

BUILDING PERMIT ORDER

PRESENT SRI. B. SUMAN RAO. Commissioner.

TO

Sri / Smt. <u>Bairi. Ravinder</u>
<u>do Bapu (alias) Babu</u>
<u>SI. NO. 638, H. NO. 8-8-43</u>
<u>Nehru Nagar</u>

FILE No.	G1/ <u>508</u>	2013 <u>4</u>
PERMIT No.	<u>84</u>	<u>2014</u>
Date	<u>24</u> <u>09</u>	<u>2014</u>

Sir / Madam,

Sub: Building Permission - Sanctioned - Reg.

Ref: 1. Your Application dated: 19-09-2014
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>Bairi. Ravinder</u>			Lic.No.	
2	Developer / Builder				Lic No.	<u>1451/2009-10.</u>
3	Licensed Technical Person	<u>Abdul Anees</u>			Lic.No.	
4	Structural Engineer					
5	Others					
B SITE DETAILS						
1	T.S.No.	<u>SY. NO.</u>	<u>638</u>			
2	Premises No		<u>8-8-43</u>			
3	Plot No.					
4	Layout / Sub Divn. No.					
5	Street					
6	Locality		<u>Nehru Nagar</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
A	Residential	<u>1</u>	<u>88.80</u>	<u>1</u>	<u>88.80</u>	Cellar
B	Commercial					Stilt
C	Others					U. Floors
D	No of floors ()					
3	Setbacks (m)	Front		Rear	Side I	Side II
		<u>1.50</u>		<u>1.0</u>	<u>1.0</u>	<u>1.0</u>
4	Site Area (m ²)	<u>150.07</u>				
5	Road affected area (m ²)	<u>9.28</u>				
6	Net Area(m ²)	<u>140.85</u>				
7	Tot-lot Area (m ²)					
8	Height (m)	<u>6.0</u>				
9	No. of RWHPs	<u>1</u>				
10	No. of Trees					
11	Others					
D DETAILS OF FEES PAID (RS.) TOTAL : <u>16850 = 00</u>						
1	Building Permit Fee	<u>9730 = 00</u>		7	Impact Fee	
2	Development Charges	<u>2310 = 00</u>		8	City Level Infra. Imp. Fee	
3	Betterment Charges:			9	Compounding Fee	
4	Ext. Betterment Charges			10	<u>RWHS</u>	<u>2670 = 00</u>
5	Sub-Division Charges	<u>2140 = 00</u>		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		Area (m ²)
3	Entered in prohibitory property watch register SI.No.		Dt:	S.R.O.		
F	Construction to be Commenced Before			<u>24-09-2014</u>		
G	Construction to be Completed Before			<u>23-09-2014</u>		

2. If construction is not commenced within one year, building application shall be treated as void and the applicant shall be liable for the 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 partial 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
SIRCILLA MUNICIPALITY

Copy to

1. The Town Planning Section Head
2. The Officer concerned, Property Tax Section

B. Raif

G1/508/84/2004

Name of the Applicant: Baishi Ravinder

S/o. Bapu (Elias) Babu

Election Ward No. ()

H.No./Sy.No. 638/8-8-43

Locality: Nehru nagar

Category of construction and Whether it is satisfying to the M.P. proposals.

: Satisfy - Residential / Commercial.

Whether ownership documents submitted.

: Yes / No

3. SET BACKS (As per G.O.Ms.No. 569 MA Dt. 23-08-2008.

	Below 300 Sq. Mtrs. / Above 300 Sq. Mtrs. Required (In Sq. Mtrs.)	Provided. (In Sq. Mtrs.)
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a) Front Road Side	1.5 Mtrs.	1.5 Mtrs.
b) Left Side	1.0 Mtrs.	1.0 Mtrs.
c) Right Side	1.0 Mtrs.	1.0 Mtrs.
d) Rear Side	1.0 Mtrs.	1.0 Mtrs.

4. Coverage : Mtrs. Mtrs.

5. Parking Space : Mtrs. Mtrs.

6. Whether Site is accessible through an existing established road : Yes / No

Public / Pvt. Road.

Existing Width..... 22ft⁰ M/Fts.

Proposed Width..... 30ft⁰ M/Fts.

7. Zoning regulations whether satisfied or not.

: Yes / No

8. It is Covered by any approved layout DP or OLD building area.

: old Building area

9. Date of Payment of building permit

: Amount : 16250/-

fee and other charges and whether it

: Receipt No. : 013249469

is collected as per the rates approved

: Date : 19.9.2014

a) Indicate the land use of the site under reference.

