

**BUILDING PERMIT ORDER**

To,

Sri/Smt. Sri M/s.RAGHAVA PROJECTS, REP BY ITS MANAGING PATNER SRI PONGULETI HARSHA REDDY S/o Sri. Ponguleti Srinivas Reddy  
 Represented By: SRI PONGULETI HARSHA REDDY  
 Address: 4th Floor, G Square Building, Beside Raidurgam police Station, Serilingampally, Hyderabad .  
 Pin Code : 500032  
 Telangana.

FILE No.	:	005879/GHMC/2945/SLP1/2022-BP
PERMIT No.	:	3185/GHMC/SLP/2022-BP
DATE	:	15 September, 2022

Sir / Madam,

Sub: Greater Hyderabad Municipal Corporation - Construction of Residential consisting of TOWER 3 (RESIDENTIAL BUILDING) (1 Stilt + 45 upper floors) AMENITIES (AMENITIES BUILDING) (1 Ground + 4 upper floors) TOWER 2 (RESIDENTIAL BUILDING) (1 Stilt + 45 upper floors) TOWER 1 (RESIDENTIAL BUILDING) (4 Cellar + 1 Stilt + 45 upper floors) , to an extent of 28063.96, situated at Raidurga Village Locality, SERILINGAMPALLY Mandal, Rangareddy District Issued - Reg.

Ref: 1. Your Application dated: 03 June, 2022  
 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:

<b>A APPLICANT AND LICENSED PERSONNEL DETAILS:</b>											
1	Name of Applicant	Sri M/s.RAGHAVA PROJECTS, REP BY ITS MANAGING PATNER SRI PONGULETI HARSHA REDDY S/o Sri. Ponguleti Srinivas Reddy									
2	Represented By	SRI PONGULETI HARSHA REDDY									
3	Developer / Builder	M/s.RAGHAVA PROJECTS, REP BY ITS MANAGING PATNER SRI PONGULETI HARSHA REDDY	Lic.No.	BL/3209/2016							
4	Licensed Technical Person/Architect	PANDURANGA MURTHY	Lic.No.	CA/2004/32747							
5	Structural Engineer	S AMUDHALINGAM	Lic.No.	6/Strl/Eng/TP10/GHMC							
6	Others	NA									
<b>B SITE DETAILS</b>											
1	T.S. No./Survey No./Gramkhandam/Abadi	47,48,49,49/P,50/P,50/A, 50/AA,50/EE ,51/P,52/P,52,53,59 & 69/P									
2	HouseNo/Door No/Pr.No	-									
3	PlotNo.	-									
4	Approved Layout No. / LRS Proceeding No./Sub division No	-									
5	Street / Road	-									
6	Locality Name	Raidurga Village									
7	Village Name	RAIDURG NOWKHALSA									
8	Town/City	NA									
<b>C DETAILS OF PERMISSION SANCTIONED</b>											
1	Plot Area (Sq. Mtrs)	29899.72									
2	Roadaffectedarea(Sq. Mtrs)	1835.76									
3	Nala affectedarea(Sq. Mtrs)	0.0									
4	Net Plot Area (Sq. Mtrs)	28063.96									
1.1	Building Name - TOWER 1 (RESIDENTIAL BUILDING)										
5	Floors	Ground			Upper floors			Parking floors			
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)	
a	Residential	0	0.00	46	101,118.15	Cellar	4	-	-	86509.03	
b	Commercial	0	0.00	0	0.00	Stilt	1	-	-	2268.49	
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0	
d	No of floors	4 Cellar + 1 Stilt + 45 upper floors									
e	Height of the Building	170.1									
d	Set backs (m)	Front		Rear		Side I		Side II			
		17.76		94.04		83.58		15			
1.2	Building Name - TOWER 2 (RESIDENTIAL BUILDING)										
5	Floors	Ground			Upper floors			Parking floors			
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)	
a	Residential	0	0.00	46	101,118.15	Cellar	0	-	-	0	
b	Commercial	0	0.00	0	0.00	Stilt	1	-	-	2040.06	
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0	

