

PROCEEDINGS OF THE VICE CHAIRMAN, VK-PCPIR SDA, VISAKHAPATNAM
PRESENT: Dr. T. BABURAO NAIDU, Ph.D., IAS.,

BUILDING PERMIT ORDER

Rc.No.1164/2016/L10, dated: 16-5-2016

Sub- BUILDINGS – VKPCPIR –SDA, Visakhapatnam – Building application for grant of permission for Construction of Residential Apartment with still Ground + 4 Upper Floor in Plot Nos.17/p(west),18,19&20 L.P.No.04/2013/VKPCPIR-SDA, Dupputuru Village, Atchutapuram Mandal – Visakhapatnam District – Fulfilment of conditions – Technically clearance accorded - Orders issued.

Read:- 1.Letter 15-2-2016 of Smt Mulakalapalli Lalitha.
 2.This office letter even dt.1-4-2016.
 3.Orders of the Vice Chairman, VKPCPIR-SDA dt.30-3-2016 & 9-5-2016.

ORDER:-

Your application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and Technical approval of Plans is hereby accorded conditionally as detailed below.

A APPLICATION AND LICENSED PERSONAL DETAILS :									
1	Applicant	Smt Mulakalapalli Lalitha							
2	Developer/Builder	Smt Mulakalapalli Lalitha					Lic No	467/2016-19	
3	Licensed Architecture	S.Ramana Rao					Lic No	CA/2008/43085	
4	Structural Engineer	K.Suresh Kumar					Lic No	130/2015-18	
5	Others	--					--		
B SITE DETAILS									
1	S.No. / T.S. No.	S.Nos.51/2 & 52							
2	Premises / D.No.	-							
3	Plot No.	17/p(West) ,18,19&20							
4	Layout / Sub Div. No.	L.P.No.04/2013/VKPCPIR-SDA							
5	Street	--							
6	Locality	Dupputuru Village, Atchutapuram (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	Residential	1	436.35	4	1745.4	Stilt	1	490.00	

BUILDING PERMIT ORDER

b	Commercial	-	-	-	-	-	-	-
c	Others	-	-	-	-	-	-	-
d	No. of floors (S+G+4 Floors)	1	-	4	-	-	1	-
3	Setbacks (m)	Front (South)		Rear (North)		Side I (East)		Side II (West)
		3.00 Mts		3.1 Mts (1.9 Mts transfer to East)		9.45 Mts Compensated transfer of set back from North side		5.00 Mts
4	Site Area (m ²)	1040.51 Sq.Mts by SRO, Yalamanchili wide Document No.7394/2015 260.12 Sq Mts by SRO Yalamanchili wide Document No 5746/2014, 260.12 Sq Mts by SRO Yalamanchili wide Document No 4639/2014, 260.12 Sq Mts by SRO Yalamanchili wide Document No 4724/2014, 260.12 Sq Mts by SRO Yalamanchili wide Document No 6131/2014,						
5	Road effected area (m ²)	Nil (Layout Road)						
6	Net Area (m ²)	1040.51 Sq.Mts						
7	Height	15.00 Mts.						
8	Tot-lot Area (m ²)	57.58 sq mts						
9	Parking area (m ²)	490.00 Sq.Mts (Entire Silt Floor) 22.46%						
10	No. of Trees	-						
11	Others	-						
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.1,30,936/-							
1	Building Processing fees	Rs. 7,284.00						
2	Development charges	Rs.66,627.00						
3	Special Impact charges	Rs.52,025.00						
4	Notification charges	Rs.5,000.00						
	Total	Rs.1,30,936/-						
E	Other Details :							
1	Contractor's all Risk Policy No.	OG-16-1804-0402-00000212-CAR dt.19-2-2016 valid up to 18-2-2019						
2	Mortgage Affidavit No.	2027/2016 dt.4-4-2016 , Ground Floor Area 218.18Sq.Mts.						
3	Entered in prohibitory property register Watch Sl.No.	Sl.No.23. dt.4-4-2016 of the Joint Sub Registrar, Yalamanchili.						
F	Construction to be commenced after	10-5-2016						
G	Construction to be completed before	9-5-2019						

The Building permission 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. The construction to be commenced.
3. The permission is valid for 3 (three) Years, subject to condition that the construction shall be commenced within one year, and to be completed within permitted time.
4. Sanctioned Plan shall be followed strictly while making the construction & shall be displayed at the site.
5. Commencement Notice shall be submitted by the applicant before commencement of the building.
6. Completion Notice shall be submitted after completion of the building.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
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. 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.
16. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
17. A safe distance from Electrical Lines shall be followed as per rules.
18. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
19. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
20. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
21. The Registration authority shall register only the permitted built up area as per sanctioned plan.
22. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
23. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
24. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
25. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
26. As per the undertaking executed in terms of A.P. Building Rules-2012,
- 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.
 - 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.
 - 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.
 - 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.

Sd/-V.BHAVANI SANKAR,
Joint Director,
VK-PCPIR SDA

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

P. Ramu 16/5/16
ADMINISTRATIVE OFFICER (L-10)

To:

Smt Mulakalapalli Lalitha,
D.No.10-4-101, Sriram Nagar, Gajuwaka, Visakhapatnam-46.

Copy to:

1. The Panchayat Secretary, Atchutapuram Gram Panchayat, Atchutapuram Mandal.
2. The Sub Registrar, Yalamanchili, Visakhapatnam District.
3. The Vice Chairman's, VUDA Peshi.
4. I.T. Cell In-charge for uploading in VUDA website.

BUILDING PERMIT ORDER