



OFFICE OF THE TELLAPUR MUNICIPALITY

BuildNow

BUILDING PERMIT ORDER

To, M/s VAISHNO VENTURES AND ESTATES PVT LTD	File No: 001840/HMDA/00524/SWBP/SKP1/2025
Rep/by Mr.SRINIVAS PINNAMANENI	Permit No: 0361/HMDA/SWBP/2025
Address: PLOT NO.122, 123, FIRST FLOOR, SPLENDOR BUILDING, DOYENS LAKE SIDE TOWNSHIP, SERILINGAMPALLY, HYDERABAD, R.R.DIST	Date: 19/08/2025
Pin code: 500019	

Dear Sir/Madam,

Sub: Tellapur Municipality - Town Planning Section - Proposal for Residential Building Permission - Building - 2 - 1 Stilt + 12 Floors, Building - 1 - 2 Cellars + 1 Stilt + 12 Floors, 3 - Ground Floor + 4 Floors to an extent of 10954.63 Sq. Mt. in Plot No. OPEN LAND, Survey.No. 248 AND 249 of Locality - KOLLUR, Kollur Village, Ramachandrapuram Mandal, Sangareddy District - Permission Issued - Reg.

Ref: 1. Your Building Application in File No. **001840/HMDA/00524/SWBP/SKP1/2025**, dt: **29/05/2025**
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

Name of Applicant	M/s VAISHNO VENTURES AND ESTATES PVT LTD		
Rep/by	Mr.SRINIVAS PINNAMANENI		
Developer/Builder	SRI .B VENKATA SATYA KARTHIK	Lic. No	BL/4550/2023-2028
Licensed Technical Person	KARTHIK SAI ENDURI	Lic. No	CA/2015/68997
Structural Engineer	B.JAGADEESHWARA REDDY	Lic. No	400/SRTL.ENG/TPS/ GHMC/2024-2029
Architect	KARTHIK SAI ENDURI	Lic. No	CA/2015/68997

B. SITE DETAILS

T.S. No./Survey No./Gramkhantam/Abadi	248 AND 249
HouseNo/Door No/Pr.No/Plot No.	OPEN LAND
Piece of land / Part of Survey Number	NA
Street / Road	KOLLUR

Locality Name	KOLLUR
Village Name	Kollur
Town/City	NA

C. DETAILS OF PERMISSION SANCTIONED

Plot Area (Sq. Mtrs)	12280.61
Road Affected Area(Sq. Mtrs)	152.17
NALA Affected Area(Sq. Mtrs)	0
Net Plot Area (Sq. Mtrs)	10954.63
Tot Lot (Sq. Mtrs)	
No.of Rain Water Harvesting Pits	17
No. of Trees	540
Total Parking Area (Sq. Mtrs)	17498.21

Building Name - Building - 2				
No. of floors	1 Stilt + 12 Floors			
Height of the Building (m)	35.76			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	0.0	0.0	12.0	11958.36
Commercial	0.0	0.0	0.0	0.0
Others	0.0	0.0	0.0	0.0
Parking floor Level	No.		No. of stack	
Cellar	0.0		0.0	
Stilt	1.0		1.0	
U.Floors	0.0		0.0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	115.81	10.0	68.72	10.01

Building Name - Building - 1				
No. of floors	2 Cellars + 1 Stilt + 12 Floors			
Height of the Building (m)	35.76			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	0.0	0.0	12.0	27349.92
Commercial	0.0	0.0	0.0	0.0
Others	0.0	0.0	0.0	0.0
Parking floor Level	No.		No. of stack	
Cellar	2.0		0.0	

Stilt	1.0	1.0		
U.Floors	0.0	0.0		
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	42.63	10.19	10.0	10.05

Building Name - 3.0				
No. of floors	Ground Floor + 4 Floors			
Height of the Building (m)	14.75			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	0.0	0.0	0.0	0.0
Commercial	1.0	292.46	4.0	1007.98
Others	0.0	0.0	0.0	0.0
Parking floor Level	No.		No. of stack	
Cellar	0.0		0.0	
Stilt	0.0		0.0	
U.Floors	0.0		0.0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	166.98	6.0	120.2	6.09

