

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

PRESENT SRI. B. SUMAN RAJ COMMISSIONER

TO

Sri / Smt.	<u>Chepuri Nagaraja</u>
	<u>s/o Shankarabab</u>
	<u>H.NO. 4-4-35, 4-4-36</u>
	<u>Vishwabrahmana Street. SIRCILLA</u>

FILE No.	G1/ <u>898</u>	201 <u>6</u>
PERMIT No.	<u>40</u>	201 <u>6</u>
Date	<u>19</u>	<u>07</u> 201 <u>6</u>

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.

Ref: 1. Your Application dated: 8.6.2016
2. GOMS NO.168 DT. 7-04-2012.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:							
1	Applicant	<u>Chepuri Nagaraja</u>					
2	Developer / Builder						
3	Licensed Technical Person	<u>Kodam Prathidhar</u>					
4	Structural Engineer						
5	Others						
B SITE DETAILS							
1	T.S.No.						
2	Premises No	<u>4-4-35, 4-4-36</u>					
3	Plot No.						
4	Layout / Sub Divn. No.						
5	Street						
6	Locality	<u>Vishwabrahmana Street</u>					
7	Town/ City	<u>SIRCILLA</u>					
C DETAILS OF PERMISSION SANCTIONED							
1	Floors	Ground		Upper floors		Parking floors	
2	Use	No.	Area (m ²)	No.	Area(m ²)	Level	No. Area(m ²)
A	Residential	1	163.73	1	163.73	Cellar	
B	Commercial					Stilt	
C	Others					U. Floors	
D	No of floors ()	--		--		--	
3	Setbacks (m)	Front		Rear	Side I	Side II	
		3.0		1.5	1.5	1.5	
4	Site Area (m ²)	407.25					
5	Road affected area (m ²)	29.52					
6	Net Area(m ²)	377.40					
7	Tot-lot Area (m ²)	213.67					
8	Height (m)	G.O.M					
9	No. of RWHPs	1 NO					
10	No. of Trees	1 NO					
11	Others						
D DETAILS OF FEES PAID (RS.) TOTAL :							
1	Building Permit Fee	2130000		7	Impact Fee		
2	Development Charges	4350000		8	City Level Infra. Imp. Fee		
3	Betterment Charges:			9	Compounding Fee		
4	Ext. Betterment Charges			10			
5	Sub-Division Charges			11			
6	Open space Charges			12			
E OTHER DETAILS :							
1	Contractor's all Risk Policy No.			Dt	Valid Upto		
2	Notarised Affidavit No	Dt:		Floor handed over	<u>1st floor</u>	Area (m ²)	<u>32.744</u>
3	Entered in prohibitory property watch register Sl.No.	Dt:		S.R.O.	<u>SNS Register</u>		
F	Construction to be Commenced Before			<u>19 07. 2016</u>			
G	Construction to be Completed Before			<u>18 07 2019</u>			

