



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: Dr. T.BABURAO NAIDU, PhD, IAS

BUILDING PERMIT ORDER

Rc.No.5388/2015/L3, dated 21-07-2016

Sub:- VUDA - VSP - Planning - Approval of plans for proposed **Group Development Housing Scheme** in Sy.No.10/12, 13, 14P, 15P, 19P, 20, 21, 22, 23, 24, 25, 26, 11/5P, 6P, 7P, 11P, 12/1, 2, 3, 4, 5, 6P, 12P, 13P, 14P, 15P, 16P, 17P, 18, 20P, 13/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 15/2P, 13, 14P, 15P, 16P of Vippaka Agraharam and Sy.No.257/8P of Gollalapalem (V), Sabbavaram (M), Visakhapatnam District - Applied by M/s Sree Shiva Lohitha Constructions Pvt. Ltd., rep. by Sri Mutyala Nageswara Rao, Managing Director S/o. Sri (Late) M.Kondaih - **B.A.No.01/2016** - Technical clearance accorded - Orders issued.

Read:- 1. Application No.2015-LA-0064841569 Dt.13-07-2015 applied by M/s Sree Shiva Lohitha Constructions Pvt. Ltd., rep. by Sri Mutyala Nageswara Rao, Managing Director S/o. Sri (Late) M.Kondaih.
2.This office letter even No. dated 24-08-2015.
3.Letter Dt.26-08-2015 of M/s Sree Shiva Lohitha Constructions Pvt. Ltd
4. This office letter even No. dated 01-10-2015
5. Letter Dt.16-10-2015 of M/s Sree Shiva Lohitha Constructions Pvt. Ltd
6. Orders of the Vice Chairman, VUDA dated 10-11-2015.
7. Letter Dt.18-03-2016 of M/s Sree Shiva Lohitha Constructions Pvt. Ltd
8. Letter Dt.17-05-2016 & 13-06-2016 of M/s Sree Shiva Lohitha Constructions Pvt. Ltd
9. Orders of the Vice Chairman, VUDA dated 19-06-2016.
10. This office letter even No. dated 21-06-2016.
11. Letter Dt.08-07-2016 of M/s Sree Shiva Lohitha Constructions Pvt. Ltd.

ORDER:-

Your application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and permission for Group Development Housing Scheme is hereby sanctioned conditionally as detailed below.

A APPLICATION AND LICENSED PERSONAL DETAILS :				
1	Applicant	M/s Sree Shiva Lohitha Constructions Pvt. Ltd., rep. by Sri Mutyala Nageswara Rao		
2	Developer/Builder	M/s Sree Shiva Lohitha Constructions Pvt. Ltd	Lic No.	
3	Licensed Technical Person	Smt Kadiri Geetha	Lic No.	CA/2008/38074
4	Structural Engineer	Sri M.Srinivasa Rao	Lic No.	29/2016-17 (Valid 2017)
5	Others	--	--	
B SITE DETAILS				
1	T.S. No.	10/12, 13, 14P, 15P, 19P, 20, 21, 22, 23, 24, 25, 26, 11/5P, 6P, 7P, 11P, 12/1, 2, 3, 4, 5, 6P, 12P, 13P, 14P, 15P, 16P, 17P, 18, 20P, 13/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 15/2P, 13, 14P, 15P, 16P of		

