

ANNEXURE - 2

GREATER WARANGAL MUNICIPAL CORPORATION

CIRCLE-II KAZIPET

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

Project: SRI YETHAPU SURENDER RAO, M.A., LL.B., I/C Dy Commissioner

To
 Sri Muhammad Sarwar,
 S/o Mohd. Ali,
 Pl.No-4-2-201/1,
 Kothur, Subhashnagar,
 Manamkonda

File No. CR-01/01/ 20200/ 2018
 e-Office No. File No. TP-PERIBLD/CIR/2015-JR / 2015-JR ASTY TRY HCF 2018
 S.A. No. 207/2018-17
 Permit No. 04/2018
 Date: 03/08/2018

Sir / Madam,

Subj: GMP - Town Planning Section - Permission for construction of Ground & First Floor RCC Residential Building - Sanctioned - Reg.
 Ref: 1. Your Application dated 21/02/2015 (Pls 200, 420 & 432 of APMC Act, 1994.
 2. G.O.Ms.No.158 M.A., dt.07-04-2012
 3. G.O.Ms.No.7, M.A., dt.06-01-2016.

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	Sri Muhammad Sarwar, S/o Mohd. Ali.							
2	Developer / Builder	-	-	-	-	-	-	Lic. No.	-
3	Licensed Technical Person	Mohd Mansoor Ali	-	-	-	-	-	Lic. No.	02/1995
4	Structural Engineer	-	-	-	-	-	-	Lic. No.	-
B SITE DETAILS									
1	T.S.No.	-	-	1	Street	-	-	-	-
2	Premises No	Pl.No-4-2-201/1,	-	0	Locality	Kothur, Subhashnagar,	-	-	-
3	Plot No.	-	-	7	Town City	Manamkonda	-	-	-
4	Layout / Sub Divn. No.	-	-	-	-	-	-	-	-
C DETAILS OF PERMISSION SANCTIONED									
1	Floors	Ground		Upper floors		Total Area		Parking Floors	
2	Use	No.	Area (m ²)	No.	Area (m ²)	No.	Area (m ²)	Level	No.
4	Residential	1	27.00	1	27.00	2	74.16	Caror	-
5	Commercial	-	-	-	-	-	-	Stilt	-
6	Others	-	-	-	-	-	-	U. Floors	-
7	No. of floors (F)	1	G/F	1	F/F	-	-	-	-
3	Setbacks (m)	Front		Rear		Side I		Side II	
		1.50		0.50		-		-	
4	Site Area (m ²)	83.61		0		height (m)		6.00	
5	Road affected area (m ²)	26.12		0		No. of Bushes		1	
6	Net Area (m ²)	55.49		0		No. of Trees		4	
7	Total Area (m ²)	-		11		Others		-	
D DETAILS OF FEES PAID (RS.) TOTAL :									
1	Building Permit Fee	4140/-		6		GMP		1400/-	
2	Development Charges	2200/-		7		Geo Charges (Labour)		-	
3	Beddament Charges	7000/-		8		City Level Infra. Imp		-	
4	Ext. Beddament Charges	2100/-		9		Compounding Fee		-	
5	Sports Cost	350/-		10		Impact Fee		-	
E OTHER DETAILS :									
1	Contractor's of Risk Policy No.	-	-	DR	-	Valid upto		-	
2	Notarised Affidavit No	-	DR	-	How verified and	-	Any (m ²)	-	
3	Entered in P.F.W. Register SL.No.	-	DR	-	S.R.O.	Sub Register, Warangal.			
F	Construction to be Commenced Before	03/08/2018							
G	Construction to be Completed Before	03/08/2022							
The Building permission is sanctioned subject to following conditions:									

The 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.
2. The permission is valid for 6 years for all buildings, i.e., Non High Rise buildings / High Rise buildings / Group Development schemes subject to the condition that the construction shall be commenced within 18 months. The permission shall be revalidated for another 2 years on payment of building permit fee. This facility will be applicable to the permission already given in the past.
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 GWMC 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 T.S. 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 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 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) All electrical wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - xii) Lifts shall be protected with 4 hours rating fire resist constructions.
 - xiii) Provide a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any other use shall be made in setbacks area.

Signature valid

Digitally signed by MURUGAN
SHAILAJA
Date: 2016.08.10 08:24:16
CDT
Reason: Approved

- Copy to
1. The Town Planning Section Head
 2. The Officer concerned, Property Tax Section
 3. The T.S.TRANSKO, WGL/HNK Circle,
 4. The Officer concerned, Stamps and Registration Department
 5. The Officer concerned, A.P. Fire & Emergency Service Department