

OFFICE OF THE COMPETENT AUTHORITY FOR BUILDING PERMISSIONS  
(COMMISSIONER SRINAGAR MUNICIPAL CORPORATION)

ORDER NO: 3094 OF 2018

Dated: 26/06/2018

Subject: Building permission under section 243,244 of the Jammu and Kashmir Municipal Corporation Act, 2000 read with the Jammu and Kashmir Municipal Corporation Building Bye Bye-Laws, 2011 framed by a committee constituted by Government of Jammu and Kashmir and approved by the Housing and Urban Development Department vide No: UD/98/2009/SDA Dated: 01/09/2011 published in the Government Gazette vide notification No: 06 of 2011 Dated: 08/09/2011.

Reference:- Building permission submit No: 3310 Dated: 20/10/2015.

Pursuant to the approval of the Competent Authority, made in online system of building permission at Level IV, sanction is hereby accorded in terms of Section 243,244 of the Jammu and Kashmir Municipal Corporation Act, 2000 read with Jammu and Kashmir Municipal Corporation Building Bye Laws, 2011, Vide Notification No: 06 of 2011 Dated: 08/09/2011, in favour of 1. MR. TARIQ AHMAD BAKTOO 2. HILAL AHMAD BAKTOO 3. AFTAB AHMAD BAKTOO 4. HAROON AHMAD BAKTOO S's/O GHULAM AHMAD BAKTOO R/O KHAYAM CHOWK NOWPORA SRINAGAR for CONSTRUCTION OF GROUND FLOOR UP TO SLAB LEVEL FOR RESIDENTIAL PURPOSES ONLY (STAGE-WISE) AFTER DISMANTLING THE EXISTING FLOOD DAMAGED TWO STOREYED WITH ATTIC (HOTEL BUTTERFLY) BUILDING AND ERECTION OF COMPOUND WALLING. On a plot of land comprising survey No: 1569, 1570 situated in Estate: BRARI NAMBAL site at: KHAYAM CHOWK NOWPORA SRINAGAR delineated in the enclosed drawings duly attested with seal and signature of the Joint Commissioner (Planning). The building permission so granted shall be subject to the following set-backs and other terms and conditions detailed herein below:-

(A)	FRONT	20'-0" from the edge of plot and 64'-0" from the C/L of road towards East side.
(B)	REAR	15'-0" from the edge of plot towards West side.
(C)	ONE SIDE	10'-0" from the edge of plot towards South side.
(D)	OTHER SIDE	10'-0" from the edge of plot and 45'-0" from the C/L of road towards North side.
(E)	Total plinth area permitted: 2277-05ft.	
(F)	Height of the structure from ground level to ridge top 32'-0".	
(G)	Compound Walling up to height of 5.6" in all.	

R.No:SMC/IO/272  
Dt: 28.06.18

J/cw(B-P)  
for planning.  
26/6/18

(Seal)  
26/6  
26/6

That the permittee/s shall commence the proposed construction only in presence of the concerned Ward Officer/building Inspector or the concerned enforcement Officer in accordance with the sanctioned plan i.e. at plinth level, ground floor level and above. The Ward Officer/Building Inspector shall monitor the construction strictly as per approved plan and shall forward status report to Competent Authority and Officer authorized in this behalf.

That the persons on record Viz. Structural Engineer, Architect Construction Engineer shall be responsible for strict adherence of the provision of the building Bye Laws as referred to hereinabove and the permittee/s shall be bound to adhere to their instructions in accordance with the prescribed Bye-Laws.

That the permittee/s shall be liable for strict implementation of all terms and conditions /restriction imposed by the line Departments in their NOCs and other conditions applicable in such nature of contracture as provided in the law and rules framed hereunder.

That the permittee/s shall in no case change the use of building permitted for. This shall be applicable to owner/developer as well as occupier.

That this permission appended with duly authenticated plans shall be valid for a period of three years only from the date of its issuance.