D. OTHER DETAILS:

Contractor's all Risk Policy No.	613110442503000 00007	Date	13/05/2025	Valid Upto	12/05/2031
Enter Sr. No. in prohibitory Property Watch Register	NIL	Mortgage Deed No.	18441-2025	Mortgage Date	29/07/2025
Floor Mortgaged	FIRST AND SECOND FLOOR	SRO	PATANCHERU	Area (Sq. Mtrs)	4083.95

Construction to be Commenced Before	15/02/2026
Construction to be Completed Before	19/08/2030

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.

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 22 of HMDA Act, 2008
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 HMDA 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 G.O.Ms 168 MAUD Dt. 7/4/2012 and its amendments
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s G.O.Ms 168 MAUD Dt. 7/4/2012 and its amendments
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 HMDA at any time in future
17. This sanction is accorded on surrendering of Road affected portion of the site to the Local Bodies 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 HMDA.
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 HMDA 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. 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).

35. 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.
36. 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".
37. 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.
38. 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 telecom room inside the building.
39. 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.
40. The project shall comply with the Dust Mitigation Measures for Construction and Demolition Activities as stipulated in Environment (Protection) Amendment Rules, 2018 notified by the MoEF&CC, GOI, dt. 25.01.2018.
41. Dust, Smoke and other air pollution measures shall be provided for the building as well as the site. The measures shall include with screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height).
42. Ambient noise levels shall be maintained to residential area/commercial area/industrial area/ silence zone both during day and night as per the Noise Pollution (Control and regulation) rules 2000
43. Vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site shall be covered with Plastic/tarpaulin sheets.
44. Vehicles hired to bring construction material to the site should be in a good condition and should conform to ambient air and noise standards and should be operated only during non peak hours.
45. Any hazardous waste including biomedical waste should be disposed as per applicable Rules & norms with necessary approval of the Telangana State Pollution Control Board.

46. In site area more than 2000 sq mts, the applicant/ Developer shall install Sound Level Meter (SLM) {Decibel Monitors} at site to monitor the sound levels during the construction. The monitors shall be technically and accurately record the decibel levels continuously and log them with the date and time stamp in their internal retrievable storage device, from the beginning of the construction.

47. In site area more than 2000 sq. mts, the applicant/Developer shall install Dust monitors {PM 2.5, 10 monitors} at site to monitor the particulate matter [Dust] levels during the construction. The monitors shall be technically and accurately record the PM 2.5, 10 levels continuously and log them with the date and time stamp in their internal retrievable storage device, from the beginning of the construction

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 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. HMDA reserves 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.

Additional Conditions

1. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by HMDA
2. The building plan technically approved by HMDA is valid for a period of (5) years from the date of issue of this letter if the work is commenced within the one year from the date of issue
3. With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building, The Commissioner / Municipal / Executive Authority shall ensure the following .
4. To prevent chokage of sewers / drains, the last inspection chamber within the site/ premises shall be provided the safely pads / gates.
5. The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
6. All the above shall be supervised and inspected by the Municipal Engineer / Executive Authority concerned for compliance during the construction stage.

7. 7. In case of Commercial / Industrial / Residential Buildings constructions over 10,000 Sq.mts area and above, provision shall be made in the plans for Sewage Treatment Plant(STP) Which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016..
8. 8. The Executive Authority should ensure that the minimum width of approach road as indicated in the tech. Approved plans and area affected in the road widening is taken over from the applicant free of cost by Municipality / Panchayath. The said road is developed and maintained as Black topped road with proper center etc.
9. 9. The applicant shall maintain minimum 100 ft distance from Raw water channel to building line as per G.O. Ms. No. 111 MA Dt 08.03.1996 and no building activity including cellar is allowed within the 100Ft distance.
10. 10. The Local Body shall ensure that the developer display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matters.
11. 11. That the applicant is responsible for structural safety and the safety requirement in accordance with the National building Code of 2005.
12. 12. That the applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbours.
13. 13. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
14. 14. That the applicant should ensure to submit a compliance report to HMDA soon after completion of first floor level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by.
15. 15. That the Stilts / Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
16. 16. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
17. 17. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
18. 18. The HMDA reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact.

