



OFFICE OF TURKAYAMJAL MUNICIPALITY  
RANGAREDDY DISTRICT

TS-bPASS

**LETTER OF APPROVAL FOR COMMENCEMENT OF WORK**

**INSTANT APPROVAL**

Letter No: 159369/TKJL/0912/2022

Date:21-04-2022

**Sub:** Turkayamjal Municipality - Rangareddy District Individual Residential Building consisting of Stilt for Parking + 2 Upper Floor Situated at Plot No: 54, Street/Road: TURAKAYAMJAL, Locality: TURKAYAMJAL, Survey No: 193,194,195 AND 196, 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: 159369/TKJL/0912/2022 dated: 08-04-2022 of P. SRINIVAS  
6. TS-bPASS Instant Approval, Building Permit Order No. 159369/TKJL/0912/2022 dt.08-04-2022  
7. Remarks of the Post verification team 21-04-2022

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The TS-bPASS Instant Approval vide Building Permit Order No. 159369/TKJL/0912/2022 dated. 08-04-2022 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. 159369/TKJL/0912/2022 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	Sri.P. SRINIVAS
2	S/o	Late. ESHWAR
3	Address for correspondence	H.NO. 14-9-811, JUMARAT BAZAR, HYDERABAD.
B PLOT DETAILS		
1	Extent of the Plot	167.23 Sq.Mtrs (200.01 Sq.Yds)
2	Road Affected Area	0Sq. Meters

3	Net Plot Area	167.23Sq. Meters
4	Plot No	54
5	Survey No	193,194,195 AND 196
6	Street / Road	TURAKAYAMJAL
7	Locality	TURKAYAMJAL
8	Village	Turkayamjal
9	Mandal	Abdullapurmet
10	District	Rangareddy
<b>C</b>	<b>DETAILS OF APPROVAL</b>	
1	No of Floors	Stilt for Parking + 2 Upper Floor
2	Total Built-up Area	228.56Sq. Meters
3	Parking area	114.28Sq. Meters
<b>D</b>	<b>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</b>	<b>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</b>	<b>DETAILS OF PAYMENT</b>	
1	Site Approval Charges	₹ 1672.3
2	Betterment Charges	₹ 8361.5
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)	₹ 22856




4	Rain Water Harvesting Charges	₹ 1672.3
5	Debris Charges	₹ 1000
6	Compound Wall Fee	₹ 500
7	Vacant Land Tax	₹ 920.03
8	Postage/ Advertisement Charges	₹ 200
9	Conversion Charges	₹ 836.15
10	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 13378.4
11	14% Open Space Contribution Charges On Prevailing Market Value	₹ 28000.99
12	Building Permit Fee	₹ 2285.6
13	TS-bPASS User Charges	₹ 1000
14	Regularization charges with ref to the land value	₹ 13378.4
15	Labour cess	₹ 23372.09
<b>TOTAL(INR)</b>		<b>₹ 119433.76</b>

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

- a. 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
- b. The extent of the plot should not be a part of bigger plot split for this purpose as per the declaration.
- c. Applicant should not construct more than **Stilt for Parking + 2 Upper Floor**. Any further construction beyond will be liable for penalty / demolition without notice.
- d. 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.
- e. The proposed construction should be in conformity with the master plan land use and zoning regulations.
- f. 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.



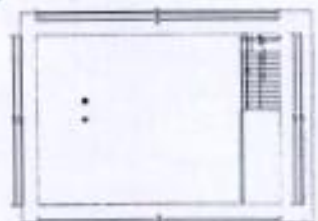
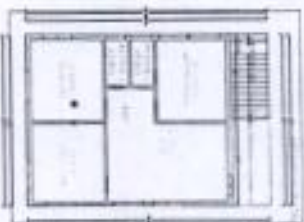
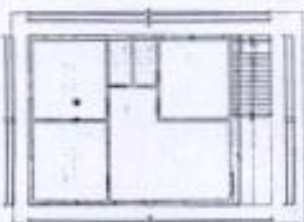
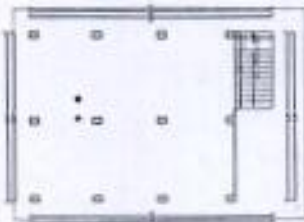
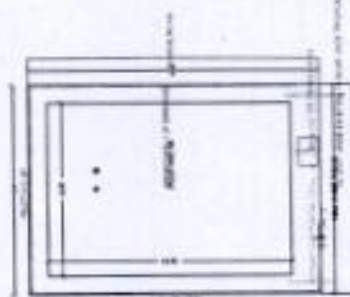
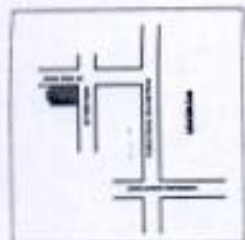
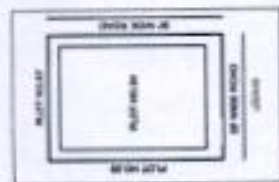
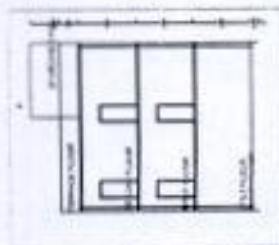
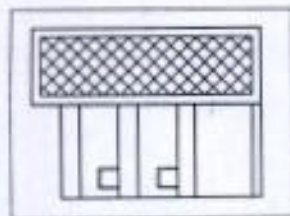
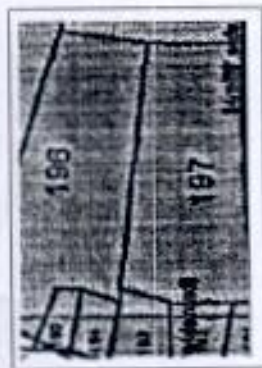
Sri. P. SRINIVAS,  
S/o Late. ESHWAR,  
H.NO. 14-9-811, JUMARAT  
BAZAR, HYDERABAD.

  
Smt. M.N.R Jyothi  
Commissioner  
Turkayamjal Municipality  
Date: 21-04-2022  
Time:05:01 pm

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



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