

BUILDING PERMIT ORDER

PRESENT SRI. B. Surjan Rao Commissioner.

TO

Sri / Smt. Kodam Venkatesham  
s/o H.S. RUPATHI  
Plot Nos. 16, 17, 18  
Sy. No: 1528/A, 1541/A, 1542/A, 1528/B  
Shanili nagar-2, 1541/B.

FILE No.	GI/ <u>268</u>	201 <u>5</u>
PERMIT No.	<u>54</u>	
Date	<u>28</u>	<u>6</u> <u>15</u>

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg.  
 Ref: 1. Your Application dated: .....  
 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>K. Venkatesham.</u>			Lic.No.	
2	Developer / Builder				Lic.No.	
3	Licensed Technical Person	<u>Abdul Anas.</u>			Lic.No.	
4	Structural Engineer				Lic.No.	
5	Others					
B SITE DETAILS						
1	T.S.No.					
2	Premises No					
3	Plot No.	<u>16, 17, 18</u>				
4	Layout / Sub Divn. No.	<u>Sy. no: 1528/A, 1541/A, 1542/A, 1528/B &amp; 1541/B</u>				
5	Street	<u>Shanili nagar</u>				
6	Locality					
7	Town/ City	<u>Shanili.</u>				
C DETAILS OF PERMISSION SANCTIONED						
1	Floors	Ground		Upper floors		Parking floors
2	Use	No.	Area (m <sup>2</sup> )	No.	Area(m <sup>2</sup> )	Level No. Area(m <sup>2</sup> )
A	Residential					Cellar
B	Commercial					Stilt
C	Others					U. Floors
D	No of floors ( <u>9</u> )					
3	Setbacks (m)	Front	Rear	Side I	Side II	
		<u>8.0</u>	<u>8.0</u>	<u>8.0</u>	<u>5.16</u>	
4	Site Area (m <sup>2</sup> )	<u>5237.20</u>				
5	Road affected area (m <sup>2</sup> )	<u>2218</u>				
6	Net Area(m <sup>2</sup> )	<u>3019.20</u>				
7	Tot-lot Area (m <sup>2</sup> )					
8	Height (m)	<u>9.0</u>				
9	No. of RWHPs	<u>1</u>				
10	No. of Trees	<u>1</u>				
11	Others					
D DETAILS OF FEES PAID (RS.) TOTAL :						
1	Building Permit Fee	<u>99750/-</u>	7	Impact Fee		
2	Development Charges	<u>8430/-</u>	8	City Level Infra. Imp. Fee		
3	Betterment Charges:		9	Compounding Fee		
4	Ext. Betterment Charges		10	<u>Road H.P</u>	<u>8430/-</u>	
5	Sub-Division Charges		11	<u>VLT</u>	<u>3019/-</u>	
6	Open space Charges	<u>192074/-</u>	12			
E OTHER DETAILS :						
1	Contractor's all Risk Policy No.		Dt		Valid Upto	
2	Notarised Affidavit No		Dt:	Floor handed over	Area (m <sup>2</sup> )	
3	Entered in prohibitory property watch register Sl.No.		Dt:	S.R.O.		
F	Construction to be Commenced Before					
G	Construction to be Completed Before					



- required fees.
3. 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-lot 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 & severely 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 severely 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  
SIRCILLA MUNICIPALITY

Copy to

1. The Town Planning Section Head
2. The Officer concerned, Property Tax Section
3. The Officer concerned, Stamps and Registration Department



**Submitted:-**

Kindly pursue the Lr.D.Dis.No. 426/2015/WRO/W Date:29-05-2015

of the Regional Deputy Director of Town and Country planning, Warangal wherein she has instructed that the building application for RCC construction of stilt floor for parking and Ground + 2 Upper floors Residential building in open plot Nos. 16, 17 and 18, in Sy.Nos. 1528/A, 1541/A, 1542/A, 1528/B and 1541/B – Situated near the house No. 3-5-22 of shanthi Nagar, Sircilla town in Karimnagar District – to an extent of 583.80 Sqm. – belongs to Sri Kodam Venkatesham, S/o. Sri Thirupathi – Technical clearance-Accorded.