: Residential / Commercial / Industrial
Public & Semi Public / Agriculture Use.

b) For Road affected portion

: Existing Road Width..... 22'0" M.Fts.

Proposed Road Width..... 30'0" M.Fts.

Affected Depth..... M.Fts.

11. Whether the construction work is commenced, if commenced nature of construction and deviation.

12. Inspection Details

: Date..... 24/9/2014..

T.P. & B.O./T.P.S./Remarks

Submitted:-

The proposed site is inspected and found that the party has not yet commenced the work. The site is falling with the submitted documents. The proposed site fall in residential use zone as per the sanctioned masterplan of Sivella town vide G.O.M.S no 5746 MA dt 1.12.2003. The proposed site falls in Nehrunagar area. The applicant has enclosed required undertakings. The applicant has enclosed mutation copy and 1984 to till date H.no. particulars. The applicant has enclosed road affected area undertaken proposed road to 30'0" effected area on extent of 9.22 sq.mt vide gift deed no 3540/2014 dt 16.8.2014. The submitted plans are in accordance with the G.O.M.S no 168 MA dt 7.4.2012 and building rules and zoning regulations. In view of the above the permission may be accorded with the residential building Ground + First floor only.

Certified that the above reports is correct, hence the applied permission sought for may be granted for construction of Residential or Commercial purpose, Ground Floor, First Floor, ~~Second Floor~~ only.

"A" may be granted

"A"

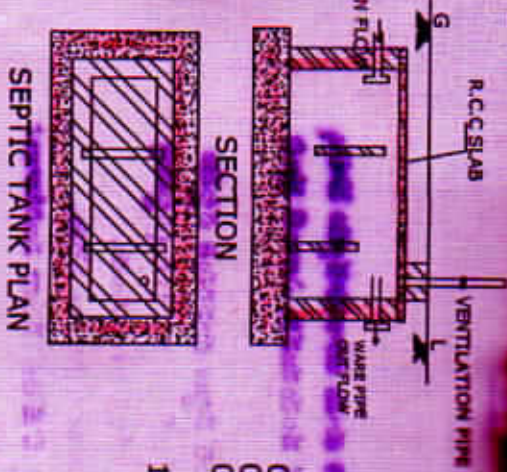
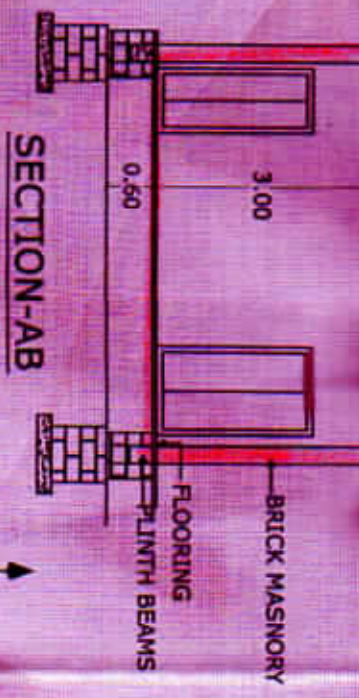
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T.P.S. 1/24/9

