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*Sr. Arch*

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# GOVERNMENT OF TELANGANA

From  
The Director of Town  
and Country Planning,  
640 A.C.Guards,  
4<sup>th</sup> & 5<sup>th</sup> Floors,  
HYDERABAD - 500 004.

To  
The Commissioner,  
Khammam Municipal Corporation,  
Khammam District.

**Lr.D.Dis.No. 1326/2018/W, Dt. 15-07-2022**

Sir,

Sub: **Group Development Scheme – Polepally G.P. Khammam Municipal Corporation, Khammam District – Proposal for Group Development Scheme, Construction of Stilt + 9 Floors “Jalaga Town Ship” under Telangana Rajiv Swagruha corporation Limited in 127,128/1,129/2/2,129/2/3, 130/1/2 and 130/2/2 of Polepally GP, Khammam District to an extent of 37025.14 Sq.mts applied by TRSCL Hyderabad – Technical Clearance - Accorded - Regarding.**

- Ref:
1. Lr. No.2945/PIng/TRSCL/P&C/2009, dt : 23-03-2018 of the Director (Admin) TRSCL., Hyderabad.
  2. T/o. Lr. Roc. No. 1326/2018/W, dt . 30-7-2018 add. to the Govt.
  3. Lr. No . 2945/PIng/KHMA/P&C/TRSCL/2009, dated:20-02-2020 and 29-05-2020 of the Director (Admin) TRSCL., Hyderabad.
  4. Memo No. 7823/Plg.III/2020, dated: 20-08-2020 of the Director (Planning) MA & UD Dept., T.S. Hyderabad.
  5. Lr.No.2945/Khammam/PIng/TRSCL/2009, dt. 26-02-2022 of the Managing Director, TRSCL., Hyderabad.
  6. T/o. Lr. Roc. No. 1326/2018/W, dt . 30-03-2022 add. To the Govt.
  7. G.O. Rt. No. 186 Dt : 17-03-2022 of MA & UD Dept.
  8. Lr.No.2945/Khammam/PIng/TRSCL/2009, dt. 22-04-2022 of the Managing Director, TRSCL., Hyderabad

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The proposal received through the reference cited for Group Development Scheme, Construction of Stilt + 9 Floors “Jalaga Town Ship” under Telangana Rajiv Swagruha corporation Limited in Sy.No. 127,128/1,129/2/2,129/2/3,130/1/2 and 130/2/2 of Polepally GP, Khammam Mandal Khammam District to an extent of 37025.14 Sq.mts applied by TRSCL Hyderabad have been examined in detail with reference to building rules of GO. Ms. No. 168 MA & UD Dept. dated 07.04.2012 along with the subsequent amendment and G.O. Rt. No. 186 MA&UD Dept. Dt : 17-03-2022 of and “**Technical Clearance**” is accorded as per the corrected plan as attested and enclosed here with subject to the following conditions.

1. That the title and Urban/Agricultural land ceiling aspect shall scrupulously examined by the Commissioner Khammam Municipal Corporation, before issue of building permission.
2. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban/Agricultural land ceiling clearances etc.

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3. The Technical clearance of building construction shall not be used as the proof of any title of the land.
4. The extent and dimensions of the site shall be thoroughly verified with reference to ownership documents and other records before the permission is released by the Commissioner Khammam Municipal Corporation.
5. The Commissioner Khammam Municipal Corporation, shall collect fees/ charges as per rules in force.
6. The Commissioner Khammam Municipal Corporation, shall see that the applicant shall provide water supply, storm water drain, drainage, sewerage, transformer, garbage chute etc., at his own cost. In this regard an undertaking shall be obtained from the applicant before release of permission.
7. The Commissioner Khammam Municipal Corporation, shall make it obligatory on the part of the builder / Contractor to obtain the Metal, Stone, Sand, Bricks, Napa slabs, Earth, Murram, and Gravel, etc., from quarry lease holder with royalty transit form issued by the Mines and Geology Department and copy of proceeding shall be sent to Assistant Director of Mines and Geology of the District as per Government Memo No.1906/E1/2004-1, Dt.03-03-2004 of MA&UD Dept.
8. The Commissioner Khammam Municipal Corporation, shall carryout the mandatory inspections as per rules in force .
9. The Commissioner Khammam Municipal Corporation, shall release the building permission only after confirming the court litigations if any are cleared and ensuring that permission can be given in the site for Group Development Scheme.
10. The Commissioner Khammam Municipal Corporation, shall insist the applicant to plant the trees in the premises as per water land and trees Act 2002 and (32) Nos of Rain Water Harvesting Pits shall be provided as given in G.O.Ms.No.350 MA, Dated. 09.06.2000 (Annexure-VI). [15 (vii)].
11. The Commissioner Khammam Municipal Corporation, shall release the plans only after confirming / fulfilling the conditions imposed by the Government in GO.Ms.No.168 MA dt.07-04-2012.
12. 2.0 m wide continuous green plantation strip in periphery on all sides is to be developed and maintained as shown in plan.
13. The Commissioner Khammam Municipal Corporation, shall complied all the conditions imposed by the concerned authorities.
14. The Commissioner Khammam Municipal Corporation shall ensure that Telangan Rajiv Swagruha Corporation Limited widens and forms existing Road to 60 feet on ground.

15. The Commissioner Khammam Municipal Corporation shall see that 7m setback are maintained by Rajiv swagruha Corporation Ltd. and also to provide all fire safety equipments as per the advice of the Fire Services Department.
16. The Commissioner Khammam Municipal Corporation shall see that that Rajiv Swagruha Corporaton Ltd follows all fire Safety norms and all fire safety equipments and also obtains NOC from Fire services Department before the Occupancy of Buildings.
17. The Commissioner Khammam Municipal Corporation shall see that Telangana Rajeev swagruha Corporation Ltd Khammam Shall adhere to all EC norms and shall obtain necessary EC in due course.
18. A thorough public access road of 12m width with 2-lane black-topped is to be developed within the applicant's site on any one side at the periphery / as shown in the plan.
19. All roads and open spaces as earmarked in B.P. No.144/2022/W shall be handed over to local body at free of cost through a registered gift deed before issue of occupancy certificate.
20. The Commissioner Khammam Municipal Corporation shall collect the Environment impact fee for total built up area @ 3/- per Sq.feet, if the built up area more than 10,0000 Sq.feet towards Mines & Minerals (Development & Regulation) Act – 1957 before releasing the Technical Approval plan in the strength of G.O. Ms. No. 34 I&C (Mines – I) Dept. dt: 17.06.2015 & G.O. Ms. NO. 8 I&C (Mines – I) Dept. dt. 24.02.2016. The environment impact fee is payable for the entire built – up area and it includes the area meant for parking and other allied services, which include pathway.

A copy of the Approved Plan **B.P.No.144/2022/W** incorporating the corrections is enclosed herewith for taking further action.

Yours faithfully,  
SD/- K. Vidyadhar  
Director of Town and  
Country Planning

Encl: As above

Copy to:

1. The District Town & Country Planning Officer, Khammam for information.
2. The Regional Deputy Director of Town and Country Planning, Warangal , for information.
3. The Telangana Rajeev Swagruha Corporation Limited Hyderabad for favour of information.

//t.c.f.b.o.//

Deputy Director(I/c)

15/11/22