



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**  
Swarnajayanthi Commercial Complex, ,  
Ameerpet, Hyderabad – 500 038.

**Planning Department**

**Proc. No. 047986/MED/R1/U6/HMDA/05082021**

**Date: 11-05-2022**

To  
The Commissioner,  
Gundlapochampally Municipality,  
Medchal Mandal  
Medchal - Malkajgiri District..

Sir,

Sub:- HMDA – Plg. Dept –Approval of Multi Storied Residential building consisting of 3 Cellar + Ground + 14 Upper Floors to an height of 44.95 M and Club House with Ground + 7 Upper Floors to an height of 28.7 M in Sy.Nos. 98, 99 & 100 of Gundlapochampally (V), Medchal (M), Medchal-Malkajgiri District to an extent of 65,815.88 Sq.Mts– Approval Accorded – Reg.

Ref: 1. Online application vide no. 047986/MED/R1/U6/HMDA/05082021  
2. Representation of M/S Om Sree Builders & Developers, dt: 09.11.2021.  
3. Minutes of MSB Committee meeting dt: 08.02.2022  
4. Note orders of MC Sir dt: 28.02.2022.  
5. This office letter of even no. dt: 07.03.2022, intimation of DC, PC & Other Charges.  
6. Representation of M/S Om Sree Builders & Developers, dt: 13.04.2022, 30.04.2022, remittance of DC, PC & Other Charges and submission of Mortgage Deeds vide Doc no.3766/2022, 6325/2022 &3765/2022, dt:11.03.2022 respectively

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1) Vide reference 1st cited, M/S Om Sree Builders & Developers has applied for Multi Storied Residential building consisting of 3 Cellar + Ground + 14 Upper Floors to an height of 44.95 M and Club House with Ground + 7 Upper Floors to an height of 28.7 M in Sy.Nos. 98, 99 & 100 of Gundlapochampally (V), Medchal (M), Medchal-Malkajgiri District to an extent of 65,815.88 Sq.Mts.

2) The Technical Approval is accorded subject to following conditions.

Tech. approval No	<b>File No. 047986/MED/R1/U6/HMDA/05082021, dt.11.05.2022</b>
Owner/Applicant Address	M/S Om Sree Builders & Developers, Rep.by. MansukhBhai Patel & others, 5-8-45/80, Royal Garden Society, J.J.Nagar, Yapral, Telangana– 500087.

1. The Residential Building consisting of 3 Cellar + Ground + 14 Upper Floors are here by technical approved under the provisions of HMDA Act 2008, G.O. Ms. No. 288 MA dt: 03-04-2008 and G.O. Ms. No.168, MA, dt: 07.04.2012 and its amendments and forwarded to you for necessary sanction and **release within (7) days period** and ensuring compliance of the following conditions, while party under takes the above proposed for building permission for Residential Building.

a) The applicant has made simple mortgage of 11.10% & 5 % of built up area i.e. 33573.90 Sq.Mts ,12420.84 Sq.Mtrs and 809.35 Sq.Mtrs towards MFL area in favor of MC, HMDA as per Rule 25(d) of G.O. Ms No. 168 dt. 07.04.2012 vide mortgage deed Nos.3766 of 2022 , 3765 of 2022 & 6325/2022 dt. 11.03.2022 respectively at Sub-Register-Medchal, Medchal-Malkajgiri District.

