



# OFFICE OF THE GREATER HYDERABAD MUNICIPAL CORPORATION

BuildNow

## BUILDING PERMIT ORDER

To, M/s RAMKY ESTATES AND FARMS LIMITED.	File No: 000989/GHMC/00687/SWBP/CHR1/2025
Rep/by ANIL BABU KOLLI	Permit No: 0509/GHMC/SWBP/CHR1/2025
Address: 9 FLOOR RAMKY GRANDIOSE RAMKY TOWER COMPLEX P JANARDHAN REDDY NAGAR GACHIBOWLI HYDERABAD TELANGANA	Date: 19/07/2025
Pin code: 500032	

Sir/Madam,

**Sub: GHMC Head Office - Proposal for Residential Building Permission - Tower-C - 3 Common Basements + Ground Floor + 29 Floors, Tower-A - 3 Common Basements + Ground Floor + 30 Floors, Tower-B - 3 Common Basements + Ground Floor + 29 Floors, Tower-D - 3 Common Basements + Ground Floor + 30 Floors, Amenity - 3 Common Basements + Ground Floor + 5 Floors to an extent of 31662.49 Sq. Mt. in Plot No. , Survey.No. 229/P of Locality - Gaganpahad, Gagan Village, Rajendra Nagar Mandal, Rangareddy District - Permission Issued - Reg.**

- Ref:** 1. Your Application dated: 13/05/2025  
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

<b>Name of Applicant</b>	M/s RAMKY ESTATES AND FARMS LIMITED.		
<b>Rep/by</b>	ANIL BABU KOLLI		
<b>Developer/Builder</b>	RAMKY ESTATES AND FARMS LIMITED. REP BY SRI. ANIL BABU KOLLI	Lic. No	BL/749/2008
<b>Licensed Technical Person</b>	GEORGE VERGHESE	Lic. No	CA/95/18621
<b>Structural Engineer</b>	KOLLUR SATYANARAYANA MURTHY	Lic. No	580/StrEng/TPS/GHM C
<b>Architect</b>	GEORGE VERGHESE	Lic. No	CA/95/18621

### B. SITE DETAILS

<b>T.S. No./Survey No./Gramkhantam/Abadi</b>	229/P		
<b>House No/Door No/Pr.No</b>		<b>Plot No</b>	

Piece of land / Part of Survey Number	NA
Street / Road	
Locality Name	Gaganpahad
Village Name	Gagan
Town/City	NA

### C. DETAILS OF PERMISSION SANCTIONED

Plot Area (Sq. Mtrs)	32352.03
Road Affected Area(Sq. Mtrs)	689.54
NALA Affected Area(Sq. Mtrs)	0
Net Plot Area (Sq. Mtrs)	31662.49
Total No. of Dwelling Units	724
Tot Lot (Sq. Mtrs)	3638.31
No.of Rain Water Harvesting Pits	12
No. of Trees	1575
Total Parking Area (Sq. Mtrs)	68068.16

<b>Building Name - Tower-C</b>				
No. of floors	3 Common Basements + Ground Floor + 29 Floors			
Height of the Building (m)	96.55			
<b>Floors</b>	<b>Ground</b>		<b>Upper floors</b>	
<b>Use</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>
Residential	1.0	1045.83	29.0	36964.36
Commercial	0.0	0.0	0.0	0.0
Others	0.0	0.0	0.0	0.0
<b>Parking floor Level</b>	<b>No.</b>		<b>No. of stack</b>	
Cellar	0.0		0.0	
Stilt	0.0		0.0	
U.Floors			0.0	
<b>Set backs (m)</b>	<b>Front</b>	<b>Rear</b>	<b>Side I</b>	<b>Side II</b>
Set backs (m)	18.0	18.0	18.0	24.0

<b>Building Name - Tower-A</b>				
No. of floors	3 Common Basements + Ground Floor + 30 Floors			
Height of the Building (m)	96.65			
<b>Floors</b>	<b>Ground</b>		<b>Upper floors</b>	
<b>Use</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>
Residential	1.0	1470.47	30.0	51813.36
Commercial	0.0	0.0	0.0	0.0

<b>Others</b>	0.0	0.0	0.0	0.0
<b>Parking floor Level</b>	<b>No.</b>		<b>No. of stack</b>	
Cellar	0.0		0.0	
Stilt	0.0		0.0	
U.Floors			0.0	
<b>Set backs (m)</b>	<b>Front</b>	<b>Rear</b>	<b>Side I</b>	<b>Side II</b>
<b>Set backs (m)</b>	18.0	18.0	18.0	18.0

**Building Name - Tower-B**

<b>No. of floors</b>	3 Common Basements + Ground Floor + 29 Floors			
<b>Height of the Building (m)</b>	96.55			
<b>Floors</b>	<b>Ground</b>		<b>Upper floors</b>	
<b>Use</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>
<b>Residential</b>	1.0	1061.96	29.0	37285.85
<b>Commercial</b>	0.0	0.0	0.0	0.0
<b>Others</b>	0.0	0.0	0.0	0.0
<b>Parking floor Level</b>	<b>No.</b>		<b>No. of stack</b>	
Cellar	0.0		0.0	
Stilt	0.0		0.0	
U.Floors			0.0	
<b>Set backs (m)</b>	<b>Front</b>	<b>Rear</b>	<b>Side I</b>	<b>Side II</b>
<b>Set backs (m)</b>	18.0	18.0	24.0	18.0

