Procedure for giving Technical opinion to Building Plan Approval

1. Within Town Panchayath limit Applicant submits application through LBPAS portal seeking approval of building plan.
2. The Local Authority forward the Application along with all the required documents to Planning Authority for Technical Scrutiny of Building plan.
3. On verification of the document, additional clarifications, if any, required, the applicant must furnish the required information or document,
4. After verification of documents and plan as per approved Zoning Regulations, on payment of the required fee, the technical opinion will be given & send to the Town Panchayath through LBPAS portal for issue of building licence.
5. Within Village Panchayath limit Applicant submits application to the concerned Village Panchayath. On verification Village Panchayath forward the application along with the document to the Planning Authority, After verification of documents and plan as per approved Zoning Regulations, on payment of the required fee, the technical opinion will be given & send to the Village Panchayath.

List of documents for Development plan / Group Housing/ High rise building plan approval

1. Sale deed/ partition deed, Latest EC form no-15 and 16, Latest copy of Records of right (RTC), Copy of Mutation/ Khata certificate & Land acquisition details if any,
2. Original Survey sketch(showing all-round dimensions), village map, akarband, duly certified by concerned Authority,
3. Site plan prepared using Total Station showing the dimensions of land, contours and surrounding details with in 100 mts. from the edge of the property.
4. Approach road details (viz. classification of Road, width, etc.),
5. Certified copy of Conversion order issued by concerned Revenue Authority,

6. Development plan / building plans prepared to Scale not less than 1:500,

7. NOC from KSPCB, Air port Authority, Fire force Department, Telecommunication Department, Concerned ESCOMS, KUWS&DB as prescribed in Zonal Regulations.