

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

No. 7 BUS DLH/02/2020 Rs. 100/-

to: Thomas Marianna Guvvala s/o. Marianna Guvvala

R/o. Pune. Maharashtra state.

whom sent.

ANJ W 834271

M. ANJANEYULU

Licensed Stamp Vendor

Lic. No. 15-28-001/1998

R.L. No. 15-28-014/2019

R/o. H. No. 7-22/1, Saheb Nagar Katar

R.R. Dist-70. Cell: 9848691324

SALE DEED

This Deed of Sale is made and executed on this the 5th day of February, 2020 by:

M/s. VENKATESHWARA GRUHA NIRMAN, a Partnership firm, registered with the Registrar of Firms, Ranga Reddy East bearing Registration No.184/2012, having its office at Plot No.35, Opp Bashyam School, Prashanthnagar Colony, Vanasthalipuram, Hyderabad. (Pan No.AAJFV7278G)

Represented by its Managing Partners :-

1. Sri. M. PRABHAKAR REDDY, S/o. Late. M. JANGA REDDY, aged about 50 years, Occupation :: Business, R/o. H.No.2-106, Manneguda "X" Roads, Abdullapurmet Mandal, Ranga Reddy District-501 510. Aadhar No.4821 5932 2329, Mobile No.9948124268.
2. Sri. M. SRIDHAR RAO, S/o. LATE. M. RAMA RAO, aged about 42 years, Occupation :: Business, R/o. H.No.1-170, A.P.A.T. Colony, Kammaguda Village, Abdullapurmet Mandal, Ranga Reddy District-501 510. Aadhar No.2477 1472 7097.

(HEREINAFTER Called the VENDOR)

For VENKATESHWARA GRUHA NIRMAN



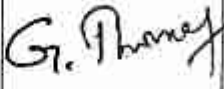







Managing Partner





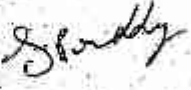



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vanasthalipuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 10 am to 4 pm on the 05th day of FEB, 2020 by Sri M Prabhakar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			THOMAS MARIANNA GUVVALA S/O. MARIANNA GUVVALA R/O. SURVEY NO. 50/1, THE TURF, F.NO. A-1003, B.T. KAWADE ROAD, GHORPADI, PUNE CITY, PUNE DISTRICT-411 008	
2	EX			2. M. SRIDHAR RAO (MANAGING PARTNER) S/O. LATE M. RAMA RAO R/O. H.NO. 1-170, APAT COLONY, KAMMAGUDA VG, ABDULLAPURMET MDL, RR DISTRICT	
3	EX			1. M. PRABHAKAR REDDY (MANAGING PARTNER) S/O. LATE M. JANGA REDDY R/O. H.NO. 2-106, MANNEGUDA ROAD, ABDULLAPURMET MDL, RR DISTRICT	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			S. PRABHAKAR REDDY R/O HNO 7-131/P-14 AND SAMA LAXMA REDDY NAGAR RR DIST	
2			S. MARI KRISHNA REDDY R/O HNO 1-30/A, HAYATH NAGAR RR DIST	

05th day of February, 2020

Signature of Sub Registrar
Vanasthalipuram

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2329 Name: Marri Prabhakar Reddy	S/O Marri Janga Reddy Late, Hayathnagar, Rangareddi, Andhra Pradesh, 501510	
2	Aadhaar No: XXXXXXXX7097 Name: Medikonda Sridhar Rao	S/O Medikonda Rama Rao, Hayathnagar, Rangareddi, Andhra Pradesh, 501510	

IN FAVOUR OF

Sri. THOMAS MARIANNA GUVVALA, S/o. MARIANNA GUVVALA,
aged about 45 Years, Occupation : Business, R/o. Survey No.50/1, The
Turf, Flat No.A-1003, B.T. Kawade Road, Ghorpadi, Pune City, Pune
District-411 036, Maharashtra State. Pan No.AIRPG4163B,
Aadhar No.7717 9217 4260, Cell No.9970200475.