- Sanctioned Plan shall be followed strictly while making the construction & shall be displayed at the site.
4. **Commencement Notice** shall be submitted by the applicant before commencement of the building.
 5. **Completion Notice** shall be submitted after completion of the building.
 6. **Occupancy Certificate** is compulsory before occupying any building.
 7. **Public Amenities** such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
 8. **Prior Approval** should be obtained separately for any modification in the construction.
 9. **Tree Plantation** shall be done along the periphery and also in front of the premises.
 10. **Tot-hot** shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
 11. **Rain Water Harvesting Structure** (percolation pit) shall be constructed.
 12. **Space for Transformer** shall be provided in the site keeping the safety of the residents in view.
 13. **Garbage House** shall be made within the premises.
 14. **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.
 15. This sanction is accorded on surrendering of **Road affected portion of the site** to(ULB) at free of cost with out claiming any compensation at any time as per the undertaking submitted.
 16. **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.
 17. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
 18. A safe distance from Electrical Lines shall be followed as per rules.
 19. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
 20. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
 21. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
 22. The Registration authority shall register only the permitted built up area as per sanctioned plan.
 23. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
 24. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
 25. **Architect / Structural Engineer** if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
 26. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
 27. **As per the undertaking executed in terms of A.P. Building Rules-2012,**
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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 ULB after providing all the regular service connections to each portion of the building and duly submitting the following.
 - (i) Building Completion Notice issued by the LTP duly certifying that the building is completed as per the sanctioned plan.
 - (ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - (iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - (iv) Insurance Policy for the completed building for a minimum period of three years.
 28. **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:
 - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
 - iii) Provide Generator, as alternate source of electric supply.
 - iv) Emergency Lighting in the Corridor / Common passages and stair case.
 - v) 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.
 - vi) Manually operated and alarm system in the entire buildings;
 - vii) Separate Underground static water storage tank capacity of 25, 000 lits. Capacity.
 - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings;
 - ix) Hose Reel, Down Corner.
 - x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts
 - xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire
 - xii) Transformers shall be protected with 4 hours rating fire resist constructions.
 - xiii) To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

By Order

COMMISSIONER
SPICOLA MUNICIPALITY

OFFICE OF THE MUNICIPAL COUNCIL, SIRCILLA, KARIMNAGAR DISTRICT

(BUILDING PERMISSION FEE)
(Gazette No. 7, dt: 12-4-2013)

Proposed to Construct of Residential / Commercial / Apartment Building with

Smt/Sri Chepuri Naga Raju S/o. W/o. Shankaravai Floors by M/s
premises /Plot bearing No. 9+1 Sy No. Avushla wada in
H No. 4-4-35, 4-4-36 situated at Avushla wada Sircilla.

SI No	PARTICULARS	RATE Rs.	Qty	Amount
		12.00	378	4540=00
I)	a) Site apporval/Sub Division of plot Per 1 Sqmtr of site area			
	b) Open space contribution charges 14 % prevailing market value			
	c) Basic Pro-rata charges			
	d) 33% surcharge on penal amount			
	e) Betterment charges			
	i) Residential use per 1 Sq mtr of site area	75.00		-
	ii) Non Residential use Per 1 Sq mtr of site area	100.00		-
	f) External Betterment charges 30 % of betterment charges			
II)	CONVERSION CHARGES:			
	a) Residential use Per 1 Sq mtr of site area	5.00		
	b) Non Residential use Per 1 Sq mtr of site area	10.00		
III)	<u>BUILDING PERMIT FEE</u> <u>Per 1 Sq mtr on built-up area</u>			
	a) <u>RESIDENTIAL BUILDINGS:</u>			
	i) Upto 200 Sq mtr of plot area	15.00		
	ii) Above 200 Sq mtrs upto 500 Sq mtr of plot area	20.00	328	6560=00
	iii) Above 500 Sq mtr	50.00		
	b) <u>NON RESIDENTIAL BUILDINGS:</u> <u>Per Sq mtr on built-up area</u>			
	i) Upto 200 Sq mtrs of plot area	25.00		-
	ii) Upto 500 Sq mtrs of plot area	35.00		-
	iii) Above 500 Sq mtrs of plot area	70.00		-
IV)	Permit for openings: Opening of Gate, Door, Window, Ventilators, Replacement of Rolling shutters etc., (per each No)			
	a) Ventilators, Replacement of Rolling shutters etc., (per each No)	150.00	34	5100=00
	b) Compound wall /Boundary wall per 1 RMT	20.00	88	1700=00
	c) Well /septic tank/WC/Bath/Staircase (Per each No)	150.00	12	1800=00

Existing old House particulars
enclosed

75.00		
100.00		

5.00		
10.00		

15.00		
20.00	328	6560=00
50.00		

25.00		
35.00		
70.00		

150.00	34	5100=00
20.00	88	1700=00
150.00	12	1800=00

V) DEVELOPMENT CHARGES : As per G.O Ms No. 158, MA&UD

a) Built-up area:
(Per 1 Sq mtr)

