

PROCEEDINGS OF THE VICE-CHAIRMAN : TIRUPATI URBAN DEVELOPMENT AUTHORITY, TIRUPATI

PRESENT : SRI I. VENKATESWARA REDDY, M.A., L.L.B.,

BUILDING APPROVAL ORDER

To

THE COMMISSIONER,
Sri Kalahasthi Municipality,
SRI KAHALASTHI,
Chittoor District.

FILE No	D.Dis. B.A.	377	G2	2014
PERMIT No.	377/G2/			2014
DATE	03	07	2014	

Sir,

Sub: Regularisation of Plot and Building Permission – Technically Recommended – Sanctioned – Reg.

- Ref:**
1. Letter No. 1548/2014/G1 dated 20-05-2014 of the Commissioner , Sri Kalahasthi Municipality U/s of 13 & 14 Act, A.P.U.A. (DEV). ACT, 1975, and A.P. Building Rules-2012.
 2. This office proceedings in L.P. No. 17/G1/2010 (Roc. No. 3779/G1/2010) dated 20-11-2010
 3. This office endorsement in B.A.No.377/G2/2014, dated 06-06-2014.
 4. Applicant's letter dated 10-06-2014.

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The application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and the Regularisation of plot and Building permission is hereby technically recommended for approval by the Sri Kalahasthi Municipality conditionally as detailed below:

A	APPLICANT AND LICENSED PERSONNEL DETAILS:			
	Applicant	Sri P.Venkatadri Naidu.		
	Builder	Sri G. Suresh Babu,.	Lic.No.	
	Licensed Technical Person	Sri G. Suresh Babu.	Lic No.	L.B.E –
	Structural Engineer		Lic.No.	L.B.E. -
	Others			
B	SITE DETAILS			
	R.S.No./T.S. No.	Sy. No. 186/6, 187/4 & 5, 188/2, 189/1, 2, 3 and 189/5, 10of SRI KALAHASTHI.		
	Premises No	-----		
	Plot No.	No. 1		
	Layout / Sub Divn. No.	D. Dis. L.P.. No. 17/G1/2010 dated 22.02.2012.		
	Street	-----		
	Locality	Panagal.		
	Name of the ULB :	SRI KALAHASTHI MUNICIPALITY.		
	DETAILS OF PERMISSION SANCTIONED			
	Floors	First	Upper floors(4)	Parking floors

2(A)	Use		Area (m ²)		Area (m ²)	Level	No.	Area (m ²)
	Residential apartment Building		297.78		1191.12	Stilt	01	341.47
	Commercial Building		-----		-----	-----	-----	-----
	Others		-----		-----	-----	-----	-----
	Set backs (m)		Front		Rear	Side I		Side II
			3.00		4.00	4.00 (E)		4.00 & 4.13 (W)
	Site Area (m ²)		794.26					
	Road affected area (m ²)		-----					
	Net Area(m ²)		794.26					
	Tot-lot (m ²)		41.00					
	Height (m)		15.00					
	No. of RWHPs		03 (Three) pits.					
	No. of Trees							
	Others							
DETAILS OF FEES PAID (RS.) TOTAL :								
1	Building Permit Fee	Rs.	-----	6	Penal Charges (L.R.S.)		Rs.	Nil
2	Development Charges	Rs.	55,000.00	7	Compounding Fee		Rs.	-----
3	Betterment Charges:	Rs.	Nil.	8	Open Space Cost (L.R.S.)		Rs.	Nil
4	Ext. Betterment Charges	Rs.	Nil	9	Others (RWHP) Deposit		Rs.	Nil.
5	Sub-Division Charges	Rs.	Nil					

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OTHER DETAILS :								
1	Contractor's all Risk Policy No.				Date		Valid Upto	
2	Notarised Affidavit No		Dt:		Floor handed over	First floor	Area (m ²)	To be submitted to the Municipality , Sri Kalahasthi.
3	Entered in prohibitory property watch register Sl.No		Dt;	----	S.R.O.			To be submitted in the Sri Kalahasthi Municipality Prohibitory Register.
	Construction to be Commenced Before				-07-2014.			
G	Construction to be Completed Before				-07-2017.			

The Commissioner, Municipality, Sri Kalahasthi has to grant Building permission subject to the following conditions:

1.	The applicant has to fulfill the conditions as per the G. O.M. No. 168, M.A., dated 07-04-2012 before release of approved plans by the Sri Kalahasthi Municipality.
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2. To be mortgaged to Srikalahasti Municipality 10% plinth area in second floor (167.54 sq.mts)

The Building permission is technically recommended 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 13 & 14 of A.P.U.A. (Dev.) 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 13 & 14 of A.P.U.A (Dev.) Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s A.P.U.A. (Dev.) 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. Tot-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. Semi-basement 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 T.U.D.A. at any time in future
17. This sanction is accorded on surrendering of Road affected portion of the site to T.U.D.A. 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.

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21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.00 mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5 mts. for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18.00 mtrs. 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 300Sq.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 Tirupati Urban Development Authority, Tirupati.
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, 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 Tirupati Urban Development Authority, Tirupati after providing all the regular service connections to each portion of the building and duly submitting the following.
- e. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
- f. 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.
- g. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
- h. 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 5.00 mts.
- 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 lits. Capacity.

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- viii) Separate Terrace Tank of 25,000 lits 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) 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 neighbours building / premises for maneuverability of fire vehicles.

No parking or any constructions shall be made in the setbacks area.

// By order//

**Sd/- I. Venkateswara Reddy,
Vice-Chairman,
Tirupati Urban Development
Authority, Tirupati.**

// t. c. f. b. o . //

Planning Officer.

Copies to :

1. **Sri P. Vekatadri Naidu,**

Flat No. 406,

Sunrise Park Apartment,

Behind R.T.C. Bus Depot,

SRI KALAHASTHI.

2. The District Registrar, Stamps and Registration Department, Sri Balaji Registration District, Tirupati.

3. The Sub Registrar, Stamps and Registration Department, Sri Kalahasthi.
4. The Additional Divisional Engineer (O), A.P.S.P.D.C.L., Sri Kalahasthi.
5. Sri S.V. Subba Rayudu, .S.D.M., Building Inspector, T.U.D.A., Tirupati.
6. Stock file

Bvs.