



GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.

M/s. GULMOHAR RESIDENCY & JADE ESTATES Represented by its Managing Partner
 Shri. Sudhir U. Mehta S/o. Late. Shri. Uttamlal Mehta

Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad - 500
 076,

Telangana, India., hyderabad, telangana

FILE No.	:	1/C1/19077/2017
PERMIT No.	:	1/C1/09930/2019
DATE	:	27 June, 2019

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 30 December, 2017 u/s 388, 428 & 433 of HMC Act, 1955 & 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. GULMOHAR RESIDENCY & JADE ESTATES Represented by its Managing Partner Shri. Sudhir U. Mehta S/o. Late. Shri. Uttamlal Mehta						
2	Developer / Builder	Modi Properties Pvt Ltd				Lic.No.	BL/1171/2008 valid up to 16.10.2018	
3	Licensed Technical Person	ABDUL NAYEEM NASIR (Architect)				Lic.No.	CA/1990/12947	
4	Structural Engineer	zaki ahmed				Lic.No.	47/Strl.Engineer/TP10/GHMC	
5	Others	NA						
B	SITE DETAILS							
1	T.S. No./Survey no./Gram khantam/Abadi	19						
2	Premises No.	NA						
3	Plot No./Door No./House No.	NA						
4	Layout / Sub Divn. No.	NA						
5	Road/Street	NFC Road						
6	Locality	A.P.H.B. Main Road						
7	Town/ City	Hyderabad						
C	DETAILS OF PERMISSION SANCTIONED							
1	Building Sanction Data							
1.1	Building - BLDG (BLOCK C) (Height (m): 14.5)							
a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	1	1,044.73	4	4,178.92	Cellar	0	0.00
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00
e	Others	0	0.00	0	0.00	Stilt	0	0.00
f	No. of floors	1 Ground + 4 upper floors						
e	Compound Wall	770.36 RM						
g	Set backs (m)	Front		Rear		Side I		Side II
		7		7		7		7
1.2	Building - BLDG (BLOCK D) (Height (m): 14.5)							
a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	1	1,179.24	4	4,716.96	Cellar	0	0.00
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00
e	Others	0	0.00	0	0.00	Stilt	0	0.00
f	No. of floors	1 Ground + 4 upper floors						
e	Compound Wall	770.36 RM						
g	Set backs (m)	Front		Rear		Side I		Side II
		7		7		7		7
1.3	Building - BLDG (BLOCK B) (Height (m): 14.5)							
a	Floors	Ground		Upper floors		Parking floors		
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
c	Residential	1	1,179.24	4	4,716.96	Cellar	0	0.00
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00
e	Others	0	0.00	0	0.00	Stilt	0	0.00
f	No. of floors	1 Ground + 4 upper floors						
e	Compound Wall	770.36 RM						

g	Set backs (m)	Front 7		Rear 7		Side I 7		Side II 7	
1.4	Building - BLDG (BLOCK F) (Height (m): 14.5)								
a	Floors	Ground		Upper floors		Parking floors			
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
c	Residential	1	754.60	4	3,018.40	Cellar	0	0.00	
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00	
e	Others	0	0.00	0	0.00	Stilt	0	0.00	
f	No. of floors	1 Ground + 4 upper floors							
e	Compound Wall	770.36 RM							
g	Set backs (m)	Front 7		Rear 7.99		Side I 7		Side II 7	
1.5	Building - BLDG (BLOCK G) (Height (m): 14.5)								
a	Floors	Ground		Upper floors		Parking floors			
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
c	Residential	1	886.52	4	3,544.12	Cellar	0	0.00	
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00	
e	Others	0	0.00	0	0.00	Stilt	0	0.00	
f	No. of floors	1 Ground + 4 upper floors							
e	Compound Wall	770.36 RM							
g	Set backs (m)	Front 7		Rear 9.94		Side I 7		Side II 7	
1.6	Building - BLDG (BLOCK H) (Height (m): 14.5)								
a	Floors	Ground		Upper floors		Parking floors			
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
c	Residential	1	887.71	4	3,550.84	Cellar	0	0.00	
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00	
e	Others	0	0.00	0	0.00	Stilt	0	0.00	
f	No. of floors	1 Ground + 4 upper floors							
e	Compound Wall	770.36 RM							
g	Set backs (m)	Front 7		Rear 11.35		Side I 7		Side II 7	
1.7	Building - BLDG (BLOCK E) (Height (m): 14.5)								
a	Floors	Ground		Upper floors		Parking floors			
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
c	Residential	1	1,044.44	4	4,177.76	Cellar	0	0.00	
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00	
e	Others	0	0.00	0	0.00	Stilt	0	0.00	
f	No. of floors	1 Ground + 4 upper floors							
e	Compound Wall	770.36 RM							
g	Set backs (m)	Front 7		Rear 7		Side I 9.65		Side II 7	
1.8	Building - BLDG (AMENITY BLCK) (Height (m): 14.5)								
a	Floors	Ground		Upper floors		Parking floors			
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
c	Residential	0	0.00	0	0.00	Cellar	0	0.00	
d	Commercial	1	400.52	4	1,602.08	G/U Floors	0	0.00	
e	Others	0	0.00	0	0.00	Stilt	0	0.00	
f	No. of floors	1 Ground + 4 upper floors							
e	Compound Wall	770.36 RM							
g	Set backs (m)	Front 28.26		Rear 7		Side I 7		Side II 63.47	
1.9	Building - BLDG (BLOCK A) (Height (m): 15.1)								
a	Floors	Ground		Upper floors		Parking floors			
b	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
c	Residential	1	1,117.43	4	4,469.72	Cellar	2	18,220.44	
d	Commercial	0	0.00	0	0.00	G/U Floors	0	0.00	
e	Others	0	0.00	0	0.00	Stilt	0	0.00	
f	No. of floors	2 Cellar + Ground + 4 upper floors							
e	Compound Wall	770.36 RM							
g	Set backs (m)	Front 7		Rear 7		Side I 6.19		Side II 7.15	
3	Plot Set backs (m)	Front 7.00		Rear 7.00		Side I 6.19		Side II 7.00	

