

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

ORDER NO: 48 OF 2018  
Dated: 12/07/2018

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. 3875 dated 12/05/2016 and approval granted by Competent Authority on 10/07/2018.

Pursuant to the approval of the Competent Authority, made in offline 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 MR. MAKHAN LAL BINDROO S/O RAKSHWAR NATH BINDROO R/O BARAN PATHER HAFT CHINAR SRINAGAR for RAISING OF ATTIC FLOOR OVER THE EXSTING THREE STOREYED RESIDENTIAL HOUSE FOR STORAGE PURPOSES. On a plot of land comprising survey No: 616/1, 618 situated in Estate: NURSING GARH site BARAN PATHER HAFT CHINAR 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	Permission for raising of attic floor over the existing three storeyed residential house for storage purposes is granted as shown in the site plans duly authenticated.
(B)	REAR	
(C)	ONE SIDE	
(D)	OTHER SIDE	
(E)	Total plinth area permitted: 962-0 Sft.	
(F)	Height of the structure from ground level to ridge top: 40'-0".	
(G)	Compound walling up to height of 5.6 in all.	

R No: SMC/IO/359  
Dt: 16.07.18

F/c w/B.P.  
for uploading.  
16/7/18

The applicant shall construct every building in accordance with the sanctioned plan till 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 earthquake 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 Structural 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. Any deviation to the granted permission shall render it null & void.
8. The applicant shall pay the labour cess with the labour Deptt. of their own in view of the undertaking given by the applicant in the shape of affidavit duly notarized.
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 existing tin shed shall be dismantled before starting the construction work.
12. This building permission Order is issued in supersession of previous Order No. 2485 of 2017 dated 27/05/2017.

Signed and issued by order of Competent Authority.

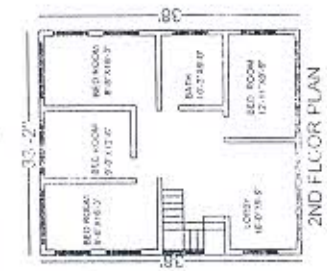
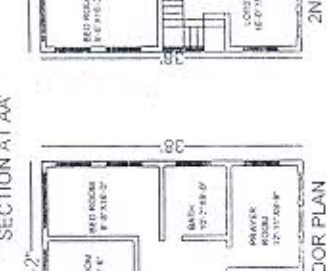
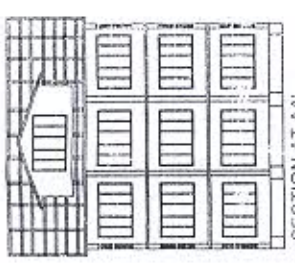
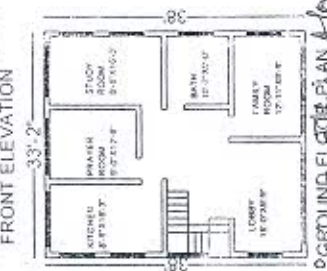
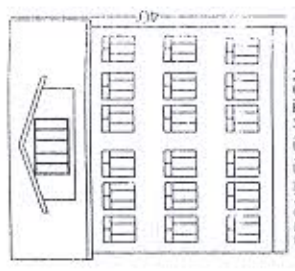
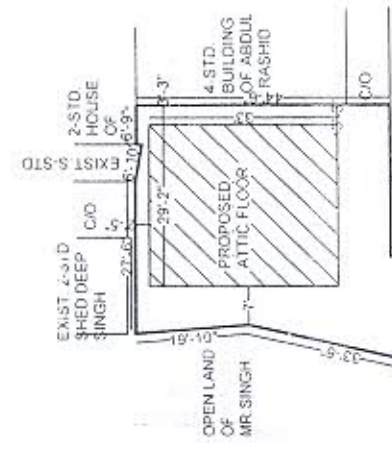
  
Joint Commissioner (Planning) 12.07.18  
Bijnagar Municipal Corporation

No: SMC/JCP/696-99  
Dated: 12/07/2018

#### 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. 29 for information and necessary action. The permittee (s) has already deposited the construction fee assessed to the tune of Rs. 4,348 /- Vide G.R No: 26502 Dated: 12/07/2018. 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.





*Approved for raising of existing floor over the existing three storied generalised house for storage purpose*

*Height - 40'*

**Specification**

1. FOUNDATION & PLINTH R.S MASONRY IN CEMENT MORTAR IN 1:6 MIX
2. 1ST CLASS BRICK MASONRY IN CEMENT MORTAR IN 1:4 MIX
3. WOOD WORK IN DOORS & WINDOWS 1.5" CLASS KAIL WOOD
4. R.C.C WORK IN SLAB & LINTELS 4" THICK IN 1:2:4 MIX
5. 12MM THICK CEMENT PLASTER INSIDE & OUT SIDE WALLS/CEILING IN 1:6 MIX
6. 4" THICK DPC IN CEMENT MORTAR OVER PLINTH
7. 4" THICK FLOORING IN CEMENT MORTAR PLINTH
8. 63 THICK C.G.J SHEETING OVER TIMBERTRUSS WOODEN JOINTERY

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*Over taken*

**SITE/BUILDING PLAN SHOWING PROPOSED CONSTRUCTION OF ATTIC ON EXISTING 2ND FLOOR WITH RCC COLUMN STRUCTURE ALREADY PERMITTED. VIDE ORDER NO. 2485 OF 2017 DATED 27-05-2017 FOR CONSTRUCTION OF 3-STORIED HOUSE BY MR MAKHAN LAL BINDROO S/O:-RAKSHWAR NATH BINDROO R/O:-BARAPATHER HAFT CHINAR SGR. SIA. DO**

NOTE: THIS DRAWING IS PREPARED AS PER THE NO. OF INSTRUCTIONS OF APPLICANT

PLOT AREA=2480.00 SFT  
PLINTH AREA =962.00 SFT.  
GROUND COVERAGE=38  
F S 1-1-35

12-07-2018  
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12-07-18