

OFFICE OF THE SHAMSHABAD MUNICIPALITY RANGAREDDY DISTRICT**TOWN PLANNING SECTION-SHAMSHABAD
BUILDING PERMIT ORDER**

TO

M/s.SUMADHURA INFRACON PVT LTD
Represented by G. Madhusudhan & Others
H.No: 8-2-2293/82/A/1. 2nd Floor
Plot No. 1131, Road No.36, Jubilee Hills,
Hyderabad – 500034

File No.	047991/SMD/R1/U6/HMDA/2021
Permit No.	G1/BP/TPS/570/2022
Date.	22/02/2022

Sir / Madam,

Sub : Shamshabad Municipality –Town Planning Section- Approval of Multi Storied Building Permission Consisting of Tower block - (1) Consisting of 2 Cellar + 1 Ground + 14 Upper floors, Tower block – (2) Consisting of 2 Cellar + 1 Ground + 14 Upper floors, Tower block – (3) Consisting of 2 Cellar + 1 Ground + 14 Upper floors, Tower block – (4) Consisting of 2 Cellar + 1 Ground + 14 Upper floors, Club house – (1) Consisting of 2Cellar + 1 Ground + 3Upper Floors and club house – (2) Consisting of 2 Cellar + 1 Ground + 2 Upper floors of Residential Building/Apartment. Reg

Ref: 1. Technical Approval No. 047991/SMD/R1/U6/HMDA/2021 Dated: 10/02/2021 of Hyderabad Metropolitan Development Authority.
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 This office Fee Intimation Lr.No.G1/BP/TPS/570/2022 DT:-19.02.2022

Your application has been Technical sanctioned from Commissioner Hyderabad Metropolitan Development Authority reference 1st cited conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:				
1	Applicant :	G.Madhusudhan & Others		
2	Developer / Builder	M/s.SUMADHURA INFRACON PVT LTD	Lic.No.	
3	Licensed Technical Person	Pannala Harsha Vardhan	Lic.No.	CA/2005/36969
4	Structural Engineer	A.Madhusudan	Lic.No.	90/Structural/TP10/GHMC/2018-2023
5	Others			
B SITE DETAILS				
1	Survey / Premises No.	Sy.No.5A/1/1/1, 5/A/1/2,5/A/1/3,5/A/2,5/A/3AA,6/A/1/1,6/A/1/2, 6/A/2/1, 6/A/1/3,6/A/3,6/A/2/2 of Satamrai Village & 228 of Gaganpahad village Situated at Shamshabad Mandal R.R Dist.,		
2	Plot No.	Open Land	House No.	NA
3	Layout / Sub Div. No.	NA		
4	Street	Satamrai		

5	Ward	2	Locality	Satamral				
6	Town / City	Shamshabad						
C DETAILS OF PERMISSION SANCTIONED								
1	Floors	Ground		Upper Floor		Parking Floors		
2	Use	No.	Area(m ²)	No.	Area(m ²)	Level	No.	Area(m ²)
A	Residential	4 Towers Blocks	5661.36	14	64352.11	Cellar	2	47,179.61
		2 Amenities		Block- 1-3 Block- 2-2				
B	Commercial	0	0	0	0	Ground Floor	0	0
C	Others	0	0	0	0	Upper Floors	0	0
D	No of Floors	4 Tower Blocks 2 Cellar + 1Ground + 14 Upper floors 2 Amenities Block-1 2 Cellar + 1Ground + 3 Upper floors Block-2 2 Cellar + 1Ground + 2 Upper floors						
E	Setbacks(m)	Front	Rear	Side-I	Side-II	As Per Approved-HMDA Plans		
3	Site Area (m ²)	37,736.71						
4	Road affected Area (m ²)	NA						
5	Net Area (m ²)	37,736.71						
6	Tot-lot Area(m ²)	2412.83						
7	Height(m)	44.99						
8	No.of RWHPs	As Per WALTA Act - 2002						
9	No.of Trees	As Per A.P. Water Land and Tress Rules - 2002						
10	Others							
D DETAILS OF FEES PAID (RS.) TOTAL :								
SL.No	Particulars	Area	Unit Rate	Gross Amount	Gross Amount			
1	Site Approval / Sub Division	37,736.71	10	377367.1	377367.1			
2	Betterment charges	37,736.71	50	1886835.5	1886835.5			
3	Building permit fee for Residential Buildings	70,013.47	40	2800538.8	2800538.8			
4	Compound / Boundary wall	1139.86	15	17097.9	17097.9			
5	Rainwater Harvesting charges	70,013.47	10	700134.7	700134.7			

