



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: SHRI Dr. N.YUVARAJ, IAS

BUILDING PERMIT ORDER

Rc.No.12935/2010/L7, dated 30-05-2013

Sub:- VUDA - VSP - Planning - Approval of plans for construction of R.C.C. Roof Residential Apartment Buildings with Still + Ground + 5 floors in S.No.77/3 at Rajula Tallavalasa (V) Bheemunipatnam (M) Visakhapatnam District - Applied by Smt R.V.V.G. Kavya & 5 Others - Technical clearance accorded - Orders issued

- Read:-
- 1 Letter dated 12-7-2010 of the District Panchayat Officer, Visakhapatnam.
 - 2 This office letter even No. dated 23-8-2010.
 - 3 Letter dated 18-9-2010 of Smt R.V.V.G. Kavya & 5 Others.
 - 4 This office letter even No. dated 29-10-2010.
 - 5 Letter dated 11-11-2010 of Smt R.V.V.G. Kavya & 5 Others
 - 6 Orders of the Vice Chairman, VUDA dated 3-12-2010.
 - 7 This office letter even No. dated 9-12-2010.
 - 8 Letter dated Nil of Smt R.V.V.G. Kavya & 5 Others.
 - 9 Orders of the Vice Chairman, VUDA dated 1-4-2013.
 - 10 Letter dated 4-4-2013 of Smt R.V.V.G. Kavya & 5 Others.
 - 11 This office letter even No. dated 24-4-2013.
 - 12 Letter dated 4-5-2013 of Smt R.V.V.G. Kavya & 5 Others.

ORDER:-

Your application submitted in the reference cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below.

APPLICATION AND LICENSED PERSONAL DETAILS :				
A	1 Applicant	Smt R.V.V.G. Kavya & 5 Others		
	2 Developer/Builder	Smt R.V.V.G. Kavya & 5 Others		
	3 Licensed Technical Person	Sri G. Ravi Kiran	Lic No.	531/2012 (Validity upto 29-11-2015)
	4 Structural Engineer	P. Krishnam Raju	Lic No.	CA/2005/35093 (Validity upto 31-12-2016)
	5 Others		Lic No.	005/2012-2015 (Validity 2012-2015)
B	SITE DETAILS			
	1 T.S. No.	S.Nos.77/3		
	2 Premises / D No	---		
	3 Plot Nos.	---		
	4 Layout / Sub Div No.	---		
	5 Street	Rajula Tallavalasa (V)		
	6 Locality	Bheemunipatnam (M)		
	7 Town / City	Visakhapatnam District		

C DETAILS OF PERMISSION SANCTIONED									
1 Floors									
2 Use									
a Residential									
b Commercial									
c Others									
d No. of floors (S + G + 5 floors)									
3 Setbacks (m)									
4 Site Area (m ²)									
5 Road effected area (m ²)									
6 Net Area (m ²)									
7 Tot-lot Area (m ²)									
8 Height (m)									
9 No. of RWHPs									
10 No. of Trees									
11 Others									
			Ground		Upper floors		Parking floors		
No.	Area (m ²)		No.	Area (m ²)		Level	No.	Area (m ²)	
1	1785.87		5	8929.35		Stilt	1	1986.86	
--	--		--	--		Cellar	1	278.60	
--	--		--	--		U. Floors	--	--	
--	--		--	--		--	--	--	
Front (South)			Rear (North)			Side I (East)		Side II (West)	
6.00			7.00			7.00		7.00	
4289.82 (As per document)									
149.87									
4139.95									
--									
17.70									
--									
--									
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--									
D DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.6,28,466.00									
1 Processing fees									
2 Development charges									
3 Notification charges									
4 Conversion charges									
5 Regularization Charges									
6 Building Permit Fee									
7 Impact Fee									
8 City level Infra. Imp fee									
9 Betterment charges									
10 Ext. Betterment charges									
11									
12									
E OTHER DETAILS :									
1 Contractor's all Risk Policy No. 180208018047									
2 Notarized Affidavit No. Registered Doc.No.315/2013									
3 Entered in prohibitory property watch register SI.No. SI.No.1									
F Construction to be Commenced Before 30-05-2014									
G Construction to be completed Before 29-05-2017									

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.
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.