- b) The Building plans for 3 Cellar + Ground + 14 Upper Floors shall be sanctioned by the Municipal Commissioner, Kompally Municipality in conformity with the technical approval plans by HMDA duly collecting necessary charges and fees as applicable within (7) days period.
- c) The Executive Authority / Municipal Commissioner shall scrupulously follow the instructions of the Government issued vide Memo No.1933/11/97-1 M.A., dated 18-06-1997 i.e. ensure the ownership and ceiling clearance aspect of the site under reference are in order before sanctioning and releasing the technically approved of the building plans.
- d) The building plans are valid for a period of **SIX YEARS** from the date of issue of this letter, if the work is commenced within ONE YEAR from the date of issue of this letter.
- e) With regard to Water Supply, Sewerage & Disposals system to be provided / facilitated to the proposed building, the Executive Authority shall ensure the following.
- i. The location of water supply source & sewerage disposal source are located at appropriate distance within the site preferably at 100 ft distance so as to avoid water contamination.
  - ii. The depth of the bore and size shall be limited to the minimum depth and size of existing nearby bore-well. Water shall be furnished by adding hypo-solution to maintain 0.3 to 0.4 p.p.m of residual chlorine in the sump / overhead tanks.
  - iii. Where the main Gram Panchayat/Municipality drains exist, insist on connecting the treated to main existing drain by laying a sewer pipe of diameter ranging from 200mm to 300mm.
  - iv. In case where Gram Panchayat/Municipality drains exist, insist on connecting the treated sewerage overflow to a natural drain or Nala with a sewer pipe of 150 mm dia.
  - v. Before allowing the overflow mentioned in (iii) & (iv) above ensure that the Sewerage of the proposed building is invariably 1" into a common septic tank constructed on as per ISI standard specification (ISI) Code No.2470 of 1985(Amexure - I) and constructed with a fixed compact bed, duly covered and ventilated for primary treatment. The Executive Authority shall ensure that no effluent / drainage over flows on the road or public place.
  - vi. To prevent chokage of sewers/drains, the last inspection chamber within the site/premises shall be provided with safety pads/gates.
  - vii. The party should clean the septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
  - viii. All the above shall be supervised and inspected by the Executive Authority concerned for compliance during the construction stage.
- e) Since eventually the public sewerage and water supply systems are expected to be systematically added / extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the outlying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to Hyderabad Metropolitan Water Supply & Sewerage Board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.
- f) The Executive Authority / Municipal Commissioner should ensure that the minimum width of approach/Master Plan road as indicated in the tech. approved plans and area affected in the road widening is taken over from the applicant free of cost by Gram Panchayath Municipality. The said road is developed and maintained as Black topped road with proper centre, etc., if any.
- g) The Executive Authority / Municipal Commissioner should ensure that the proposed building/complex is constructed strictly as per the technical approved building plans for this purpose shall inspect at foundation stage, plinth level, first floor and subsequent floor levels to ensure no deviations are made against the sanction plan.

- h) The Executive Authority / Municipal Commissioner shall ensure that all fire safety requirements are complied in accordance with the National Building Code, 2005 A.P Fire Service Act 1994.
- i) The Executive Authority / Municipal Commissioner shall ensure that the Party plants trees and maintain them in the periphery of the site and along the abutting roads, as avenue plantation to the extent of his site at a distance of 4 meters between each tree.
- j) The Executive Authority / Municipal Commissioner shall allow the proposed building complex to be occupied used or otherwise let out etc., only after;
  - i) The proposed building is completed in accordance with the technically approved building plans;
  - ii) After ensuring all the above conditions at (a) to (i) are complied.
  - iii) After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are complied to the satisfaction of the Executive Authority.
  - iv) After issuing a "Fit for Occupancy" certificate by the Executive Authority as per the G.O.Ms.No.168, MA dt. 07.04.2012.
- k) The Executive Authority / Municipal Commissioner shall ensure the developer display a board at a prominent place in the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.
- l) That the applicant is responsible for structural safety and the safety requirement in accordance with the Nation Building Code, 2005. (Copy of Structural Stability Certificate enclosed).
- m) The Applicant shall develop Rain Water harvesting structures in the site under reference as per brochure enclosed.
- n) The applicant should erect temporary scheme shed to avoid spilling of materials outside the plot during the construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbors.
- o) That the applicant shall made provisions for erection of Transformer and Garbage house within the premises.
- p) That the applicant/builder/constructor/developer shall not keep their construction materials / debris on public road.
- q) That the applicant should ensure to submit a compliance report to HMDA soon after completion of first floor roof level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by
- r) That the Stilts /Cellar should be exclusively use for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
- s) It is also hereby ordered that the copy of approved plans as released by HMDA and Executive Authority / Municipal Commissioner would be displayed at the construction site for public view.
- t) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
- u) That the applicant shall follow the conditions mentioned in Lr.No.177/A2/2016, dt.03-09-2015, for the proposed complex under the provisions of A.P. Fire Services Act 1994.
- v) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