6	Debris charges			2500	2500	
7	Vacant Land Tax	45132.72	3000	676990.8	676990.8	
8	Library Cess 8% on VLT			54159.264	54159.264	
Total Amount					65,15,626.00	
E	OTHER DETAILS :					
1	Contractor's all Risk Policy No	433702/44/2022/1829	Date	02/02/2022	Valid Upto	01/02/2028
2	Notarized Affidavit No	NA	Date	NA	Area(m ²)	NA
3	Enter Sr.No. in prohibitory property watch Register		626/2022		Date	24/01/2022
4	Floor handed over	NA	S.R.O		NA	
F	Construction to be Commenced Before		22/08/2023			
G	Construction to be Completed Before		21/02/2028			

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 U/s 450 HMC Act 1955 / 344 Act- 1965.
2. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act- 1976.
3. Commencement Notice shall be submitted by the applicant before commencement of the building as per the provisions made under Telangana State, Municipal Act 1965.
4. Sanctioned Plan shall be followed strictly while making the construction.
5. Sanctioned Plan copy shall be displayed at the construction site for public view.
6. If construction is not commenced within 18 Months, from the date of proceedings, the applicant shall submit afresh application duly paying required fees.
7. A safe distance of minimum 3.0M. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
8. Prior Approval should be obtained separately for any modification in the construction.
9. Occupancy Certificate is compulsory before occupying any building for building above 100Sq.M plot area U/r 26A of GO.Ms No.168 M.A., Dt.07/04/2012.
10. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/r 26A of GO.Ms No.168 M.A., Dt.07/04/2012.

11. Rain Water Harvesting Structure (percolation pit) shall be constructed as per provisions made under WALTA Act 2002.
12. 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.
13. This sanction is accorded on surrendering of Road affected portion of the site to Commissioner, at free of cost without claiming any compensation at any time as per the undertaking submitted / Registered Gift Deed.
14. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
15. The Registration authority shall register only the permitted built up area as per sanctioned plan.
16. 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 2005.
17. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
18. As per the undertaking executed in terms of T.S. Building Rules-2012, 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.
19. 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.
20. 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.
21. The Owner / Builder shall not stock the building material on the road margin and footpath causing obstruction to free movement of public and vehicle, failing which permission is liable to be suspended.
22. All the construction material 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 material does not get dispersed in to the air or atmosphere or air in any form whatsoever.
23. The Dust emissions from the construction site should be completely controlled and all precautions should be taken in that behalf.
24. The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply of the road after unloading such material.
25. 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.
26. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the works involved in the construction and carry of construction material and debris relating to dust emission.
27. Owner/Builder shall maintain Muster Roll of all the Employees/Workers and make necessary insurance till the worker is completed failing which the Sanction accorded will be cancelled without further notice.

28. Owner/Builder shall 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 order
29. 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
30. Owner/Builder shall mandatorily use wet jet in grinding and stone cutting, wind breaking walls around construction site
31. Tree Plantation shall be done along the periphery and also in front of the premises as per A.P. Water Land and Trees Rules-2002.
32. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate. Strip of greenery on periphery of the site be maintained as per the rules.
33. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is full filled.
34. Owner/Builder shall comply the any condition laid by the HMDA authorities.


Commissioner
Shamshabad Municipality


21/12/22

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