



OFFICE OF THE KARIMNAGAR MUNICIPAL CORPORATION Municipality/Municipal Corporation

TS-bPASS

Karimnagar DISTRICT

APPROVAL FOR BUILDING CONSTRUCTION

To,

Sri/Smt. Smt A.NEELIMA, W/O.MAHENDAR REDDY, 2.P.NARASIMHASWAMY, S/o P.LAXMAIAH, 3.M.SATISH KUMAR, S/o.RANGAIAH REP. BY THEIR D.A. CUM GPA HOLDERS, M/s SUNDARI IKSHA CONSTRUCTIONS REP. BY ITS MANAGING PARTNERS,1.M SANTHOSH REDDY,S/o.MANOHARREDDY, 2.M.SATHISH KUMAR S/o RANGAIAH

represented By:

Address: H.NO.1-8-303/4/1, GROUND FLOOR, SINDHI COLONY, P.G. ROAD, SECUNDERABAD

Pin Code : 500003

Telangana.

FILE No.	:	010780/BP/DTCP/3011/0112/2023
PERMIT No.	:	0120/BP/3011/2023
DATE	:	30 December, 2023

Sir / Madam,

Sub: KARIMNAGAR MUNICIPAL CORPORATION Municipality/Municipal Corporation - Karimnagar District - TS-bPASS - Construction of Residential Bldg/Apartment building - Approval - under section 174(6) of Telangana Municipalities Act 2019 - Issued.

Ref: 1.Your Application dated: 23 September, 2023
2.G.O.Ms.No.168, M.A., dt.07-04-2012.
3.G.O.Ms.No.7, M.A., dt.05-01-2016.
4.GO. Ms. No. 62 MA dated 21.03.2020
5.Telangana Municipalities Act, 2019
6.TS-bPASS Act, 2020

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	Applicant	Smt A.NEELIMA, W/O.MAHENDAR REDDY, 2.P.NARASIMHASWAMY, S/o P.LAXMAIAH, 3.M.SATISH KUMAR, S/o.RANGAIAH REP. BY THEIR D.A. CUM GPA HOLDERS, M/s SUNDARI IKSHA CONSTRUCTIONS REP. BY ITS MANAGING PARTNERS,1.M SANTHOSH REDDY,S/o.MANOHARREDDY, 2.M.SATHISH KUMAR S/o RANGAIAH						
2	Represented By							
3	Developer / Builder	M/S. SUNDARI IKSHA CONSTRUCTIONS REP BY MARRI SATHISH KUMAR	Lic.No.	TP-38/2022-23/MCK				
4	Licensed Technical Person	AREGE VIJAYA KUMAR	Lic.No.	CA/89/12251				
5	Structural Engineer	ASA ANIL	Lic.No.	G1/32/2023				
6	Others	NA						
B	SITE DETAILS							
1	Survey / Premises No.	871, 876(PART), 876						
2	Plot No.	-	House No.		-			
3	Is this plot part of	UnApproved Layout						
4	Street	RAMPOOR						
5	Village	KARIMNAGAR	Locality		RAMPOOR			
6	Town / City	NA	Ward		32			
C	DETAILS OF PERMISSION SANCTIONED							
Building - PROPOSED (RESIDENTIAL APARTMENT) (Height (m): 14.54)								
1	Floors	Ground		Upper floors		Parking floors		
2	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential	0	0.00	5	7,713.50	Cellar	1	1,028.53
b	Commercial	0	0.00	0	0.00	Stilt	1	1,586.72
c	Others	0	0.00	0	0.00	U.Floors	0	0.00
d	No of floors	1 Cellar + 1 Stilt + 5 upper floors						
e	Set backs (m)	Front		Rear		Side I		Side II
		3.06		13.96		6.00		6.14
4	Site Area (m2)	3376.91						
5	Road affected area (m2)	0						
6	Net Area(m2)	3376.91						
7	Tot-lot (m2)	0						
8	Height (m)	14.54						
9	No. of RWHPs	6						
10	No. of Trees	NA						
11	Others	NA						