**Building Name - Tower-D**

<b>No. of floors</b>	3 Common Basements + Ground Floor + 30 Floors			
<b>Height of the Building (m)</b>	96.65			
<b>Floors</b>	<b>Ground</b>		<b>Upper floors</b>	
<b>Use</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>
<b>Residential</b>	1.0	1470.38	30.0	51757.59
<b>Commercial</b>	0.0	0.0	0.0	0.0
<b>Others</b>	0.0	0.0	0.0	0.0
<b>Parking floor Level</b>	<b>No.</b>		<b>No. of stack</b>	
Cellar	0.0		0.0	
Stilt	0.0		0.0	
U.Floors			0.0	
<b>Set backs (m)</b>	<b>Front</b>	<b>Rear</b>	<b>Side I</b>	<b>Side II</b>
<b>Set backs (m)</b>	18.0	18.0	18.0	18.0

**Building Name - Amenity**

<b>No. of floors</b>	3 Common Basements + Ground Floor + 5 Floors			
<b>Height of the Building (m)</b>	25.1			
<b>Floors</b>	<b>Ground</b>		<b>Upper floors</b>	
<b>Use</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>	<b>No.</b>	<b>Area (Sq.Mt)</b>
<b>Residential</b>	0.0	0.0	0.0	0.0
<b>Commercial</b>	1.0	858.71	5.0	3920.32
<b>Others</b>	0.0	0.0	0.0	0.0
<b>Parking floor Level</b>	<b>No.</b>		<b>No. of stack</b>	
Cellar	0.0		0.0	
Stilt	0.0		0.0	
U.Floors			0.0	
<b>Set backs (m)</b>	<b>Front</b>	<b>Rear</b>	<b>Side I</b>	<b>Side II</b>
<b>Set backs (m)</b>	10.0	18.0	15.85	18.0

#### D. FEE PAID

S.No	Category	Amount(INR)
1	Building Permit Fee	19003835.0
2	Compound Wall Charges	14302.4
3	Advertisement & Postage Charges	5000.0
4	Development Charges on built up area as per G.O.Ms No.223 MA, Dt:30-08-2016	23446104.0
5	Betterment & External Betterment Charges On built up area	28505752.0
6	Rain Water Harvesting Charges	1501191.0
7	Vacant Land Tax (VLT)	5459667.0
8	Environment Impact Fee G.O.Ms No.34 MA, Dt:17-06-2015	6276618.0
9	Shelter Fee G.O.Ms No.245 MA, Dt:30-06-2012	4749373.5
10	Labour CESS	28918866.0
11	TG-bPASS User Charges	50000.0
12	GIS Development Fee	25000.0
13	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	3957811.25
14	Betterment & External Betterment Charges On site area	3957811.25
15	Sub-Division Charges / Layout charges	474937.35
16	City Level Infrastructure Impact Fee As per G.O.Ms No.168 MA Dt:07-04-2012 & G.O.Ms No.7, Dt:05-01-2016	101706765.0
17	Proportionate Layout Charges	3957811.25
18	CRMP Road Charges	5898494.25
<b>Total Amount</b>		237919339.25
Amount Paid by the Applicant		10000.0

Remaining Amount to be Paid	237909339.25
-----------------------------	--------------

### Installments on City Level Infrastructure Impact Fee / Special Impact Fee (Installments)

S. No	Installments	Amount (INR)	Due Date
1	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 2	16951128.0	28/01/2026 23:59:59
2	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 3	16951128.0	27/07/2026 23:59:59
3	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 4	16951128.0	23/01/2027 23:59:59
4	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 5	16951128.0	22/07/2027 23:59:59
5	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 6	16951125.0	18/01/2028 23:59:59

### E. OTHER DETAILS:

Contractor's all Risk Policy No.	5004/377254423/00/000	Date	23/01/2025	Valid Upto	15/01/2030
Enter Sr. No. in prohibitory Property Watch Register	nill	Mortgage Deed No.	6601/2025	Mortgage Date	09/07/2025
Floor handed over	Tower A. 2,3,12,20 floors, Tower B.3,6,17,27 floors, Tower C. 10,18,26,27 floors, Tower D. 4,6,11,16 floors	SRO	rajendranagar	Area (m2)	18946.71

Construction to be Commenced Before	15/01/2026
Construction to be Completed Before	19/07/2030

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 450 of GHMC 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 GHMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of GHMC 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 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 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 **Opp Pattikunta Lake Rajendra Nagar Circle 11** 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 it is 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. No excavation of cellar till end of the monsoon season i.e., upto 31.10.2025



Yours Faithfully



Designation: City Planner

GHMC Head Office

19/07/2025 11:03:21

For:

Commissioner

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