(HEREINAFTER called the VENDEE)

(the expressions of the VENDOR and the VENDEE herein used shall wherever the context so admits mean and includes their respective heirs, executors, legal representatives, administrators, successors and assignees, etc.)

WHEREAS, the Vendor is the sole and absolute owner and peaceful possessor of Land Bearing Plot No.47, admeasuring 358 Sq. Yards or its equivalent to 299.32 Sq. Metres, forming part of Survey Nos.489 and 489/9, Situated at RAGANNAGUDA H/O. TURKAYAMJAL

Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Turkayamjal Municipality. (Henceforth called The Said Property), having Purchase the same property from : Sri. CHALASANI VENKATA KRISHNA RAO, S/o. Sri. CH. VENKAIANI and Another Represented by their Agreement of sale cum G.P.A. Holder : M/s. VENKATESHWARA GRUHA NIRMAN, Represented by its Managing Partners :- Sri. M. PRABHAKAR REDDY, S/o. Late. M. JANGA REDDY, and Sri. M. SRIDHAR RAO, S/o. LATE. M. RAMA RAO, through a registered SALE DEED bearing Document No.7679/2019, of Book.No.I, dated:10-06-2019, registered in S.R.O. Vanasthalipuram. ;

For VENKATESHWARA GRUHA NIRMAN


Managing Partner



E-KYC Details as received from UIDAI:

Photo

Sl No Aadhaar Details

Address:

3

Aadhaar No: XXXXXXXX4260

Name: Thomas Marianna Guvvala

Pune City, Pune, Maharashtra, 411036



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/BCC/ Pay Order	
Stamp Duty	100	0	18540	0	0	0	18640
Transfer Duty	NA	0	6990	0	0	0	6990
Reg. Fee	NA	0	2330	0	0	0	2330
User Charges	NA	0	100	0	0	0	100
Total	100	0	27960	0	0	0	28060

Rs. 25530/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2330/- towards Registration Fees on the chargeable value of Rs. 485500/- was paid by the party through E-Challan/BC/Pay Order No. 117UAN030220 dated 03-FEB-20 of eblepay/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 27960/-, DATE: 03-FEB-20, BANK NAME: eblepay, BRANCH NAME: , BANK REFERENCE NO: 7027254278911, PAYMENT MODE: CC-1000200, ATRN: 7627264278944, REMITTER NAME: GHANAMANI THOMAS GUVVALA, EXECUTANT NAME: VENKATESHWARA GRUHA NIRMAN, CLAIMANT NAME: GHANAMANI THOMAS GUVVALA.

Date:

05th day of February, 2020

Signature of Registering Officer
Vanasthalipuram

Certificate of Registration

Registered as document no. 1076 of 2020 of Book-I and assigned the identification number 1 - 1528 - 1076 - 2020 for Stamping on 05-FEB-20.

Registering Officer
Vanasthalipuram
(M. Ravikarthi)

Bk. 1, GS No 11-11-20 & Doct No 1076/2020.
Sheet 2 of 8 Sub Registrar Vanasthalipuram

WHEREAS, the Vendor being in need of money for Company necessities and therefore offered to sell the Open Land Plot No.47, admeasuring 358 Sq. Yards or its equivalent to 299.32 Sq. Metres, forming part of Survey Nos.489 and 489/5, Situated at RAGANNAGUDA H/O. TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Turkayamjal Municipality, (hereinafter called the said property, and more fully described in the schedule hereto), to the Vendee for a total sale consideration of Rs.4,65,500/- (Rupees FOUR LAKHS SIXTY FIVE THOUSAND AND FIVE HUNDRED Only), and the Vendee has agreed to purchase the same for the said consideration.

WHEREAS, the Vendor has already received from the said Vendee the said consideration of Rs.4,65,500/- (Rupees FOUR LAKHS SIXTY FIVE THOUSAND AND FIVE HUNDRED Only), through a Cheque bearing No.129324, dated: 05-02-2020, drawn on AXIS BANK Ltd. BT KAWADE ROAD, PUNE MH, PUNE., the receipt of which sum the Vendor hereby admits and acknowledges in favour of the Vendee.