4	Site Area (m2)	32392.53				
5	Road affected area (m2)	9627.95				
6	Nala affected area (m2)	0				
7	Net Area(m2)	22764.59				
8	Tot-lot (m2)	2014.04				
9	Height (m)	15.10				
10	No. of RWHPs	1				
11	No. of Tree	1615 Trees				
12	Others	NA				
D	DETAILS OF FEES (RS.) :					
1	Building Permit Fees : Proposed compound wall	15,400.00	2	Building Permit Fees : Proposed Covered builtup area	4,323,040.00	
3	B.C. & E.B.C. on built up area,	7,978,800.00	4	Building Permit Fees : Advertisment & Postage Charges	5,000.00	
5	Development Charges : Proposed built up area	6,508,000.00	6	B.C. & E.B.C. on site area,	2,845,575.00	
7	Sub Division Charges,	341,470.00	8	Development Charges : Open area excluding coverage	2,845,575.00	
9	Vacant Land tax,	588,080.00	10	Rain Water Harvesting Charges,	416,570.00	
11	Environmental Impact Fees,	2,268,785.00	12	Shelter Fees,	3,414,690.00	
13	Proportionate Layout Charges,	2,845,575.00	14	City Level Infrastructure Impact Fees,	4,281,100.00	
						TOTAL: 38,677,660.00
E	OTHER DETAILS :					
1	Contractor's all Risk Policy No.	61240444170300000004	Date	22 December, 2017	Valid Upto	21 December, 2023
2	Notarised Affidavit No.	Nil	Date	20 December, 2018	Area (m2)	5288.38
3	Enter Sr. No. in prohibitory Property Watch Register		4	Date		20 December, 2018
4	Floor handed over	First Floor	S.R.O.	Kapra, Medchal Malkazgiri District		
F	Construction to be Commenced Before		27 December, 2020			
G	Construction to be Completed Before		27 June, 2025			

**The Building permission is sanctioned subject to following conditions:
The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.**

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 18 months, 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 without 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 widths 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 built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up 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;
 - a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - b. Provide Fire resistant swing door for the collapsible lifts in all floors.
 - c. Provide Generator, as alternate source of electric supply.
 - d. Emergency Lighting in the Corridor / Common passages and stair case.
 - e. 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.
 - f. Manually operated and alarm system in the entire buildings;
 - g. Separate Underground static water storage tank capacity of 25, 000 Its. Capacity.
 - h. Separate Terrace Tank of 25,000 Its. Capacity for Residential buildings.
 - i. Hose Reel, Down Corner.
 - j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - l. Transformers shall be protected with 4 hours rating fire resist constructions.
 - m. To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
3. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
4. The Owner / Developers shall be responsible for the safety of construction workers.
5. It in case above said conditions are not adhered; GHMC / Local Authority can withdraw the said permission.
6. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12.7) .The GHMC reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
7. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice.
8. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, GHMC are its employees shall not be a part to any such dispute / litigation.
9. The applicant / developer are the whole responsible if anything happens / while constructing the building.
10. Any conditions laid by the authority are applicable.
11. The applicant shall provide the ETP and as per standard specification.
12. The Concerned Local Body shall ensure the same before issue of Occupancy Certificate or Commencement of Commercial Production by the applicant.
13. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by GHMC
14. The building plan technically approved by GHMC is valid for a period of (6) years from the date of issue of this letter if the workis commenced within the one year from the date of issue
15. That the applicant should ensure to submit a compliance report to GHMC soon after completion of first floor level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by.
16. It is also hereby ordered that the copy of approved plans as released by GHMC and local authority would be displayed at the construction site for public view
17. This permission does not bar any public agency including GHMC to acquire the lands for public purpose as per law.
18. The GHMC reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact.
19. The Builder/Developer shall register the project in the RERA website after the launch in July 2018

Additional/Other

1. To comply the requirement prescribed under 5.f (xi) (iii) (iv), (v) & (vii) of GOMs.No.168 MA, dt:07.04.2012 (ii)To follow conditions stipulated in NOC from Fire Services Dept., and AAI. (iii)The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, Garbage Disposal etc., as per the plans submitted to GHMC.(iv)All the open spaces and roads to be gifted to GHMC through Registered Gift deed on free of cost(v)Road affected portion to be handed over the GHMC through Registered Gift deed on free of cost(vi)To handover the peripheral and buffer 20 + 10 Mtrs to GHMC through Registered Gift deed.(vii)High Court orders in W.P.No.524/2010, the proposals submitted on 11.06.2009 will be considered, hence revised plans to be submitted restricting height to 18 Mtrs as mentioned in court orders.
2. No Cellar excavation is allowed till the end of Monsoon period i.e 30th September 2019.



By order
**COMMISSIONER
GHMC**

Copy To :-

1. The Manager Director, HMWS&SB.
2. The Director, T.S. TRANSCO, Hyderabad.
3. The Director General, Stamps and Registration Department, Hyderabad.
4. The Director General, Telangana State Disaster Response and Fire Services, Hyderabad.
5. The Neighbors (side1, side2 & rear).
6. The Licensed Technical Personnel / Structural Engineer / Builder.

This is computer generated letter, doesn't require any signatures.