

**OFFICE OF THE KODAD MUNICIPALITY
TOWN PLANNING SECTION**

BUILDING PERMIT ORDER

107

File No.	G1/2289/B.A No 107/J.K.M.C 2015
Permit No.	G1/2289/107/2015
Date.	2-11-2015

TO

Mohammed Khaja Mohinuddin S/oJohn
Mohammed

Sir/Madam,

Sub: Building Permission – Sanctioned-Reg.

Ref: Your Application dated: 17-10-2015.

Your application submitted in the reference has been examined with reference to the rules and regulations in force

And permission is here by sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:							
1	Applicant Mohammed Khaja Mohinuddin S/oJohn Mohammed						
2	Developer/Builder Lic.No.		Lic.No.				
3	Licensed Technical Person Lic.No.	SK Zameer	Lic.No.	G/326/7/2013			
4	Structural Engineer Lic.No.		Lic.No.				
5	Others						
B SITE DETAILS							
1	T.S.No.						
2	Premises No						
3	Block No.	4 Sy.No.779,780,781,782/UU,783/EE,784/U,785/AA,786/E,783/U1,784/UU,785/E,786/U					
4	Plot No.	Ward No.13 H No.4-182/D/A/2					
5	Layout/Sub Divn.No.						
6	Street	Bhavani Nagar Kodad					
7	Locality	Bhavani Nagar Kodad					
8	Town/City	Kodad					
C DETAILS OF PERMISSION SANCTIONED							
1	Floors	Ground	Upper Floor		Parking Floors		
2	Use	No.	Area(m ²)	No.	Area(m ²)	Level	No.
A	Residential	G	57.67	1 st	57.67	Cellar	
B	Commercial					Stilt	
C	Others					U.Floors	
D	No of Floors	1					
3	Setbacks(m)	Front	Rear	Side-I	Side-II		
		1.50	1.00	0.00	1.00		
4	Site Area(m ²)	93.63					
5	Road affected Area(m ²)	9.33					
6	Net Area(m ²)	84.30					
7	Tot-lot Area(m ²)						
8	Height(m)	5.70					
9	No. of RWHS	1					
10	No. of Trees						
11	Others						
D	DETAILS OF FEES PAID (RS) TOTAL:	9135/- DD No.014010099 Dt:17-10-2015					
1	Building Permit Fee Rs.	6484/-	7	Compounding Fee Rs.			
2	Development Charges Rs.	1246/-	8	Open space Charges Rs			
3	Betterment Charges: Rs		9	Debries			
4	Ext. Betterment Charges Rs.		10	RWHS 1404/-			
5	Sub-Division Charges Rs.		11	Others Rs. VLT			
6	Impact Fee Rs.			1% Cess			
E OTHER DETAILS:							
1	Contractor's all Risk Policy No Dt Valid Up to				Valid Up to		
2	Notarized Affidavit No.	- NA -	Dt:		Floor handed over		Area(m ²)
3	Entered in prohibitory property watch register Sl.No	- NA -	Dt:		S.R.O		
F	Construction to be Commenced After:						
G	Construction to be Completed						
The Building permission is sanctioned subject to following conditions:							
Commissioner							

Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s. Act.
2. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
3. Sanctioned plan shall be followed strictly while making the construction.
4. Sanctioned plan copy shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s. Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s. Act.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Toll lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and stalls 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 at any time in future as per Undertaking submitted.
16. No. of units as sanctioned shall not be increased without prior approval of CC&A (ULB) at any time in future.
17. This sanction is accorded on surrounding of Road affected portion of the site to CC&A (ULB) at free of cost without claiming any Compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Stacking 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.
20. The Permission accorded does not bar the application of provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.0mts, vertical and Horizontal distance between the building & High Tension Electrical Lines and 1.5mts for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 12m road width shall be allowed and only iron grill or low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and semi Public buildings above 300 Sq.mts shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The registration authority shall register only the permitted built up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
29. The Service like Sanitation, plumbing, fire safety requirements, lifts, electrical installation etc. shall be executed under the supervision of Qualified technical personal.
30. Architect/Structural engineer if changed the consent of the previous Architect/Structural engineer is required and to be intimated to the CC&A (ULB).
31. Construction shall be covered under the contractors all risk insurance till the issue of occupancy certificate (wherever applicable).
- 32. As per the undertaking executed in terms of A.P. Building Rules-2012,**
 - a. The construction shall be done by the owner on/in accordance with sanctioned n under the strict supervision of the architect, Structural engineer and site engineer failing which the violations are label 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 in the G.O.353.
 - 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 CC&A (ULB) after providing all the regular service connections to each portion of The building and duly submitting the following.
 - (i). Building completion certificate issued the architect 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 design.
 - (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.
- 33. 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.2150-1992.
 - (vi). Manually operated and alarms stem in the entire buildings.
 - (vii). Separate Underground static after storage tank capacity for residential buildings.
 - (ix). Hose reel, Down corner.
 - (x). Automatic sprinkler system is to be provided if the basement area exceed 2005sq.mts.
 - (xi). Electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - (xii). Transformers shall be protected with 4 hours rating fire resist constructions.
 - (xiii). To creates a joint open space with the neighbors building/premises for maneuverability of fire vehicles. No parking or any Constructions shall be made in setbacks.

Copy to,

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

COMMISSIONER,
KODAD MUNICIPALITY.

2/11/2018