

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

PRESENT SR. **B. SUMANRAO, Commissioner**

TO
 Smt. **P. P. Pushpalatha**
 No. 10 Parsharam Goud
 Sr. No. 1352, 1353 & 1354
 Karimnagar Road

FILE No. **G1/ 554** 2016
 PERMIT No. **212** 2016
 Date **24** / **03** / **2016**

Sir / Madam,

Sub: **Building Permission - Sanctioned - Reg.**

Ref: 1. Your Application dated: **11-03-2016**
 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	P. P. Pushpalatha		Lic.No.			
2	Developer / Builder			Lic.No.	G1/258/03		
3	Licensed Technical Person	Kodam. pruthvidhar		Lic.No.			
4	Structural Engineer			Lic.No.			
5	Others						
B SITE DETAILS							
1	T.S.No.	Sr. No 1352, 1353 & 1354					
2	Premises No						
3	Plot No.						
4	Layout / Sub Divn. No.						
5	Street						
6	Locality	Karimnagar Road.					
7	Town/ City	Spacilia					
C DETAILS OF PERMISSION SANCTIONED							
1	Floors	Ground		Upper floors		Parking floors	
2	Use	No.	Area (m ²)	No.	Area(m ²)	No.	Area(m ²)
A	Residential						
B	Commercial	1	133.39	2	266		
C	Others						
D	No of floors (3)						
3	Setbacks (m)	Front		Rear	Side I	Side II	
4	Site Area (m ²)	5.0		1.5	1.5	1.5	
5	Road affected area (m ²)	294.60					
6	Net Area(m ²)	294.60					
7	Tot-lot Area (m ²)	9.0					
8	Height (m)	1					
9	No. of RWHPs	1					
10	No. of Trees	1					
11	Others						
D DETAILS OF FEES PAID (RS.) TOTAL :							
1	Building Permit Fee	2375 = (₹)		7	Impact Fee		
2	Development Charges	7315 = (₹)		8	City Level Infra. Imp. Fee		
3	Betterment Charges:			9	Compounding Fee		
4	Ext. Betterment Charges			10	RWHP	4425 = (₹)	
5	Sub-Division Charges	3540 = (₹)		11	VLT	9130 = (₹)	
6	Open space Charges			12			
E OTHER DETAILS :							
1	Contractor's all Risk Policy No.			Dt	Valid Upto		
2	Notarised Affidavit No	580	Dt: 05/01/16	Floor handed over	Ind	Area (m ²)	49.36
3	Entered in prohibitory property watch register SI.No.		Dt: 22/3/16	S.R.O.			
F	Construction to be Commenced Before			24-03-2016			
G	Construction to be Completed Before			23-03-2019			

- false and fabricated the permission will be revoked.
2. If construction is not commenced within one year, building application shall be submitted afresh duly 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:
 - (i) Building Completion Notice issued by ULB assuring 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.

**Technical remarks of TP&BO/TPS/TPO
Municipal Council Sircilla**

File No. G/ 554 /2016

BA No. 212 /2016

DETAILS OF THE PROPOSALS:

1) The applicant Puli. Pushpa Latha w/o parshararam Goud. has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 1352, 1353 & 1354 situated at K.M.R. Road of Municipal Corporation Karimnagar.

2) **Ownership Document Details:**

In support of ownership title on the site the applicants have furnished copies of the following documents attested by Gazetted Officer, the title deeds have been examined and the details are tabulated below:

SI No	Document No	Status	Vendor	Vendee	Sy No / H. No.	Extent In Sq mtrs	Schedule of Boundaries
1	7730/15	Gift Deed.	Puli. Pushpa Latha w/o parshararam Goud.	Puli. Pushpa Latha	1352, 1353 & 1354	294.60	

3) As per the above Documents that the site under reference is located in old developed area. There has been taken up for scrutiny as per the rules, regulations and procedure.