- i) Proposed built up area for residential
- ii) Proposed built up area for commercial

10.00	328	3280 = 00
15.00		

b) Open area excluding coverage
(Per 1 Sq mtr)

- i) Open area for Residential
- ii) Open area for Non residential

5.00	214	1070 = 00
8.00		

VI) Postage /Advertisement charges for each application

- i) Individual Residential buildings
- ii) Commercial /Other buildings
- iii) Group housing /High rise buildings

200.00	1	200 = 00
1000.00		
2500.00		

VII) Rain Water Harvesting Deposit:

All categories of Buildings
Per 1 Sq mtr of Site area

15.00		-
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VIII) For grant of license for storing building materials including scaffolding and for depositing waster material /Debris removal charges per once (on each application)

- i) Up to 200 Sq mtrs of plot area
- ii) Above 200 Sq mtrs upto 500 Sq mtrs of plot area
- iii) Above 500 Sq mtrs

1500.00		
2000.00	1	2000 = 00
2500.00		

IX) Drainage Charges

On Total built-up area per 1 Sq mtr

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X) VACANT LAND TAX:

- a) 0.1% on registration value
- b) Library cess @ 8% on VLT

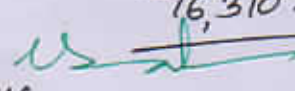
House tax receipt		
		Enclosed.