- 19.19. The applicant shall follow the conditions mentioned in the HMDA ORRG minutes of the meeting held on 10.10.2013 regarding 4.50 Mrs buffer belt along with Raw Water channel, in case HMWS&SB; review the above said buffer belt the same should followed by the applicant and in case while constructing the MSB after if any damage occurs of Raw water channel the applicant / developer shall responsible and to pay compensation as per norms of HMWS&SB; and action will be taken as per law.
- 20.21. The applicant shall approach HMDA for issue of occupancy certificate after the completion of the construction as per approved plan in stipulated period.
- 21.22. 10% of Built Up Area to an extent of 4083.95 Sq.mts in first and second floor Mortgaged in favour of The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority. Vide Document No. 18441/2025, dt.29.07.2025 as per Common Building Rules 2012 (G.O.Ms.No. 168, Dt: 07.04.2012.)
- 22.23. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
- 23.24. The applicant has submitted the structural drawings & designs clearance certificate from JNTU vide Ir. No. JNTU/CEH/CIVIL/PC/10536/2025,dt:07.08.2025.
- 24.25. The applicant has submitted the Environmental clearance from SEIAA vide Lr. No. SIA/TG/INFRA2/540455/2025, dt: 19.07.2025.
- 25.26. The applicant submitted the Bank Guarantee certificate Ref No. 021GT02252310007, dt.19.08.2025.
- 26.27. The visitors parking should be used for the designated purpose only and should not be misused or sold.
- 27.28. The 10 % of cellar shall be utilized for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry, car wash etc., and not for other purposes as per the condition laid down in (13(c-xi)) in Go.Ms.No.168 MA, dt. 07.04.2012.
- 28.29. The applicant shall provide refuse - Chute along with proper garbage disposal systems
- 29.30. The work of building services like sanitation, plumbing Fire safety requirements, lifts, Electrical installations and other utility services shall be executed under the planning design and supervision of qualified and component technical person.
- 30.31. The applicant shall make provision for Solar Water Heating System and Solar Lighting System in the building and in the site for outdoor lighting, etc.,
- 31.32. The applicant should full fill the all the conditions as per the Fire Service NOCs, Airport NOCs & SEIAA clearance etc.
- 32.33. Rain water harvesting from the roof tops may also incorporate to store water and also make special provisions for storm water drains.
- 33.34. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply.
- 34.35. The HMWS & SB and T.S Transco shall not provide the permanent connection till the applicant produces the Occupancy Certificate from the Sanctioning Authority (Gram Panchayat).
- 35.36. The Open Space earmarked in the site layout plan shall be maintained and developed as Open Space with greenery.

36.37. The applicant has to maintain tot-lot / open space / buffer to be used as Greenery and should not be used it for any other purposes and handover the same including Drive ways to local body as per rule 8 (n) of A.P Building Rules - 2012.

37. Applicant has handed over the road affected area to an extent of 152.17Sq.mts local body through gift deed vide Doc.no. 20024/2025 Dt: 14.08.2025.

Yours Faithfully



Designation: Municipal Commissioner /
Panchayat Secretary
Tellapur Municipality
19/08/2025 17:33:32

Copy to:

1. The Metropolitan Commissioner, HMDA.
2. The Collector, Sangareddy District.
3. The District Panchayat Officer, Sangareddy District.
4. The Chairman & Managing Director, Central Power Distribution Company Ltd, Singareni Bhavan, Red Hills, Hyderabad-500004.
5. The Vice - Chairman & Managing Director, H.M.W.S & S.B, Khairtabad, Hyderabad.

NOTE: This is computer generated letter, doesn't require any manual signatures