		Vippaka Agraharam and Sy.No.257/8P of Gollalapalem(V), Sabbavaram (M), Visakhapatnam District.					
2	Premises / D.No.	--					
3	Plot No.	Group Development Housing Scheme B.A.No.01/2016					
4	Layout / Sub Div. No.	--					
5	Street	--					
6	Locality	Vippaka Agraharam and Gollalapalem (V), Sabbavaram (M),					
7	Town / City	Visakhapatnam District					
C	LAND USE ANALYSIS						
	Description	Extent in Acs			Percentage		
1	Plotted area	4.6105			57.284%		
2	LIG / EWS area	0.2440			3.032%		
3	Amenities area	0.0940			1.168%		
4	Road area	2.159			27.968%		
5	Road widening area	0.092					
6	Open area	0.8490			10.548%		
7	Total area	8.0485			100.00%		
D	PLOTS DETAILS						
	Size of plot	Area of plot			No. of Plots		
	33'-0" x 50'-0"	183.333 Sq.yds			113		
	Total Plots				113		
E	Amenities details	Required area			Proposed area		
		537.816 Sq.mts			608.80 Sq.mts		
F	LIG & EWS DETAILS:	Required units			Proposed units		
		28.25 units			On Housing Plots		
	Size of plot	No. of units per floor			Total No. of units		
		LIG	EWS		LIG	EWS	
	Site-I (Stilt+G+3)	02	02		08	08	
	Site-2 (Stilt+G+4)	02	02		10	10	
	Total No. of Units				18	18	
	Total proposed percentage				15.92%	15.92%	
G	PLOTS MORTGAGE TO VUDA:-						
	HOUSING OF PLOTS	Required		Proposed	Mortgage in favour VUDA		
1	Total No. of individual houses 113	5.65 units (5%)		6.00units (5.30%)	Plot Nos.24 to 26 and 74 to 76 (6 units)		
2	LIG and EWS site-1- total built up area 662.80M ²	66.28M ² (10%)		68.14M ² (10.28%)	60.14M ² in ground floor		
3	LIG and EWS site-2 – Total built up area 906.10M ²	90.61M ² (10%)		90.96M ² (10.03%)	90.96M ² in ground floor		
4	Amenities total built up area 608.80M ²	60.88M ² (10%)		72.33M ² (11.88%)	72.33M ² in ground floor		
H	SETBACKS						
S. NO	CATEGORY	PLOT SIZE / FACING	PLOT NO'S	NO. OF FLOOR	As per G.O. Required	SET BACK PROPOSED IN Mts	REMARKS
1	TYPE-I (DUPLEX) STANDARD PLOTS	10.06X15.24 EAST FACING	43 TO 47,57 TO 60,62 TO 76 & 90 TO 101	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:2.58 Mts 1.Side:2.00Mts Sides:1.00 Mts	Satisfied
		11.35X15.24 EAST FACING	48 & 61	G+ 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:2.58Mts 1.Side:3.29Mts Sides:1.00 Mts	Satisfied

		10.06/10.67 X 15.24/15.25 EAST FACING	102	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:2.58Mts 1.Side:2.01Mts Sides:1.00 Mts	Satisfied
		10.06X15.24 EAST FACING	50 TO 54 & 78 TO 89	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:1.50Mts 1.Side:1.60Mts Rear:2.63Mts Sides:1.00 Mts	Satisfied
		11.35X15.24 WEST FACING	49	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:1.50Mts 1.Side:1.00Mts Rear:2.63Mts Sides:2.89 Mts	Satisfied
		9.45/10.06X 15.24/15.26 WEST FACING	77	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:1.50Mts 1.Side:1.00Mts Rear:2.63Mts Sides:1.04 Mts	Satisfied
	ODD PLOTS	10.97/11.7X 12.6/16.67 NORTH FACING	6	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:1.92Mts 1.Side:1.00Mts Rear:1.00Mts Sides:1.06 Mts	
		15.24/16.08 X 7.59/12.6 NORTH FACING	7	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:1.52 Mts Rear:1.00Mts Sides :1.52 Mts	Satisfied
		12.59/14.68 X 10.06/10.31 EAST FACING	42	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:1.51Mts 1.Side:1.38Mts Rear:1.00Mts Sides:1.00 Mts	Satisfied
		12.12/17.08 X 15.24/16.03 EAST FACING	56	G + 1FLOOR	Front:1.50 Mts Sides :1.00 Mts	Front:2.58 Mts Sides :1.50 Mts	Satisfied
		10.06/17.96 X 25.48/26.69 EAST FACING	55	G + 1FLOOR	Front:3.00 Mts Sides :2.00 Mts	Front:5.64Mts 1.Side:2.02Mts Rear:5.82Mts Sides:2.00 Mts	Satisfied
2		10.06 X 15.24 EAST FACING	2,3,7 TO 14 & 24 TO 31	G	Front:1.50 Mts Sides :1.00 Mts	Front:2.14 Mts Sides :1.00 Mts	
		16.90/15.57 X 15.24/15.30 NORTH FACING	15	G	Front:3.00 Mts Sides :1.50 Mts	Front:3.00Mts Rear:1.50Mts Sides:2.00 Mts	Satisfied
	TYPE-II (DUPLEX) STANDARD PLOTS	11.14/12.57 X 15.24/15.31 EAST FACING	32	G	Front:3.00 Mts Sides :1.50 Mts	Front:2.14Mts 1.Side:2.17Mts Rear:1.00Mts Sides:1.00 Mts	Satisfied
		10.06 X 15.24 WEST FACING	5,17 TO 23, 34 TO 41 & 103 TO 112	G	Front:1.50 Mts Sides :1.00 Mts	Front:1.50 Mts Rear:1.57 Mts Sides:1.00 Mts	Satisfied
		16.90/18.23 X 15.24/15.30 NORTH FACING	16	G	Front:3.00 Mts Sides :1.50 Mts	Front:3.00Mts Rear:1.50Mts Sides:2.00 Mts	Satisfied
		11.04/11.65 X 15.24/15.25 WEST FACING	113	G	Front:1.50 Mts Sides :1.00 Mts	Front:1.50Mts 1.Side:2.03Mts Rear:1.57Mts Sides:1.00 Mts	Satisfied