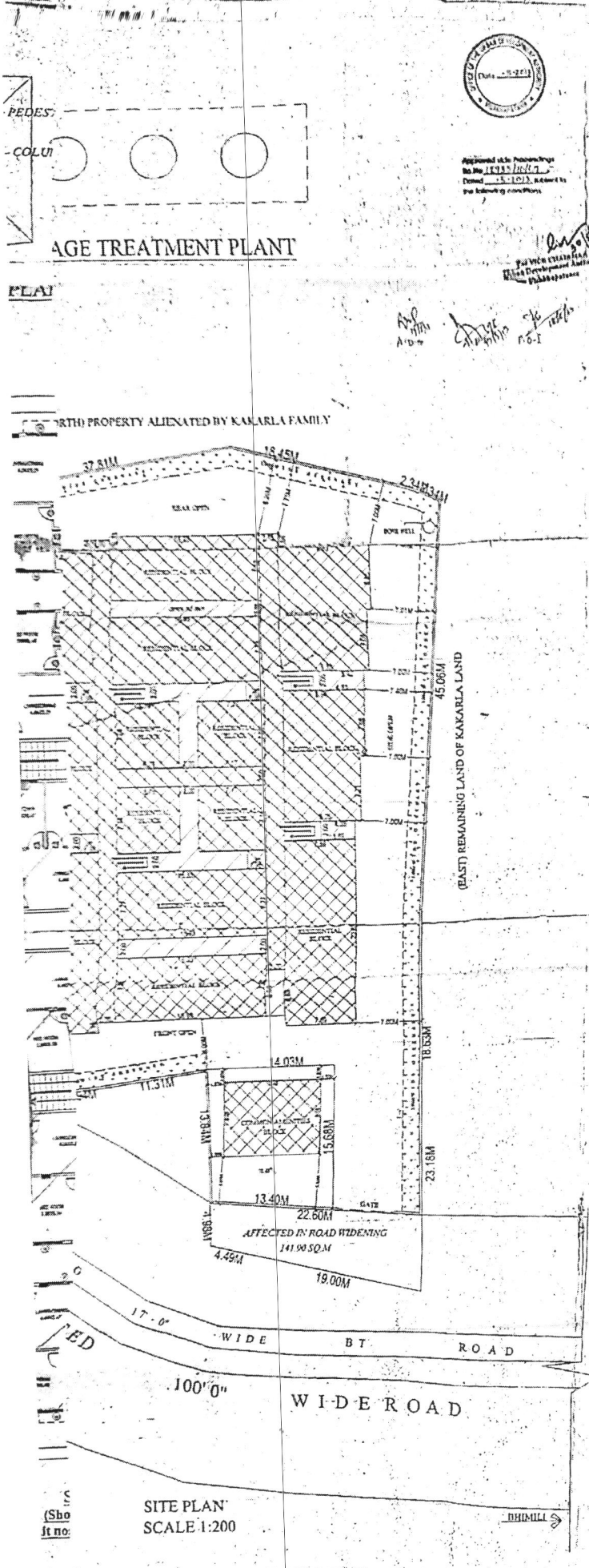
5. **Completion Notice** shall be submitted after completion of the building.
6. **Occupancy Certificate** is compulsory before occupying any building.
7. **Public Amenities** such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
8. **Prior Approval** 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 & 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.
- Building Completion Notice issued by the LTP duly certifying that the building is completed as per the sanctioned plan.
 - 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.
 - An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - 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;
- To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - Provide Fire resistant swing door for the collapsible lifts in all floors.
 - Provide Generator, as alternate source of electric supply.
 - Emergency Lighting in the Corridor / Common passages and stair case.
 - 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.
 - Manually operated and alarm system in the entire buildings.
 - Separate Underground static water storage tank capacity of 25, 000 liters Capacity.
 - Separate Terrace Tank of 25,000 liters capacity for Residential buildings;
 - Hose Reel, Down Corner.
 - Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - Transformers shall be protected with 4 hours rating fire resist constructions.
 - 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.

lid 30/5/13
CHIEF URBAN PLANNER

To
Smt R.V.V.G. Kavya & 5 others
D.No.15-1-1,
Kirshna Nagar,
Maharanipeta,
VISAKHAPATNAM

Copy to:
The District Panchayat Officer, Visakhapatnam.
The Sub-registrar, Anandapuram.
The Vice Chairman's peshi.
I.T. Cell Incharge for uploading in VUDA website.



Approved site plan drawings
No. 12113/1007
Dated: 25/10/2020, issued to
the intending owner/Planner

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF R.C.C. ROOF
RESIDENTIAL APARTMENT BUILDING
IN STILT FLOOR, G.FLOOR, F.FLOOR,
S.FLOOR, T.FLOOR, F. FLOOR & FIFTH FLOOR
IN S.NO: S.NO: 77A, AT R. TALLAVALASA,
BHIMILI MANDAL, VISAKHAPATNAM.