NOW THEREFORE, this deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of Rs.4,65,500/- (Rupees FOUR LAKHS SIXTY FIVE THOUSAND AND FIVE HUNDRED Only); received by the Vendor from the Vendee, the said Vendor as absolute owners of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in RED COLOUR does hereby transfer and conveys by way of sale all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

THE VENDOR HEREBY COVENANTS WITH THE VENDEE AS FOLLOWS;

1. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor.
2. The Vendor has given vacant possession of the schedule property to the Vendee.

For VENKATESHWARA GRUHA NIRMAN

 
Managing Partner



Bk - 1, CS No. 1110/2020 & Doct No
1076/2020.

Sheet 3 of 8

Sub Registrar
Manasthalipuram

3. The title deeds relating to the said property are hereby handed over to the said Vendee.
4. The Vendor has paid all taxes etc., payable on the said property up to date and the Vendee will have to pay such taxes etc., payable hereafter.
5. The said property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject to any other litigation.
6. The Vendor hereby agree, to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue/Grampanchayath/Municipality records.
7. The Vendor does hereby further agree with the Vendee at all times hereafter to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee.
8. The Vendor does hereby agree to keep indemnify the Vendee from and against all losses, costs, damages and expenses which the Vendee may sustain by reason of any claim being made by anybody to the said property.
9. The land is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No. 9 of 1977 and it does not belong to or under mortgage to Govt. or their undertakings/Agencies etc.
10. THERE IS NO HOUSE OR ANY CONSTRUCTION IN THE SITE

RULE-3 MAIN STATEMENT

Place	Survey Nos.	Plot No	Extent Sq.Yds	Value per Sq.Yard,	Total Value
Ragannaguda H/o. Turkayamjal (vi) Survey Nos.489 and 489/9,		47,	358	M.V. Rs.1000/- Consideration Rs.4,65,500/- Value	Rs.3,58,000/-

for VENKATESHWARA GRUHA NIVASAM

(Signature)
Managing Partner

(Signature)
G. Thimay

Bk - 1, CS No: 1110/2020 & Docl No
1076/2020.

Sheet 4 of 8

Sub Registrar
Vanasthalipuram

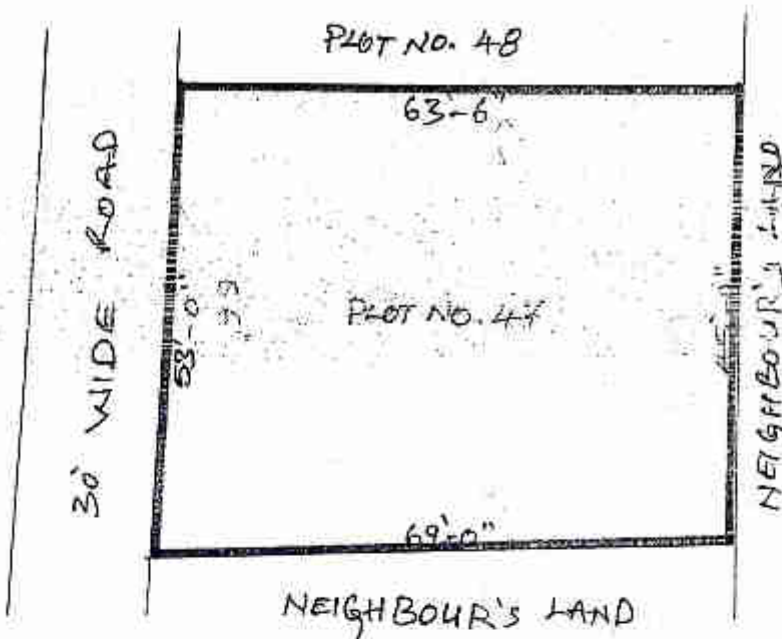
SCHEDULE OF THE PROPERTY

All that piece and parcel of the Open Land Bearing Plot No.47, admeasuring 358 Sq. Yards or its equivalent to 299.32 Sq. Metres, forming part of Survey Nos.489 and 489/θ, Situated at RAGANNAGUDA H/O. TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Turkayamjal Municipality, under registration Sub District, Vanasthalipuram and bounded by:

