



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING STILT AND TWO UPPER FLOORS ON PLOT NO. 144 WEST PART IN SV NO. 61 SITUATED AT NADERGUL (V), BALAPUR (M) RANGA REDDY DIST BELONGS TO.

SRI DINESH SHARMA
SRI SATYA NARAYAN SHARMA

Specifications:

Foundation : C.R.S. and U.C.R.S in C.M.	MD: 3'-6"x6'-6"
Footings, Columns, Beams and -	DI: 3'-0"x6'-6"
Roof : in R.C.C.	D: 2'-6"x6'-6"
Super Structure: Brick in C.M.	W: 4'-0"x4'-0"
Plastering : in C.M.	V : 2'-6"x1'-6"
Flooring : in Tandoor Polished Stone.	
Doors and Windows : in C.T. Wood.	

AREAS:

PLOT area	: 207 SQ. YRS. OR 173.08 SQ. MTS.
F Floor Built up area	: 1170.17 SQFT. OR 109.64 SQ. MTS.
S Floor Built up area	: 1180.17 SQFT. OR 109.64 SQ. MTS.
TOTAL Floor Built up area	: 2360.34 SQFT. OR 219.28 SQ. MTS.

Reference:

Prepared:

Owner's Signature:





OFFICE OF BADANGPET MUNICIPAL CORPORATION
RANGAREDDY DISTRICT

TS-bPASS

LETTER OF APPROVAL FOR COMMENCEMENT OF WORK

INSTANT APPROVAL

Letter No: 291108/BADA/2123/2023

Date: 24-05-2023

Sub: Badangpet Municipal Corporation - Rangareddy District Individual Residential Building consisting of Stilt for Parking + 2 Upper Floor Situated at Plot No: 144 WEST PART, Locality: NADERGUL, Survey No: 61, Nadergul(V), Balapur(M), Badangpet Municipal Corporation, Rangareddy(Dist) to an extent of 173.08 Sq.Mtrs (207 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: 291108/BADA/2123/2023 dated: 12-05-2023 of DINESH SHARMA
6. TS-bPASS Instant Approval, Building Permit Order No. 291108/BADA/2123/2023 dt.12-05-2023
7. Remarks of the Post verification team 24-05-2023

The TS-bPASS Instant Approval vide Building Permit Order No. 291108/BADA/2123/2023 dated. 12-05-2023 for construction of Individual Residential Building consisting of Stilt for Parking + 2 Upper Floor, has been verified through Post Verification Team vide reference 7^m cited, in terms of Rules & Regulations in force and found satisfactory.

Hence the Building permission accorded through Instant approval issued vide Application No. 291108/BADA/2123/2023 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.DINESH SHARMA
2	S/o	SATYA NARAYAN SHARMA
3	Address for correspondence	H.No.17-1-383/A/45/I, Vinay Nagar, Saidabad, Hyderabad- 59.

B	PLOT DETAILS	
1	Extent of the Plot	173.08 Sq.Mtrs (207 Sq.Yds)
2	Road Affected Area	0Sq. Yards
3	Net Plot Area	207.0Sq. Yards
4	Plot No	144 WEST PART
5	Survey No	61
6	Street / Road	N/A
7	Locality	NADERGUL
8	Village	Nadergul
9	Mandal	Balapur
10	District	Rangareddy
C	DETAILS OF APPROVAL	
1	No of Floors	Stilt for Parking + 2 Upper Floor
2	Total Built-up Area	262.26Sq. Yards
3	Parking area	131.13Sq. Yards
D	SETBACKS	
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
E	MORTGAGE	
1	Mortgage Area	0.0 Sq. Yards
2	Mortgage floor	
3	Mortgage No	N/A
4	SRO	N/A
5	Mortgage Date	N/A
F	DETAILS OF PAYMENT	
1	Compound Wall Fee	₹ 500

2	Rain Water Harvesting Charges	₹ 4327
3	External Betterment Charges	₹ 6490.5
4	Betterment Charges	₹ 21635
5	Site Approval Charges	₹ 3461.6
6	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)	₹ 21928
7	Postage/ Advertisement Charges	₹ 200
8	Building Permit Fee	₹ 3289.2
9	TS-bPASS User Charges	₹ 1000
10	Vacant Land Tax	₹ 4347.08
11	14% Open Space Contribution Charges On Prevailing Market Value	₹ 57961.03
12	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 13846.4
13	Sub Division Of Plot/ Amalgamation Of Plot	₹ 3461.6

14	Conversion Charges	₹ 2596.2
15	Debris Charges	₹ 2500
16	Regularization charges with ref to the land value	₹ 20769.6
17	Labour cess	₹ 34814.87
TOTAL(INR)		₹ 203128.08

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.
- 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.
- 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.
- 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.
- The area mortgaged will be released on submission of building completion certificate and occupancy certificate.
- If there are any Court cases pending, the proposal is subject to outcome of Court Orders.

EA
Sri. DINESH SHARMA,
S/o SATYA NARAYAN
SHARMA,
H.No.17-1-383/A/45/I, Vinay
Nagar, Saidabad, Hyderabad-
59.



✓
T.Krishna Molian Reddy
Commissioner
Badangpet Municipal Corporation
Date: 24-05-2023
Time: 06:26 pm

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