



TELANGANA STATE-INDUSTRIAL INFRASTRUCTURE
CORPORATION LIMITED Regd.
Regd. Office: "Parisrama Bhavanam", 6th Floor, 5-9-58/B,
Fateh Maidan Road, Hyderabad-500 004.

TSIIC - PUPPALAGUDA
BUILDING PERMIT ORDER

To,

M/s Phoenix Global Spaces Pvt. Ltd
272(P) & 273(P)
NA, Gandipet, Rangareddy, Cyberabad

FILE No	:	IIC/72/2023
PERMIT No	:	BPO/72/2023
DATE	:	06.04.2024

Sir / Madam,

Sub: Building Plan Approval for WING 2 , WING 1 , WING 3 , of M/s. Phoenix Global Spaces Pvt. Ltd in TSIIC Development Area, in Survey Number 272(P) & 273(P), NA, Puppalaguda (V), Gandipet (M), Rangareddy (D), Cyberabad (Z). - Sanctioned - Reg.

Ref:

1. Your Lr. No IIC/72/2023, Date of Proposal 23.11.2023
2. G.O.MS.No.168, of MA & UD Dept., Dt.07.04.2012.
3. G.O.MS.No.7 of MA & UD Dept., Dt.06.01.2016.
4. Lr. No. TSIIC- Puppalaguda/IIC/72/2023, Dt.27.03.2024. Demand Notice raised
5. Payment receipt No. FI/72/2023/2, Dt.01.04.2024.

Vide reference first cited, M/s. Phoenix Global Spaces Pvt. Ltd has submitted Building plans of IIC/72/2023 in TSIIC Development Area, in Survey Number 272(P) & 273(P), NA, Puppalaguda (V), Gandipet (M), Rangareddy (D), Cyberabad (Z) for Approval of Residential Buildings having 3 Wings consisting of Wing-1:6 Common Basements + Ground Floor + 52 Upper Floors, Wing-2: 6 Common Basements + Ground Floor + 49 Upper Floors and Wing-3: 6 Common Basements + Ground Floor + 49 Upper Floors connecting 1st and 2nd floors in all the 3 wings as amenities. The application has been

examined with reference to the rules and regulations in force. Approval was accorded for Buildings with Residential Buildings having 3 Wings consisting of Wing-1:6 Common Basements + Ground Floor + 52 Upper Floors, Wing-2: 6 Common Basements + Ground Floor + 49 Upper Floors and Wing-3: 6 Common Basements + Ground Floor + 49 Upper Floors connecting 1st and 2nd floors in all the 3 wings as amenities with sum of Net BUA 220880.43.

Permission Is Hereby Sanctioned Conditionally as Detailed Below:

A APPLICANT AND LICENSED TECHNICAL PERSON DETAILS:				
1	Applicant	Phoenix Global Spaces Pvt. Ltd		
2	Developer / Builder	M/s Phoenix Global Spaces Pvt Ltd represented by Sri. V.V. Sathyam	Lic.No.	BL/4058/2020 valid upto 27/12/2025
3	Licensed Technical Person	Shravan Kumar Nagabandi	Lic.No.	. CA/2007/41421, valid up to 31.12.2028
4	Structural Engineer	Jayant Vinayak Inamdar	Lic.No.	386/strl. Engineer /TP10/GHMC/2019-24, valid up to 01.04.2024
B SITE DETAILS				
1	Survey Number	272(P) & 273(P), NA, Puppalaguda (V), Gandipet (M), Rangareddy (D), Cyberabad (Z)		
2	Locality	Puppalaguda		
C DETAILS OF PERMISSION SANCTIONED				
1	Building Sanction Date	06.04.2024		

2.1 Building - WING 2 (Height (m): 190.5)								
A	Floors	Ground		Upper Floors		Parking Floors		
B	Use	No.	Area (M2)	No.	Area (M2)	Level	No.	Area (M2)
C	Residential	1	332.65	49 Upper Floors	72288.72	Basement	0	0
						Stilt	0	0
	Commercial	1	0.00	1&2 Upper Floors	3540.79	Surface Parking on Ground	0	0

