



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

TOWN PLANNING SECTION

Application For Building Permission

[For Residential less than 4000 Sq mtrs & Non multistoried (below 18 Mt.)]

Application No :021601/MED/R1/U6/HMDA/15032019

A)	TYPE OF DEVELOPMENT									
1	Building Permission		Residential less than 4000 Sq mtrs & Non multistoried (below 18 Mt.)							
2	Submitted On		15 March, 2019							
B)	DETAILS OF APPLICANT									
1	Applicantion is for Self Use or Selling Purpose?		Land Owner (Self Use)							
2	Name (In Full)		Mr. Vishal Goel & Mrs. Shivani Goel							
3	Address Line 1		Flat No. 302, Vista Apartments							
4	Address Line 2		Road No. 12, Banjara Hills							
5	City	State/Province/Region	Hyderabad						Telangana	
6	PIN		5	0	0	0	3	4		
7	Land Line Phone	Mobile No.	04066335557						8978144447	
8	E-mail		gkrao@modiproperties.com							
C)	LOCATION OF THE PROPOSED SITE									
1	Project Location		Extended area of Erstwhile HUDA (HMDA)							
2	Plot No.		22/P, 23, 24, 35, 36 & 37/P							
3	Survey No.		1, 16, 17 & 19/1							
4	District	Mandal	Medchal-Malkajgiri						Shamirpet	
5	Village		Muraharipalle							
6	Premises No./Door No.		N.A							
7	Road/Street		Karimnagar Highway							
8	Locality/Nearest Land Mark		Prajay Enclave, Muraharipally							
9	Zone/Planning Unit		Zone-1 Medchal							
10	Case Type		New							
11	Is plot part of a sanctioned layout?		No							
12	Plot sanctioned by the LRS		Before 2007							

D) DETAILS OF DEVELOPER/ ARCHITECT								
	Name	Address			License No.	Validity		
1	G RENUKA	Flat No. 205, 2nd Floor, E-Venue Apartments, Opp: DAV Public School, Road No. 14, Banjara Hills, Hyderabad - 500 034			CA/2005/35888	31 December, 2026		
E) DETAILS OF PROPOSED CONSTRUCTION								
1	Total Area (in Sq. m)	As per Documents			938.13			
		As on Ground			938.13			
2	Proposed Plot Area (Site Area) in Sq. Mt.			938.13				
3	Tot-lot Area in Sq. Mt.			00.00				
4	No. of Plots			0				
5	Plot No.	Gift Deed	Lease Deed	Sale Deed	Encumbrance Certificate (ECM)	Physically measured at Site	ROR	Pahanies/ Adangal Area
a)	22/P, 23, 24, 35, 36 & 37/P in Sy. No. 1,16,17 &19/1, Muraharipally (V), Shamirpet Mandal, Medchal Dist.	00.00	00.00	938.13	00.00	00.00	00.00	00.00
6	Permission For			S(Stilt)+5				
7	Proposed Use			Residential				
8	Proposed Activity			Residential Bldg/Apartment				
9	Land Use Zone			Residential				
10	Approach Road - Is it marked on Master Plan?			No				
11	Approach Road , Whether existing on site			Yes				
12	Whether connected with an existing Public Road			Yes				
13	Status of Road			Private				
14	Nature of the Road			Concrete				
15	Width of the Approach Road in Mts.			12				
16	Commencement of work on Site			No				
F) DETAILS OF BUILDING								
	No. of Blocks	1			Total Built-up Area (in sq. mt.)	2,104.10		
No.	Building Name	Use	Sub Use	Type	Height	No. of Floors		
1.	Residential Apartment Building	Residential	Residential Bldg/Apartment		14.75	5		
G) AUTOCAD FILE								
1	AutoCAD File	Vishal Goel Plot Final PREDCR dt. 14.03.2019 .dwg						
H) APPLICATION CHECKLIST								
No.	Description				Yes/No	Remarks		
1.	Whether Proposed site falls within (50 Mt) from the defined boundary of water bodies?				No	-		