#### SPECIFIC CONDITION(S) IF ANY.

1. That the applicant shall obtain completion certificate/occupancy certificate from the Competent Authority before putting the said building to use.
2. The applicant shall use solar technology, water harvesting techniques and Green Building Technology.
3. The applicant shall plant trees / greeneries/ wall creepers/ shrubs within the setbacks/ non-built-up spaces of the plot/ premises and also reduce the quantum of paved area in order to have positive impact on urban climate change/ carbon footprint and minimizing urban heat engine effect.
4. The applicant shall use earth quake resistant technology and techniques for safe construction conforming to National Building Code of India/ BIS code under close supervision of structural Engineer and a certificate to this effect to be provided by Competent Structure Engineer. A Copy of structural drawings to be submitted in SMC for record and reference duly signed/ authenticated by a qualified structural engineer/ consultant.
5. The applicant shall provide facilities for disposal of Solid Waste which should conform to the requirement of the Municipal Solid Waste (Management & Handling) Rules, 2000.
6. A complete set of executed drawing to be submitted to SMC after completion/ occupation.
7. The applicant shall pay the Labour Cess with the Labour Deptt. of his own in view of the undertaking given by the applicant in the shape of affidavit duly notarized.
8. Any deviation to the granted permission shall render it null & void.
9. That the applicant shall abide by all conditions put forth by respective departments with respect to the proposal.
10. The applicant shall adhere to the terms / conditions laid down by the Line departments including the S&D department.
11. The registration of Hotel Butterfly Building has been cancelled on the request of Hotelier / applicant vide Director Tourism Sgr Letter No. Rep/383/591/PTK dated: 07/02/2018.

Signed and issued by order of Competent Authority.

  
Joint Commissioner (Planning)  
Srinagar Municipal Corporation  
26/06/2018

No: SMC/JCP/ 548-51

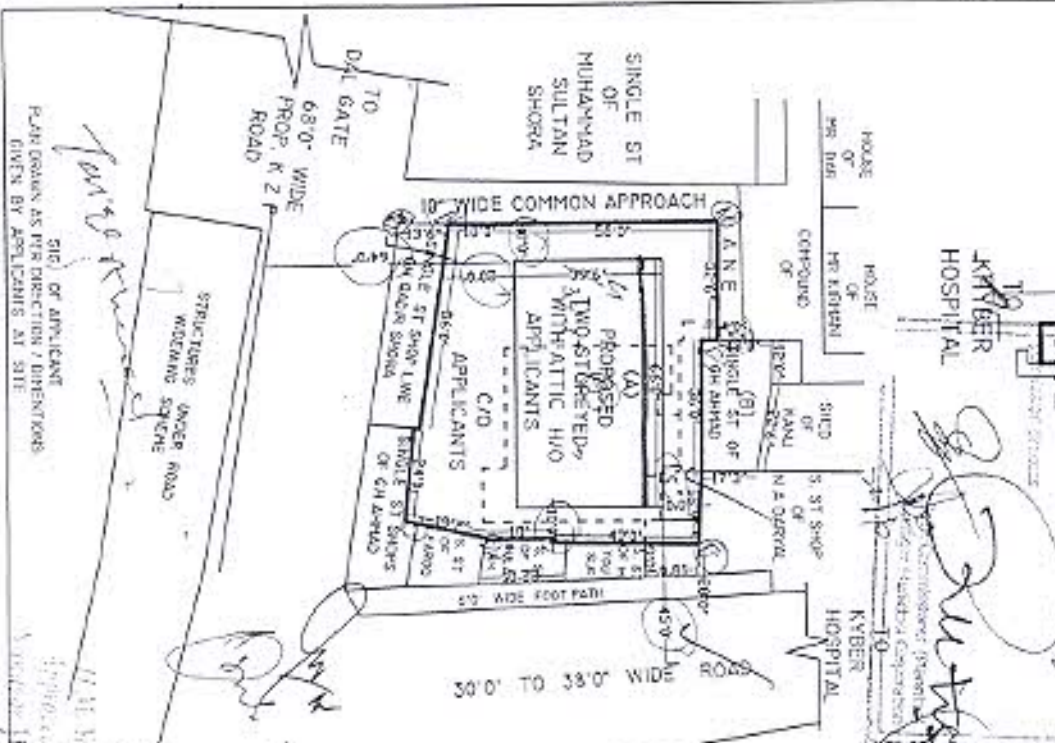
Dated: 27/06/2018

Copy to the:

1. Chief Enforcement Officer, SMC for information and necessary action.
2. Informatics Officer, SMC for e-filing of the building permission file and uploading on web site for information / viewing of general public.
3. Ward Officer, Ward No: 05 for information and necessary action. The permittee (s) has deposited the construction fee assessed to the tune of Rs.34,913/-. Vide G.R. No. 26161 Dated: 14/06/2018. He shall monitor strict adherence of the permission at initial stage and shall not allow any deviation to take place. He shall submit periodical report in this behalf.
4. Applicant for information.

