

OFFICE OF THE GRAM PANCHAYATH KANHA :: RANGAREDDY DISTRICT

BUILDING PERMIT ORDER

To

Date:06.12.2024

Er. G.V.R Ravi, Managing Partner
M/s. V.R Associates
GPA Holder of M/s. Zensun Housing
Rep by Sri. K. Srinivasa Rao
Flat no. 3A, 6-3-347/20/3A,
Divya Sai Shakti Apartments
Dwarakapuri colony,
Panjagutta, Hyderabad.
Phone: +91-9000204289

Proc. No.GP/203/2024-25

PERMIT No.062223/SMD/R1/U6/HMDA/23122023, Dt.29.10.2024.

Sir/Madam,

Sub:- Technical Approved HMDA Building Permission - Released - Reg.

Ref:- 1. Your Application Dt.04.12.2024.

2. HMDA Lr.No. 062223/SMD/R1/U6/HMDA/23122023, Dt.29.10.2024.

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	APPLICATION AND LICENSED PERSONNEL DETAILS:				
	Applicant	M/s V R Associates			
	Developer/ Builder	Er.G V R Ravi			
	Licensed Technical Person	GV R Ravi			
	Structural Engineer	Zaki Ahmed			
	Others	-			
B.	SITE DETAILS				
	T.S.No./Sy.No.	112/114 U & 112/113A			
	Premises No./H.No.	-			
	Plot No.	-			
	Layout/ Sub Divn. No.	-			
	Street	-			
	Locality	Kanha (Village)			
	Name of the Gram Panchayath	Kanha Gram Panchayath			
C.	DETAILS OF PERMISSION SANCTIONED:				
1	Floors	1 Stilt+5 Floors			
2	Use	Area (Sq.M)	Level	Parking Floors	
(A)	Residential	10039.45 Sq.mts	1 Stilt+5 Floors	Stilt	
	Commercial				
	Others				
	Set Backs(m)	Front	Rear	Side-I	Side-II
	Sire Area(m ²)	3	6	4	8
	Road affected area(m ²)	-			
	Net Area (m ²)	4025.69			

(Signature)

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	Tot-lot (m ²)	224.42			
	Height (m)	14.98			
	No.of RWHPs	4			
	No.of Trees	20			
	Others	-			
	DETAILS OF FEES PAID (RS) TOTAL				
1.	Building Permit Fee	40,260.00	7.	VLT, Library cess	-
			8.	Conversion Charges	-
2	Development Charges	-	9.	Compounding Fee	-
3	Betterment Charges	2,71,080.00	10	Open Space Charges	-
4	Ex. Betterment Charges	-	11	Othrs(RWWHS)	-
5	Sub-Division Charges	-	12	Drainage Charges	-
6	Debris Removal Charges	-	13	Others, Mining Cess	1,100.00
	OTHER DETAILS:	Paid vide Cheque No.000881 Dt : 04.12.2024, Total Fee:3,11,340/-			
1	Contractor's all Risk Policy No.	433702/44/2024/980	Dt:22.12.2023		Valid up to:21.12.2029
2	Notarized Affidavit No.	-	Mortgage Deed No.6687/24 Dt:14.10.2024		
F	Construction to be Commenced From: 06.12.2024				
G	Construction to be Commenced Before:15.12.2029				

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights; At later stage if it is found that the document are false and fabricated the permission will be revoked.
2. If Construction is not commenced within one year, building application shall be submitted a fresh duly paying required fees.
3. Sanctioned plan shall be followed strictly while making the construction,
4. Sanctioned Plan copy shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building.
6. Completion Notice shall be submitted after completion of the building to obtain occupancy certificate.
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. Rain Water Harvesting Structure (percolation pit) shall be constructed.
11. This sanction is accorded on surrendering of Road affected portion of the site to Bandlaguda Jagir Municipal Corporation free of cost without claiming any compensation at any time as per the undertaking submitted.
12. Strip of greenery on periphery of the site shall be maintained as per rules.
13. 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.
14. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Registrations Act, 1976.
15. The Developer/Building/Owner to provide service road wherever required with specified standards at their own cost.
16. A safe distance of minimum 3.0 mts. Vertical and Horizontal Distance between the Building & High tension Electrical Lines and 1.5 mts. For Low Tension electrical line shall be maintained.

(Handwritten Signature)

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17. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
18. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
19. The Registration authority shall register only the permitted built up area as per sanctioned plan.
20. Citizen Charter must be maintained.
21. S T P Maintenance must be under taken for life time by the owners association.
22. Wet and Dry waste Maintenance must be taken up even after flats are handed over to Owner/ association.


Panchayath Secretary
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గ్రామ పంచాయతి కన్సా
Gram Panchayth Kanha, నెడ్డి.
నందిగామా మండలం,
Nandigama Mandal,
Rangareddy District.