4) **Inspection Report:** Inspected the site and verified the measurements, Schedule of boundaries documents etc. site under reference is located in old developed area. At present, the site is surrounded by

East : open place of Puli Parshararam Goud
 West : 100' 04" P.W.D Road
 North : open place of Puli Parshararam
 South : open place of Bari. Bharathi

The Plans submitted have been verified with reference to the ground position (levels, dimension and area of the plot) and as well as the documents, road width, etc. and found correct and applicant has not commenced the construction work.

5) **The following technical report is submitted with reference to the G.O.Ms.No.168 dt. 07.4.2012 and the relevant other Zoning Regulations, Building Byelaws.**

a) **Land Use :** As per the sanctioned master plan of GO. No. 546 MA. Dt: 1-12-2003 of Sircilla town. The proposed site under reference is covered by Residential/Commercial use Zone

Stilt Floor built up area:.....Sq mtrs.

Ground Floor built up area: 133.39.....Sq mtrs.

First Floor built up area: 133.39.....Sq mtrs.

Second Floor built up area: 133.39.....Sq mtrs.

c) ALL ROUND OPEN SPACES:

(all in mts)

Sides	Direction	Road width	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front		100 ² 0 ⁴	5.0	5.0	-	
Rear			1.5	1.5	-	
S(1)			1.5	1.5	-	
S(2)			1.5	1.5	-	

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.0	9.0	

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
400.17	40.01	40.01	

The Technical data above is satisfying the provisions laid down in the above said G.O Ms No. 168, MA., dt: 07-4-2012 and the building proposals are not in violation of B.R/Z.R

Hence the proposal of the applicant for construction of Commercial /Residential building with 1st floor/Second floor may be granted.

The proposal may be accorded

T.P.O. 24/3

T.P.O. 24/3

Commissioner

...ING IN THE ...
 1352,1353&1354,SITUATED KAR...
 ASPER G.O.MS.NO 168, DT: 7-4-2012.
 O : PULI PUSHPALATHA
 W/O : PARSHARAM GOUD @ PARUSHARAMU GOUD.

DESCRIPTIONS	REFERENCE
FINISH : C.C. BED & C.R.S MASONRY : C.R.S MASONRY STRUCTURE : R.C.C FRAMED WALL : BRICK WALL FINISH : SPONGE FINISH WINDOWS : S.STONE JOINERY : TEAK WOOD	SCALE(1: 100) ALL DIMENSIONS ARE IN MTRS PROP. CONST. SITE BOUNDARY. MORT GUAGE GREEN PLANT STRIP

ITEM	NOS	TOTAL
DOOR : 1.0MX2.1 M	02	38
DOOR : 0.76MX2.1M	14	
WINDOWS : 1.2MX1.2M	04	
VENTILATORS : 1.2MX0.45M	14	

AREA'S STATEMENTS

LOT AREA	: 294.60 SQ.M (350.72 SQ.Y)
PLANT AREA G/F	: 133.39 SQ.M (159.53 SQ.Y)
PLANT F/F	: 133.39 SQ.M (159.53 SQ.Y)
SEPTIC TANK AREA	: 400.17SQ.M (478.60 SQ.Y)
COVERED AREA	: 161.21 SQ.M (191.19 SQ.Y)
AREA 25 % OF TOTAL BUILT-UP COMMERCIAL AREA	: 40.01 SQ.M (47.86 SQ.Y)
33.39 SQ.M X 25 % = 33.34 SQ.M PROVIDED	39.4 SQ.M

REQUIREMENT PER GO.MS.NO.168	PROVIDED
FRONT (WEST) : 5.0 M	A) FRONT (WEST) : 5.0 M
REAR (EAST) : 1.5 M	B) REAR (EAST) : 1.5 M
SIDE (NORTH) : 1.5 M	C) SIDE (NORTH) : 1.5 M
SIDE (SOUTH) : 1.5 M	D) SIDE (SOUTH) : 1.5 M

PLANT GUAGE AREA : 49.36 SQ.M
10% OF TOTAL BUILT-UP : 9.0 M

... THAT i.e
 ... 7SQ.M X 10 % = 40.01 SQ.M
 ... IT OF THE BUILDING : 10.0 M

SIG OF PLANNER