2.	Whether proposed site is within the 30 Mt. distance from the railway property?	No	-
3.	Whether proposed site falls within the Air Funnel Zone / Vicinity of Airport?	No	-
4.	Whether Proposed site is located in the vicinity of Defense Establishments (500 Mt)? ("In case of sites abutting to Defence establishments, NOC from Defence authorities need not be insisted. However it will be the responsibility of the applicants to follow the applicable rules as prescribed by the Defence authorities in their rules G.O.M.S no. 7 MA dt: 5.1.16")	No	-
5.	Whether Proposed site is located in the vicinity of Oil / Gas pipe line? (In case of Sites in the vicinity of Oil / Gas pipelines, clearance distance and other stipulations of the Respective Authority shall be complied with. The Oil / Gas Authorities shall also specify the clearances required stretch wise to Local Body.)	No	-
6.	Whether HT /LT lines passing through the site? ("1. In case of sites in the vicinity of High Tension Electricity Transmission Lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3m shall be maintained between the building and the High Tension Electricity Lines and 1.5m shall be maintained between the building and the Low Tension Electricity Lines. 2. Wherever the road is not feasible below the HT line, green belt can be provided below the HT line and this will be in addition to 10% open space to be provided as per rules and for such cases, TDRs as applicable to road widening cases shall be given.")	No	-
7.	Site is the part of LRS approved?	No	-
8.	Site is part of approved layout	No	-
9.	Latest market value issued by sub registrar office concerned duly incorporating the site under reference in the part of survey number/piece of land/unapproved layout?	Yes	-
10.	Contour plan with 4 Mts. Intervals to be submitted in the list of drawing.	NA	-
11.	Revenue sketch issued by the Tahsildar concerned duly incorporating the site under reference in the survey number (if site is part of survey number)	NA	-
12.	Risk insurance policy as per G.O. Ms. No. 168 MA & UD dt: 07-04-2012 rule 5 (18)	Yes	-
13.	Undertaking as per the G.O.Ms. No. 168 MA & UD dt: 07-04-2012, Rule 5(18)	Yes	-
13.	Undertaking as per the G.O.Ms. No. 168 MA & UD dt: 07-04-2012, Rule 5(18)	Yes	-
14.	Declaration Certificate by the Architect	Yes	-
15.	Whether the proposed height of the building is more than 10 Mt.?	Yes	-
16.	Whether the site is falling within the vicinity of Raw water channel/ pipe line of Krishna, Godavari, Osman Sagar & Manjeera Water?	No	-
17.	Whether proposed site falls within the distance of 1000 M from Military / Airport? ("For any High Rise Building located in the vicinity of airports as given in the National Building Code, the maximum height of such building shall be decided in consultation with the Airport Authority and shall be regulated by their rules / requirements. G.O.M.S no. 168 MA dt: 7.4.12")	No	-
18.	Whether Proposed site falls within (200 Mt) to Water Bodies? If yes, obtain NOC from Irrigation/ Revenue Department.	NA	-
19.	Whether proposed built-up area falls more than 20,000 sq.mts?	No	-
20.	Whether proposed site is within the 30 Mts distance from the railway property? "In case of sites abutting to railway property, NOC from Railway authorities need not be insisted. However it will be the responsibility of the applicants to follow the applicable rules as prescribed by the Railway authorities in their rules – G.O.M.S no. 7 MA dt: 5.1.16"	No	-

21.	DOCUMENT CHECKLIST Are you interested to avail installments for Development charges and Capitalization charges?	No	-
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22.	Whether the payments of City Level Infrastructure Impact fees are as per instalment basis?	No	-
22.	Whether the payments of City Level Infrastructure Impact fees are as per instalment basis?	No	-
23.	Whether the NALA Conversion Proceeding is available with the applicant?	No	-
24.	Is there any state/ central government fee waiver applicable with this application?	No	-

Technical Aspects(Mandatory)

Sr. No.	Name of the Document	Attachment
1.	Photographs of the site of all Four Sides i.e., North, South, East, West and established BT approach road.	Main approach photo.pdf, Main Road photo 3.pdf, Main Road Photo.pdf, Road Photo.pdf, Site Photo 2.pdf, Site Photo 3.pdf, Site Photo1.pdf
2.	Photographs of the site of all Four Sides i.e., North, South, East, West and established BT approach road.	Main approach photo.pdf, Main Road photo 3.pdf, Main Road Photo.pdf, Road Photo.pdf, Site Photo 2.pdf, Site Photo 3.pdf, Site Photo1.pdf
3.	Site plan drawn to a metric scale 1: 200 showing setbacks, tot-lot, schedule of boundaries and outer measurements of blocks as per Building Rules, 2012. Proposal showing plans drawn to a metric scale 1:100, Typical floor section, elevation, plans of all floors of all blocks drawn to scale 1:100 in metric system clearly indicating all dimensions, use of each area / room, Wall thickness, columns & beams thickness / dimensions, giving statements of all areas, utility areas, general specifications of materials to be used.	Site and Typical Floors Plans.pdf, First and Second Floor Plans.pdf
4.	Location Plan drawn showing site and surrounding physical features Not to Scale (Only one copy required)	Location Plan .pdf, Land Use Certificate .pdf, G.P. lay-out.PDF, Google Image..pdf, Letter to HMDA.PDF
5.	Location Plan drawn showing site and surrounding physical features Not to Scale (Only one copy required)	Location Plan .pdf, Land Use Certificate .pdf, G.P. lay-out.PDF, Google Image..pdf, Letter to HMDA.PDF
6.	Common Affidavit.	Common Undertaking.PDF
7.	Common Affidavit.	Common Undertaking.PDF

Ownership Aspects(Mandatory)

