

**GREATER HYDERABAD MUNICIPAL CORPORATION**  
**TS-bPASS - BUILDING PERMIT ORDER**

To,

Sri. VIRJI PATEL AND ANOTHER  
S/o LATE. SHIVJI PATEL  
H.NO. 15-21-157/301, BALAJINAGAR,  
KUKATPALLY, HYDERABAD - 500072.

FILE No.	190102/GHMC/13970/2022
PERMIT No.	190102/7962/GHMC/2022
DATE	08-07-2022

Sir/Madam,

Sub : Greater Hyderabad Municipal Corporation - Construction of **Individual Residential Building** consisting of Stilt For Parking + 3 Upper Floor to an extent of 270.22 Sq.Meters (323.18 Sq.Yds) situated at Plot No: 273, Colony: VIVEKANANDA NAGAR COLONY, Survey No: 78, Bagh Ameer(V), Kukatpally Circle 24, Kukatpally Zone, Kukatpally(M), GHMC, Medchal - Malkajgiri(Dist)-Building Permission-Instant Approval Issued - Reg.

Ref : 1. Your Application 190102/GHMC/13970/2022 dated: 08-07-2022  
2. G.O.Ms.No.168 MA&UD, dt.07-04-2012 and its time to time amendments.

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		Sri. VIRJI PATEL AND ANOTHER					
B	SITE DETAILS							
1	Survey No		78					
2	Plot No		273					
3	Approved Layout Plan		6778/81/MPU/HUDA					
4	Street/Road		N/A					
5	Colony		VIVEKANANDA NAGAR COLONY					
6	Village Name		Bagh Ameer					
7	Circle Name		Kukatpally Circle 24					
8	Mandal Name		Kukatpally					
9	Zone Name		Kukatpally Zone					
10	District Name		Medchal - Malkajgiri					
C	DETAILS OF PERMISSION SANCTIONED							
1	Extent of Plot		270.22 Sq.Mtrs (323.18 Sq.Yds)					
2	Road Affected Area		0 Sq. Meters					
3	Net Plot Area		270.22 Sq. Meters					
4	Floors		Ground Floor	Upper Floor/s		Parking Floor/s		
a	Use	Sub-use	Area(Sq. Meters)	No	Area(Sq. Meters)	Level	No.	Area (Sq. Meters)
b	Residential	Individual Residential Building	0.0	3	520.62	Stilt	1	173.54
5	No of floors		Stilt For Parking + 3 Upper Floor					
6	Height		9 Mts					
7	Setbacks (Mts)	Front	Rear		Side-I		Side-II	

		2.0	1.5	1.5	1.5
8	No. of Rain Water Harvesting Pits		1		
D	MORTGAGE DETAILS				
1	Mortgage Area	56.35 Sq. Meters	SRO	KUKATPALLY	
2	Floors Handed Over	Floor3	Date	2022-07-04	
3	Mortgage No	5588/2022	Market Value	₹ 29100.0	
E	DETAILS OF PAYMENT				
1	Rain Water Harvesting Charges		₹ 4164.96		
2	Compound Wall Fee		₹ 700		
3	Vacant Land Tax		₹ 50785		
4	Postage/ Advertisement Charges		₹ 100		
5	Development Charges on Built Up Area as per G.O.Ms No.223 MA, Dt:30-08-2016		₹ 65077.5		
6	Betterment and external betterment Charges on built up area		₹ 52062		
7	Development charges on site area excluding coverage		₹ 12085		
8	Building Permit Fee		₹ 26031		
9	TS-bPASS User Charges		₹ 2500		
10	Labour cess		₹ 49688.39		
TOTAL(INR)			₹ 263193.85		
F	OTHER DETAILS				
1	Construction to be Commenced Before		07-01-2023		
2	Construction to be Completed Before		07-07-2025		

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

1. Post verification will be carried out as per the provisions of the GHMC TS-bPASS Act and action will be initiated if any violation or misrepresentation of the facts is found.
2. In case of false declaration, the applicant is personally held responsible as per the provisions of the GHMC TS-bPASS Act.
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 of the GHMC TS-bPASS Act .



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, the Certificate of Registration will be revoked and structure there upon will be demolished as per the provisions of the GHMC TS-bPASS Act.
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 the provisions of GHMC TS-bPASS Act.
6. Mortgage area will be released on submission of Occupancy certificate as per the provisions of the GHMC TS-bPASS Act.
7. Occupancy certificate will be issued as per the provisions GHMC TS-bPASS Act based on self certification and attestation by Licensed Technical Person stating that the building has been constructed as per Building Permission and as per the rules and regulations in force.
8. During the post-verification by authority, if any deviations violation of rules, false declaration with regard to ownership are found the authority is liberty to cancel the permission granted and all the fee and charges paid be forfeited.
9. 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 as per GHMC TS-bPASS Act.
10. If construction is not commenced within 6months, building application shall be submitted afresh duly paying required fees.
11. Commencement Notice shall be submitted by the applicant before commencement of the building.
12. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate.
13. Rain Water Harvesting Structure (Percolation pit) shall be constructed
14. Stilts approved for parking in the Building Permission 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.
15. 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.
16. Strip of greenery on periphery of the site shall be maintained as per rules.
17. 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.
18. 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.
19. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel for plots above 200 Sq.Mtrs.
20. The Owner / Developers shall ensure the safety of construction workers.
21. The applicant shall commence the construction of the building as per the Building Rules in force only after the completion and clearance from the Post Verification process.
22. The issued proceedings are valid for any financial assistance / loan from financial institutions.



Deputy Commissioner  
Kukatpally Circle 24  
GREATER HYDERABAD MUNICIPAL CORPORATION  
Date: 08-07-2022  
Time: 12:28 pm

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