D	DETAILS OF FEES PAID (RS.) TOTAL :					
Sr.No.	Description				Amount	
Initial Fee						
1	Processing Fee				10,000.00	
Initial Fee						
1	Processing Fee				10,000.00	
Building Permit Order Fee						
1	14% Open Space Contribution Charges				16,01,080.00	
2	33% Compounding Fee				35,340.00	
3	Building Permit Fee				5,78,512.00	
4	City/town Level Infrastructure Impact Fee				31,561.00	
5	Compound Wall Charges				7,476.00	
6	Debris Charges				3,500.00	
7	Development Charges (built Up Area)				3,08,540.00	
8	Development Charges (land)				55,231.00	
9	Enviromment Impact Fees				3,51,572.00	
10	Penalization Charges				9,86,310.00	
11	Postage/ Advertisement Charges				1,000.00	
12	Rain Water Harvesting Charges (deposit)				84,423.00	
13	Site Approval Fees				67,538.00	
14	Sub Division Of Plot				67,538.00	
15	TSbPASS Charges				30,000.00	
16	Vacant Land Tax				1,26,495.00	
Labour Fee						
1	1% Labour Cess				11,57,457.00	
				Total :	55,13,573.00	
E	OTHER DETAILS :					
1	Contractor's all Risk Policy No.	5004/322293516/00/000	Date	23 December, 2023	Valid Upto	22 December, 2026
2	Notarised Affidavit No.	12372/2023	Date	22 December, 2023	Area (m2)	786.31
3	Enter Sr. No. in prohibitory Property Watch Register		0		Date	22 December, 2023
4	Floor handed over	FOURTH FLOOR	S.R.O.	KARIMNAGAR R.O		
F	TOT LOT					
	All Residential/Institutional/Industrial Plots above 750 Sq.mts in addition to 1mts green strip 5% of the site area to be developed as organized open space and be utilized as greenery, totlot or soft land scaping etc.	0				
G	DETAILS OF PAYMENT					
1	Total Fee		5,513,573.00			
2	Mode of Payment		RAZORPAY			
3	Transaction Ref. Details		TS/28001/2023			
H	Construction to be Commenced Before		30 June, 2024			
I	Construction to be Completed Before		30 December, 2026			

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 cancelled U/s 450 HMC Act 1955 / 344 Act 1965.

2. If construction is not commenced within 18 months from the date of approval, 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 shall be displayed at the construction site for public view.

5. Commencement Notice shall be submitted by the applicant before commencement of the building as per the provisions of **HMC Act 1955 / APM Act 1965.**

6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/r 26B of GO. Ms No.168 M.A., Dt.07/04/2012.

7. Occupancy Certificate is compulsory before occupying any building U/r 26A of GO. Ms No.168 M.A., Dt.07/04/2012.

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 **Nagar Panchayat / Municipality / Corporation** at any time in future
17. This sanction is accorded on surrendering of **Road affected portion of the site** to **Nagar Panchayat / Municipality / Corporation** at free of cost without claiming any compensation at any time as per the undertaking submitted / registered gift deed.
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 3.0M vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5M for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18M 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 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 **Nagar Panchayat / Municipality / Corporation**
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 A.P. Building Rules-2012,**
- 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 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 **Nagar Panchayat / Municipality / Corporation** 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;
- a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
- b. Provide Fire resistant swing door for the collapsible lifts in all floors.
- c. Provide Generator, as alternate source of electric supply.
- d. Emergency Lighting in the Corridor / Common passages and stair case.
- e. 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.
- f. Manually operated and alarm system in the entire buildings;
- g. Separate Underground static water storage tank capacity of 25, 000L capacity.
- h. Separate Terrace Tank of 25,000lits capacity for Residential buildings;
- i. Hose Reel, Down Corner.
- j. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mts.
- k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
- l. Transformers shall be protected with 4 hours rating fire resist constructions.
- m. To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
34. The duration of permission is SIX YEARS from date of this order. The work should be completed within the time allowed if the work cannot be completed with the time a fresh application should be made prior to the expiry of the permission and further work be stopped until permission is granted on conditions of

35. If any deviation found in the construction the deposited amount of Rain water harvesting pit, will not be re-funded.
36. The Owner/Builder shall strictly comply with the Directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry Environment and Forest (MoEF) Guidelines, 2010 while raising construction.
37. The Owner/Builder shall cover the building material, stock at site. every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building.
38. The Owner/Builder shall not stock the building materials on the road margin and footpath causing obstruction to free movement of public and vehicles, failing which permission is liable to be suspended.
39. All the construction materials and debris shall be carried in the trucks or other vehicles which area fully covered and protected, so as to ensure that the Construction debris or the construction materials does not get dispersed in to the air or atmosphere or air in any form whatsoever.
40. The dust emissions from the construct site should be completely controlled and all precautions shall be taken in that behalf.
41. The vehicle carrying construction material and debris of any kind shall be cleaned before it is permitted to phy on the road after unloading such materials.
42. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with mask helmets, shoes to prevent inhalation of dust particles and safety.
43. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and carry of construction materials and debris reliable to dust emission.
44. Owner/builder shall maintain Muster Roll of all the Employees/workers and make necessary insurance till the work is completed failing which the sanction accorded will be cancelled without further notice.
45. Owner/Builder shall take transport the construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this orders.
46. Owner/builder shall take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly be complied with by fixing sprinkles, creation of green air barriers.
47. Owner/builder shall mandate only use well jet in grinding and stone cutting, wind breaking walls around construction site
- 48.The owner/builder shall make registration of real estate project with Real Estate Regulatory Act (RERA) where the area of land is proposed to be developed is more than 500 sq.m. or no. of Apartments proposed to be developed are more than 8 as required under section 3 of RERA ACT 2016
- 49.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).
50. 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.
51. 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".
52. 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.
53. 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 telecomn room inside the building.
54. 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.

Yours Faithfully



Name : COMMISSIONER Karimnagar MC
Date: 12/30/2023 4:22:00 PM
Designation : Commissioner



KARIMNAGAR MUNICIPAL CORPORATION
Municipality/Municipal Corporation

Date : 30/12/2023

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