



TS-bPASS

**OFFICE OF THE TURKAYAMJAL MUNICIPALITY  
RANGAREDDY DISTRICT**

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

To

Smt. NAGULAVANCHA RAMADEVI,  
W/o VENKATESHWARLU,  
SMT. NAGULAVANCHA RAMADEVI, W/O,  
VENKATESHWARLU, H.NO. 1-7-44, FLAT  
NO. 104,  
SAI LAXMI  
APARTMENTS, CHAITHANYAPURI, HYDERABAD.

Application No / Permit No	215674/TKJL/2356/2022
DATE	17-10-2022

Sir/Madam,

**Sub:** Turkayamjal Municipality, Rangareddy District - Permission for construction of Individual Residential Building, consisting of **Stilt for Parking + 2 Upper Floor** situated at Plot No: 21, Locality: RAGANNAGUDA., Survey No: 339, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) in an extent of 167.23 Sq.Mtrs (200.01 Sq.Yds). Building Permit Order- Issued - Reg

- Ref:**
1. Your Application 215674/TKJL/2356/2022, dated: 17-10-2022
  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. NAGULAVANCHA RAMADEVI.
B PLOT DETAILS		
1	Plot No	21
2	Survey No	339
3	Approved LRS	HMDAL084855/LRS/GTK/Plg/HMDA/2015-16.
4	Street/Road	N/A
5	Village Name	Turkayamjal
6	Town / City	Turkayamjal
7	Mandal	Abdullapurmet
8	District	Rangareddy
C DETAILS OF PERMISSION SANCTIONED		
1	Extent of Plot	167.23 Sq.Mtrs (200.01 Sq.Yds)
2	Road affected area	8.34 Sq. Meters
3	Net Plot Area	158.89 Sq. Meters
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	Stilt for Parking + 2 Upper Floor
<b>D</b>	<b>FLOOR DETAILS</b>	
1	stilt	107.5 Sq. Meters
2	Floor1	107.5 Sq. Meters
3	Floor2	107.5 Sq. Meters
	<b>Total Built-up Area</b>	<b>215.0 Sq. Meters</b>
<b>E</b>	<b>DETAILS OF PAYMENT</b>	
1	Compound Wall Fee	₹ 500
2	Rain Water Harvesting Charges	₹ 1588.9
3	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)	₹ 21500
4	Postage/ Advertisement Charges	₹ 200
5	Building Permit Fee	₹ 2150
6	TS-bPASS User Charges	₹ 1000
7	Vacant Land Tax	₹ 874.15
8	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 12711.2
9	Debris Charges	₹ 1000
10	Labour cess	₹ 34135.34
	<b>TOTAL(INR)</b>	<b>₹ 75659.59</b>
<b>F</b>	<b>OTHER DETAILS</b>	
1	Construction to be Commenced Before	01-04-2023

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2	Construction to be Completed Before	01-10-2025
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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 Rules & Regulations** shall be followed strictly while making the construction.
4. **The construction shall be commenced within 06 months and shall be completed within 03 years.**
5. 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.
6. **Prior Approval** should be obtained **separately** for any modification in the construction.
7. **Rain Water Harvesting Structure** (percolation pit) shall be constructed as per provisions made under WALTA Act 2002.
8. **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.
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. 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.
14. The dust emissions from the construction site should be completely controlled and all precautions shall be taken on that behalf.
15. 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.
16. 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.
17. 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 relating to dust emission.
18. 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.
19. 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.
20. Owner/builder shall mandatorily use a wet jet in grinding and stone cutting, wind breaking walls around the construction site.
21. 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.

22. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
23. The Owner / Developers shall ensure the safety of construction workers.
24. The Owner / Developers shall ensure a comprehensive risk insurance policy of construction workers for the duration of construction.
25. If there are any Court cases pending, the proposal is subject to outcome of Court Order.
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 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.

1, CS No 72055/2023 & D.Oct No 15/2023.  
Smt. NAGULAVANCHA RAMADEVI,  
Wife of VENKATESHWARLU,  
SMT NAGULAVANCHA  
RAMADEVI W/O.  
VENKATESHWARLU, H.NO.1-7-  
44, FLAT NO.104,  
SAI LAXMI  
APARTMENTS, CHAITHANYAPURI, H  
YDERABAD.



Smt. M.N.R Jyothi  
Commissioner  
Turkayamjal Municipality  
Date: 17-10-2022  
Time: 12:35 pm

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

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OFFICE OF TURKAYAMJAL MUNICIPALITY  
RANGAREDDY DISTRICT

TS-bPASS

**LETTER OF APPROVAL FOR COMMENCEMENT OF WORK**

**INSTANT APPROVAL**

Letter No: 215674/TKJL/2356/2022

Date: 17-10-2022

**Sub:** Turkayamjal Municipality - Rangareddy District Individual Residential Building consisting of Stilt for Parking + 2 Upper Floor Situated at Plot No: 21, Locality: RAGANNAGUDA, Survey No: 339, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) to an extent of 167.23 Sq.Mtrs (200.01 Sq.Yds) Commencement of work order for building permission granted - Reg