1. The applicant shall make provision for Solar Water Heating System and solar lighting System in the building and in the site for outdoor lighting, etc shall be made and the applicant shall give a bank guarantee to this effect to the sanctioning authority for

**General Conditions:**

- K) The approved cellar and silt floors shall be used for parking purpose only and the applicant shall obtain development permission for additional floors if any from HMDA.
- J) Any conditions laid by the Authority are applicable.
- a) Title or ownership of the site
- b) Easement rights and boundaries of the site.
- c) Variation in area from recorded areas of plot on ground.
- d) Location and boundary of plot/ site.
- e) Other requirements OR Licenses for the site /premises OR activity under various other Lands.
- I) The permission for developing the land under reference shall not mean acceptance of correctness, confirmation and shall not bind or render the Metropolitan Commissioner, HMDA OR the Authority liable in any way with regard to
- H) The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may with-drawn without notice.
- G) The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
- F) For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply or to provide water treatment plan.
- E) If any cases are pending in court of law with regard to the site under reference and have adverse orders, the permission granted shall deem to withdrawn and cancelled.
- D) If the applicant/developer furnished any misinterpretation or any fabricated documents for taking residential apartment building approval that technically approved apartment building plans will be withdrawn and cancelled and action will be taken as per law.
- C) To comply with the conditions laid down in the, G.O. Ms. No.288, MA&UD, dt. 03.04.2008, G.O.Ms. No. 168 MA dt: 07.04.2012 and NBC 2005.
- B) The applicant/developer and Structural Engineer and Architect are the wholly responsible if any loss of human life or any damage occurs while constructing the Residential Apartments and after in the site under reference.
- A) The applicant shall not deviate any setbacks approved.

**And also Subject to the following additional conditions:**

- z) In this case above said conditions are not adhered; HMDA/Executive Authority can withdraw the said permission.
- y) In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
- x) The Owner / Applicant shall take a comprehensive insurance policy of construction workers for the duration of construction.
- w) The Owner/Applicant shall be responsible/ensure for the safety of construction workers.

compliance of the same per the conditions laid down in G.O.Ms.No. 168 MA, dt: 07.04.2012(15(Xi)).

2. The applicant shall provided refuse-chute along with proper garbage disposal systems.
3. The Rainwater harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storms water drains.
4. The work of the building services like sanction, plumbing fire safety requirements lifts electrical installations and other utility service shall be executed under the planning, design and supervision of qualified and competent technical personnel.
5. For water supply the applicant should approach to HMWS & SB department for water supply for bulk supply.
6. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.
7. If any case is pending in court in law, the permission granted shall deemed to withdrawn and cancelled.
8. The applicant / Developer shall follow the conditions mentioned in G.O.Ms.No. 168 MA dt: 07.04.2012 & NBC 2005.
9. The applicant / developer furnished any misinterpretation or any fabricated documents for taking MSB approval, the technically approved MSB plans will be withdrawn & cancelled and action will be taken as per law.
10. The applicant / Developer is the whole responsible any loss of human life or any damage occurs while constructing the MSB and after construction of MSB and have no right to claim and HMDA & its employees shall not held as a party to any such dispute / litigations.
11. Any conditions laid by the authority are applicable."

**GENERAL CONDITIONS FOR COMPLIANCE :-**

- I. To prevent chokage of sewers / drains, the last inspection chamber within the site / premises shall be provided with safety pads / gates.
  - II. The party should clean that septic tank periodically by themselves, and cart way the sludge, etc., to an unobjectionable place.
  - III. All the above shall be supervised and inspected by the Executive Authority concerned for compliance during the construction stage.
  - IV. Since eventually the public sewerage and water supply systems are expected to be systematically added / extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the outlying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to Hyderabad Metropolitan Water Supply & Sewerage board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.
- a. The Executive Authority should ensure that the proposed building / complex is constructed strictly as per the technically approved building plans mandatory inspection shall be made at foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No.168 MA, dt.07-04-2012

Deviation, misuse or violations of minimum setbacks, common parking floor / still marking / violation and other balcony projections shall not be allowed.

b. The Executive Authority shall allow the proposed building complex to be occupied used or otherwise let out etc., only after;

1. The proposed building is completed in accordance with the technically approved building plans;

II. After ensuring all the above conditions at (a) to (i) are complied.

III. After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are complied to the satisfaction of the Executive Authority. Complied to the satisfaction of the Executive Authority.

