

**VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO -CHEMICAL
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY
Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003
PROCEEDINGS OF THE VICE CHAIRMAN, VK-PCPIR SDA, VISAKHAPATNAM
PRESENT: Dr. T. BABURAO NAIDU, Ph.D., IAS.,**

BUILDING PERMIT ORDER

Rc.No.11166/2015/L10, dated:10 -6-2016

Sub:- VK-PCPIR SDA – VSP – Approval of Plans for Construction of compound wall to the proposed site measuring an extent of Ac.113.26 Cts in Sy.Nos. 245,246,247,248, 249,250/p, 251/p, 252/p, 253/p, 262/p, 263/p, 265/p, 266,268/p, 292, 293, 294 of Pudi (V) Ramabilli Mandal, Visakhapatnam District by M/s.Asian Paints Ltd., Mumbai - Technical Clearance - Orders issued.

Read:- 1.Representation dt.23-12-2015 M/s.Asian Paints Ltd., Mumbai.
2. This office Letter No.11166/2015/L-10, dated 4-3-2016.
3. Letter dt.29-4-2016 of M/s.Asian Paints Ltd., Mumbai.
4. Orders of the Vice Chairman, VKPCPIR-SDA dt.1-6-2016.

ORDER:-

The application received through reference 1st cited along with plans and documents have been examined with reference to the rules and regulations in force and permission is hereby accorded in principle conditionally in the reference 2nd cited, requesting the Management M/s.Asian Paints Ltd.,Mumbai to pay necessary fees/charges for release of technically approved plans. The Management M/s.Asian Paints Ltd.,Mumbai in their letter in the reference 3rd cited has requested for certain exemption from payment of fees. The Vice Chairman, VKPCPIR-SDA in their orders in reference 4th cited have pleased to release the permission for construction of compound wall/boundary wall subject to certain compliance and fulfillment of requirement mentioned in this order.

A APPLICATION AND LICENSED PERSONAL DETAILS :				
1	Applicant	M/s.Asian Paints Ltd		
2	Developer/Buil der	M/s.Asian Paints Ltd , Mumbai	Lic N o	--
3	Licensed Technical Person	Company source	Lic N o	--
4	Structural Engineer	--	Lic N o	--
5	Others	--	--	--
B SITE DETAILS				
1	S.No. / T.S. No.	Sy.Nos. 245,246,247,248, 249,250/p, 251/p, 252/p, 253/p, 262/p, 263/p, 265/p, 266,268/p, 292, 293, 294 of Pudi (V) Ramabilli Mandal, Visakhapatnam District		
2	Premises / D.No.	Bulk Land adjacent to 30 Mts wide Layout Road		

3	Plot No.	-						
4	Layout / Sub Div. No.	-						
5	Street	--						
6	Locality	Pudi (V), Rambilli (M),						
7	Town / City	Visakhapatnam District						
C	DETAILS OF PERMISSION SANCTIONED							
1	Floors	Ground		Upper floors		Parking floors		
2	Use	No.	Area (m ²)	No.	Area (m ²)	Level	No.	Area (m ²)
a	Factory Structure	Nil	Nil	Nil	Nil	Stilt	Nil	-
b	Commercial	Nil	Nil	Nil	Nil	Cellar	Nil	-
c	Residential	Nil	Nil	Nil	Nil	Nil	Nil	-
d	No. of floors	-	-	-	-	-	-	-
3	Setbacks (m)	Front (South)		Rear (North)		Side I (East)		Side II (West)
		-		-		-		-
4	Site Area (m ²)	Ac.113.26 Cts						
5	Road effected area (m ²)	Nil						
6	Net Area (m ²)	Ac.113.26 Cts						
7	Tot-lot Area (m ²)	-						
8	Parking area (m ²)	-						
9	Height of Building (m)	-						
10	No. of Trees	To be provided at the time of Main Project approval						
11	Compound Wall	Compound Wall.						
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : 39,82,360/-							
1	Building Processing fees	Rs.12,400/-						
2	Site Approval Charges	Rs.12,14,100/-						
3	Development charges	Rs.27,50,860/-						
4	Demand issue:-	1,37,50,920/-						
5	Paid	Rs.27,50,850/-						
6	Balance to be paid YET The time of Industrial Building	Rs.1,10,00,70/-						
7	Special Impact charges	-						
8	Notification charges	Rs.5,000/-						
	Total	Rs. 39,82,360/-						

The approval of Building plans for Construction of Compound Wall in Sy.Nos. 245,246,247,248, 249,250/p, 251/p, 252/p, 253/p, 262/p, 263/p, 265/p, 266,268/p, 292, 293, 294 of Pudi (V), Rambilli (M), Visakhapatnam District applied by M/s.Asian Paints Ltd., is Technically approved subject to following conditions:

The applicant has to submit the following at the time of submission of Plans for specific approval of plan for Development Construction of Industries.