Sr. No.	Name of the Document	Attachment
1.	Copy of registered sale deed.	Sale Deed No. 3049 of 2011.pdf
2.	Registered Development Agreement of sale cum General Power of Attorney. Special power of Attorney for obtaining permissions from HMDA/ Local Authority.	Sale Deed No. 6155 of 2004.PDF, AGPA No. 14650 of 2003.PDF, Sale Deed No. 4341 of 1982.PDF, Sale Deed No. 4343 of 1982.PDF, Sale Deed No. 4421 of 1982.PDF
3.	Registered Development Agreement of sale cum General Power of Attorney. Special power of Attorney for obtaining permissions from HMDA/ Local Authority.	Sale Deed No. 6155 of 2004.PDF, AGPA No. 14650 of 2003.PDF, Sale Deed No. 4341 of 1982.PDF, Sale Deed No. 4343 of 1982.PDF, Sale Deed No. 4421 of

		1982.PDF
4.	Pattadar Pass Book / Title deed issued by Revenue authorities.	Patta Pass Book T.Devaki.PDF, Patta Pass Book T.Gopal.PDF, Title Boo T.Devaki .PDF, Title Book of T.Gopal .PDF
5.	Khasara Pahanie for the year 1954/55 and latest year issued by Mandal Revenue Officer/Thasildar	Pahanies.PDF
6.	Khasara Pahanie for the year 1954/55 and latest year issued by Mandal Revenue Officer/Thasildar	Pahanies.PDF
7.	Encumbrance certificate from 1st Jan 1983 till to date.(Searching EC, covering all transactions within last 13 years in respect of applied survey numbers).	E.C.PDF

Technical Aspects(Cond. Mandatory)

Sr. No.	Name of the Document	Attachment
1.	Latest market value certificate per Sq.Yrd issued by the concerned sub-registrar office, in case the site is not part of approved layout.	Market Value Certificate. PDF.pdf
2.	Latest market value certificate per Sq.Yrd issued by the concerned sub-registrar office, in case the site is not part of approved layout.	Market Value Certificate. PDF.pdf
3.	Report of Soil Test issued after personal inspection by Institution / Consultant empanelled with / licensed by the local authority/JNTU/Osmania University	Soil Test Report.PDF
4.	Report of Soil Test issued after personal inspection by Institution / Consultant empanelled with / licensed by the local authority/JNTU/Osmania University	Soil Test Report.PDF
5.	Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by qualified Structural Engineer / Consultant Firm empanelled with / licensed by the local authority. The Structural Engineer / Consultant Firm is held responsible for defect in the design Or Collapseable Building or any loss of human life ,the human or its employees not made...	Muraharipally Flats Design Report.pdf, Muraharipally Flats Str Drg.pdf, Strl. Stability Certificate.pdf
6.	Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by qualified Structural Engineer / Consultant Firm empanelled with / licensed by the local authority. The Structural Engineer / Consultant Firm is held responsible for defect in the design Or Collapseable Building or any loss of human life ,the human or its employees not made...	Muraharipally Flats Design Report.pdf, Muraharipally Flats Str Drg.pdf, Strl. Stability Certificate.pdf
7.	Building Plan shall be invariably signed by the owner of the property, builder if any, the Architect and the Structural Engineer who designed the structure. They shall give their present and permanent addresses and to submit license copy.	Architect Regn. Certificate.PDF, Strl Engineer Certificate.PDF, Builder Licence - New.PDF
8.	Building Plan shall be invariably signed by the owner of the property, builder if any, the Architect and the Structural Engineer who designed the structure. They shall give their present and permanent addresses and to submit license copy.	Architect Regn. Certificate.PDF, Strl Engineer Certificate.PDF, Builder Licence - New.PDF
9.	An undertaking on a Non-Judicial Stamp Paper of Rs.100/-duly signed by the owner/builder/AGPA/S.P. specifying that no flat or built-up area shall be given possession to the purchaser / tenant unless they obtain the occupancy certificate from the local authority and to provide all regular service's and connections.	Undertaking.PDF, Declaration cum Undertaking.PDF, General Undertaking .PDF
10.	Contractor / Builders / Developer / Owner shall submit All Risks Insurance Policy for the Building construction period.	Insurance Policy.PDF
11.	Contractor / Builders / Developer / Owner shall submit All Risks Insurance Policy for the Building construction period.	Insurance Policy.PDF
12.	Report of Geo-technical Investigation issued after personal inspection by Institution / Consultant empanelled with / licensed by the local authority.	Soil Test Report.PDF
13.	Report of Geo-technical Investigation issued after personal inspection by Institution / Consultant empanelled with / licensed by the local authority.	Soil Test Report.PDF

I hereby declare that I am the owner/ PAH in possession of the plot on which the work is proposed and that the statement made in this form are true and correct to the best of my knowledge.

J) SIGNATURE		
	Signature of the Applicant and Or Firm	Mr. Vishal Goel & Mrs. Shivani Goel
	Signature of the Architect	G RENUKA