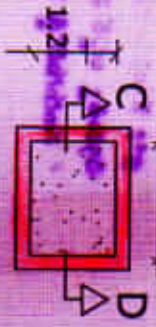
COMMISSIONER. 24/9

BELONGS TO : BAJRI R
5/0, BAPU (A

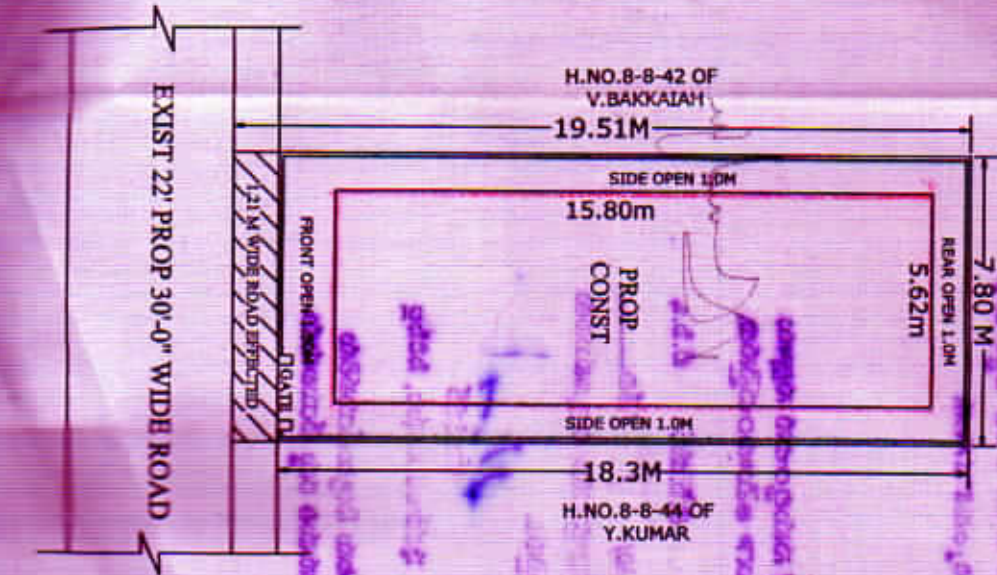
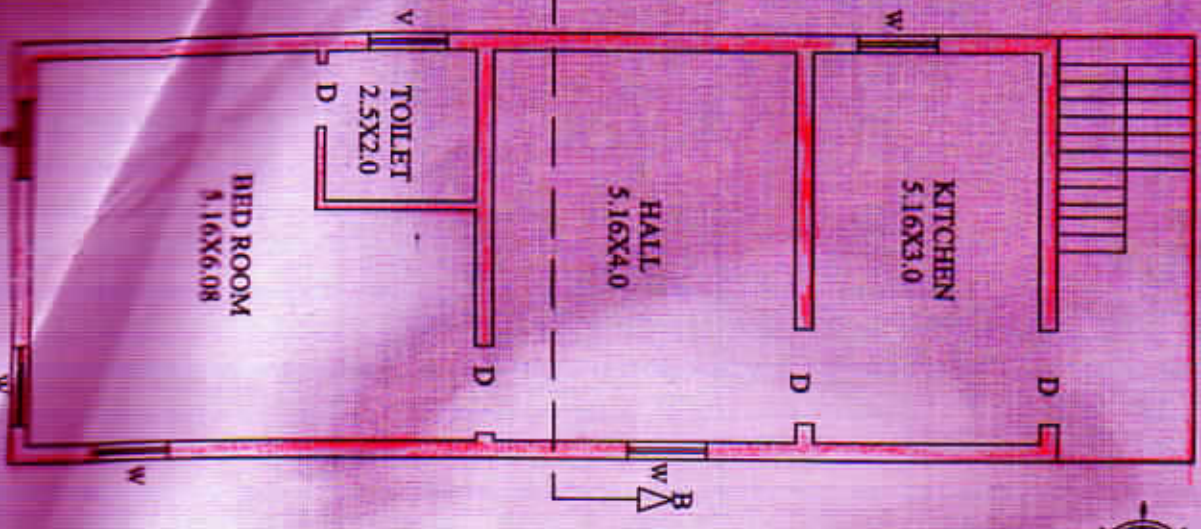
**EXTRACT OF
MASTER PLAN**



SECTION C-D



**HARVESTING PIT
PLAN**



**KEY PLAN
NOT TO SCALE**

SPECIFICATIONS	
FOUNDATTION	: C.C.C
BASMENT	: C.R.S.
SUPER STRUCTURE	: R.C.C.
BRICK MASONRY IN	: 1:6 COL
FLOORING	: MAR.
DOORS & WINDOWS	: TEAK
D1	: 3'0" X 6'9" 6NOS
D2	: 2'6" X 6'9" 4NOS
W1	: 3'0" X 4'3" 9NOS
V1	: 1'X3' 2 NOS

PLOT BOUNDARY	
PROP CONST	[Symbol]
ROAD EFFECTED AREA	[Symbol]

INDEX	
TOTAL PLOT AREA	: 150.07 SQ.
ROAD ECED AREA	: 9.28 SQ.M
NET PLOT AREA	: 140.85 SQ.M
PROP G/F AREA	: 88.80 SQ.M
PROP F/F AREA	: 88.80 SQ.M
TOTAL BUILTUP AREA	: 177.6 SQ.M
OPEN AREA	: 52.05 SQ.M
COMPD WALLE	: 45.0 RMTS

PARTICULARS REQUIRED AS PER G.O. M.S. 168	
ROAD SET BACK	PRO SET BACK
ROAD SIDEI. 50 M	ROAD TWO
REMAINING BOTH SIDES: 1.0 M	BAC

A.7