IV. After issuing a "Fit for Occupancy" certificate by the Executive Authority / Municipal Commissioner as required under Government order No.248 MA, dt.23-05-1996.

c. The Executive Authority shall ensure that the developer display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matter.

d. That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code of 2005.

e. That the applicant shall make provisions for erection of Transformer and Garbage house with in the premises.

f. That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.

g. That the applicant should ensure to submit a compliance report to HMDA soon after completion of first floor roof level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by

h. That the silt / Cellar should be exclusively use for parking for vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.

i. It is also hereby ordered that the copy of approved plan as released by HMDA and local authority would be displayed at the construction site for public view.

j. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.

k. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.

#### Proceeding Letter 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 of HMC Act 1955.

2. If construction is not commenced within 18 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 HMDA 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 by the local body in GHMC 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. Strip of greenery on periphery of the site shall be maintained as per rules.
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 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
21. 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.
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 shall be allowed for registration only after an Occupancy Certificate is produced.
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 HMDA/GHMC.
29. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
30. 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 HMDA 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.
31. 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 as stipulated in National Building Code of India, 2005 like;
- a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
- 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 passages and stair case.
- e. Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.

- f. Manually operated and alarm system in the entire buildings.
- g. Separate Underground static water storage tank capacity of 25,000 lts. Capacity.
- h. Separate Terrace Tank of 25,000 lts. Capacity for Residential buildings.
- i. Hose Reel, Down Corner.
- j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
- k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
- l. Transformers shall be protected with 4 hours rating fire resist constructions.
- m. To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

**Special Conditions:**

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
3. The Owner / Developers shall be responsible for the safety of construction workers.
4. It in case above said conditions are not adhered; HMDA / Local Authority can withdraw the said permission.
5. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12..The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
6. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice.
7. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, HMDA are its employees shall not be a part to any such dispute / litigation.
8. The applicant / developer are the whole responsible if anything happens / while constructing the building.
9. Any conditions laid by the authority are applicable.

**Additional / Other:**

1. All the above shall be supervised and inspected by the Municipal Engineer / Executive Authority concerned for compliance during the construction stage.
2. In case of Commercial / Industrial / Residential Buildings constructions over 10,000 Sq.mts area and above, provision shall be made in the plans for Sewage Treatment Plant (STP) Which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016. and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016. solid waste strictly in accordance with the solid waste Management Rule - 2016. Made in the plans for Sewage Treatment Plant (STP)

- which shall bring Sewage and domestic discharge within the Prescribed Parameters. Further, such plans should duly provide for a complete and comprehensive system of collection, transportation and disposal of municipal solid waste strictly in accordance with the solid waste Management Rule - 2016. Solid waste strictly in accordance with the solid waste Management Rule - 2016. Solid waste strictly in accordance with the solid waste Management Rule - 2016.
3. The Executive Authority should ensure that the minimum width of approach road as indicated in the tech. Approved plans and area affected in the road widening is taken over from the applicant free of cost by Municipality / Panchayath. The said road is developed and maintained as Black topped road with proper centre etc.
  4. The Local Body shall ensure that the developer display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned in this office letter, so as to facilitate public in the matters.
  5. That the applicant is responsible for structural safety and the safety requirement in accordance with the of National building Code of 2005.
  6. That the applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbours.
  7. That the applicant shall made provisions for erection of Transformer and Garbage house with in the premises.
  8. That the Stilts / Cellar should be exclusively used for parking of vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
  9. That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
  10. This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law
  11. The HMDA reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact
  12. To comply the conditions laid down in the G.O.Ms.No.168, dt.07-04-2012
  13. The applicant shall approach HMDA for issue of occupancy certificate after the completion of the construction as per approved plan in stipulated period.
  14. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
  15. The applicant has submitted the clearance from Department of Civil Engineering vide Lt no. JNTU/CEH/CIVIL/STR/Proof checking/6547/2022, Dt: 06.04.2022.
  16. The applicant has submitted the Bank Guarantee vide No. P0048ND600001823 Dt: 26.04.2022.
  17. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application/Building application for release of Mortgage.
  18. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for installment payments.

19. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
20. If any applicant / promoter / builder fails to pay the installments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh

**MULTISTOREYED / HIGH RISE BUILDING CONDITIONS:**

1. The visitors parking should be used for the designated purpose only and should not be misused or sold.
2. The 10 % of cellar shall be utilized for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry, car wash etc., and not for other purposes as per the condition laid down in (13(c-xi)) in Go.Ms.No.168 MA, dt. 07.04.2012.
3. The work of building services like sanitation, plumbing Fire safety requirements, lifts, Electrical installations and other utility services shall be executed under the planning design and supervision of qualified and component technical person.
4. The applicant shall provide refuse - Chute along with proper garbage disposal systems.
5. The applicant shall make provision for solar water heating system and solar lighting system in the building and in the site for outdoor lighting etc.
6. The applicant should full fill the all the conditions as per the Fire Service NOCs, Airport NOCs clearance etc.
7. Rain water harvesting from the roof tops may also incorporate to store water and also make special provisions for storm water drains.
8. The HMWS & SB and T.S Transco shall not provide the permanent connection till the applicant produces the Occupancy Certificate from the Sanctioning Authority (Gram Panchayat).
9. For water supply the applicant should approach to HMWS and SB Department for Bulk Supply
10. The applicant shall follow the conditions mentioned in Rc. No. 6537/MSB/CR/MDK/13, dt. 05.08.12
11. The applicant has to maintain tot-lot / open space / buffer to be used as Greenery and should not be used it for any other purposes and handover the same including Drive ways to local body as per rule 8 (n) of A.P Building Rules - 2012.

Yours faithfully  
Sd/-

For Metropolitan Commissioner

Copy to:  
M/S Om Sree Builders & Developers,  
Rep.by. MansukhBhai Patel & others,  
5-8-45/80, Royal Garden Society,  
J.J.Nagar, Yaprak,  
Telangana - 500087

//t.c.f.b.o//

  
Div: Accounts Officer

Housiey.com



as payment referred to in sub-clause (ia)

A. Details of payment on which tax is not deducted:

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
1		₹ 0										

B. Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount of tax deducted	Amount deposited out of "Amount of tax deducted"
1		₹ 0											₹ 0	₹ 0

iii. as payment referred to in sub-clause (ib)

A. Details of payment on which levy is not deducted:

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
1		₹ 0										

B. Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount of Levy deducted	Amount deposited out of "Amount of Levy deducted"
1		₹ 0											₹ 0	₹ 0

iv. Fringe benefit tax under sub-clause (ic)

₹ 0

v. Wealth tax under sub-clause (iia)

₹ 0

vi. Royalty, license fee, service fee etc. under sub-clause (iib)	₹ 0
vii. Salary payable outside India/to a non resident without TDS etc. under sub-clause (iii)	

Sl. No.	Date of payment	Amount of the payment	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City or Town or District	Zip Code / Pin Code	Country	State
1		₹ 0									

viii. Payment to PF /other fund etc. under sub-clause (iv)	₹ 0
ix. Tax paid by employer for perquisites under sub-clause (v)	₹ 0

(c). Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof;

Sl. No.	Particulars	Section	Amount debited to P/L A/C	Amount admissible	Amount inadmissible	Remarks
	No records added					

(d). Disallowance/deemed income under section 40A(3):

A. On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. Please furnish the details ? Yes

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
No records added						

B. On the basis of the examination of books of account and other relevant documents/evidence, whether payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A) ? Yes

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
No records added						

(e). Provision for payment of gratuity not allowable under section 40A(7); ₹ 0

(f). Any sum paid by the assessee as an employer not allowable under section 40A(9); ₹ 0

(g). Particulars of any liability of a contingent nature;

Sl. No.	Nature of Liability	Amount
1	Nil	₹ 0

(h). Amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income;

Sl. No.	Particulars	Amount
1	Nil	₹ 0

(i). Amount inadmissible under the proviso to section 36(1)(iii).