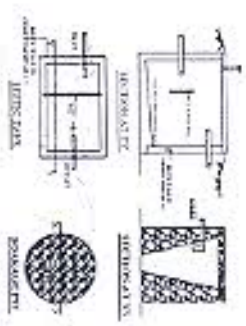
STAGE WISE  
P.L.E. IN SECTION

TO NAWPORA CHOWK  
SEMI BUILT UP AREA 3094 sq ft  
DATE 26.06.10

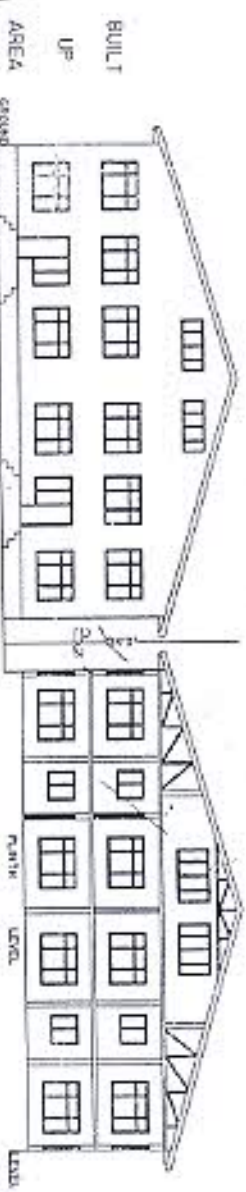


**SPECIFICATIONS**

1. FOUNDATION AND PLINTH R/C Masonry over designed R/C raft/foundation structure.
2. SUPER STRUCTURE 1st class brick masonry in cement (G)ED with R.C.C. substructure, lintels, eadrons and staircase.
3. ELEVEX Basement & cement concrete over 4" stone concrete in cement.
4. DOORS AND WINDOWS 1st class door / hat frames with flush door and gauze and glazed shutters.
5. ROOF All tiles, ceiling over timber or steel truss.
6. WATER TIGHTNESS All joints, sanitary fitted joints with proper designed gasket tank and sewage pit finished with mortar and glazed tiles.
7. CLASSIER 1 1/2" sp. cement plastering inside & outside walls.



SITE - CUR BUILDING PLAN FOR GRANT OF BUILDING PERMISSION FOR CONSTRUCTION OF TWO STOREY WITH 4TH SEMI DETACHED RESIDENTIAL HOUSE AFTER DISMANTLING THE EXT FLOOD DAMAGED TWO ST ATTIC (HOTEL BUTTERFLY) BUILDING AS AT MARK (A) AND SINGLE ST. AS AT MARK (B) F/O APPLICANT:-  
MR. TARIQ AHMAD BAKTOO AND BROTHERS  
S/O MR. GULAM AHMAD BAKTOO  
R/O AND S/A KHYAM CHOWK NAWPORA SRINAGAR  
PLOT AREA 6528 SFT. PLINTH AREA = 2607 SFT  
V.H. NO 9596553551 2077 sft

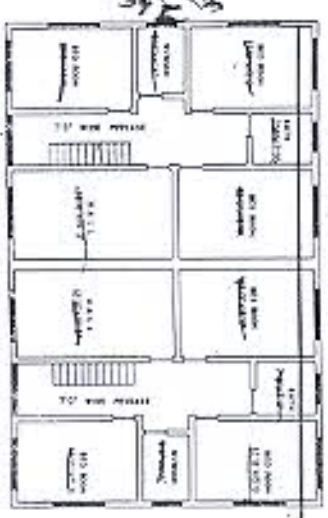


NORTH SIDE ELEVATION

SECTION AS AT A - A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SITE OF APPLICANT  
PLAN DRAWN AS PER DIRECTIONS / DIRECTIONS  
GIVEN BY APPLICANTS AT SITE

from the edge of plot towards central side.