

# MUNICIPAL COUNCIL JANGAON

## TOWN PLANNING SECTION

### BUILDING PERMIT ORDER

TO

Sri. GARDAS SRINIVAS,
S/o VENKATAIAH,
KURMAWADA,
JANGAON.

FILE NO.	123/2015
PERMIT NO.	314/2015
DATE	12-06-2015

Sir/Madam,

**Sub: Building Permission – Sanction – Reg.**

**Ref:** 1) Your application dated:08/06/2015.  
2) As per Go. Ms. No. 168 M.A, Dept Dt: 17/04/2012.  
3) As per Go. Ms. No. 310 M.A, Dt:07/08/1990.

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 LICENCED PERSONNAEL DETAILS								
1	Applicant	Gardas Srinivas						
2	Developer / Builder	----			Lic. No.	---		
3	Licensed Technical Perso	K. Venkateshwarlu			Lic. No.			
4	Structural Engineer	----			Lic. No.	---		
5	Others	----						
B SITE DETAILS								
1	T.S. No.	373,374 & 375						
2	Premises No.	---						
3	Plot No.	---						
4	Layout / Sub Divn. No.	---						
5	Street	---						
6	Locality	Kurmawada						
7	Town/ City	Jangaon.						
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	1	72.99	1	72.99	Cellar	-	-
b	Commercial	-	-	-	-	Stilt	-	-
c	Others (P&SP)	-	-	-	-	U.Floors	-	-
d	No. of floors (G+1)	1	72.99	1	72.99			-----
3	Setbacks (m)	Front		Rear		Side 1	Side 2	
		1.50		1.00		1.00	1.00	
4	Site Area (m <sup>2</sup> )	125.40						
5	Road effected area (m <sup>2</sup> )	5.22						
6	Net Area (m <sup>2</sup> )	120.18						
7	Tot-Lot area (m <sup>2</sup> )	---						
8	Height (m)	7.00						
9	No. of RWHPs	1						
10	No. of Trees	1						
11	Others	---						
D DETAILS OF FEES PAID (Rs.) TOTAL								
1	Building Permit Fee	4750=00		7	RWHS Pit fee	1803=00		
2	Development Charges	2625=00		8	City Level Infra. Imp.Fe	---		
3	Betterment Charges	---		9	Compounding Fee	---		
4	Ext. Betterment Charges	---		10	VLT	6468=00		
5	Sub-Division Charges	---		11	Cess charges	---		
6	Open space Charges	1,19,378=00		12	Recpt. No: 013060730 013060729	Dt.08/06/2015 08/06/2015		
E OTHER DETAILS								
1	Contractor's all Risk Policy No.	---		Dt:	---		Valid Upto	---

11. Rain Water Harvesting Structure shall be provided only on production of occupancy certificate.
12. Space for Transformer shall be provided in front of the premises.
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 without 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 of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Line shall be maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
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 be constructed to 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,
- 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.
  - 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.
  - 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.
  - 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.
    - Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
    - Structural Stability Certificate issued by the Structural Engineer certifying that the building is structurally safe and the construction is in accordance with the specified designs.
    - An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
    - Insurance Policy for the completed building for a minimum period of three years.
      - To provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;
        - To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
        - Provide Fire resistant swing door for the collapsible lifts in all floors.
        - Provide Generator, as alternate source of electric supply.
        - Emergency Lighting in the Corridor / Common passages and stair case.
        - Two numbers fire extinguishers per floor and 5% DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I specification No.2190-1992.
        - Manually operated and alarm system in the entire buildings;
        - Separate underground static water storage tank capacity of 25,000 lits. Capacity.
        - Separate Trace Tank of 25,000lits capacity for Residential buildings;
        - Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
        - Hose Reel, Down Corner.
        - Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
        - Transformers shall be protected with 4 hours rating fire resist constructions.
        - 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**  
 Jangaon Municipality.

own Planning Section Head  
 icer concerned, Property Tax Section  
 icipal Engineer/M.D, HMWS&SB.  
 TRANSCO.....Circle,  
 r concerned, Stamps and Registration Department  
 r concerned, A.P. Fire & Emergency Service Depart