D	Set backs (m)	Front	Rear	Side I	Side II
		30.65M/33.32M	20.00M/20.02M	20.25M/21.45M	24.43M/23.83M

2.2	Building - WING 1 (Height (m): 201.3)							
A	Floors	Ground		Upper Floors		Parking Floors		
B	Use	No.	Area (M2)	No.	Area (M2)	Level	No.	Area (M2)
C	Residential	1	345.85	52 Upper Floors	78735.70	Basement	6	166443.18
						Stilt	0	0
	Commercial	1	0.00	1&2 Upper Floors	1866.95	Surface Parking on Ground	1	131.47
D	Set backs (m)	Front	Rear	Side I	Side II			
		16.82M/28.25M	41.83M/41.08M	17.90M/30.57M	26.12M/27.31M			

2.3	Building - WING 3 (Height (m): 176.4)							
A	Floors	Ground		Upper Floors		Parking Floors		
B	Use	No.	Area (M2)	No.	Area (M2)	Level	No.	Area (M2)
C	Residential	1	239.31	49 Upper Floors	61057.29	Basement	0	0
						Stilt	0	0
	Commercial	1	0.00	1&2 Upper Floors	2473.17	Surface Parking on Ground	0	0
D	Set backs (m)	Front	Rear	Side I	Side II			
		45.44M/45.00M	20.01M/20.03M	24.43M/23.83M	20.01M/20.31M			

3	Site Area (m2)	42492.15
4	Road affected area (m2)	3194.26
5	Net Area(m2)	39297.89
6	Coverage area	9541.44

7	Coverage (%)	22.45
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D					
DETAILS OF FEES PAID (RS. 206,599,283.82) TOTAL : Payment Mode: Online Receipt No. : FI/72/2023/2					
S.No	Fees Heading	Built up Area	Plot Area	Rate	Total Rate
1.	Development Fees	-	-	-	-
a.	Development charges on Plot Area	-	39297.89	0	0
b.	Development charges on Builtup Area	212999.52	-	100	21299952
c.	Development charges on Amenity Area	7880.91	-	120	945709.2
2.	Processing Fees	-	-	-	-
2 a.	Processing charges on Plot Area	-	39297.89	0	0
2 b.	Processing charges on Builtup Area	212999.52	-	25	5324988
2 c.	Processing charges on Amenity Area	7880.91	-	25	197022.75
3.	Publication charges	-	-	-	5000
4.	Impact Fees	-	-	-	-
4 a.	Above 15m and upto 17 floors	83577.29	-	0	0
4 b.	Above 17 floors	151281.54	-	0	0
5.	Consolidation charges	-	39297.89	0	0
6.	Fsid Fees	-	-	-	-
6 a.	Below 12m	0	-	0	0
6 b.	12m to 15m	4792.87	-	3	14378.61
6 c.	15m to 18m	0	-	5	0
6 d.	18m to 30m	11870.57	-	5	59352.85

7.	Environmental Impact Fees	6847162.63	-	3	20541487.89
8.	Betterment Fees	-	-	-	-
8 a.	Total built up area	212999.52	-	0	0
8 b.	Remaining plot area	-	39297.89	0	0
9.	Value Addition Charges	212999.52	-	0	0
10.	Proportionate Layout Charges	-	39297.89	0	0
11.	Shortfall of open space charges	-	39297.89	0	0
12.	Grid Road Changes	-	-	-	0
13.	Special Impact Fees	-	-	-	-
13 a.	Residential Below 10m	917.81	-	150	137671.5
13 b.	Commercial Below 10m	0	-	0	0
13 c.	Residential 10m to 12m	0	-	0	0
13 d.	Commercial 10m to 12m	0	-	0	0
13 e.	Residential 12m to 15m	5228.86	-	0	0
13 f.	Commercial 12m to 15m	4792.87	-	200	958574
13 g.	Residential 15m to 30m	0	-	0	0
13 h.	Commercial 15m to 30m	0	-	0	0
13 i.	Residential 30m to 17 Floors	70471.89	-	312.50	22022465.625
13 j.	Commercial 30m to 17 Floors	3088.04	-	625	1930025
13 k.	Residential Above 17 Floors	141609.82	-	625	88506137.5
13 l.	Commercial Above 17 Floors	0	-	0	0
14.	Shelter Fee	-	3940.51	400	1576204
15.	Labour Cess	-	-	-	26970579

