

**APPENDIX – X
ADILABAD MUNICIPALITY
DISTRICT : ADILABAD
TELANGANA STATE**

BUILDING PERMIT ORDER

**Present: Sri. M. VENKATESHAM, B.A.,
Commissioner.**

To

Smt. NOOR JAHAN, W/o. LATE. SIRAJ CHARANIYA,
H.NO. 4-2-69,
Locality: M.G. ROAD,
Adilabad – 504 001.

File No.	G1	BA	1408	2015-16
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PERMIT No.	98	2015-16
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Date	03	03	2016
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Sir,

Sub: Building Permission – Sanctioned – Regarding.

- Ref:** 1) Your Application dated: 24-11-2015 & 28-01-2016 U/S of 209, 216, 220, 225, 227 Act of Telangana Municipalities Act, 1965 and Telangana Building Rules – 2012.
2) Registered Release Deed No. 29/2011, Dt.08-08-2010.
3) Registered Sale Deed No.59/1989, Dt. 28-01-1989.
4) This office Mutation Proceeding No. A1/6090/2011, Dt. 06-05-2011.
5) This office Proceeding No. BA/G1/76/885/1997-98, Dt. 15-12-1997.
6) This office Mutation Proceeding No. A1/209/1997, Dt. 12-06-1997.

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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 :						
	Applicant	Smt. NOOR JAHAN, W/o. LATE. SIRAJ CHARANIYA,					
	Developer	---			License No.	---	
	Licensed Technical Person	Sri. ARE MADHAV.			License No.	G1/Lic-Syr/13/ADB/2015	
	Structural Engineer				License No.		
	Others	---					
B	SITE DETAILS :						
	T.S. No.	---					
	Premises No.	H.No. 4-2-69.					
	Plot No.	---					
	Survey No.	---					
	Street	---					
	Locality	Locality: M.G.ROAD.					
	Name of the ULB	Adilabad					
2	FLOORS	Ground		Upper Floors		Parking Floors	
2 (A)	Use		Area (m ²)		Area (m ²)	Level	Area (m ²)
	Residential	--	---	--	---	Cellar	-- ---
	Commercial	✓	33.68	ONE	33.68	Stilt	-- ---
	Others	--	---	--	---	U. Floors	-- ---
	Set Backs (m)	Front (N)		Rear (S)	Side I (E)	Side II (W)	
		1.52		---	---	---	

	Site Area (m ²) as per document	42.00			
	Site Area (m ²) on spot	42.00			
	Road Effected Area (m ²)	- - -			
	Net Area (m ²)	42.00			
	Tot-lot (m ²)	- - -			
	Height (m)	6.55 Mt.			
	No. of RWPHS	1 No.			
	No. of Trees	- - -			
	Others	- - -			
DETAILS OF FEES PAID (Rs.) TOTAL :					
1	Building Permit Fee	Rs.5,024=00	6	Impact Fee	Rs. -Nil-
2	Development Charges	Rs.1,335=00	7	Compounding Fee	Rs. -Nil-
3	Betterment Charges	Rs.4,200 =00	8	Open Space Charges	Rs. -Nil-
4	Ext. Betterment Charges	Rs. -Nil-	9	RWHS	Rs.630=00
5	Sub-Division Charges	Rs. -Nil-	10	Labour Cess	Rs. -Nil-
Rs. 2,000/-paid vide Mpl.Mics.Receipt.No. 015056957/570, Dt:24-11-2015 and Rs. 9,189/- paid vide Mpl.Mics.Receipt.No. 015061172/612, Dt. 12-02-2016.					
OTHER DETAILS :					
1	Contractor's all Risk Policy No.	- NA -	Dt:	- - -	Valid Upto - - -
2	Notarized	Non Judicial Stamp Paper No. 2539	Dt:	02-02-2016	Floor handed over GROUND Area (m ²) 6.73
3	Entered in prohibitory property	YES	Dt:	02-03-2016	S.R.O ADILABAD.
Construction to be Commenced Before			02-09-2017		
G	Construction to be Completed Before			02-03-2019	

Sanction of building permission by the Sanctioning Authority shall not mean responsibility or clearance of the following aspects:

- Title or ownership of the site or building.
- Easement Rights.
- Structural Reports, Structural Drawings and structural aspects.
- Workmanship, soundness of structure and materials used,
- Quality of building services and amenities in the construction of building.
- Other requirements or licenses or clearances required for the site / premises or activity under various other laws.

**COMMISSIONER
ADILABAD MUNICIPALITY**

Encl:- (Sanctioned Plan)

The Building permission is sanctioned subject to following conditions:

- 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 344 of TM Act, 1965.**
- If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.**
- Sanctioned Plan** shall be followed strictly while making the construction.
- Sanctioned Plan** copy shall be displayed at the construction site for public view.
- Commencement Notice** shall be submitted by the applicant before commencement of the building Under Rule 26 (b) of Telangana Building Rules 2012.
- Completion Notice** shall be submitted after completion of the building & obtain occupancy certificate under the provisions of TM Act, 1965.
- Occupancy Certificate** is compulsory before occupying any building.
- Public Amenities** such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
- Prior Approval should be obtained separately for any modification in the construction.**
- Tree Plantation** shall be done along the periphery and also in front of the premises.
- Tot-lot** shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
- Rain Water Harvesting Structure** (percolation pit) shall be constructed.
- Space for Transformer** shall be provided in the site keeping the safety of the residents in view.
- Garbage House** shall be made within the premises.

- 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 at any time in future as per undertaking submitted.
15. No. of units as sanctioned shall not be increased without prior approval of Adilabad Municipality at any time in future
 17. This sanction is accorded on surrendering of **Road affected portion of the site** to Adilabad Municipality 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. **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.
 20. The permission accorded does not bar the application or 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 18m. 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 Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
 30. **Architect / Structural Engineer** if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Adilabad Municipality.
 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 Telangana 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 in the G.O.
 - 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 Adilabad Municipality after providing all the regular service connections to each portion of the building and duly submitting the following.
 - (i) Building Completion Certificate issued by 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 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.

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PERMIT No.			98	2015-16
Date	03		03	2016

**COMMISSIONER
ADILABAD MUNICIPALITY**

Encl:- (Sanctioned Plan).

Copy to

1. The Town Planning Section Head.
2. The Revenue Officer, Property Tax Section.
3. The Municipal Engineer, Adilabad Municipality.
4. The Telangana TRANSCO Adilabad Town.
5. The Officer concerned, Stamps and Registration Department.
6. The Officer concerned, Telangana Fire & Emergency Service Department, Adilabad.
7. The Town Planning Supervisor / TPBO-I / TPBO-II for information and necessary action.