Subjected to conditions of the fulfillment of following points

1. 1.0 m wide continuous green plantation strip in periphery on all sides is to be developed and maintained as shown in plan.
2. The owner is required to hand over the 10% area of the total built up area (Mortgage area as shown in plan) in Second Floor as per rule 25 (d) of G.O.Ms.No. 168, Dated: 07-04-2012 to the sanctioning authority by way of a Notarized affidavit and after the setbacks and open spaces are demarcated on the site. The Notarized affidavit shall be got entered by the sanctioning authority in the prohibitory property watch register of the registration department.
3. The Commissioner, Sircilla Municipality shall take over 22.18 Sqm. road affected area from the applicant by a registered gift deed, free of cost before releasing the approved plans.
4. The Commissioner, Sircilla Municipality shall collect L.R.S. charges with 33.3% of compounding fee on the penal amount and 14% open space charges of the prevailing market value of the Registration Department from the applicant as per Government Memo No. 23940/M2/2012, dated: 21-08-2013 of Municipal Administration and Urban Development before releasing the permission.

In view of the above conditions the owner of the site has fulfill the all above conditions and also paid the require the L.R.S. and B.P.S. paid.



Occupancy certificate  
on production of occupancy certificate  
found at the site.  
submitted afresh  
the building.

The labor Cess charges has paid amount at Rs. 28,190/- vide A/c. No. 371606256.

Hence the permission may be released.

APU  
26/6/15  
TP&BO

T.P.O  
26/6/15

Commissioner.

Submitted:

The 10% mortgage are has entered in the prohibitory property watch register, hence the proceeding are submitted for approval.

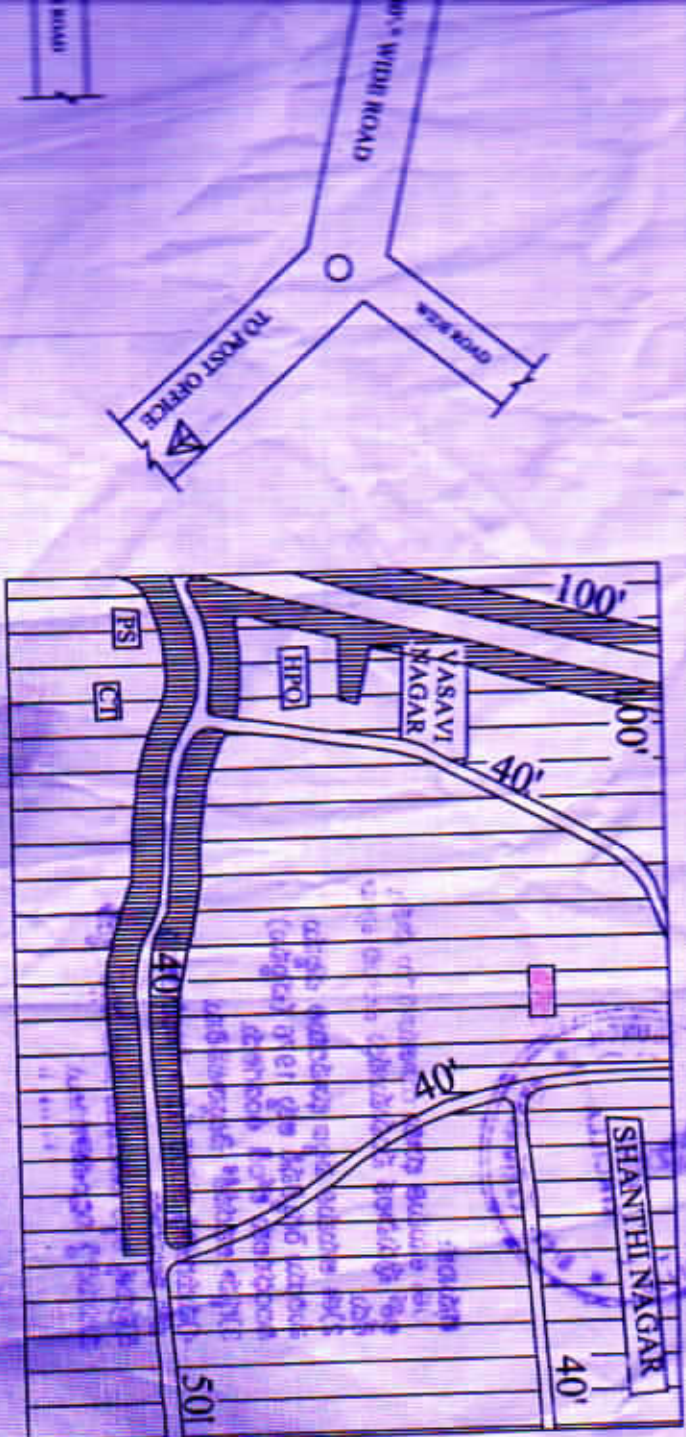
T.P.O  
26/6/15

Commissioner.