16.	Compounding Fees	-	-	0	0
17.	Deferment Charges	-	-	-	0
18.	Capitalizing towards provision of master plan	-	-	-	44415261
	Less Initial Processing Fees	-	-	-	10000
	Less Already Paid Fees	-	-	-	"30328517"

E	OTHER DETAILS :					
1	Contractor's all Risk Policy No.	Policy No: 5004/337879464/00/000	Date	01.04.2024	Valid Upto	31.03.2030

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2	Notarized Affidavit/Mortgage.	10% Mortgage Deed with Doc No. 4556/2024 and 5% Doc No. 4557/2024	Date	02.04.2024	Floor handed Over	22,138.12 Sqm (a)8,173.04 Sqm in Wing - 1 (i.e., 1416.87 Sqm in First Floor, 533.51 Sqm in Second Floor 1266.33 Sqm in Third Floor, 1282.48 Sqm in Fourth Floor, 1266.33 Sqm in Fifth Floor, 1282.48 Sqm in Sixth Floor and 1125.04 Sqm in Seventh Floor), more fully described in Item – 1 in the Schedule C Property, (b) 7,633.04 Sqm in Wing -2 (i.e., 1181.11 Sqm in First Floor, 1057.32 Sqm in Second Floor, 1259.61 Sqm in Third Floor, 1265.38 Sqm in Fourth Floor, 1259.61 Sqm in Fifth Floor, 1265.38 Sqm in Sixth Floor and 344.63 Sqm in Seventh Floor), more fully described in Item – 2 in the Schedule C Property, (c) 6,332.04 Sqm in Wing -3 (i.e., 1014.90 Sqm in First Floor, 237.00 Sqm in Second Floor, 1025.03 Sqm in Third Floor, 1025.03 Sqm in Fourth Floor, 1025.03 Sqm in Fifth Floor, 1025.03 Sqm in Sixth Floor and 980.02 Sqm in Seventh Floor). & 11,080.12 Sqm (a) 4090.04 Sqm in Wing -1 (i.e., 141.29 Sqm in Seventh Floor, 1,282.48 Sqm in Eighth Floor, 1,266.33 Sqm in Ninth Floor, 1,282.48 Sqm in Tenth Floor and 117.46 Sqm in Eleventh floor) more fully described in Item – 1 in the Schedule C Property, (b) 3820.04 Sqm in Wing - 2 (i.e., 914.98 Sqm in Seventh Floor, 1265.38 Sqm in Eighth Floor, 1259.61 Sqm in Ninth Floor and 380.07 Sqm in Tenth Floor) more fully described in Item – 2 in the Schedule C Property, (c) 3170.04 Sqm in Wing -3 (i.e., 45.01 Sqm in Seventh Floor, 1025.03 Sqm in Eighth Floor, 1025.03 Sqm in Ninth Floor, 1025.03 Sqm in Tenth Floor and 49.94 Sqm in Eleventh Floor
3	Enter Sr. No. in prohibitory Property Watch Register.	NA	Date	NA	Sub Registrar-I	GANDIPET
F	Construction to be Commenced Before				06.10.2025	
G	Construction to be Completed Before				06.04.2030	