₹ 0

22. Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.

₹ 0

23. Particulars of any payments made to persons specified under section 40A(2)(b).

Sl. No.	Name of Related Person	PAN of Related Person	Aadhaar Number of the related person, if available	Relation	Nature of Transaction	Payment Made
1	BHARAT PATEL	AAOPP2440H		PARTNER	REMUNERATION	₹ 69,30,000
2	MANSUKH PATEL	ABPPP3583K		PARTNER	REMUNERATION	₹ 71,40,000
3	VASANTHILAL PATEL	AEJPP6076L		PARTNER	REMUNERATION	₹ 69,30,000
4	BHARAT PATEL	AAOPP2440H		PARTNER	INTEREST ON CAPITAL	₹ 4,20,05,737
5	MANSUKH PATEL	ABPPP3583K		PARTNER	INTEREST ON CAPITAL	₹ 4,32,78,639
6	VASANTHILAL PATEL	AEJPP6076L		PARTNER	INTEREST ON CAPITAL	₹ 4,20,05,737

24. Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33AC or 33ABA.

Sl. No.	Section	Description	Amount
		No records added	

25. Any Amount of profit chargeable to tax under section 41 and computation thereof.

Sl. No.	Name of person	Amount of income	Section	Description of Transaction	Computation if any
				No records added	

26. In respect of any sum referred to in clause (a),(b),(c),(d),(e),(f) or (g) of section 43B, the liability for which:-

A. pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was

a. paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
			₹ 0

b. not paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
			₹ 0

B. was incurred in the previous year and was

a. paid on or before the due date for furnishing the return of income of the previous year under section 139(1);

Sl. No.	Section	Nature of liability	Amount
			₹ 0

b. not paid on or before the aforesaid date.

Sl. No.	Section	Nature of liability	Amount
			₹ 0

State whether sales tax, goods & services Tax, customs duty, excise duty or any other indirect tax, levy, cess, impost etc. is passed through the profit and loss account ?

No

27.a. Amount of Central Value Added Tax Credits/ Input Tax Credit(ITC) availed of or utilised during the previous year and its treatment in profit and loss account and treatment of outstanding Central Value Added Tax Credits/Input Tax Credit(ITC) in accounts.

No

CENVAT /ITC Amount Treatment in Profit & Loss/Accounts

No records added

b. Particulars of income or expenditure of prior period credited or debited to the profit and loss account.

Sl. No.	Type	Particulars	Amount	Prior period to which it relates (Year in yyyy-yy format)
No records added				

28. Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(viiia) ?

Please furnish the details of the same

Sl. No.	Name of the person from which shares received	PAN of the person, if available	Aadhaar Number of the payee, if available	Name of the company whose shares are received	CIN of the company	No. of Shares Received	Amount of consideration paid	Fair Market value of the shares
No records added								

29. Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib) ?

Please furnish the details of the same

Sl. No.	Name of the person from whom consideration received for issue of shares	PAN of the person, if available	Aadhaar Number of the payee, if available	No. of shares issued	Amount of consideration received	Fair Market value of the shares
No records added						

A.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (ix) of sub-section (2) of section 56 ?

No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
No records added		

B.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (x) of sub-section (2) of section 56 ?

No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
	No records added	

30. Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. [Section 69D] **No**

Sl. No.	Name of the person from whom amount borrowed or repaid on hundi	PAN of the person, if available	Aadhaar Number of the person, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount borrowed	Date of borrowing	Amount due including interest	Amount repaid	Date of Repayment
1										₹ 0		₹ 0	₹ 0	

A.a. Whether Primary adjustment to transfer price, as referred to in sub-section (1) of section 92CE, has been made during the previous year? **No**

b. Please furnish the following details:

