



**OFFICE OF THE GADWAL MUNICIPALITY
JOGULAMBA-GADWAL DISTRICT**

**TS-bPASS - BUILDING PERMIT ORDER U/S.174(2) OF TELANGANA MUNICIPALITIES ACT 2019
(WITHOUT MORTGAGE)**

To

Smt. KRISHNA KUMARI
W/o V ANJANEYULU ACHARI
BHAVANI NAGAR,GADWAL

File No	10857/GADW/0064/2021
Date	20-01-2021

Sir/Madam

Sub: Gadwal Municipality, Jogulamba-Gadwal District - Permission for construction of individual Residential Building in **122.63 Sq.Mtrs (146.66 Sq.Yds)** consisting of **Ground Floor + 1 Upper Floor** situated at **Plot No: 78, Street/Road: GUNJIPET, Colony: NAVARANG THEATRE,GUNJIPET, Survey No: 435,437& 438, Gadwal(V), Gadwal(M), Gadwal, Jogulamba-Gadwal(Dist).** Building Permit Order- Issued - Reg

- Ref:**
1. Your Application 10857/GADW/0064/2021, dated: 20-01-2021
 2. G.O.Ms.No.168, MA & UD, dt.07-04-2012.
 3. G.O.Ms.No.7, MA & UD, dt.05-01-2016.
 4. G.O.Ms.No. 62 MA & UD, dt. 21.03.2020.

Your application for individual residential building permission submitted in the reference cited has been sanctioned based on the self-certification given by you as detailed below and subject to conditions mentioned therein.

A APPLICANT DETAILS		
1	Name	Smt. KRISHNA KUMARI
B PLOT DETAILS		
1	Plot No	78
2	Survey No	435,437& 438
3	Approved Layout Plan	50/2003 REVISES 5/2002
4	Street/Road	GUNJIPET
5	Village Name	Gadwal
6	Town / City	Gadwal
7	Mandal	Gadwal
8	District	Jogulamba-Gadwal
C DETAILS OF PERMISSION SANCTIONED		
1	Extent of Plot	122.63 Sq.Mtrs (146.66 Sq.Yds)
2	Road affected area	0 Sq. Yards
3	Net Plot Area	146.66 Sq. Yards
4	Height (Mts)	6
5	Setbacks	
	a. Front setback (Mts)	1.5
	b. Rear setback (Mts)	1.0
	c. Side setback – I (Mts)	1.0
	d. Side setback – II (Mts)	1.0

6	No. of Rain Water Harvesting Pits	1
7	No. of Trees	5
8	No of floors	Ground Floor + 1 Upper Floor
D	FLOOR DETAILS	
1	ground	88.89 Sq. Yards
2	Floor1	88.89 Sq. Yards
Total Built Up Area		177.78 Sq. Yards
E	DETAILS OF PAYMENT	
1	Building Permit Fee	₹ 2229.75
2	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)	₹ 2973
3	Rain Water Harvesting Charges	₹ 1839.45
4	Debris Charges	₹ 1500
5	Compound Wall Fee	₹ 500
6	Vacant Land Tax	₹ 293.33
7	Postage/ Advertisement Charges	₹ 200
8	Vacant Plot Charges	₹ 338.17
9	TS-bPASS User Charges	₹ 500
10	Labour cess	₹ 11151.5
TOTAL(INR)		₹ 21525.2
F	OTHER DETAILS	
1	Construction to be Commenced Before	20-07-2021
2	Construction to be Completed Before	20-01-2024

The Building permission is sanctioned subject to following conditions:

1. The certificate issued does not confer upon any ownership rights over the property. At a later stage, if it is found that the documents are false and fabricated or any misrepresentation of the facts or false statements or against the building rules, regulations and Master Plan land use provisions, the permission will be revoked U/s 176 (9) of Telangana Municipalities Act 2019.
2. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
3. **Building Permission** shall be followed strictly while making the construction.