	ODD PLOTS	6.39/12.66 X 15.24/15.91 EAST FACING	1	G	Front:1.50 Mts Sides :1.00 Mts	Front:1.52Mts 1.Side:1.00Mts Rear:2.36Mts Sides:1.00 Mts	Satisfied
		10.09/16.45 X 15.24/16.51 WEST FACING	4	G	Front:2.00 Mts Sides :1.50 Mts	Front:2.00Mts 1.Side:1.52Mts Rear:1.50Mts Sides:1.50 Mts	Satisfied
		9.72/11.14 X 15.24/15.31 WEST FACING	33	G	Front:2.00 Mts Sides :1.50 Mts	Front:1.50Mts 1.Side:1.02Mts Rear:1.56Mts Sides:1.00 Mts	Satisfied
4	Site Area	Ac.8.0485cts					
5	Road effected area	Ac.0.092 Cts					
6	Parking area	--					
7	Tot-Lot	--					
8	Height (m)	--					
9	No. of RWHPs	--					
10	No. of Trees	--					
11	Others	--					
I	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs. 25,13,743/-						
I	Conversion charges						
1	Processing fees		Rs. 18,000.00				
2	Conversion Charges		Rs. 9,76,744.00				
3	Notification charges		Rs. 5,000.00				
II	Layout development charges						
1	Processing fees		Rs. 97,674.00				
2	Development charges		Rs. 6,51,162.00				
III	Building charges No. of units 113and including site1 and site2 LIG/EWS flats:						
1	Processing fees		Rs. 1,29,752.00				
2	Built up		Rs. 4,63,400.00				
3	Vacant area charges		Rs. 1,72,011.00				
	TOTAL CHARGES		Rs. 25,13,743.00				
J	OTHER DETAILS :						
1	Contractor's all Risk Policy No.	OG-17- 1804- 0402- 00000165	Dt.	5-07- 2016	Valid Upto	05-07-2016 to 04-07-2019	
2	Notarized Affidavit No.	--	Dt	--	Plot Nos.24 to 26 and 74 to 76 handed over	--	Area (units) 6.00units
3	Entered in prohibitory property watch register Sl.No.	The Gram Panchayat Secretary, Gollalapalem (V), Sabbavaram Mandal and Visakhapatnam District shall take necessary action to enter the details in prohibitory property register.					
K	Construction to be Commenced Before			Within 1 year from the date of release of plans			
L	Construction to be completed Before			Within 3 years from the date of release of plans			

The Building permission **B.A.No.01/2016** is sanctioned subject to following conditions:

1. **The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked.**
2. **If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.**
3. **Sanctioned Plan** shall be followed strictly while making the construction & shall be displayed at the site.
4. **Commencement Notice** shall be submitted by the applicant before commencement of the building.
5. **Completion Notice** shall be submitted after completion of the building.
6. **Occupancy Certificate** is compulsory before occupying any building.
7. **Public Amenities** such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
8. **Prior Approval should be obtained separately for any modification in the construction.**
9. **Tree Plantation** shall be done along the periphery and also in front of the premises.
10. **Tot-lot** shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
11. **Rain Water Harvesting Structure** (percolation pit) shall be constructed.
12. **Space for Transformer** shall be provided in the site keeping the safety of the residents in view.
13. **Garbage House** shall be made within the premises.
14. **Cellar and stilts approved for parking** in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose.
15. This sanction is accorded on surrendering of **Road affected portion of the site to Ac.0.092 Cts** at free of cost without claiming any compensation at any time as per the undertaking submitted.
16. **Stocking of Building Materials** on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
17. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance from Electrical Lines shall be followed as per rules.
19. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
20. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
21. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
22. The Registration authority shall register only the permitted built up area as per sanctioned plan.
23. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
24. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
25. **Architect / Structural Engineer** if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
26. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).

27. As per the undertaking executed in terms of A.P. Building Rules-2012,

- a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
- b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
- c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions.
- d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from ULB after providing all the regular service connections to each portion of the building and duly submitting the following.
 - i. Building Completion Notice issued by the LTP duly certifying that the building is completed as per the sanctioned plan.
 - ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.

28. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;

- i. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
- ii. Provide Fire resistant swing door for the collapsible lifts in all floors.
- iii. Provide Generator, as alternate source of electric supply.
- iv. Emergency Lighting in the Corridor / Common passages and stair case.
- v. Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
- vi. Manually operated and alarm system in the entire buildings;
- vii. Separate Underground static water storage tank capacity of 25, 000 liters Capacity.
- viii. Separate Terrace Tank of 25,000 liters capacity for Residential buildings;
- ix. Hose Reel, Down Corner.
- x. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
- xi. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
- xii. Transformers shall be protected with 4 hours rating fire resist constructions.

- xiii. To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Encl: As above

**Yours faithfully,
Sd/- B.RAMTHIRTHA
CHIEF URBAN PLANNER**

//t.c.f.b.o//

T. Bodan Naidu 21/7/16
ADMN.OFFICER(L)

BS
21/7/16

Copy to: The Grampanchayat Secretary, Gollalapalem (V), Sabbavaram Mandal and Visakhapatnam District.

Copy To: M/s Sree Shiva Lohitha Constructions Pvt. Ltd., rep. by Sri Mutyala Nageswara Rao, No.LIG-107, D.No.31-39-11/2 VUDA Nagar, Phase-I, Kurmannapalem, Gajuwaka (R), Kurmannapalem - 530046 .

The Vice Chairman's Peshi,

I.T.Cell Incharge for uploading in VUDA website.

PLAN SHOWING THE PROPOSED HOUSING SCHEME
IN SURVEY Nos. 10/12, 13, 14p, 15p, 19p, 20, 21, 22, 23, 24, 25, 26, 11/5p, 6p, 7p, 11p, 12p, 2.3, 4.5, 6p, 12p, 13p, 14p, 15p, 16p, 17p, 18, 20p, 13/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, & 15/2p, 13, 14p, 15p, 16p OF VIPPAKA AGRHARAM AND SURVEY No. 257/8p OF GOLLAJAPALLEM VILLAGE, SABAVARAM MANDAL, VISAKHAPATNAM DISTRICT.

BELONGS TO :

M/s SREE SHIVA LOHITHA CONSTRUCTIONS PVT. LTD.

Rep. By : Sri. MUTHIALA NAGESWARA RAO
S/o Sri. Late M. KONDAIH Managing Director

VISAKHAPATNAM

LAYOUT AREA : 8.0485 Ac

LAND USE ANALYSIS

S.N	DESCRIPTION	EXTENT IN AC.	PERCENTAGE
1.	PLOTTED AREA	4.6105	57.284 %
2.	LIG/EWS AREA	0.2440	3.032 %
3.	AMENITIES AREA	0.0940	1.168 %
4.	ROADS AREA	2.1591	27.968 %
5.	ROAD WIDENING AREA (0.092)	2.2510	10.548 %
	TOTAL AREA	8.0485	100.000 %

PLOTS DETAILS

S.No.	SIZE OF PLOT	AREA OF PLOT	No. OF PLOTS
1.	33' 0" X 50' 0"	183.333 SqYds	113
	TOTAL PLOTS		113

AMENITIES AREA DETAILS : 3% OF THE BUILT UP AREA
REQUIRED AMENITIES AREA:

(16358.31+1568.90) X3% = 537.816 Sq.mts.