NORTH :: PLOT NO.48;
SOUTH :: NEIGHBOURS LAND;
EAST :: NEIGHBOURS LAND;
WEST :: 30' WIDE ROAD;

And more clearly shown in RED colour in the plan annexed hereto;

PLAN



REFERENCE :

SCALE: 1" =

INCL:



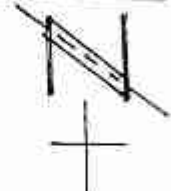
EXCL:



AREA:

358 SQ.YDS

(OR) 299.32 SQ.MTS



For VENKATESHWAR GRUHA NIRMAM

[Signature]
Managing Partner

G. Thirumal

BK - 1, 4/8 No: 1110/2020 & Doct No
1076/2020.

Sheet 5 of 8

Sub Regi: Far
Vahasthalipuram

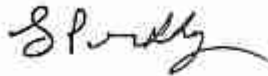
IN WITNESS WHEREOF, the Vendor and Vendee have signed on this Deed of Sale with her own free will and consent on this the day, month and year first above mentioned in the presence of the following witnesses.

For VENKATESHWARA GRUHA NIKETAN



Managing Partner

WITNESSES:

1. 

2. 

SIG. OF THE VENDOR



SIG. OF THE VENDEE

El - 1 DS No. 14 of 2020 & Doct No
1076/2020. Sheet 6 of 8

Sub Registrar
Vandhalipuram

DECLARATION

I,

M/s. VENKATESHWARA GRUHA NIRMAN, a Partnership firm, registered with the Registrar of Firms, Ranga Reddy East bearing Registration No.184/2012, having its office at Plot No.35, Opp : Bashyam School, Prashanthnagar Colony, Vanasthalipuram, Hyderabad. (Pan No.AAJFV7278G)

Represented by its Managing Partners :-

- 1. Sri. M. PRABHAKAR REDDY, S/o. Late. M. JANGA REDDY,** aged about 50 years, Occupation :: Business, R/o. H.No.2-106, Manneguda "X" Roads, Abdullapurmet Mandal, Ranga Reddy District-501 510. Aadhar No.4821 5932 2329, Mobile No.9948124268.
- 2. Sri. M. SRIDHAR RAO, S/o. LATE. M. RAMA RAO,** aged about 42 years, Occupation :: Business, R/o. H.No.1-170, A.P.A.T. Colony, Kammaguda Village, Abdullapurmet Mandal, Ranga Reddy District-501 510. Aadhar No.2477 1472 7097.

Hereby declare that, I am the owner of the schedule property mentioned in the Document which is structure/Vacant site/Vacant Property open Land bearing Plot No.47, admeasuring 358 Sq. Yards or its equivalent to 299.32 Sq. Metres, forming part of Survey Nos.489 and 489/55, Situated at RAGANNAGUDA H/O. TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Turkayamjal Municipality.

The Said property is not assessed by the Municipal and was not allotted with any VLTA Number.


Managing Partner

DECLARANT

Bk - 1, CS No. 11-10/2020 & Doct No
1076/2020.

Sheet 7 of 8

Sub Registrar
Vanasthalipuram

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
మార్గి ప్రభాకర్ రెడ్డి
Marti Prabhakar Reddy
జన్మ తేదీ: 02/11/1975
Date of Birth: 02/11/1975
మార్గి / Marti
4821 5932 2329

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
Address: S/O Marti Janga
Reddy Lane 2/106
Marti Reddy's Road
Kamraguda, Hayathnagar,
Vijayapur, Rangareddy,
Andhra Pradesh - 501510

1800 100 1007

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
మార్గి కండా శ్రీధర్ రెడ్డి
Mardikonda Shridhar Reddy
జన్మ తేదీ: 02/11/1975
Date of Birth: 02/11/1975
మార్గి / Marti
2472 1472 7097

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
Address: S/O Mardikonda
Shridhar Reddy, 1/170
Kamraguda, Kamraguda
Hayathnagar, Vijayapur,
Rangareddy, Andhra
Pradesh - 501510

1800 100 1007

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
7717 9217 4260
Vid. No. 9132 1765 8830 8905