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 revoked.
2. The Building plans technically approved are valid for a period of Six (6) years i.e. 06.04.2030 from the date of issue of the Building permit order/ The Project Implementation time as stipulated by TSIIC whichever is earlier. If the work is not completed within the stipulated period or construction is not commenced within eighteen (18) months i.e. 06.10.2025, the Building permission accorded stands canceled and fresh application shall be submitted duly paying requisite fee.
3. Sanctioned Plan shall be followed strictly while making the construction. Prior Approval should be obtained separately for any modification in the construction. No deviation, misuse (or) violations of minimum set back and other balcony projections shall be allowed and set backs are open to sky.
4. Sanctioned Plan copy as attested by the TSIIC/ IALA 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 & 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. Tree Plantation shall be done along the periphery and also in front of the premises at a distance of not less than 4.00 mts between each tree.
10. The Totlot shall be maintained at not less than 10 % of the plot area as approved in the plan. Totlot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
11. Rain Water Harvesting Structure (percolation pit) shall be constructed.
12. Space for Transformer shall be provided in the site keeping the safety of the occupants in view.
13. Garbage House shall be made within the premises.
14. Cellar and stilt floors approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters to ensure free vehicular movement. The parking area should not be converted or misused for any other purpose at any time in future as per undertakings submitted. No vehicle shall be parked on road side.
15. No. of units as sanctioned shall not be increased without prior approval of TSIIC / TSIIC IALA at any time in future.
16. This sanction is accorded on surrendering of Road affected portion of the site to the TSIIC - Puppalaguda at free of cost without claiming any compensation at any time as per undertaking submitted.
17. 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.
18. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.

19. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
20. 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.
21. No front compound wall for the site abutting road shall be allowed and only Iron grill or low height greenery hedge shall be allowed.
22. If greenery is not maintained, 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled
23. 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.
24. The mortgaged built up area i.e 33218.24 Sq.mt shall be allowed for registration only after an Occupancy Certificate is produced for the plots above 200 Sq.mt with a height up to 7.00Mt in respect of Municipal Corporation including G.H.M.C and 300 Sq.mt with a height up to 7.00 Mt in respect of Municipalities / Nagar Panchayats.
25. The Registration authority shall register only the permitted built up area as per sanctioned plan.
26. The Financial Agencies and institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
27. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
28. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the TSIIC IALA.
29. Construction shall be covered under the Contractors All Risk (CAR) Insurance policy till the issue of occupancy certificate.
30. The Owner/Builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and Forests (MOEF) Guidelines, 2010 while raising construction.
31. 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.
32. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere in any form whatsoever.
33. The dust emissions from the construction site should be completely controlled and all precautions shall be taken in that behalf.
34. The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.
35. 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.
36. Owner and Builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and transport of construction material and debris related to dust emission.

37. Owner/Builder shall maintain Muster Role of all employees/workers and make necessary insurance till the work is completed failing which the sanction accorded will be canceled.

38. Owner/Builder shall mandatorily use wet jet in grinding and stone cutting, wind breaking walls around construction site.

39. Pollution Control Board clearance if any required shall be obtained by the applicant.

40. Necessary approval shall be taken from the competent authority for controlled blasting if required.

41. The Building permission is accorded subject to the conditions that any other charges under Hyderabad Metropolitan Development Authority/GHMC regulations or under any other provisions are payable as and when demanded by the TSIIC Ltd. Commissioner / Executive Officer, TSIIC-Puppalaguda, - within 15 days from the date of issue of notice to the applicant and an undertaking has to be submitted by the applicant accordingly.

42. The applicant shall ensure the following with regard to water supply, drainage & sewerage disposal systems for the proposed Building:

a. The locations of water supply source and sewerage disposal point are to be located at appropriate distance within the site preferably at 100ft. distance apart so as to avoid contamination.

b. Water shall be disinfected by adding hypo solution to maintain 0.3 to 0.4 ppm of residual chlorine in the sump/overhead tanks.

c. Where main Municipal/Panchayat drain does not exist in the vicinity of site, the applicant has to connect to the main existing drain by laying required sewer pipe line of.

d. In case where such Municipal/ Panchayat drain does not exist, the applicant has to connect the treated sewerage over flow to a natural drain or nala with a required sewer pipe line.