PROPOSED AMENITIES AREA: 3.395% = 608.80 Sq.m.

REQUIRED LIG & EWS UNITS : ON HOUSING PLOTS 25%
PROPOSED LIG & EWS UNITS : ON HOUSING PLOTS

S.No.	SIZE OF PLOT	No. OF UNITS PER FLOOR	Total No. OF UNITS
1.	SITE-1 S+G+3	02	08
2.	SITE-2 (S+G+4)	02	10
	TOTAL NO.OF UNITS		18
	TOTAL PROPOSED PERCENTAGE		15.92 %

PLOTS MORTGAGE TO VUDA:

S.NO	TOTAL NO REQUIRED 5 % HOUSING MORTGAGE OF PLOTS	PROPOSED 5.30 % HOUSING MORTGAGE OF PLOTS	HOUSING PLOT NOS
1.	113	5.65	6.0
			24 TO 26 & 74 TO 76

2.	TOTAL BUILT UP AREA : 66.28 AC	RESERVED 10% MORTGAGE AREA : 6.628 AC	PROPOSED 5.30% MORTGAGE AREA : 3.513 AC
3.	TOTAL BUILT UP AREA : 66.28 AC	RESERVED 10% MORTGAGE AREA : 6.628 AC	PROPOSED 5.30% MORTGAGE AREA : 3.513 AC

HOUSING LAYOUT	File R.C.No.: 5388/15/L3
SCALE : 1:1,500	GROUP DEVELOPER'S SIGNATURE

SIGN. OF OWNERS	SIGN. OF L. SURVEYOR
S/D/MAN	PLANNING OFFICER

CHIEF URBAN PLANNER	VICE CHAIRMAN
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY	

PROPOSED LAND DETAILS			
S.No.	Name of Village	Survey No.	Extent in Acres
1.	Vippaka	10/12	0.23
2.	Vippaka	10/13	0.22
3.	Vippaka	10/14p	0.14
4.	Vippaka	10/15p	0.01
5.	Vippaka	10/19p	0.01
6.	Vippaka	10/20	0.22
7.	Vippaka	10/21	0.19
8.	Vippaka	10/22	0.14
9.	Vippaka	10/23	0.11
10.	Vippaka	10/24	0.08
11.	Vippaka	10/25	0.18
12.	Vippaka	10/26	0.16
Total Extent		10	1.75
13.	Vippaka	11/5p	0.02
14.	Vippaka	11/6p	0.02
15.	Vippaka	11/7p	0.07
16.	Vippaka	11/11p	0.04
Total Extent		11	0.19
17.	Vippaka	12/1	0.19
18.	Vippaka	12/2	0.10
19.	Vippaka	12/3	0.16
20.	Vippaka	12/4	0.22
21.	Vippaka	12/5	0.22
22.	Vippaka	12/6p	0.18
23.	Vippaka	12/12p	0.01
24.	Vippaka	12/13p	0.01
25.	Vippaka	12/14p	0.33
26.	Vippaka	12/15p	0.18
27.	Vippaka	12/16p	0.17
28.	Vippaka	12/17p	0.13
29.	Vippaka	12/18	0.13
30.	Vippaka	12/20p	0.35
Total Extent		12	2.51
31.	Vippaka	13/11	0.26
32.	Vippaka	13/12	0.08
33.	Vippaka	13/13	0.33
34.	Vippaka	13/14	0.38
35.	Vippaka	13/15	0.22
36.	Vippaka	13/16	0.10
37.	Vippaka	13/17	0.66
38.	Vippaka	13/18	0.09
39.	Vippaka	13/19	0.08
40.	Vippaka	12/20	0.19
41.	Vippaka	13/21	0.14
42.	Vippaka	13/22	0.11
Total Extent		13	2.66
43.	Vippaka	15/2p	0.22
44.	Vippaka	15/13	0.21
45.	Vippaka	15/14p	0.01
46.	Vippaka	15/15p	0.02
47.	Vippaka	15/16p	0.04
Total Extent		15	0.70
48.	Colliapalem	25/7p	0.29
Total Extent of Land On		257	8.04