



GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION

BUILDING PERMIT ORDER

To

M/s. Silver Oak Realty (Formerly known as M/s.Mehta & Modi Homes), Rep. by its Managing Partner Sri.Soham Modi
H.No.5-4-187/364, 2nd Floor,
M.G. Road, Secunderabad.

FILE No.	134535/07/07/2017/HO		
PERMIT No.	53421/HO/EZ/Cir-1/2016		
DATE	06	JAN	2018

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.
Ref: Your Application dated: 07.07.2017 u/s 388, 428 & 433 of HMC Act, 1955 and A.P.Urban Areas (Dev), Act, 1975 and A.P.Building Rules 2012.
*** **

Your application submitted in the reference 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:								
1	Applicant	M/s. Silver Oak Realty, (Formerly known as M/s.Mehta & Modi Homes), Rep. by its Managing Partner Sri.Soham Modi						
2	Developer / Builder	Modi Properties Pvt. Ltd., Rep. by Soham Modi	Lic.No.	BL/1171/2008				
3	Licensed Technical Person	Anand Sagar	Lic No.	CA/76/2898				
4	Structural Engineer	M.Dattatri Rao	Lic.No.	134/Strl.Engg.				
B SITE DETAILS								
1	Sy.No.	Sy.Nos.11, 12, 14 to 18 & 294 Part						
2	Premises No	-						
3	Plot No.	-						
4	Layout / Sub Divn. No.	-						
5	Street	Cherlapally (V), Kapra (M),						
6	Locality	Medchal-Malkajiri District.						
C DETAILS OF PERMISSION SANCTIONED : For proposed extension of layout with Housing(Gated Community) for 27-Villas i.e., Plot Nos.69 to 95 consisting of ground + 1st floor								
1	Floors	Ground		Upper floors()		2(B)	Parking floors	
2	Use	No.	Area (m ²)	No.	Area(m ²)	Level	No.	Area(m ²)
	Residential (Gated Community)	extension of layout with Housing(Gated Community) for 27-Villas i.e., Plot Nos.69 to 95 consisting of ground + 1st floor		4725.00		-	-	-
3	Set backs (m)	Front		Rear	Side I	Side II		
		As per plan						
4	Site Area (m ²)	6637.19		8	Height (m)	6.00		
5	Road affected area (m ²)	-		9	No. of RWHPs	2 Pits per each plot		
6	Net Area(m ²)	6637.19		10	No. of units	27		
7	Tot-lot (m ²)	-		11	Others	-		
D DETAILS OF FEES PAID (RS.) TOTAL : Rs.10,000/- + Rs.20,05,210/- = Rs.20,15,210/-								
1	Building Permit Fee	Rs	3,77,960 /-	6	RWH Charges	Rs.	37,800/-	
2	Development Charges	Rs.	6,33,750/-	7	Environmental Impact charges	Rs.	1,52,525/-	
3	B.C & E.B.C.on builtup area	Rs.	7,08,750/-	8	Shelter fees	Rs.	34,500/-	
4	B.C & E.B.C.on site area	Rs.	28,750/-	9	Vacant Land Tax	Rs	7,425/-	
5	Sub-Division charges	Rs.	5000/-	10	Prportionate Layout Charges	Rs.	28,750/-	
		1. Challan No.190/48, Dt.07.07.2017, Rs.10,000/-, 2. DD.No.187506, Dt:19.12.2017, Yes Bank, Rs.20,15,210/-						
E OTHER DETAILS :								
1	Contractor's all Risk Policy No.	61240444170300000003		Dt	15.12.2017	Valid Upto	14.12.2023	
2	Notarised Affidavit No	16699/2017	Dt:	30.11.2017	Floors handed over	Plot No. 82 & 95 of Type A2 with Housing	Area (m ²)	270.00 Sq.mts.
3	Entered in prohibitory property watch register Sl.No	Vol. No.1	Dt:	13.12.2017	S.R.O.	Uppal		
F	Construction to be Commenced Before				05.01.2019			
G	Construction to be Completed Before				05.01.2024			

The Building permission is sanctioned subject to following conditions:

1)The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.
2)The applicant should provide automatic sprinkler system in cellar floor and fire safety measures as per NBC norms before obtaining Occupancy Certificate.
3)The applicants shall takeup the execution of cellar works only after completion of monsoon season and also shall give commencement notice to GHMC before cellar excavation.

for COMMISSIONER
GHMC

The Building permission is sanctioned subject to following 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 one year, 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 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 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 with out 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 width 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 2005.
26. The mortgaged builtup area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted builtup area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted builtup 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 & 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 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 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;
 - 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 stair case.
 - v) 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.
 - vi) Manually operated and alarm system in the entire buildings;
 - vii) Separate Underground static water storage tank capacity of 25, 000 lits. Capacity.
 - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings;
 - ix) Hose Reel, Down Corner.
 - x) Automatic Sprinkler system is to be provided if the basement area exceed 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 spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

By order
for COMMISSIONER,
GHMC

Copy to

1. The Assistant City Planner/City Planner,, GHMC
2. The Zonal Commissioner..... Zone, GHMC.
3. The Manager Director, HMWS&SB.
4. The Director, A.P. TRANSCO, Hyderabad.
5. The Director General, Stamps and Registration Department, Hyderabad.
6. The Director General, Fire Service Department, Govt. of A.P, Hyderabad.
7. The Neighbors (side1, side2 & rear)
8. The Licensed Technical Personnel / Structural Engineer / Builder