ii. Provide Fire resistant swing door for the collapsible lifts in all floors.
 - iii. Provide Generator, as alternates source of electric supply.
 - iv. Emergency Lighting in the Corridor / Common passage and staircase.
 - v. Two numbers water type Fire Extinguishers for every 600 Sq. mtrs of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP Extinguishers minimum 2 Nos. each at Generator and Transformers area shall be provided as per I.S.I specification No. 2190-1992.
 - vi. Manually operated and Alarm system in the entire building.
 - vii. Separate underground static water storage tank capacity of 25,000.00 liters.
 - viii. Separate Terrace Tank of 25,000 liters capacity for / factory buildings;
 - ix. Hose Reel, Down Corner
 - x. Automatic Sprinkler systems to be provided if the basement area exceed 200 Sq.mtr
 - xi. Electrical wiring and installation should be certified by the electrical engineers ensure electrical safety.
 - xii. Transformer should be protected with 4 hours rating fire resist construction.
 - xiii. To create joint open spaces with the neighbor's building/premises for maneuverability of fire vehicles. No Parking or any constructions shall be made in Set Back Area.

Encl: - Approved Blue Print Original - 1 No.

[Signature]
03/11/2017
Manager (AM) & Commissioner
TSIIC-IALA,
10, ...

PARADIGM LOGISTICS & DISTRIBUTION PVT. LTD.

Local Office : Mindspace Cyberabad, Survey No. 64 (Part), APHC Software Layout,
1st floor, Titus Towers, Bldg. # 10, Madhapur, Hyderabad - 500 081
Phone : 040-66280000, Fax : 040-66280066
E-mail : raheja_k.raheja@vsnl.net

Date: 10.08.2017

To,
Commissioner,
TSIIC- IALA,
TSIIC Commercial Complex, 1st floor,
IDA Nacharam,
Hyderabad-500 076.

Dear Sir,

Sub: Building Commencement Notice for Tower D-E-F-Residential appartment By
Paradigm Logistics & Distribution Pvt Ltd, on Plot bearing No.27 (A) Sy.No.124
(P) in IDA Nacharam, Hyderabad.

Ref: 1. Conditional Building plan Approval- Lr. No TSIIC-IALA/IP- NRM/PL&
DPL/P.27/2017 Dt 07-02-2017

2. Building permission Approval- Proceedings No.10/M&C TSIIC-IALA/
NRM/PL&DPL/BP/P-27(A)r-12/2017-18 dated 03-11-2017.

With reference to the above letters cited, we are submitting the Commencement Notice for
Tower D-E-F Residential Apartment By Paradigm Logistics & Distribution Pvt Ltd, on Plot
bearing No.27 (A) Sy.No.124 (P) in IDA Nacharam, Hyderabad.

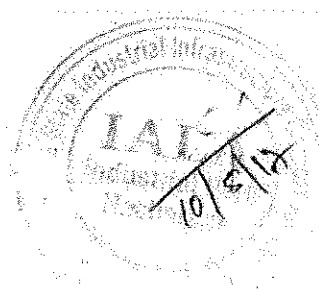
We request your kind office to acknowledge the same.

Thanking You

Yours faithfully,
For Paradigm Logistics & Distribution Pvt. Ltd.,


Authorized Signatory

Enclosed: Commencement Notice



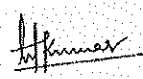
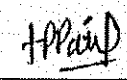
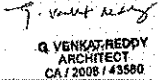
Head Office :

K. Raheja Corp Block-G, Plot No. C-30,
Behind Wockhardt, Next to Dena Bank,
Bandra Kurla Complex, Bandra West,
Mumbai - 400 051, Maharashtra, INDIA
Phone : 022-26564000

Local Office :

Plot No. 27, Road No. 12, Sy. # 24,
Opp. Institute of Preventive Medicine
Industrial Park (IP), Nacharam,
Hyderabad - 500 076.

APPENDIX – XI

BUILDING COMMENCEMENT NOTICE (To be submitted by Owner/Builder/Developer)									
To					Date	10	08	2017	
The Commissioner, TSIIC- IALA, TSIIC Commercial Complex, 1 st floor, IDA Nacharam, Hyderabad-500 076.									
Ref:	Building Permit / Proceedings No	Conditional Building plan Approval- Lr. No TSIIC- IALA/IP- NRM/PL& DPL/P.27/2017			Date	07	02	2017	
	FILE No.								
Sir / Madam, I/We hereby give notice that the work of the construction will be commenced on (Date) 15-08-2017 as per the details of the Sanctioned Plan as given below. (Due date for commencement of work is given in Building Permit Order)									
A	NAME OF THE APPLICANT		PARADIGM LOGISTICS & DISTRIBUTION PVT. LTD.						
B	LOCATION OF THE PROPOSED SITE								
1	Plot No.		27A, TOWER – D,E,F						
2	Sanctioned Layout No. / LRS No.								
3	Survey No.	Village	Sy. No. 124(P), Nacharam						
4	Premises / Door No.								
5	Ward No.	Block No.							
6	Road/ Street		Road No. 12						
7	Locality		IP, Nacharam						
8	Circle	Division	Nacharam						
9	City/ Town	District	Medchal – Malkajgiri Dist.						
C	DETAILS OF THE SANCTIONED PLAN								
1	Building Permit / Proceedings No	Conditional Building plan Approval- Lr. No TSIIC- IALA/IP- NRM/PL& DPL/P.27/2017			Date	07	02	2017	
2	Site Area (m²)	As per Documents	As per submitted Plan	Road Widening Area	Net Area				
			4255.43 sqm (Plinth area of Tower-D,E,F)						
3	Floors as per Sanctioned Plan	Lower Stilt	Upper Stilt	12					
4	Number								
5	Use	Parking	Parking	Residential					
6	Floor Area (m²)	300.70	538.44	38245.53					
7	Parking Area (m²)	6494.03	3667.46	2493.92 (Surface Parking)					
8	Setbacks (m)	Front	Rear	Side I	Side II				
		12.00	13.10	14.00	12.06				
9	Height (m)	39.00							
D	DETAILS OF OWNER / DEVELOPER / LICENCED TECHNICAL PERSONNEL								
Sl. No.	Name	Licence No.	Signature						
1	Owner / Owners / Lessee / Authorised Agent								
2	Builder / Developer	BL/2263/2013							
3	Architect/ Engineer/ Surveyor	CA/2008/43580	 A VENKAT REDDY ARCHITECT CA / 2008 / 43580						
4	Structural Engineer	91/Strl.Engineer /TP 10/GHMC /20013-18	 B. R. Pruthi License No. 91/Strl. Englaer TP10/GHMC/Year 2013-2018						