



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY
PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM
PRESENT:: Dr. T. BABURAO NAIDU, PhD, IAS.

Rc.No.2105/2015/L8, Dt:20-7-2015

Sub:- VUDA – VSP – Planning – SINGLE WINDOW – Approval of G.I.Sheet roof shed plans to M/s.Premier Exports in S.No.158/3B for an extent of 1831.44 Sq.Mts at Polipalli Village, Bhogapuram Mandal, Vizianagaram District applied by Sri Prashant Solanki – Orders issued.

Read:- 1.Letter No.362/A2/2014, Dt:09-03-2015 of the General Manager, DIC, Vizianagaram.
2.This office letter even No. Dt:07-04-2015.
3.Letter Dt:24-04-2015 of M/s.Premier Exports.
4.Orders of the Vice Chairman, VUDA Dt:16-6-2015.
5.This office letter even No. Dt: 20-06-2015.
6.Letter Dt:29-06-2015 of M/s.Premier Exports.

ORDER:-

The General Manager, District Industries Centre, Vizianagaram has forwarded the proposals for approval of plans for construction of G.I.Sheet roof shed for manufacturing of Marble Slabs with 140H.P in an extent of 1831.44 Sq.Mts in S.No.158/3B at Polipalli Village, Bhogapuram Mandal, Vizianagaram District applied by Sri Prashant Solanki, Proprietor of M/s.Premier Exports under Single Window in the reference 1st cited.

The applicant's site is vacant on ground and having access from existing Srikakulam to Visakhapatnam National Highway Road. The applicant has paid total amount of Rs.1,24,102/- towards processing fees, development charges etc., 1)VUDA receipt No.638/2015-16, Dt:02-07-2015.

The plans so received have been examined in detail and found that the Industrial building plans satisfied all the norms as per the Go.Ms.No.168 MA & UD (Dept.) Dt:07-04-2012.

The details of the plans of the proposed constructions are as follows:

Sl.No.	Details	Allowable	Proposed	Remarks
1.	Land use as per the Z.D.P	Site falls in VUDA extended limits	Industrial	Satisfied
2.	Extent of plot	1500-2500 Sq.Mts	1831.44 Sq.Mts (Gross Area) 1518.91 Sq.Mts (net site area after leaving road widening area)	Satisfied
3.	Front set back (South)	6.00 Mts.	7.00 Mts.	Satisfied
4.	Rear set back (North)	4.00 Mts.	4.00 Mts.	Satisfied
5.	Side set back (East)	4.00 Mts.	4.00 Mts.	Satisfied
6.	Side set back (West)	4.00 Mts.	4.00 Mts.	Satisfied
7.	1.00 Mts Greenery/Lawn on front	1.00 Mt.	1.00 Mt.	Satisfied
8.	1.00 Mts Greenery /Lawn on all other sides	1.00 Mt.	1.00 Mt.	Satisfied
9.	Height of the building	7.00 Mts.	7.00 Mts.	Satisfied
10.	Parking	122.10 Sq.Mts	125.00 Sq.Mts	
11.	Tot – Lot	76.00 Sq.mts	99.58 Sq.mts	

In view of the above, the proposed industrial building plans for construction of G.I. Sheet roof shed for manufacturing of Marble Slabs with 140H.P in an extent of 1831.44 Sq.Mts (Gross Area) & Net area after leaving Road Widening area is 1518.91 Sq.Mts in S.No.158/3B at Polipalli Village, Bhogapuram Mandal, Vizianagaram District is herewith approved subject to the 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 18 months, 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. **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,**
- 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 & severally 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 severally 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, unless and until Occupancy Certificate is obtained from **VUDA** 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.
27. **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.

Two sets of plans duly endorsed and authenticated are enclosed herewith. The General Manager of Industries, District Industries Centre, Vizianagaram is requested to inform the applicant to direct the applicant to abide by the conditions and develop the Industrial building strictly adhere to the plan. Any deviation in this matter will be viewed seriously and action will be taken as per the provisions of the Act.

Encl: As above.

Yours faithfully,
Sd/-R.J.VIDYULLATA
CHIEF URBAN PLANNER

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

N. Jeyaraman
ADMN.OFFICER (L) 21/7/15
21/7/15

To:

The General Manager, District Industries Centre, Vizianagaram with a request to release the plans.

Copy to:

M/s.Premier Exports, D.No.26, APIIC Layout, Pedagantyada, Gajuwaka, Visakhapatnam-44.

The Vice Chairman's Peshi.

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