Sl. No.	Under which clause of sub-section (1) of section 92CE primary adjustment is made?	Amount of primary adjustment	Whether the excess money available with the associated enterprise is required to be repatriated to India as per the provisions of sub-section (2) of section 92CE?	Whether the excess money has been repatriated within the prescribed time?	The amount of imputed interest income on such excess money which has not been repatriated within the prescribed time	Expected date of repatriation of money

No records added

B.a. Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub-section (1) of section 94B? **No**

b. Please furnish the following details

Sl. No.	Amount of expenditure by way of interest or of similar nature incurred (i)	Earnings before interest, tax, depreciation and amortization (EBITDA) during the previous year (ii)	Amount of expenditure by way of interest or of similar nature as per (i) above which exceeds 30% of EBITDA as per (ii) above. (iii)	Details of interest expenditure brought forward as per sub-section (4) of section 94B. (iv)		Details of interest expenditure carried forward as per sub-section (4) of section 94B. (v)	
				Assessment Year	Amount	Assessment Year	Amount
1	₹ 0	₹ 0	₹ 0		₹ 0		₹ 0

C.a. Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96, during the previous year. (This clause is kept in abeyance till 31st March, 2022)? **No**

b. Please furnish the following details

Sl. No.	Nature of the impermissible avoidance arrangement	Amount of tax benefit in the previous year arising, in aggregate, to all the parties to the arrangement
	No records added	

31.a. Particulars of each loan or deposit in an amount exceeding the limit specified in section 2695S taken or accepted during the previous year:-

Sl. No.	Name of the lender or depositor	Address of the lender or depositor	Permanent Account Number (if available with the assessee) of the lender or depositor	Aadhaar Number of the lender or depositor, if available	Amount of loan or deposit taken or accepted	Whether the loan/deposit was squared up during the previous year ?	Maximum amount outstanding in the account at any time during the previous year	Whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.

- No records added

b. Particulars of each specified sum in an amount exceeding the limit specified in section 2695S taken or accepted during the previous year:-

Sl. No.	Name of the person from whom specified sum is received	Address of the person from whom specified sum is received	Permanent Account Number (if available with the assessee) of the person from whom specified sum is received	Aadhaar Number of the person from whom specified sum is received, if available	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.

No records added

Note: Particulars at (a) and (b) need not be given in the case of a Government company, a banking company or a corporation established by a Central, State or Provincial Act.

b.(a). Particulars of each receipt in an amount exceeding the limit specified in section 2695T, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Nature of transaction	Amount of receipt	Date of receipt
No records added							

b.(b). Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, received by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of receipt
No records added					

b.(c). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, otherwise than by a cheque or bank draft, or use of electronic clearing system through a bank account during the previous year

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Nature of transaction	Amount of payment	Date of payment
No records added							

b.(d). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, made by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Amount of payment
No records added					

Note: Particulars at (ba), (bb), (bc) and (bd) need not be given in the case of receipt by or payment to a Government company, a banking Company, a post office savings bank, a cooperative bank or in the case of transactions referred to in section 269SS or in the case of persons referred to in Notification No. S.O. 2065(E) dated 3rd July, 2017

c. Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year:-

Sl. No.	Name of the payee	Address of the payee	Permanent Account Number (if available with the assessee) of the payee	Aadhaar Number of the payee, if available	Amount of repayment	Maximum amount outstanding in the account at any time during the previous year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account ?	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft.
No records added								

d. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year
No records added					

e. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year:-

Sl. No.	Name of the payer	Address of the payer	Permanent Account Number (if available with the assessee) of the payer	Aadhaar Number of the payer, if available	Amount of repayment of loan or deposit or any specified advance received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year
No records added					

Note: Particulars at (c), (d) and (e) need not be given in the case of a repayment of any loan or deposit or specified advance taken or accepted from Government, Government company, banking company or a corporation established by a Central, State or Provincial Act

32.a. Details of brought forward loss or depreciation allowance, in the following manner, to the extent available

Sl. No.	Assessment Year	Nature of loss/allowance	Amount as returned (if the assessed depreciation is less and no	All losses/allowances not allowed under section 115BAA / 115BAC / 115BAD	Amount as adjusted by withdrawal of additional depreciation on account of opting	Amount as assessed (give reference to relevant order)	Remarks
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