

MUNICIPAL COUNCIL JANGAON
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

M. BIRRU UPPALAI AH,
 S/o Yadagiri,
 St. Mary's School area,
 JANGAON.

FILE NO.	69/2016
PERMIT NO.	69/2016
DATE	02-9-2016

Sir/Madam,
Sub: Building Permission – Sanction – Reg.
Ref: 1) Your application dated:31/03/2016.
 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	Birru Uppalaiah			Lic. No.	---	
2	Developer / Builder	----			Lic. No.	4	
3	Licensed Technical Person	Sriram Srinivas			Lic. No.	---	
4	Structural Engineer	----					
5	Others	----					
B SITE DETAILS							
1	T.S. No.	230/1 & 231/1					
2	Premises No.	---					
3	Plot No.	---					
4	Layout / Sub Divn. No.	---					
5	Street	---					
6	Locality	St. Mary's School area					
7	Town/ City	Jangaon.					
C DETAILS OF PERMISSION SANCTIONED							
1	Floors	Ground		Upper floors		Parking floors	
		No.	Area (m ²)	No.	Area (m ²)	Level	No. Area (m ²)
2	Use	1	88.69	1	88.69	Cellar	- -
a	Residential	-	-	-	-	Stilt	- -
b	Commercial	-	-	-	-	U.Floors	- -
c	Others (P&SP)	-	-	-	-		
d	No. of floors (G+1)	1	88.69	1	88.69		
3	Set backs (m)	Front		Rear		Side 1	Side 2
		1.50		1.00		1.00	1.00
4	Site Area (m ²)	137.94					
5	Road effected area (m ²)	---					
6	Net Area (m ²)	137.94					
7	Tot-Lot area (m ²)	---					
8	Height (m)	6.10					
9	No. of RWHPs	1					
10	No. of Trees	1					
11	Others	---					
D DETAILS OF FEES PAID (Rs.) TOTAL							
1	Building Permit Fee	7430=00		7	RWHS Pit fee	2070=00	
2	Development Charges	1955=00		8	City Level Infra. Imp.Fe	---	
3	Betterment Charges	---		9	Compounding Fee	---	
4	Ext. Betterment Charges	---		10	VLT	3720=00	
5	Sub-Division Charges	---		11	Cess	11.490=00	
6	Open space Charges	---		12	Receipt No.013063777	Dt.30/03/2016	
E OTHER DETAILS							
1	Contractor's all Risk Policy No.	---		Dt:	---		Valid Upto
		Dt: 11/12/2015		Floor handed	-		Area (m ²)
							-

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 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 Li
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,

- 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 carryout 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(ULB) 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.

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 liters. 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 Sqmts.
- 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 create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

By order

Received by 
copy
4/14/2016


COMMISSIONER
Jangaon Municipality.

21/4/16 02/4/16 27/4/16

Copy to :

1. The Town Planning Section Head
2. The Officer concerned, Property Tax Section
3. The Municipal Engineer/M.D, HMWS&SB.
4. The A.P. TRANSCO.....Circle,
5. The Officer concerned, Stamps and Registration Department
6. The Officer concerned, A.P. Fire & Emergency Service Department.....