

PROCEEDINGS OF THE MUNICIPAL COMMISSIONER, KOMPALLY MUNICIPALITY
MEDCHAL, MALKAJGIRI DISTRICT
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

Lr.No.1965/TP/KM/2023 Permit.No.002/2023

Date:10.07.2023

Sub: -Kompally Municipality, Medchal – Malkajgiri Dist. – Town Planning Section – Proposed construction of Multi storied Residential / Apartments Consisting of Block A To F (2Cellars + Ground + 07 Upper floors) and Amenities of (2Cellars+G+4Upper floors) in Sy.Nos.119, 149/A and 150/C situated at Kompally Village – Technical approval issued by HMDA – Building permission released– Orders – Issued.

Ref: - 1. HMDA Technical Approved Vide No. 2197/MED/PLG/HMDA/2022, Dt.31.05.2023.

2. Your Application Dated:26.06. 2023.

ORDER:

In the reference 1st read above, the Metropolitan Commissioner, HMDA, Hyderabad have issued technical approval for construction of Multi storied Residential buildings consisting of Blocks A To F and Amenities in Sy.Nos.119,149/A and 150/C as detailed below has been examined with reference to the rules and regulations in force and permission is hereby released subject to following conditions:

Sir/Madam,

A APPLICATION AND LICENSED PERSONNEL DETAILS:					
	Applicant	M/s. MNK Constructions Private Limited Rep. by its Director Sri N.Venkateswara Rao			
	Developer / Builder	M/s. MNK Constructions Pvt. Ltd.			
	Licensed Technical person/Architect	Mikkilineni Sravani			
	Structural Engineer	M.Srinivasa Rao			
B SITE DETAILS:					
	T.S.No./Sy.No.	119, 149/A and 150/C			
	Plot No.	OPEN LAND			
	Street / Locality	Kompally Village			
	Name of the ULB	Kompally Municipality			
C DETAILS OF PERMISSION SANCTIONED:					
1	Floors	Upper Floors		Parking Area	
2	Building Use	No.	Built up Area (Sqm.)	Level	Built up Area (Sqm.)
(A)	Residential(Blocks A TO F)	G + 07	87421.31	2Cellar	47514.66
	Commercial(Amenities)	G + 04	2691.55	2Cellar	1184.28
	Set Backs (m)	Front	Rear	Side –I	Side – II
		8.00M	8.02M	8.00M	8.27M
	Site Area (m ²)	26810.42			
	Road affected area (m ²)	-			
	Net Area (m ²)	26810.42			
	Tot-lot (m ²)	2982.77			
	Height (m)	24.04			
	Mortgage Area (m ²) (Residential (Blocks A to F)) and (Amenities Block)	9050.53			
	No. of RWHPs	23			
D	TOTAL FEES PAID	Total Amount Paid Fee of Rs.2,36,04,767.00 through Challan No.2997, Cheque no. RTGS UTR No.HDFCR52022123071715434, Dt.30-12-2022			
	Environmental impact fee	Rs.49,64,106.00, Treasury Challan No.6203281102, dt.29.12.2022			
1	Contractor's all Risk Policy No.	Dt. -	Dt. -	Valid up to:	
2	Notarized Affidavit No.	-	Mortgage Deed No.5859/2023	Dt.19/04/2023	
3	Entered in Prohibitory Property Watch register Sl.No.	-	Dt.		
E	Construction to be Commenced From:	10.07.2023			
F	Construction to be Completed Before:	09.07.2028			

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights. At later stage if it is found that the document are false and fabricated the permission will be revoked.
2. If Construction is not commenced within one year, building application shall be submitted a fresh duly paying required fees.
3. Sanctioned plan shall be followed strictly while making the construction,
4. Sanctioned Plan copy shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building.
6. Completion Notice shall be submitted after completion of the building to obtain occupancy certificate.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Rain Water Harvesting Structure (percolation pit) shall be constructed.
11. Strip of greenery on periphery of the site shall be maintained as per rules.
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. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Registrations Act, 1976.
14. The Developer/Building/Owner to provide service road wherever required with specified standards at their own cost.
15. A safe distance of minimum 3.0mtrs. Vertical and Horizontal Distance between the Building & High tension Electrical Lines and 1.5mtrs. For Low Tension electrical line shall be maintained.
16. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
17. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
18. The Registration authority shall register only the permitted built up area as per sanctioned plan.
19. Applicant has to pay fees mandatory, if noticed in future. Failing which action will be initiated as per rules.
20. Applicant should strictly follow the conditions prescribed by the HMDA Lr.No.2197/MED/PLG/HMDA/2022, Dt.31-05-2023.

**Municipal Commissioner
Kompally Municipality**

**Commissioner
Kompally Municipality
Medchal-Malkajgiri District.**

To,
M/s. MNK Constructions Private Limited rep. by its Director
Sri N.Venkateswara Rao,
3-220 to 222/PP/202, Phase-II, Kavuri Hills,
Jubilee Hills, Hyderabad-500033.

Copy to:

1. The Town Planning Section Head.
2. The Officer concerned Property tax section.
3. The Municipal Engineer.
4. The Div. Executive Engineer, TGS Transco.
5. The Officer concerned Stamps and Registration Dept.