d	No of floors	1 Stilt + 45 upper floors								
e	Height of the Building	170.13								
d	Set backs (m)	Front			Rear		Side I		Side II	
		19.44			29.16		15		93.85	
1.3	Building Name - AMENITIES (AMENITIES BUILDING)									
5	Floors	Ground			Upper floors		Parking floors			
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)
a	Residential	0	0.00	0	0.00	Cellar	0	-	-	0
b	Commercial	1	993.49	4	3,836.94	Stilt	0	-	-	0
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0
d	No of floors	1 Ground + 4 upper floors								
e	Height of the Building	21.6								
d	Set backs (m)	Front			Rear		Side I		Side II	
		97.42			26.29		74.13		9	
1.4	Building Name - TOWER 3 (RESIDENTIAL BUILDING)									
5	Floors	Ground			Upper floors		Parking floors			
	Use	No.	Area (Sq.Mt.)	g	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)
a	Residential	0	0.00	46	86,926.63	Cellar	0	-	-	0
b	Commercial	0	0.00	0	0.00	Stilt	1	-	-	1752.05
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0
d	No of floors	1 Stilt + 45 upper floors								
e	Height of the Building	170								
d	Set backs (m)	Front			Rear		Side I		Side II	
		103.81			15.44		15		15.15	
7	Tot Lot	2995.42								
8	Height(M)	170.13								
9	No.of Rain Water Harvesting Pits	19								
10	No. of Trees	NA								
11	Total Parking Area	105775.33								
<b>D</b>	<b>OTHER DETAILS :</b>									
1	Contractor's all Risk Policy No.	E0082914			Date	02 June, 2022		Valid Upto	01 June, 2028	
2	Notarised Affidavit No.	7801/2022			Date	25 August, 2022		Area (m2)	31,303.38	
3	Enter Sr. No. in prohibitory Property Watch Register				Bk-1 CS No	8075/2022		Date	25 August, 2022	
4	Floor handed over	1st to 6th Floors of Tower 1, 2 & 3			S.R.O.	Serilingampalli				
<b>E</b>	<b>DETAILS OF FEES PAID (RS.) TOTAL :</b>									
1	Processing Fee	10,000.00			2	1% Labour Cess			44,319,320.00	
<b>TOTAL: 44,329,320.00</b>										

**Installment details :**

Sr.No.	Installment Type	Due date	Amount
1	City Level Impact Fees	05 September, 2022	286613836.33
2	City Level Impact Fees	06 March, 2023	31868468.33
3	City Level Impact Fees	04 September, 2023	31868468.33
4	City Level Impact Fees	04 March, 2024	31868468.33
5	City Level Impact Fees	02 September, 2024	31868468.33
6	City Level Impact Fees	03 March, 2025	31868468.33
<b>Installment Total:</b>			<b>44,59,56,178.00</b>
<b>F</b>	<b>Construction to be Commenced Before</b>	15 March, 2023	
<b>G</b>	<b>Construction to be Completed Before</b>	15 September, 2028	

**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.**

**The Building permission is sanctioned subject to following conditions:**

- 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.
- If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
- Sanctioned Plan shall be followed strictly while making the construction.
- Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
- Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
- Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
- Occupancy Certificate is compulsory before occupying any building.
- Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
- Prior Approval should be obtained separately for any modification in the construction.
- Tree Plantation shall be done along the periphery and also in front of the premises.
- Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
- Rain Water Harvesting Structure (percolation pit) shall be constructed.
- Space for Transformer shall be provided in the site keeping the safety of the residents in view.
- 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.

#### **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. Since the applicant has proposed Sky deck on the terrace floor with a total height of the Tower is 184 m by connecting (3) Towers with bridge, the applicant is held responsible for providing all safety and precautionary measures and also the applicant shall obtain necessary clearances if any from concerned Departments / authorities.
2. To comply the requirement prescribed under 5.f (xi) (iii) (iv), (v) & (vii) of GOMs.No.168 MA, dt:07.04.2012
3. To follow conditions stipulated in NOC from Fire Services Dept., and AAI.
4. The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC
5. The road on South side shall not be disturbed which is not indicated in plan but indicated in Topo plan
6. The rooms indicated in stilt floor shall be used only for FCC, Electrical, Entry lobby as mentioned in letter dated 30/06/2022.
7. The applicant shall provide the water treatment plant in cellar.
8. To follow the conditions insisted in Environmental clearance

**Yours Faithfully**

Name : Rajendra Prasad Naik (SLZ)  
Date: 09/15/2022 5:16:31 PM  
Designation : City Planner



**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 Neighbors (side1, side2 & rear).
6. The Licensed Technical Personnel/Structural Engineer/Builder.

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

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