మాజీ ఆధార్, మాజీ ఆదాయ

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
7717 9217 4260
Vid. No. 9132 1765 8830 8905

మాజీ ఆధార్, మాజీ ఆదాయ

G. Thomas

ఆదాయ విభాగం
INCOME TAX DEPARTMENT
GOVT OF INDIA
G. THOMAS
MARANNA GUWALA
02/11/1975
Permanent Account Number
AIRPG4163B
Signature: G. Thomas

भारत सरकार
GOVERNMENT OF INDIA



सेमा प्रभाकर रेड्डी
Sema Prabhakar Reddy
पुद्दुच्चे पेट / DOB: 14/06/1977
पुरुष / MALE



6024 4845 9282

मेरा आधार मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पिछाडा:

Address:

S/O सेमा प्रभाकर रेड्डी, 7
131/2-16 एंड 13, सेमा लार्ज
P. Mannaguda, K.V. Rangareddi
Telangana - 501510

S/O Sema Shankar Reddy, 7
131/2-16 And 13 Sema Large
Reddy Nagar, Rangannaguda P.
P. Mannaguda, K.V. Rangareddi
Telangana - 501510

6024 4845 9282

मेरा AADHAAR. मेरी PEHACHAN

S. Praddy

Registrar
as Thalipuram

RAJADHANI BANK
Rajadhani Co-op. Urban Bank Ltd.

HASTHINAPURAM Br. : #0-7-2171, Naveena Hospital Building, add for 3 months from the date of issue
Hasthinapuram, Hyderabad - 500 074
IFS CODE: KKBK0RCUB04

Reddy

04022020
० ४ ० २ २ ० २ ०

/c. Payee

The Commissioner Turkeyamjal Municipality

or Order

Rupees रुपये

Two thousand three hundred thirty

अदा करें।

₹ 2330/-

Bankers Cheque

For RAJADHANI CO-OP. URBAN BANK LTD.

431118

me of the Purchaser

school

RECEIVED

1000000000



OFFICE OF THE **Turkayamjal MUNICIPALITY / MUNICIPAL CORPORATION**

TS-bPASS

BUILDING PERMIT ORDER

Application No. : 000794/BP/HMDA/0130/GHT/2022

Date : 28 March, 2022

To

Sri THOMAS MARIANNA GUVVALA

R/o. SURVEY No. 50/1, THE TURF, FLAT No. A - 1003, B. T. KAWADE ROAD, GHORPADI, PUNE CITY, PUNE DISTRICT

Pin Code : 411036

Sir,

Sub: Turkayamjal Municipality / Municipal Corporation - Town Planning Section - Building Permission for Construction of Proposed **Residential** Building consisting of **Existing 1 Stilt + 4 upper floors and Proposed 0 upper floors** in plot nos. **47** situated at Survey No. **489 and 489/A** of Turkayamjal Village, **Abdullapurmet** Mandal, **Ranga Reddy** District to an extent of **299.02** Sq. Mt. belonging to **Sri THOMAS MARIANNA GUVVALA** - Reg.

Ref: 1. Application number **000794/BP/HMDA/0130/GHT/2022**, Date: **20/01/2022**

2. HMDA Proceedings vide Lr.No. **000551/BP/HMDA/GHT/2022**, dt. **28 March, 2022**

It is to inform that, In the reference 1st cited, you have applied to HMDA for Building Permission for construction of **Residential** consisting of **Existing 1 Stilt + 4 upper floors and Proposed 0 upper floors** in Plot Nos. **47** situated at Sy.Nos. **489 and 489/A** of Turkayamjal (V) , **Abdullapurmet** (M), **Ranga Reddy** Dist. to an extent of **299.02** Sq.Mt.

The above proposal has been examined by the HMDA under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force and permission is hereby accorded vide

I. Permit No. : **000794/BP/HMDA/0130/GHT/2022**, Date : **28 March, 2022**

II. Name of the Owner and Applicant Address:

Sri THOMAS MARIANNA GUVVALA

R/o. SURVEY No. 50/1, THE TURF, FLAT No. A - 1003, B. T. KAWADE ROAD, GHORPADI, PUNE CITY, PUNE DISTRICT.