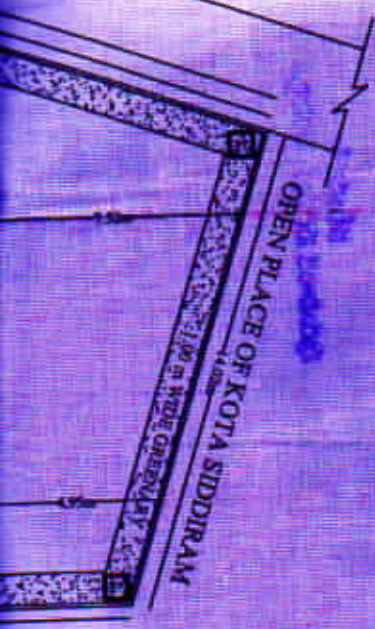
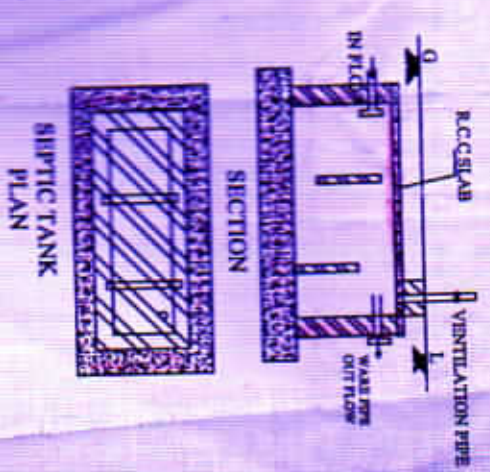
Development before releasing the permission.  
dated: 21-08-2013 of Municipal Administration and Urban  
from the applicant as per Government Memo No. 23940/M2/2012.  
charges of the prevailing market value of the Registration Department  
33.3% of compounding fee on the penal amount and 14% open space  
4. The Commissioner, Sirsilla Municipality shall collect L.R.S. charges with  
before releasing the approved plans.  
3. The Commissioner, Sirsilla Municipality shall take over 22.18 sqm. road  
affected area from the applicant by a registered gift deed, free of cost  
of the registration department.  
by the sanctioning authority in the prohibitory property watch register  
are demarcated on the site. The Notarized affidavit shall be got entered  
by way of a Notarized affidavit and after the setbacks and open spaces  
(b) of G.O. Ms. No. 188, Dated: 07-04-2012 to the sanctioning authority  
area (Mortgage area as shown in plan) in Second Floor as per the 25  
3. The owner is required to hand over the 20% area of the total building

In view of the above conditions the owner of the site has fulfill the all above  
conditions and also paid the require the L.R.S. and B.P.S. paid.





**EXTRACT OF MASTER PLAN**



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING WITH S+G+2 FLOORS IN PLOT PLOTNO'S:16,17 SY.NO:1528/A,1541/A,1542/A,1528/B,1541/ SITUATED AT SHANTHI NAGAR,SIRICIL BELONGING TO:-  
Sri KODAM VENKATESHAM,  
S/O THIRUPATHI,

**SPECIFICATIONS**

FOUNDATION	C.R.S. N.O.M
COLUMNS	R.C.C. 12x4
SUPER STRUCTURE	BRICK N.C.T
SLAB, BEAMS, CHAJJAS	R.C.C. 12x4
DOORS, WINDOWS	CT.WOOD
VENTILATORS	CT.WOOD
FLOORING	MOSAIC
PLASTERING	N.C.M

**OPENINGS**

DOORS	WINDOWS	VENTIL
1.0Mx2.0M	W1: 1.8Mx1.2M	V: 0.9
0.9Mx2.0M	W2: 1.2X1.2M	
0.75Mx2.0M		

**AREA STATEMENT**

TOTAL PLOT AREA: 583.80 SMT  
ROAD EFFECTED AREA: 22.18 SMT  
NET PLOT AREA: 561.62 SMT

NO. OF FLOORS :	S+G+2 FLOORS
STILT PARKING	: 161.44 SMT
GROUND FLOOR	: 161.44 SMT
FIRST FLOOR	: 161.44 SMT
SECOND FLOOR	: 161.44 SMT
TOTAL BUILT UP AREA	: 484.32 SMT
PERMISSIBLE HEIGHT	: 12.00 MTRS
PROPOSED HEIGHT	: 8.97 MTRS