e. The applicant has to ensure the sewerage of the Building is invariably treated in a common septic tank constructed as per the standards & specification (ISI Code No.2470 of 1985 (Annexure-I) with a fixed contact bed, duly covered & ventilated for primary treatment. The applicant shall ensure that no effluent/drainage over flows on the road or public place or vacant lands. To prevent chokage of sewers/drains, the last inspection chamber within the site/ premises shall be provided with safety pads/gates.

f. The applicant should clean the septic tank periodically by themselves and clear away the sludge etc. to designated sludge disposal point.

g. Since eventually the public sewerage and water supply systems are expected to be systematically added/extended by the Hyderabad metropolitan Water Supply and Sewerage Board or by IALA to the outlying areas of Hyderabad, the proposed Building owners shall pay proportionate pro-rata charges to HMWS&SB/ TSIIC IALA for the above facilities as and when demanded by the HMWS&SB / TSIIC IALA.

43. As per the undertaking executed in terms of AP 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 & 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 held responsible for the structural stability during the Building construction and should strictly

adhere to the conditions in the GO.

d. The Owner / Builder should not deliver the possession of any part of builtup 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. Building Completion Certificate issued by the Architect duly certifying that the Building is completed as per the sanctioned plan.

i. The applicant is wholly responsible for the trueness and correctness of the Structural designs and Structural drawings submitted by them and for the safety of the structures. A Structural Stability Certificate issued by the Licensed Structural Engineer duly certifying that the Building is structurally safe and the construction is in accordance with the specified designs.

ii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.

iii. Insurance Policy for the completed Building for a minimum period of three years.

44. 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 & Fire safety measures as stipulated in National Building Code of India, 2005 like.

a. To provide one entry and one exit to the premises with minimum width of 4.5m and height clearance of 5 mts.

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 passage and stair case.

e. Two numbers water type fire extinguishers for every 600 Sqm. of floor area with minimum of 4 Nos fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos each at Generator and Transformer area shall be provided as per ISI specification No.2190-1992.

f. Manually operated and alarm system in the entire Building.

g. Separate underground static water storage tank of 25000 liters capacity.

h. Separate Terrace tank of 25000 liters capacity for Residential Building.

i. Hose reel, Down corner.

j. Automatic sprinkler system is to be provided if the basement area exceeds 200 mts.

k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. Transformers shall be protected with 4 hours rating, fire resist construction.

l. To create a joint open spaces with the neighbors Building/premises for maneuverability of fire vehicles. No parking or any construction shall be made in setback area.

m. There should not be any deviation from the approved plans and the safety measures as received from Fire Services Department vide RC. No. , Dt: & Airport Authority of India (if applicable) vide RC. No. , Dt: .

45. The permission is liable to be suspended if any of the above conditions or any Building laws are contravened.

46. Any court cases/Litigations found in future pertaining to the subject lands in Sy. No the proposals for approval of Residential Building plans for construction of Three Wings consisting of

Wing-1 with 6 Common Basements + Ground Floor + 52 Upper Floors with a height of 201.30M, Wing-2 with 6 Common Basements + Ground Floor + 49 Upper Floors with a height of 190.50M and Wing-3 with 6 Common Basements + Ground Floor + 49 Upper Floors with a height of 176.40M by connecting 1st and 2nd floors in all the 3 wings for amenities. Earlier, Building permissions was issued for Commercial IT Office Building having 6 Basements + Ground Floor + 1 Mezzanine Floors + 30 (Upper Floors) + Terrace vide Building Permit order No IIC/0229/2021 dated 06/10/2021 with a height of 131.95M in Sy. No 272(P) & 273(P), Puppalaguda (V), Gandipet (M), RR District., NA, Puppalaguda (V), Gandipet (M), Rangareddy District. The building permit orders issued by the Commissioner, IALA – Puppalaguda and Zonal Manager, Cyberabad is automatically withdrawn and cancelled without any notices.

By Order

P.Sravan Kumar

COMMISSIONER / EXECUTIVE OFFICER

TSIIC, Puppalaguda

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