4. **Building Permission** copy shall be displayed at the construction site for public view.
5. **The construction shall be commenced within 06 months and shall be completed within 03 years.**
Shall also upload the pictures of commencement of construction within 6 months online as per section 174(13) of Telangana Municipalities Act 2019.
6. A safe distance of minimum 3.0M vertical and Horizontal Distance between the Building & High-Tension Electrical Lines and 1.5M for Low Tension electrical line shall be maintained.
7. **Prior Approval should be obtained separately for any modification in the construction.**
8. **Rain Water Harvesting Structure** (percolation pit) shall be constructed as per provisions made under WALTA Act 2002.
9. This sanction is accorded based on the Self Certification by the Applicant, Accordingly, it is deemed that the applicant has given the Road Affected Portion to The Commissioner at free of cost without claiming any Compensation at any time as per the Self Certification
10. The Registration Authority shall undertake registrations only after issuance of work commencement letter by the competent authority and only for the permitted built up area as per building permission.
11. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area and only after work commencement letter is issued by the competent Authority.
12. The owner/builder shall cover the building material, stock at site. Every builder or owner shall put Tarpaulin on scaffolding around the area of construction and the building.
13. The owner/builder shall not stock the building material on the road margin and footpath causing obstruction to free movement of public and vehicles, failing which permission is liable to be suspended.
14. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere or air in any form whatsoever.
15. The dust emissions from the construction site should be completely controlled and all precautions shall be taken on that behalf.
16. The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.
17. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with mask helmets, shoes to prevent inhalation of dust particles and safety.
18. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and carry of construction material and debris relatable to dust emission.
19. Owner/builder shall maintain Muster Roll of all the employees/workers and make necessary insurance till the work is completed failing which the sanction accorded will be cancelled without further notice.
20. Owner / builder shall transport the construction material and debris waste to the construction site, dumping site or any other place in accordance with rules and in terms of this order.
21. Owner/builder shall mandatorily use a wet jet in grinding and stone cutting, wind breaking walls around the construction site.
22. Tree plantation shall be done along the periphery and also in front of the premises as per T.S. Water Land and Trees Rules 2002.
23. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
24. The Owner / Developers shall ensure the safety of construction workers.

25. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
26. No external roof, verandah, wall of a building shall be constructed or reconstructed of grass, leaves, mats or other inflammable materials, except with the permission of the Commissioner
27. The building should have on site treatment system (Septic tank with soakaway / twin bleach pit / decentralized treatment system / fecal sludge and septage) or connected to sewerage system, waste water treatment recycling system.

Additional Conditions:

1. Post verification will be carried out as per Rules framed under Telangana Municipalities Act 2019 and action will be initiated under section 178 & 180 if any violation or misrepresentation of the facts is found.
2. In case of false declaration, the applicant is personally held responsible as per section 174(3) of Telangana Municipalities Act 2019.
3. The applicant or owner is personally held responsible and accountable in case of false or incorrect Self-Declaration if any found and shall be liable for punishment as per the provisions under section 177 & 180 of Telangana Municipalities Act 2019.
4. If the plot under reference is falling in any prohibited lands / Govt. lands / Municipal lands / layout open space, earmarked parks and playground as per Master plan / Water bodies / FTL/ Buffer zone, the Building Permit Order will be revoked and structure there upon will be demolished without issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.
5. Permission granted shall stand lapsed if the construction is not completed within stipulated period and a fresh application shall have to be submitted as per section 174(14) of Telangana Municipalities Act 2019.
6. The applicant shall not proceed with the construction till the post verification is done and a work commencement letter is issued. during this period post verification will be done by the department and will be informed to the applicant.
7. The issued proceedings are valid for any financial assistance / loan from financial institutions.

Smt. KRISHNA KUMARI
W/o V ANJANEYULU ACHARI
BHAVANI NAGAR,GADWAL



K. Narasimha
Commissioner
Gadwal Municipality
Date: 20-01-2021
Time:08:37 am

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