OWNER'S:
SMT. R. V. V. G. KAVYA & 5 OTHERS

OPENING		WINDOWS	
DOOR D1	0.76 X 2.1M	W1	1.3 M X 1.2M
D2	0.90 X 2.1M	W2	1.1 M X 0.9 M
D1	1.00 X 2.1M	W1	0.6 M X 0.6 M

SCHEDULE OF AREAS	
TOTAL SITE AREA (AC. 1.06 CUNTS)	4289.82 SQ.M
AFFECTED IN ROAD WIDENING AREA	149.87 SQ.M
NET SITE AREA	4139.95 SQ.M
CELLAR FLOOR AREA	278.60 SQ.M
STILT FLOOR AREA	1986.86 SQ.M
VACANT AREA	2218.27 SQ.M

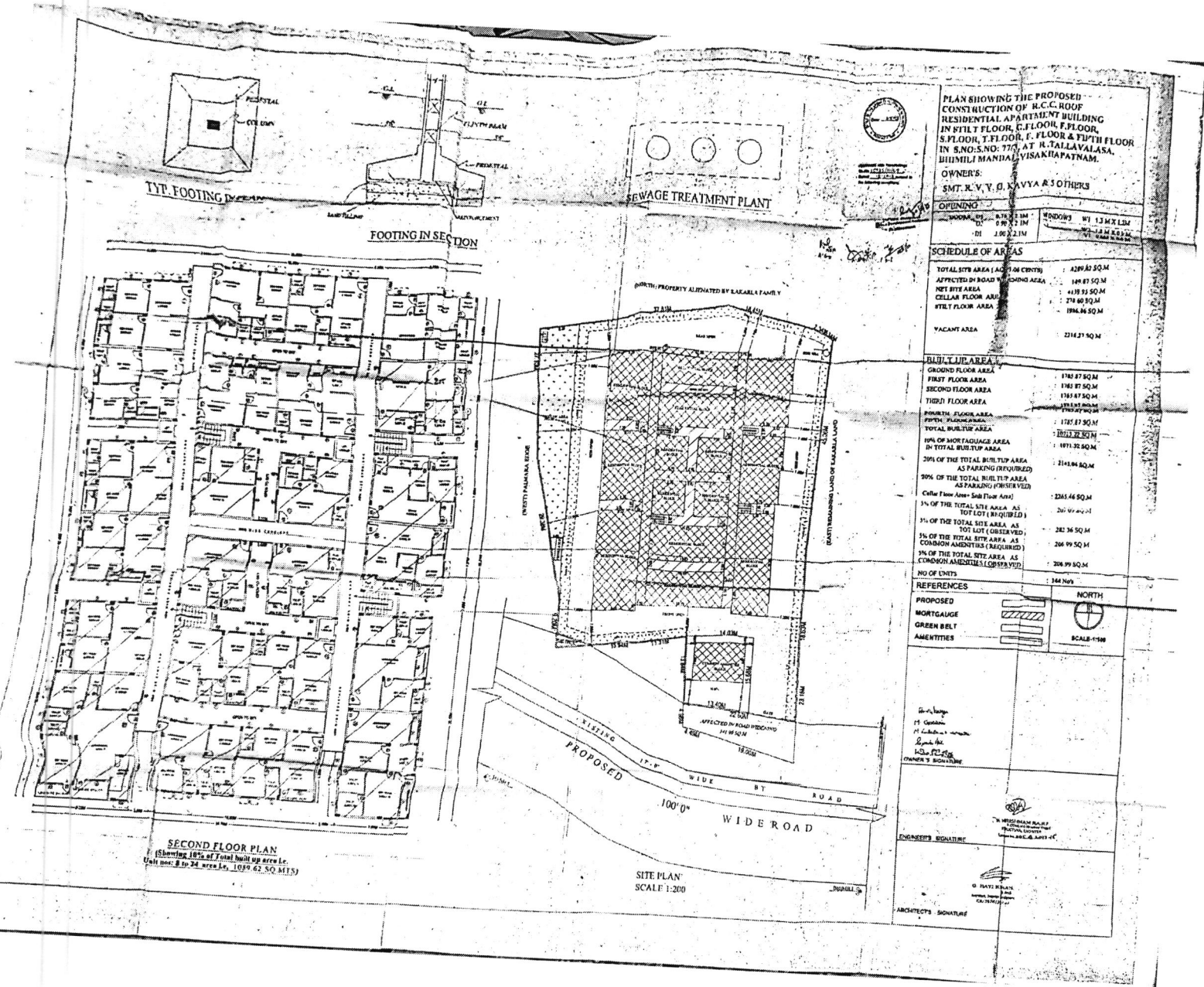
BUILT UP AREA	
GROUND FLOOR AREA	1785.87 SQ.M
FIRST FLOOR AREA	1785.87 SQ.M
SECOND FLOOR AREA	1785.87 SQ.M
THIRD FLOOR AREA	1785.87 SQ.M
FOURTH FLOOR AREA	1785.87 SQ.M
FIFTH FLOOR AREA	1785.87 SQ.M
TOTAL BUILTUP AREA	10715.22 SQ.M
10% OF MORTGUAGE AREA IN TOTAL BUILTUP AREA	1071.52 SQ.M
20% OF THE TOTAL BUILTUP AREA AS PARKING (REQUIRED)	2143.04 SQ.M
20% OF THE TOTAL BUILTUP AREA AS PARKING (OBSERVED)	2265.46 SQ.M
Cellar Floor Area+ Stilt Floor Area	207.00 SQ.M
5% OF THE TOTAL SITE AREA AS TOT LOT (REQUIRED)	207.00 SQ.M
5% OF THE TOTAL SITE AREA AS TOT LOT (OBSERVED)	282.36 SQ.M
5% OF THE TOTAL SITE AREA AS COMMON AMENITIES (REQUIRED)	206.99 SQ.M
5% OF THE TOTAL SITE AREA AS COMMON AMENITIES (OBSERVED)	206.99 SQ.M

