

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

ORDER NO: 63 OF 2018  
Dated: 27/08/2018

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: 2877 Dated: 11/04/2015 and approved by the competent Authority on 23/07/2018.

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 MR. SALLUDIND KHAN S/O WALI MUHAMMAD KHAN R/O MAGARMAL BAGH SRINAGAR for MODIFICATION OF PERVIOUS BUILDING PERMISSION VIDE ORDER NO. 1653 OF 2016 DATED 04/02/2016 For CONSTRUCTION OF G + THREE STORIED GUEST HOUSE WITH STILT PARKING IN GROUND FLOOR WITH ATTIC FLOOR FOR STORAGE PURPOSE. On a plot of land comprising survey No: 537,538,539 situated in Estate: NURSING GARH Site at: MAGARMAL BAGH 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	27'-4" form the edge of plot towards West Side.
(B)	REAR	25'-0" form the edge of plot towards East Side.
(C)	ONE SIDE	15'-0" form the edge of plot towards North Side.
(D)	OTHER SIDE	15'-6" form the edge of plot towards South Side.
(E)	Total plinth area permitted: 6300-0 Sft.	
(F)	Height of the structure from ground level to ridge top: 55'-0".	
(G)	Compound walling up to height of 5.6 in all.	

*If a w (BOP)*  
*for plating*  
*20/08/2018*

*R No 8 MG/10/535*  
*DT: 28.08.18*

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 all terms and conditions /restriction imposed by the line Department in their NOC's 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 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. This is subject to condition that the applicant shall obtain completion certificate from the Competent Authority SMC before putting the said building to use.
2. The applicant shall use solar technology, water harvesting techniques.
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 by reducing overall and minimizing urban heat engine.
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 structural drawings to be submitted in SMC for record and reference duly signed/ authenticated by a qualified structural engineer/ consultant.
5. The applicant should provide facilities of Solid Waste Management which should confirm to the requirement of the Municipal Solid Waste (Management & Handling) Rules, 2000.
6. The applicant shall install a STP/ETP of his own within the premises.
7. A complete set of executed drawing to be submitted to SMC after completion/ occupation.
8. The applicant shall pay the Labour Cess with the Labour Departt. Of his own in view of the undertaking given by the applicant in the shape of affidavit duly notarized.
9. Any deviation to the permission shall render this permission null & void.
10. That the applicant shall abide by all conditions put forth by respective departments with respect to the proposal.
11. The applicant shall adhere to the terms / conditions laid down by the line departments including the S&D Department.
12. This permission is issued in supersession of previous Order No. 1653 of 2016 dated 04/02/2016.
13. Height of the still floor shall not be more than 8'-0" from finished floor level upto under side of beam.

Signed and issued by order of Competent Authority.

  
Joint Commissioner (Planning)  
Srinagar Municipal Corporation

No: SMC/JCP/104-07

Dated: 27/08/2018

Copy to the:

1. Chief Enforcement Officer, SMC for information and necessary action.
2. Ward Officer, Ward No: 29 for information and necessary action. The permittee (s) has the construction fee assessed to the tune of Rs.5,49,320/= Vide G.R No: 27091 Dated: 21/08/2018. 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.
3. Applicant for information.