Proposed Building	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	1	upper floors and Proposed 0 upper	887.39	11.99

You have paid all required Fees and charges to HMDA and Municipal Corporation/Municipality and executed simple mortgage of 10% of built up area in favor of MC, HMDA AS per rule 25 (d) of G.O. Ms.No. 168 Dt: 07.04.2012 at Sub-Register **VANASTHALIPURAM**, vide Doc No. **3190/2022**, Dt: **21 March, 2022**, (Dist). The mortgage details are as follows:

Block	Proposed Built-up Area	Required 10% Mortgage area	Provided Mortgage area(In Sq.mts)	Total Built up Area (In Sq.mts)
BUILDING (RESIDENTIAL)	0.00	0.00	106.66	887.39
Total	0.00	0.00	106.66	887.39

The Building Permission is sanctioned subject to following conditions:

GENERAL CONDITIONS FOR COMPLIANCE:-

- a) The building plans technically approved are valid for period of (3) years from date of issue of this letter if the work is

- commenced within the six months from the date of issue.
- b) With regard to water supply, drainage and sewerage disposal system to be provided / facilitated to the proposed building and shall comply the following: -
- The location of water supply source & sewerage disposal source are located at appropriate distance within the site preferably at 100 feet distance so as to avoid contamination.
 - The depth of the bore and sizes shall be limited to the minimum depth and size of existing nearby bore-well. Water shall be disinfected by adding hypo-solution to maintain 0.3 to 0.4 p.p.m. of residual chlorine in the sump / overhead tanks.
 - Where main Gram Panchayat drains exist in vicinity of site, insist on connecting the treated sewerage to main existing drain by laying a sewer pipe of diameter ranging from 200mm. To 300mm.
 - In case where such Gram Panchayat drain exist, insist on connecting the treated sewerage overflow to a natural drain or nala with a sewer pipe of diameter 150mm.
 - Before allowing the overflow mentioned in (iii) & (iv) above ensure the sewerage of the proposed building is invariably 1 ft into a common septic tank constructed on as per ISI standard specification (ISI) Code No.2470 of 1985 (Annexure - I) and constructed with a fixed contact bed, duly covered and ventilated for primary treatment. The Executive Authority shall ensure that no effluent / drainage over flows on the road or public place.
 - To prevent chokage of sewers / drains, the last inspection chamber within the site / premises shall be provided with safety pads / gates.
 - The party should clean that septic tank periodically by themselves, and cart away the sludge, etc., to an unobjectionable place.
 - Since eventually the public sewerage and water supply systems are expected to be systematically added / extended by the Hyderabad Metropolitan Water Supply & Sewerage Board to the outlying areas of Hyderabad, the proposed building owners shall pay proportionate pro-rata charges to Hyderabad Metropolitan Water Supply & Sewerage board for the above facilities as and when demanded by the Hyderabad Water Supply & Sewerage Board.
 - 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;
 - To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - Provide Fire resistant swing door for the collapsible lifts in all floors.
 - Provide Generator, as alternate source of electric supply.
 - Emergency Lighting in the Corridor / Common passages and stair case.
 - 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.
 - Manually operated and alarm system in the entire buildings;
 - Separate Underground static water storage tank capacity of 25, 000 lts. Capacity.
 - Separate Terrace Tank of 25,000 lts. Capacity for Residential buildings.
 - Hose Reel, Down Corner.
 - Automatic Sprinkler system is to be provided if the basement area exceeds 200 Sq.mts.
 - Electrical Wiring and Installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - Transformers shall be protected with 4 hours rating fire resist constructions.
 - To create a joint open space with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
- c) The proposed building / complex shall be constructed strictly as per the technically approved building plans and mandatory inspection shall be made at foundation stage, plinth level and first floor and subsequent floor level as required under G.O.Ms.No.168 MA, dt.07-04-2012. Any deviations, misuse or violations of minimum setbacks, common parking floor / still marking / violation and other balcony projections shall not be allowed.
- d) The proposed building complex to be occupied used or otherwise let out etc., only after;
- The proposed building is completed in accordance with the technically approved building plans;
 - After ensuring all the above conditions at (a) to (c) are complied.
 - After ensuring the conditions with regard to water supply and sewerage disposal system as mentioned in (d) above are complied to the satisfaction of the Municipal Corporation/Municipality.
 - After Issuing a "Fit for Occupancy" certificate by the HMDA as required under Building rules.
- e) The developer shall display a board at a prominent place at the site which shall show the plan and specify the conditions mentioned by this office letter, so as to facilitate public in the matter.
- f) That the applicant is responsible for structural safety and the safety requirement in accordance with the National Building Code.
- g) If construction is not commenced within 6 months from the date of proceedings, the applicant shall submit afresh application duly paying required fees.
- h) If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
- i) 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.
- j) The Owner/builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and Forests (MoEF) Guidelines, 2010 while raising construction.
 - k) The applicant shall develop Rain Water harvesting structures in the site under reference as per Norms.
 - l) That the applicant should erect temporary scheme to avoid spilling of materials outside the plot during construction to stop environmental pollution to ensure safety and security of the pedestrians and neighbours.
 - m) That the applicant shall make provisions for erection of Transformer and Garbage house with in the premises.
 - n) That the applicant / builder / constructor / developer shall not keep their construction materials / debris on public road.
 - o) That the applicant should ensure to submit a compliance report to HMDA soon after completion of first floor roof level and then all the roofs are laid so as to enable to permit him to proceed further.
 - p) That the stilt / Cellar should be exclusively use for parking for vehicles without any partition walls and Rolling shutters and the same should not be converted or the undertaking dated.
 - q) That the construction should be made strictly in accordance with this sanctioned plan. If any modifications are necessary prior approval should be obtained.
 - r) This permission does not bar any public agency including HMDA to acquire the lands for public purpose as per law.
 - s) 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 and create sustainable green buildings that make use of vertical gardens.
 - t) The applicant shall make provision for recycling of rain water.
 - u) The applicant shall install CC cameras from safety point of view of the residents.
 - v) The applicant shall adopt the mandatory and prescriptive requirements listed under ECBC.
 - w) The roofing shall be designed to reflect more sunlight and absorb less heat than standard roof/Cool roofing.
 - x) The applicant shall register the project in TS RERA if applicable.