NO. OF UNITS	144 No's
REFERENCES	NORTH
PROPOSED	
MORTGAGE	
GREEN BELT	
AMENITIES	
	SCALE: 1:100

OWNER'S SIGNATURE:
[Signature]

ENGINEER'S SIGNATURE:
[Signature]

ARCHITECT'S SIGNATURE:
[Signature]



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL APARTMENT BUILDING IN 8TH FLOOR, 9TH FLOOR, 10TH FLOOR, 11TH FLOOR, 12TH FLOOR, 13TH FLOOR & 14TH FLOOR IN S.NO.5, NO. 775, AT H.TALAVALLASA, BHIMSHI MANDAL, VISAKHAPATNAM.

OWNER'S: SMT. R.V.V. D. KAVYA & 5 OTHERS

OPENING: DOORS: 6.70 X 2.10 M, 0.90 X 2.10 M, 2.90 X 2.10 M; WINDOWS: 1.13 M X 1.13 M, 1.13 M X 2.10 M, 1.13 M X 2.10 M

SCHEDULE OF AREAS

TOTAL SITE AREA (AS PER 1:500 CONTN)	4291.82 SQ.M
AFFECTED BY ROAD WIDENING AREA	149.81 SQ.M
NET SITE AREA	4142.01 SQ.M
CELLAR FLOOR AREA	274.60 SQ.M
8TH FLOOR AREA	1984.86 SQ.M
VACANT AREA	2214.21 SQ.M

BUILT UP AREA

GROUND FLOOR AREA	1742.87 SQ.M
FIRST FLOOR AREA	1742.87 SQ.M
SECOND FLOOR AREA	1742.87 SQ.M
THIRD FLOOR AREA	1742.87 SQ.M
FOURTH FLOOR AREA	1742.87 SQ.M
FIFTH FLOOR AREA	1742.87 SQ.M
TOTAL BUILT UP AREA	8714.38 SQ.M
10% OF MORTGAGE AREA IN TOTAL BUILT UP AREA	871.438 SQ.M
30% OF THE TOTAL BUILT UP AREA AS PARKING (PROPOSED)	2614.314 SQ.M
30% OF THE TOTAL BUILT UP AREA AS PARKING (PRESERVED)	2614.314 SQ.M
Cellar Area - 8th Floor Area	274.60 SQ.M
1% OF THE TOTAL SITE AREA AS TOTAL LOT (PROPOSED)	41.42 SQ.M
1% OF THE TOTAL SITE AREA AS COMMON AMENITIES (PROPOSED)	41.42 SQ.M
1% OF THE TOTAL SITE AREA AS COMMON AMENITIES (PRESERVED)	41.42 SQ.M

NO OF UNITS: 144 UNITS

REFERENCES: PROPOSED MORTGAGE GREEN BELT AMENITIES

OWNER'S SIGNATURE

ENGINEER'S SIGNATURE

ARCHITECT'S SIGNATURE

SECOND FLOOR PLAN
(It contains 10% of Total built up area i.e. 871.438 SQ.M)
(Unit nos. 8 to 24 area is 1089.62 SQ.M)

SITE PLAN
SCALE: 1:200