**Ref:** 1. Telangana Municipalities Act 2019 (Act No. 11 of 2019).  
2. G.O.Ms.No. 168 MA&UD, Dt.07-04-2012.  
3. G.O.Ms.No. 7MA&UD, Dt.05-01-2016  
4. G.O.Ms.No. 62 MA&UD, Dt.21-03-2020.  
5. Application No: 215674/TKJL/2356/2022 dated: 17-10-2022 of NAGULAVANCHA RAMADEVI.  
6. TS-bPASS Instant Approval, Building Permit Order No. 215674/TKJL/2356/2022 dt.17-10-2022  
7. Remarks of the Post verification team 17-10-2022

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The TS-bPASS Instant Approval vide Building Permit Order No. 215674/TKJL/2356/2022 dated. 17-10-2022 for construction of **Individual Residential Building** consisting of **Stilt for Parking + 2 Upper Floor**, has been verified through Post Verification Team vide reference 7<sup>th</sup> cited, in terms of Rules & Regulations in force and found satisfactory.

Hence the Building permission accorded through Instant approval issued vide Application No. 215674/TKJL/2356/2022 is here with confirmed and accordingly the applicant shall commence the construction of work as per Building Permit Order and conditions laid down.

The details of Instant Approval are as follows:

A APPLICANT DETAILS		
1	Name of the Owner	Smt.NAGULAVANCHA RAMADEVI,
2	W/o	VENKATESHWARLU,
3	Address for correspondence	SMT.NAGULAVANCHA RAMADEVI,W/O, VENKATESHWARLU,H.NO.1-7-44 FLAT NO.104
B PLOT DETAILS		
1	Extent of the Plot	167.23 Sq.Mtrs (200.01 Sq.Yds)

2	Road Affected Area	8.34Sq. Meters
3	Net Plot Area	158.89Sq. Meters
4	Plot No	21
5	Survey No	339
6	Street / Road	N/A
7	Locality	RAGANNAGUDA.
8	Village	Turkayamjal
9	Mandal	Abdullapurmet
10	District	Rangareddy
<b>C DETAILS OF APPROVAL</b>		
1	No of Floors	Stilt for Parking + 2 Upper Floor
2	Total Built-up Area	215.0Sq. Meters
3	Parking area	107.5Sq. Meters
<b>D SETBACKS</b>		
1	Front Setback (Mts)	1.5
2	Rear Setback (Mts)	1.0
3	Side 1 Setback (Mts)	1.0
4	Side 2 Setback (Mts)	1.0
<b>E MORTGAGE</b>		
1	Mortgage Area	0.0 Sq. Meters
2	Mortgage floor	
3	Mortgage No	N/A
4	SRO	N/A
5	Mortgage Date	N/A
<b>F DETAILS OF PAYMENT</b>		
1	Compound Wall Fee	₹ 500
2	Rain Water Harvesting Charges	₹ 1588.9



3	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)	₹ 21500
4	Postage/ Advertisement Charges	₹ 200
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8	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 12711.2
9	Debris Charges	₹ 1000
10	Labour cess	₹ 34135.34
11		₹ 1589
<b>TOTAL(INR)</b>		<b>₹ 77248.59</b>

The approval for building construction is issued subject to the following conditions:

- The approval issued does not confer upon any ownership rights over the property. The applicant is solely responsible for legal litigations or disputes if any
- The extent of the plot should not be a part of bigger plot split for this purpose as per the declaration.
- Applicant should not construct more than **Stilt for Parking + 2 Upper Floor**. Any further construction beyond will be liable for penalty / demolition without notice.
- If the abutting road width is less than 30 feet (9.00Mts.), 15 feet (4.5Mts.) from the center of the existing road has to be left for road widening in addition to front setback as per rule 4(a) of G.O. Ms. No. 168 MA dt:07-04-2012 and its amendments or required area affected under Master Plan road.
- The proposed construction should be in conformity with the master plan land use and zoning regulations.
- No building activity shall be carried out in certain area as per rule 3 of G.O. Ms. No. 168 MA dt:07-04-2012 and its amendments.

- g. Applicant shall construct 1 rain water harvesting pits, and plant 5 Trees with in the plot at appropriate location as per G.O.Ms.No.350 MA dt:09-06-2000.
- h. The applicant shall commence the construction within 6 months and should complete with in a period of 3 years from date of approval for building constructions. Further, applicant shall upload the photographs of commencement of construction within 6 months as per 174 (13) of Telangana Municipalities Act 2019.
- i. Applicant is liable for penal action as per Telangana Municipalities Act, 2019 in case of misrepresentation or false declaration and the Certificate of Registration will be revoked and construction thereupon will be demolished without issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.
- j. The area mortgaged will be released on submission of building completion certificate and occupancy certificate.
- k. If there are any Court cases pending, the proposal is subject to outcome of Court Orders.



Smt. NAGULAVANCHA  
RAMADEVI,  
W/o VENKATESHWARLU.,  
SMT.NAGULAVANCHA  
RAMADEVI,W/O,  
VENKATESHWARLU,H.NO.1-  
7-44,FLAT NO.104,  
SAI LAXMI  
APARTMENTS,CHAITHANYAP  
URI,HYDERABAD.

✓  
Smt. M.N.R Jyothi  
Commissioner  
Turkayamjal Municipality  
Date: 17-10-2022  
Time:04:52 pm

NOTE: This is computer generated letter, doesn't require any manual signatures



