



OFFICE OF TURKAYAMJAL MUNICIPALITY
RANGAREDDY DISTRICT

LETTER OF APPROVAL FOR COMMENCEMENT OF WORK

INSTANT APPROVAL.

Letter No: 248362/TKJL/0041/2023

Date:19-01-2023

Sub: Turkayamjal Municipality - Rangareddy District Individual Residential Building consisting of Stilt for Parking + 2 Upper Floor Situated at Plot No: 110 NORTH PART, Street/Road: TURKAYAMJAL, Locality: RAGANNAGUDA, Survey No: 339, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) to an extent of 139.35 Sq.Mtrs (166.66 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: 248362/TKJL/0041/2023 dated: 10-01-2023 of B.YASHODA
6. TS-bPASS Instant Approval, Building Permit Order No. 248362/TKJL/0041/2023 dt.10-01-2023
7. Remarks of the Post verification team 19-01-2023

The TS-bPASS Instant Approval vide Building Permit Order No. **248362/TKJL/0041/2023** dated. **10-01-2023** for construction of **Individual Residential Building** consisting of **Stilt for Parking + 2 Upper Floor**, has-been verified through Post Verification Team vide reference 7th cited, in terms of Rules & Regulations in force and found satisfactory.

Hence the Building permission accorded through Instant approval issued vide Application No. **248362/TKJL/0041/2023** 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	Smt.B.YASHODA
2	W/o	B.LINGAIAH
3	Address for correspondence	PLOT NO.111, RAGHAVENDRA NAGAR COLONY, TURKAYAMJAL MUNICIPALITY, ABDULLAPURMET MANDAL, R.R.DIST
B	PLOT DETAILS	
1	Extent of the Plot	139.35 Sq.Mtrs (166.66 Sq.Yds)

2	Road Affected Area	0Sq. Meters
3	Net Plot Area	139.35Sq. Meters
4	Plot No	110 NORTH PART
5	Survey No	339
6	Street / Road	TURKAYAMJAL
7	Locality	RAGANNAGUDA
8	Village	Turkayamjal
9	Mandal	Abdullapurmet
10	District	Rangareddy
C	DETAILS OF APPROVAL	
1	No of Floors	Stilt for Parking + 2 Upper Floor
2	Total Built-up Area	187.26Sq. Meters
3	Parking area	93.63Sq. Meters
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. Meters
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	₹ 1393.5

3	Betterment Charges	₹ 6967.5
4	Site Approval Charges	₹ 1393.5
5	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)	₹ 18726
6	Postage/ Advertisement Charges	₹ 200
7	Building Permit Fee	₹ 1872.6
8	TS-bPASS User Charges	₹ 1000
9	Vacant Land Tax	₹ 766.65
10	14% Open Space Contribution Charges On Prevailing Market Value	₹ 18666.21
11	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 11148
12	Sub Division Of Plot/ Amalgamation Of Plot	₹ 1393.5
13	Conversion Charges	₹ 696.75
14	Debris Charges	₹ 1000

15	Regularization charges with ref to the land value	₹ 11148
16	Labour cess	₹ 29731.08
TOTAL(INR)		₹ 106603.29

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.



Smt. B.YASHODA,
W/o B.LINGAIAH,
PLOT NO.111,
RAGHAVENDRA NAGAR
COLONY, TURKAYAMJAL
MUNICIPALITY,
ABDULLAPURMET MANDAL,
R.R.DIST


Smt. M.N.R Jyothi
Commissioner
Turkayamjal Municipality
Date: 19-01-2023
Time:05:44 pm

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





తెలంగాణ తెలంగాణ TELANGANA

Trans Id: 240222114629299426
Date: 22 FEB 2024, 11:47 AM
Purchased By:
K RAMESH
S/o K BALAJIAH
R/o RR DIST
For Whom
SELF AND OTHERS

INDEMNITY BOND

Chand AW 854781
J VINOD KUMAR
LICENSED STAMP VENDOR
Lic. No. 15-28-002/2022
Ren.No. 0
H NO 2-90 TURKAYAMJAL
ABDULLAPURMET RANGA
REDDY DISTRICT
No. 0014321579

- The Deed of Indemnity bond executed this day the **26th February'2024** by **Smt. Mekala Sravani W/o Mekala Gagan Kumar** (Hereinafter called the "EXECUTANT") who is on occupier of the premises in favour of the Southern Power Distribution Company of T.S Ltd (Hereinafter called the Company) having its Distribution Office at Turkayamjal
- Whereas the Executant is occupying the premises No. **Plot No.110NP, Raghavendra Nagar Colony, Ragannaguda, Turkayamjal (Vg), Abdullapurmet (M), Ranga Reddy (Dist).**
 - Whereas he has requested the Company for supply of Electricity to the above premises and has paid the necessary charges thereof as per rules in force and the company has also agreed to effect supply to the said premises.
 - Now, therefore it is hereby agreed between the parties as follows :-
The executants agrees that in the event of the Real owner of the premises or his legal heirs of dependants or any one claiming through or under his raising any objections in regard to giving the electricity service connection to the above premises and in the event of the company being made liable to pay any costs of compensation in respect there of, executant hereby indemnities and agrees to pay the company the said costs or compensation within one week on demand by the Company.
In the event of initiation and issue of proceedings under any law for eviction of consumers from the premises to which supply was given, power supply shall be ordered to be disconnected by the Superintending Engineer/Operation, as authorized as per clause 4.2.1 of Terms and Conditions of supply and installations and equipments shall be removed and such action shall not be liable to be questioned as breach of agreement in a Court of Law.
- IN WITNESSESS there of the executant hereby has set his hand on the day above written.

WITNESSESS: -

- 1.
- 2.

EXECUTANT

M. Shrawani

