



TS-bPASS

OFFICE OF THE GRAM PANCHAYAT: SAIDAPUR
MANDAL: YADAGIRIGUTTA, DISTRICT: YADADRI-BHUVANAGIRI

APPROVAL FOR BUILDING CONSTRUCTION

To,

M/s. SV Arck Infra LLP, Rep/by N. Sri Ram Chowdary, Hyderabad
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Application No / Permit No	221649/BP/GP/208245/0015/2022
Date	03-08-2023

Sir/Madam,

Sub: Saidapur Gram Panchayat, Yadagirigutta Mandal, Yadadri-Bhuvanagiri District - TS-bPASS construction of 8052.8 Sq.Mtrs (9631.15 Sq.Yds) consisting of MSB situated at Plot No: 1, Locality: Saidapur, Survey No: 243/E/1, 243/A/1, 243/A/2, 243/A/3, 243/A/4, 243/A/5, 243/A/6,, saidapur(V), Yadagirigutta(M), Saidapur, Yadadri-Bhuvanagiri(Dist).building - Approval - under section 7 of TS-bPASS Act, 2020 - Issued.

- Ref:
1. Your Application 221649/BP/GP/208245/0015/2022, dated: 25-10-2022
 2. G.O.Ms. No. 52, PR&RD, dt. 12-03-2022.
 3. G.O.Ms. No. 168, MA&UD, Dt. 07-04-2012.
 4. G.O. Ms. No. 7, MA&UD, Dt. 05-01-2016.
 5. TS-bPASS Act, 2020

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 DETAILS		
1	Name	M/s. SV Arck Infra LLP	
2	Represented By	N. Sriram Chowdary	
3	Developer / Builder	LIC No.	
4	Structural Engineer	LIC No.	
B	SITE DETAILS		
1	Plot No	1	
2	Survey No	243/E/1, 243/A/1, 243/A/2, 243/A/3, 243/A/4, 243/A/5, 243/A/6,	
3	Open Plot or Piece of Land	N/A	
4	Street/Road	N/A	
5	Village Name	saidapur	
6	Gram Panchayat	Saidapur	
7	Mandal	Yadagirigutta	
8	District	Yadadri-Bhuvanagiri	

9	Is this plot part of	Open Plot or Piece of Land
C	DETAILS OF PERMISSION SANCTIONED	
1	Extent of Plot	8052.8 Sq.Mtrs (9631.15 Sq.Yds)

2	Road affected area	1902.19 Sq. Meters
3	Net Plot Area	6150.23 Sq. Meters
4	Setbacks	
	a. Front setback (Mts)	11.0
	b. Rear setback (Mts)	8.0
	c. Side setback – I (Mts)	8.15
	d. Side setback – II (Mts)	8.0
5	No. of Rain Water Harvesting Pits	1
6	Site Area (m2)	8052.8 Sq.Mtrs (9631.15 Sq.Yds)
7	Road affected area (m2)	1902.19 Sq. Meters
8	No. of Trees	400
9	No of floors	B1, B2, G + 12 Floors
	Total Built-up Area	37404.55 Sq. Meters
E	MORTGAGE AREA (10%of Built-up Area)	
1	Mortgage Area	2516.672 Sq. Meters
2	Mortgage Floors	N/A
F	Initial Fee	
1	Processing Fee	10,000.00
2	Scrutiny Charges	5,000.00
F	DETAILS OF PAYMENT	
1	Conversion Charges	₹ 61506.1
2	14% Open Space Contribution Charges On Prevailing Market Value	₹ 1
3	Postage/ Advertisement Charges	₹ 2500
4	Vacant Land Tax	₹ 11769.81
5	Debris Charges	₹ 2000
6	Betterment Charges	₹ 461295.75
7	Rain Water Harvesting Charges	₹ 61506.1
8	Building Permit Fee	₹ 1258336
9	Compound Wall Fee	₹ 500
10		

	Site Approval Charges	₹ 61506.1
11	DTCP Scrutiny Fee	₹ 10000
12	Initial Processing Fees	₹ 10000
13	Environment Impact fees	₹ 1207419
14	Labour cess	₹ 2588737.26
15	Proportionate Layout Charges	₹ 985882
16	Value Additional Charges(CDA)	₹ 492019
17	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 615023
18	Development Charges on built up area(As per G.O. Ms. No.225, dt: 30.08.2016 , G.O. Ms No. 226 and dt: 30.08.2016 ,G.O. Ms No. 223, dt: 30.08.2016)	₹ 3202044
	TOTAL	₹ 11032045.12
G	DETAILS OF PAYMENT	
1	Mode of Payment	Online payment
2	Construction to be Commenced Before	03-02-2024
3	Construction to be Completed Before	03-08-2028
H	OTHER DETAILS	
1	Contractor's all Risk Policy No	Date Valid up to
2	Notarized Affidavit No.	Date Area (m2)
3	Enter Sr. No. in prohibitory Property Watch Register	Date
4	Floor handed over	S.R.O.

