

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

ORDER NO: 3157 OF 2018

Dated: 07/08/2018

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: 5602 Dated: 25/05/2018.

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. SAHKEEL AHMAD KHAN 2. JAVEED AHMAD KHAN 3. SHABIR AHAMAD KHAN S'S/O LT. GHULAM NABI KHAN 4. RUKSHANA 5. TANZEELA D'S/O LT. GHULAM NABI KHAN R/O EIDGAH LAYAGARI DOORI SRINAGAR (STAGEWISE PERMISSION) FOR CONSTRUCTION OF SINGLE STOREYED UPTO SLAB LEVEL FOR RESIDENTIAL PURPOSES AND ERECTION OF COMPOUND WALLING AFTER DISMENTLING THE EXISTING TWO STOREYED HOUSE WITH ATTIC AND SINGLE STOREYED KITCHEN AND BATH. On a plot of land comprising survey No: 3009/1446 situated in Estate: NAWA KADAL site At: EIDGAH LAYAGARI DOORI 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	08'-0" form the edge of plot towards South Side.
(B)	REAR	06'-0" form the edge of plot towards North Side.
(C)	ONE SIDE	To be kept blind towards East Side.
(D)	OTHER SIDE	To be kept blind towards West Side.
(E)	Total plinth area permitted: 638- 0 SFT.	
(F)	Height of the structure from ground level to ridge top ---'-0".	
(G)	Compound walling up to height of 5.6 in all.	

*H/c w/ (B.P.)  
for uploady  
09/08/2018*

*7/8/18*

*RNo: SM/IT/489  
09-08-18*



presence of the concerned Ward Officer/building inspector or the concerned en. Officer in accordance with the sanctioned plan i.e. at plinth level, ground floor level above. The Ward Officer/Building Inspector shall monitor the construction strictly as 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 form 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 confirm 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.

Signed and issued by order of Competent Authority.

Joint Commissioner (Planning) 7.8.18.  
Srinagar Municipal Corporation

No: SMC/JCP/ 867-70

Dated: 07/08/2018

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. 18 for information and necessary action. The permittee (s) has deposited the construction fee assessed to the tune of Rs. 11,578/- Vide G.R.No. 26776 Dated: 30/07/2018. 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.



**Specification**

1. FOUNDATION & PLINTH 1/2 MASSWART IN CEMENT MORTAR IN 1:1.5 MIX
2. 1ST. CLASS BRICK MASSWART IN CEMENT MORTAR IN 1:4 MIX
3. WOOD WORK IN DOORS & WINDOWS 1ST CLASS SIAL 1000
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 1:3 MIX
6. 4" THICK OPC IN CEMENT MORTAR OVER PLINTH
7. 4" THICK FLOORING IN CEMENT MORTAR PLINTH
8. 6" THICK C.S.I SHEETING OVER TRUSS/BRASS WOODEN JOINTS

**LEGEND**

SITE/BUILDING PLAN SHOWING PROPOSED CONSTRUCTION OF 2-STORIED HOUSE WITH ATTIC AFTER DISMANTLING EXISTING 2-STD. HOUSE WITH ATTIC.

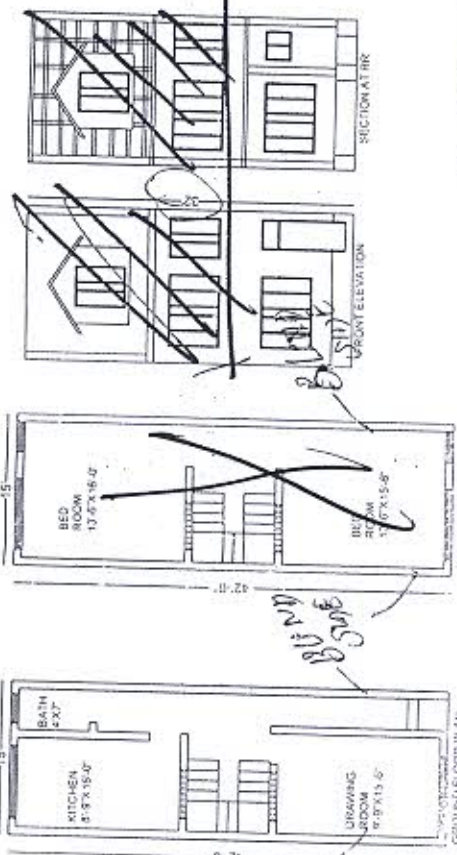
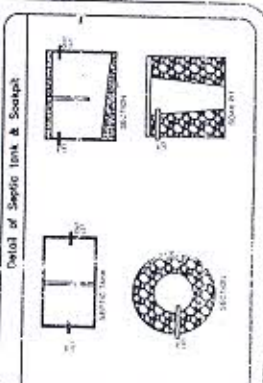
S-STD KITCHEN & BATH MARKED AS (A)

(B) & (C) BY

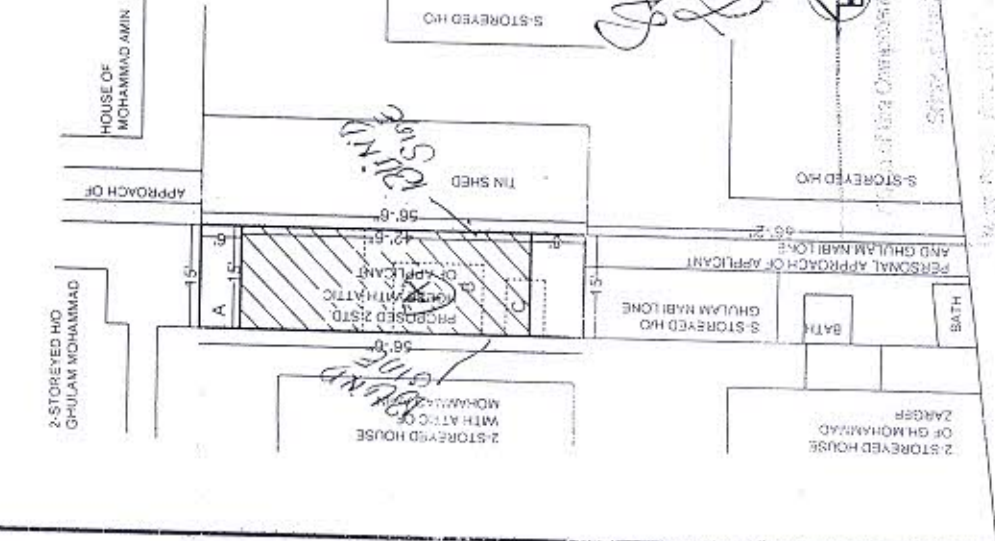
1. SHAKEEL AHMAD KHAN
2. JAVED AHMAD KHAN
3. SHABIR AHMAD KHAN
4. S/S - LATE GHULAM NABI KHAN
5. TANZEELA
6. S/S - LATE GHULAM NABI KHAN
7. RIO & SIA - LAYIGARDORI EIDGAH

PLOT AREA=855.00 SFT.  
 PLINTH AREA=637.5FT  
 GROUND COVERAGE =74% F.S. IN 1.85  
 CELL NO 8713907072,9506592430

Drawn and Dealt by  
*Javed Ahmad*  
 20/08/2018  
 20/08/2018



**STAGE WISE**  
**For Ground Floor only**



3157 418  
 07-08-2018

*Javed Ahmad*  
 20/08/2018

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 officer authorized  
 Construction  
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