Proceeding Letter 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 as per HMDA Act 2008 and as per Municipalities Act, 2019.
2. If construction is not commenced within 6 months, building application shall be submitted afresh duly paying required fees.
3. Commencement Notice shall be submitted by the applicant before commencement of the building.
4. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate as per rules.
5. Occupancy Certificate is compulsory before occupying any building.
6. Public Amenities such as Water Supply, Electricity Connections will be provided only by the local body or any other agencies, only after production of occupancy certificate issued by HMDA.
7. 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.
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. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
10. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
11. 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.
12. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
13. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
14. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
15. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
16. The applicable shall comply the conditions as per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable).
17. 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.
18. 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 and if failed to adhere the conditions, it shall be liable for demolition besides taking legal action.
19. 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.
20. 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 HMDA

Special Conditions:

1. The Owner / Developers shall be responsible for 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. If in case above said conditions are not adhered; HMDA / Local Authority can withdraw the said permission.
5. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12.
6. The HMDA/Local Authority 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 ITC aspects and if any litigation the

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 and Authority or 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 STP 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. If there are any court cases pending, the proposal is subject to outcome court orders.
14. The minimum width of approach road as indicated in the plan and the said road to be developed and maintained as Black topped road with proper center etc. before release of occupancy certificate.

Yours Faithfully



Commissioner

Turkayamjal Municipality / Municipal Corporation
Abdullapurmet Mandal, Ranga Reddy District

Copy to:

1. The Metropolitan Commissioner, HMDA.
2. The Collector, Ranga Reddy District.
3. The Chairman & Managing Director,
Central Power Distribution Company Ltd,
Singareni Bhavan, Red Hills,
Hyderabad-500004.
4. The Vice - Chairman & Managing Director,
H.M.W.S & S.B, Khairatabad, Hyderabad.

