



OFFICE OF THE GREATER HYDERABAD MUNICIPAL CORPORATION

BuildNow

BUILDING PERMIT ORDER

To, Smt KAZA ANURADHA	File No: 001090/GHMC/00741/SWBP/SEC2/2025
Rep/by DAGPA Holder NIDHI PROPERTIES rep by its managing partner SRI VITAKULA SRINIVAS BABU	Permit No: 0263/GHMC/SWBP/SEC2/2025
Address: office at 3rd floor,shop no 301/1,JS plaza,Defence colony, Sainikpuri,Hyderabad	Date: 24/06/2025
Pin code: 500094	

Dear Sir/Madam,

Sub: Greater Hyderabad Municipal Corporation - Proposal for Residential Building Permission - 1 Stilt + 5 Floors to an extent of **497.76 Sq. Mt.** in Plot No. **15/A**, Survey.No. **150** of Locality - **ROCK GARDEN,YAPRAL**, Yaprall Village, Alwal Mandal, Medchal - Malkajgiri District Permission Issued - Reg.

Ref: 1. Your Application dated: **15/05/2025**
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and it's 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	Smt KAZA ANURADHA		
Rep/by	DAGPA Holder NIDHI PROPERTIES rep by its managing partner SRI VITAKULA SRINIVAS BABU		
Developer/Builder	SRI BANGARU SRINIVASA RAO	Lic. No	BL/3751/2019
Licensed Technical Person	K B KUTUMBA RAO	Lic. No	CA/2004/33033
Structural Engineer	N VENKATRAMANA RAO	Lic. No	19/STRL.ENGINEER/TP S/GHMC/2024-2029
Architect	K B KUTUMBA RAO	Lic. No	CA/2004/33033

B. SITE DETAILS

T.S. No./Survey No./Gramkhantam/Abadi	150		
House No/Door No/Pr.No		Plot No	15/A
UnApproved Layout			

Street / Road	ROCK GARDEN
Locality Name	ROCK GARDEN,YAPRAL
Village Name	Yapral
Town/City	NA

C. DETAILS OF PERMISSION SANCTIONED

Plot Area (Sq. Mtrs)	497.76
Road Affected Area(Sq. Mtrs)	0
NALA Affected Area(Sq. Mtrs)	0
Net Plot Area (Sq. Mtrs)	497.76
Total No. of Dwelling Units	10
Tot Lot (Sq. Mtrs)	
No.of Rain Water Harvesting Pits	1
No. of Trees	15
Total Parking Area (Sq. Mtrs)	289.06

Building Name - NIDHI PROPERTIES				
No. of floors	1 Stilt + 5 Floors			
Height of the Building (m)	12.0			
Floors	Ground		Upper floors	
Use	No.	Area (Sq. Mtrs)	No.	Area (Sq.Mt)
Residential	0.0	0.0	5.0	1445.3
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	
Setbacks (m)	Front	Rear	Side I	Side II
Setbacks (m)	3.0	2.5	2.5	2.5

D. FEE PAID

S.No	Category	Amount(INR)
1	Building Permit Fee	72265.0
2	Compound Wall Charges	1600.6
3	Advertisement & Postage Charges	2000.0
4	Development Charges on built up area as per G.O.Ms No.223 MA, Dt:30-08-2016	170662.5
5	Betterment & External Betterment Charges On built up area	216795.0
6	Open Space Contribution Charges	1046243.74

7	Rain Water Harvesting Charges	11562.4
8	Vacant Land Tax (VLT)	37290.9
9	Environment Impact Fee G.O.Ms No.34 MA, Dt:17-06-2015	56005.95
10	Labour CESS	194465.11
11	TG-bPASS User Charges	2500.0
Total		1811391.2

E. OTHER DETAILS:

Mortgage Floor handed over	FIFTH FLOOR	SRO	MALKAJGIRI	Mortgage Area (Sq. Mtrs)	145.16
Enter Sr. No. in prohibitory Property Watch Register	3755/2025	Mortgage Deed No.	3694/2025	Mortgage Date	23/06/2025
Contractor's all Risk Policy No.	417052/44/26/00 0003	Date	22/04/2025	Valid Upto	17/04/2031

Construction to be Commenced Before	21/12/2025
Construction to be Completed Before	24/06/2028

TDR Details

DRC No.	Area (Sq. Yds)	Market Value
00938/TDR/2021	82.06	44900.0
01467/TDR/2022	7.32	44900.0

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 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 300 Sq.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 telecom 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.

41. 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.

42. 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).

43. 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

44. Vehicles bringing in sand, cement, murrum 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.

45. 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.

46. Any hazardous waste including biomedical waste should be disposed as per applicable Rules & norms with necessary approval of the Telangana State Pollution Control Board.

47. 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.

48. 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

49. The owner/Builder/Developer shall make availability of crèche facility in every establishment having fifty or more employees as per the Maternity Benefit (amendment) Act 2017 to avoid the dog bite incidents near the construction sites.

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 **Defence Colony Near Bhavans School Ward No 136 Neerdmnet (or) Mallana Temple Yaprall Ward No 136 Neerdmnet (or) Sinikpuri, Malkajgiri Circle 28** 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. The GHMC reserve 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. 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.
2. 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.
3. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
4. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
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37. The Owner / Developers shall ensure the safety of construction workers.
38. 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.
39. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
40. 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.
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47. Tree Plantation shall be done along the periphery and also in front of the premises.

Yours Faithfully



Designation: City Planner

Secunderabad Zone

24/06/2025 12:15:08

For:

Zonal Commissioner Office

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 Licensed Technical Personnel/Structural Engineer/Builder.

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