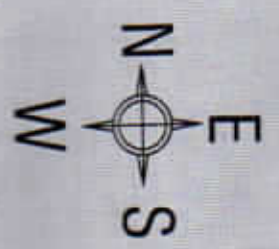
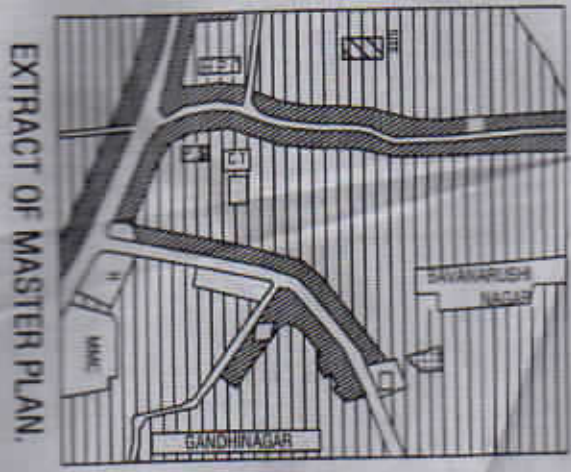
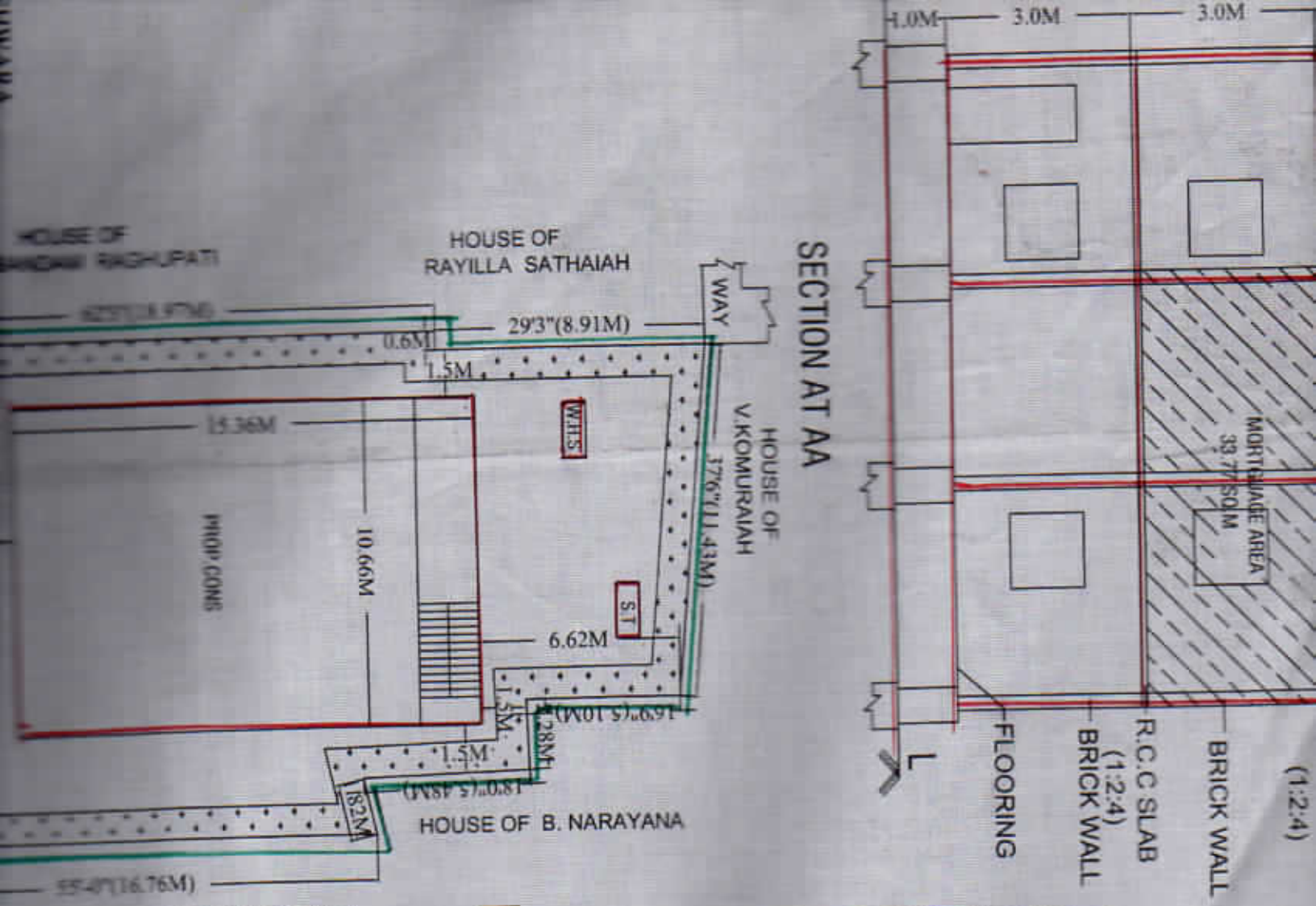
Registration Rs 16310 Sixteen thousand three hundred and ten only
and Collected vide
Receipt No. 014316012 Dt. 19/2/16


Accountant
Sircilla Municipality


TPBO/T.P.S

GRAND TOTAL

24/5/16 Advance fee → 10,000 = 00
16,310 = 00
T.P.O / A.C.P/MC 



EXTRACT OF MASTER PLAN.

TOPO PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTIVE BUILDING OPEN PLACE DISMANTLED H.NOS SITUATED AT "AVUSULAWADA / VISHWABRA SIRICILLA MANDAL, KARIMNAGAR DST. AS PER G.O.MS.NO 168,DT: 7-4-2012. BELONGS TO : CHEPURI NAGARAJU S/O: SH

SPECIFICATIONS

REF

FOUNDATION : C.C. BED & C.R.S MASONRY	SCALE(1:10 DIMENTION)
BASEMENT : C.R.S MASONRY	PROP. CON
STRUCTURE : R.C.C FRAMED	SITE BOUN
SUPER STRUCTURE : BRICK WALL	ROAD EFFE
PLASTERING : SPONGE FINISH	GREEN PLA
FLOORING : S.STONE	MORT GUA
DOORS & WINDOWS : TEAK WOOD	

S.NO	JOINERY	NOS
01	DOOR : 1.0M X 2.1M	12