The approval for building construction is issued subject to the following conditions:

1. The approval issued does not confer upon any ownership rights over the property. The applicant is solely responsible for legal litigations or disputes if any
2. Applicant should not construct more than MSB. Any further construction beyond will be liable for penalty /

demolition without notice.

3. The applicant shall construct as per the Sanctioned plan submitted. No structure / balcony projection is allowed in setback area.
4. The proposed construction should be in conformity with the master plan land use and zoning regulations.
5. The proposed site should not be a Government land / Prohibited land / ULC Land / Disputed land / Gram Panchayat land / Layout Open space / Water bodies / NALA / Earmarked Parks and playgrounds.
6. No building activity shall be carried out in certain areas as per rule 3 of G.O.Ms. No. 168, MA&UD, Dt. 07-04-2012.
7. Applicant shall construct 1 rainwater harvesting pits and shall plant 400 Trees within the plot at appropriate location as per G.O. Ms. No. 350, MA & UD, Dt:09-06-2000.
8. The applicant shall commence the construction within **6 months** and should complete within a period of **3 years** in case of Non-High-Rise Buildings and 5 years in case of High-Rise Buildings & Group Development schemes from date of approval. The Permission can be re validated for another 2 Years on Payment of Building permit Fee. Further, applicant shall upload the pictures of commencement of construction within 6 months as per rule 19 (d) of G.O.Ms. No. 168, MA&UD, Dt. 07-04-2012.
9. Verification will be carried out as per the provisions of TS-bPASS Act, 2020 and action will be initiated as per the provisions of this Act, if any violation or misrepresentation of the facts is found.
10. The Applicant is liable for penal action as per the provisions of TS-bPASS Act, 2020 in case of misrepresentation or false declaration and the building permission issued will be revoked and construction there upon will be demolished without issuance of any notice under section 9 of TS-bPASS Act, 2020.
11. In case, building is constructed in deviation to the sanction plan, the construction made in deviation to the sanction plan will be demolished without issuance of any notice under section 7 of TS-bPASS Act, 2020.
12. The area mortgaged will be released on submission of completion certificate and occupancy certificate.
13. Sanctioned Plan shall be followed strictly while making the construction & shall be displayed at the site.
14. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
15. Prior Approval should be obtained separately for any modification in the construction.
16. Tree Plantation shall be done along the periphery and also in front of the premises.
17. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate wherever applicable.
18. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
19. Garbage House shall be made within the premises duly segregating dry and wet waste.
20. 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.
21. This sanction approval is accorded on surrendering of Road affected portion of the site to Gram Panchayat at free of cost without claiming any compensation at any time as per the undertaking submitted.
22. 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.
23. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
24. A safe distance from Electrical Lines shall be followed as per rules.
25. If greenery is not maintained, 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
26. All Public and Semi-Public buildings shall provide facilities to physically handicapped persons.
27. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
28. The Registration authority shall register only the permitted built-up area as per sanctioned plan.

29. The Financial Agencies and Institutions shall extend loan facilities only to the permitted built-up area.
30. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
31. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Panchayat Secretary.
32. The construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
33. In respect of i) all Non Residential buildings and ii) residential buildings in plots of 500 sq.mts / 600 sq.yds and above, the Applicants shall comply with the provisions of Telangana State Cool Roof Policy 2023-2028 and same is mandatory for issue of Occupancy Certificate (OC).
34. As per the undertaking executed in terms of Building Rules-2012
 - 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 & severally 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 severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions.
 - 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 Gram Panchayat after providing all the regular service connections to each portion of the building and duly submitting the following.
 - i. Building Completion Notice issued by the Licensed Technical Person (LTP) 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.
1. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and Structural Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like,
 - i. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - ii. Provide Fire resistant swing door for the collapsible lifts in all floors.
 - iii. Provide Generator, as alternate source of electric supply.
 - iv. Emergency Lighting in the Corridor / Common passages and staircase.
 - v. Two numbers of water type fire extinguishers for every 600 Sq. mts. of floor area with minimum of four numbers of 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.
 - vi. Manually operated and alarm system in the entire buildings.
 - vii. Separate Underground static water storage tank capacity of 25,000 liters.
 - viii. Separate Terrace Tank of 25,000 liters capacity for Residential buildings.
 - ix. In addition to wet riser or down-comer, first-aid hose reels shall be installed in buildings as per Fire NOC.
 - x. Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq. mts.
 - xi. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - xii. Transformers shall be protected with 4 hours rating fire resist constructions.
 - xiii. To create a joint open space with the neighbour's building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Additional Conditions:

To
M/s. SV Arck Infra LLP ,
Rep/by N. Sri Ram Chowdary,
Hyderabad



Boga Roja

Saidapur Gram Panchayat
Yadagirigutta Mandal
Yadadri-Bhuvanagiri District
Date:25-10-2022
Time:12:14 pm

NOTE: This is a computer-generated letter and does not require any manual signatures.