1. To pay an amount of Rs.64,16,420/- towards Balance Development Fees as per GO Ms.No.439 MA & UD Dept., dt. 13-2-2007..
2. To earmark 10% of total site area towards public open space in the premises (or) to pay 14% of the land value towards open space charges to VKPCPIR-SDA.
3. To pay an amount of Rs.3,03,52,500/- towards Betterment Charges.
4. To pay an amount of Rs.2,29,18,200/- towards Special Impact Fees.
5. To submit Land Conversion Orders from the R.D.O., concerned under the provisions of A.P. Agricultural land (conversion to Non Agricultural Purposes) Act-2006 for the total proposed site.
6. To submit alienation orders from the Competent Authority for the land measuring an extent of Ac.26.53 Cts of Govt. land, involved in the proposed site.
7. To demarcate the water body areas in the plans to an extent of Ac.3.88 Cts in Sy.Nos.249/1, 253/19, 254/4 of Pudi (V) and to provide required Buffer area around the water body as per provisions of A.P. WALTA Act 2002.
8. To submit provisional NOC from the Director General of Disaster Response and Fire Services Dept., Govt. Of A.P., Hyderabad.
9. Subject to revision of the APIIC Layout L.P.No.3/2012 which was partly covered in the proposed site.
- 10.To submit clearance from the Minister of Environment and Forest Dept., Govt. of India for the proposed Industry.
- 11.To obtain NOC from the A.P. Pollution Control Board for the proposed Industry.
- 12.To furnish a copy of advance possession hand over by the Tahsildar, Rambilli Mandal, for the Govt, land to an extent of Ac.26.53 Cts to APIIC Ltd.,
- 13.To incorporate the existing tower line at North West corner of the proposed site and to maintain requested buffer zone as per the Buildings rules framed in Go Ms.No.168 MA &UD Dept., dt. 7-4-2012.
- 14.To obtain NOC from the Dept., of Mines and Geology, Govt. Of A.P., on the existing hill in the proposed site.
- 15.To obtain NOC from the Explosive Department.
16. 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.
- 17.If construction is not commenced within one year, building permission application shall be submitted afresh duly paying required fees and the Construction to be completed within three years from the date of this orders.
- 18.Sanctioned Plan shall be followed strictly while making the construction. A Board shall be displayed at the site showing the approval details.

19. Commencement Notice shall be submitted by the applicant before commencement of the building.
20. Completion Notice shall be submitted after completion of the building.
21. Prior Approval should be obtained separately for any modification in the construction.
22. Tree Plantation shall be done along the periphery and also in front of the premises.
23. Rain Water Harvesting Structure (percolation pit) shall be constructed.
24. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
25. Garbage House shall be made within the premises.
26. A safe distance from Electrical Lines shall be followed as per rules.
27. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
28. Construction shall be covered under the contractors all risk Insurance till the completion of the building.

Sd/-V.BHAVANI SANKAR
For VICE CHAIRMAN
JOINT DIRECTOR
VK-PCPIR SDA

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

P. Ramu
 Admn. Officer 10/6/16

To:

AS
 10/6/16
 SA

M/s.Asian Paints Ltd., Asian Paints Ltd., 6A, Shantinagar, Santacruz(East),
 Mumbai-400 055.

Copy to:

1. The Panchayat Secretary, Pudi Gram Panchayat for taking necessary further action.
2. The General Manager, District Industries Centre, Visakhapatnam for necessary action.
3. Copy to the Zonal Manager, APIIC Ltd., Special Projects Zone, Atachutapuram, Visakhapatnam for information.

The Vice Chairman's Peshi.

✓ I.T. Cell In-charge for uploading in VUDA website.