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GOVERNMENT OF TELENGANA

From  
The Director of Town  
and Country Planning,  
4<sup>th</sup> & 5<sup>th</sup> 2<sup>nd</sup> floor,  
640 A.C.Guards,  
Hyderabad 500 004.

✓ To  
The Commissioner,  
Miryalguda Municipality,  
Miryalguda.

Lr.D.Dis.No.2883/2016/H, dt.25-11-2016

Sir,

Sub:- O/o the DT&CP-Hyderabad – Miryalguda Municipality Construction of Gated Community Layout Cum Group Housing (Residential) of Miryalguda Municipality in Sy.No.786 /P to an extent of Ac.6.18 cents with 92 Residential Units applied by Sri.Annireddy Vasudha Reddy and 2 others -**Technical Clearance - Accorded**—Regarding.

Ref:-1. Your Lr.Roc.No..G1/2491/MM/2016, dt.17-10-2016

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The proposals forwarded through your letter cited, for construction of Gated Community Layout Cum Group Housing (Residential) of Miryalguda Municipality in Sy.No.786 /P to an extent of Ac.6.18 cents with 91 Residential Units applied by Sri.Annireddy Vasudha Reddy and 2 others have been examined in detail with reference to the building rules as per zoning regulation, and issued Technical approval subject to the following conditions:

1. **The applicant shall pay Shelter fee in lieu of EWS/LIG as per G.O.Ms.No.7 dated:5-1-2016 for more than 3000 sq mts. To the Commissioner, Miryalguda Municipality before releasing the permission.**
2. **All the Roads and open spaces mentioned in the plan shall be handed over to the ULB at free of cost through Registered Gift Deed before issue of Occupancy Certificate along with the development of BT Road as per 8 (K) of G.O.No.168 dt.07-04-2016. Further the Peripheral Road shall be open to public and shall not put any gate or obstruction on the Peripheral Road.**
3. **That the title and Urban / Agricultural land ceiling aspect shall scrupulously examined by the Commissioner, Miryalguda Municipality, before issue of building permission.**
4. **The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban / Agricultural land ceiling clearances etc.**
5. **The Technical clearance of building construction shall not be used as the proof of any title of the land.**
6. **The parking area shown in the plan shall not be used for any purpose other than parking and to this effect an undertaking on Rs.100/- stamp paper shall be obtained from the applicant before the release of permit by the Commissioner, Miryalguda Municipality.**
7. **The extent and dimensions of the site shall be thoroughly verified with reference to ownership documents and other Municipality records before the permission is released by the Commissioner, Miryalguda Municipality.**
8. **Necessary fee / Charges if not collected already, shall be collected by the Commissioner, Miryalguda Municipality, before the release of permission.**
9. **The Commissioner, Miryalguda Municipality, shall see that the applicant shall provide water supply, storm water drain, drainage, sewerage, transformer, garbage chute etc., at his own cost. In this regard an undertaking shall be obtained from the applicant before release of permission.**

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10. All environmental aspects like provision of rain water harvesting structures, greenery, A.P. Water, Land & Tree Act Provisions etc., shall be complied within such of the sites and schemes where these are applicable.
11. The Commissioner, Miryalguda Municipality, shall make it obligatory on the part of the builder / Contractor to obtain the Metal, Stone, Sand, Bricks, Napaslabs, Earth, murrum, and Gravel, etc., from quarry lease holder with royalty transit form issued by the Mines and Geology Department and copy of proceeding shall be sent to Assistant Director of Mines and Geology of the District as per Govt. Memo. No. 1906/E1/2004-1, Dt.03-03-2004 of MA&UD.Dept., A.P., Hyderabad.
12. The Commissioner, Miryalguda Municipality, shall carryout the mandatory inspections as per rules in force and report to RDDTP, Hyderabad.
13. The Commissioner, Miryalguda Municipality, shall release the building permission only after confirming the court litigations if any are cleared and ensuring that permission can be given in the site for Residential Apartment.
14. The Commissioner, Miryalguda Municipality, shall insist the applicant to the trees in the premises as per water land and trees Act rules-2002 and Rain Water Harvesting Pits as per G.O.Ms.No.350, dt.09-06-2000.
15. The Commissioner, shall release the plans only after confirming / fulfilling the conditions imposed, by the Government in Go.Ms.No.168, dt.07-04-2012.
16. The Commissioner, Miryalguda Municipality, shall collect development charges and betterment charges from the applicant before release of the plan if not collected earlier.
17. 1.0 m wide continuous green plantation strip in periphery on all sides is to be developed and maintained as shown in plan.
18. The Commissioner, Miryalguda Municipality shall release the plans only after satisfying him self that the buildings which are permitted by him shall be in conformity with the approved plan.
19. The owner is required to handover the residential Units (5)(mortgage area as shown in plan) as per rule 25 (d) of Go.Ms.No.168, dt.07-04-2012 to the sanctioning authority by way of a Notarized affidavit and after the set backs and open spaces are demarcated on the site the Notarized affidavit shall be got entered by the sanctioning authority in the prohibitory property watch register of the Registration department.

A copy of the Approved Plan **B.P.No.111/2016/H** incorporating the corrections is enclosed herewith for taking further action.

Yours faithfully,  
Sd/-xxxxx  
Director of Town and  
Country Planning

Encl: **B.P.No.111/2016 /H**  
in duplicate

Copy to : The Regional Deputy Director of Town and Country Planning,  
Hyderabad for information.

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Deputy Director (i/c)  
26/11