



## VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

### BUILDING PERMIT ORDER

Rc.No.195A/05/PLG/L5, dated: 07.09.2015

Sub:- VUDA – Visakhapatnam – Planning Wing – Approval of Revised Building Plans of Stage-I constructions of Integrated Residential Township in S.No.1/p (Ac.62 70 Cts) of Yendada and S.No.386/p (Ac.17.30 Cts) of Madhurawada, Visakhapatnam totally measuring Ac.80.00 of M/s. Global Entropolis Asia Pvt. Ltd., Visakhapatnam – Approved – Orders – Issued.

Read:-

1. Letters dated 15-04-2011, 02-11-2012 of M/s. Global Entropolis Asia Pvt Ltd.
2. This office letters of even no dated 31-01-2013 & 07-03-2013.
3. Letter dated 25-03-2013 of M/s. Global Entropolis Asia Pvt Ltd.
4. Letters dated 03-04-2013 & 03-05-2013 of M/s. Global Entropolis Asia Pvt Ltd.
5. Government Letter No.12548/H2/2012 dated 24-05-2013.
6. This office letters of even no dated 16-07-2013 & 26-07-2013.
7. Letters dated 25-07-2013 & 08-08-2013 of M/s. Global Entropolis Asia Pvt Ltd.
8. This office letters of even no dated 28-09-2013.
9. Letters dated 30-09-2013 & 01-10-2013 of M/s. Global Entropolis Asia Pvt Ltd.
10. This office letters of even no dated 17-10-2013.
11. Letters dated 21-01-2014 & 11-03-2014 of M/s. Global Entropolis Asia Pvt Ltd.
12. Government Letter No.5777/H2/2014 dated 26-03-2014.
13. This office letter of even no dated 17-04-2014.
14. Recommendations of High raise Building Committee on dated: 26-05-2014.
15. Letter dated 06-06-2014 of M/s. Global Entropolis Asia Pvt Ltd.
16. Letters dated 30-06-2014 & 04-07-2014 of M/s. Global Entropolis Asia Pvt Ltd.
17. Letter dated 30-07-2014 of M/s. Global Entropolis Asia Pvt Ltd.
18. Government Letter No.5777/H2/2014 dated 29-09-2014.
19. Letter dated 08-10-2014 of M/s. Global Entropolis Asia Pvt Ltd.
20. Letters dated 09-03-2015 & 09-04-2015 of M/s. Global Entropolis Asia Pvt Ltd.
21. Orders of the Vice Chairman dated: 16-06-2015.
22. Letter dated 18-06-2015 of M/s. Global Entropolis Asia Pvt Ltd.
23. Orders of the Vice Chairman dated 25.06.2015.
24. This office letter of even no dated 29-06-2015.
25. Letters dated 04-07-2015, 06-07-2014 & 07-07-2015 of M/s.Global Entropolis Asia Pvt. Ltd.
26. This office letter of even no dated 16-07-2015.
27. Letters dated 27-07-2015 of M/s. Global Entropolis Asia Pvt. Ltd
28. Letter dated 10-08-2014 & 11-08-2015 of M/s. Global Entropolis Asia Pvt. Ltd.
29. Orders of the Vice Chairman dated 20-08-2015.
30. Orders of the Vice Chairman dated 01-09-2015.
31. Letter dated 02-09-2015 of M/s. Global Entropolis Asia Pvt. Ltd.

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### ORDER:-

Your application submitted in the above references has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally for the Stage - I Constructions as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:			
1	Applicant	M/s. Global Entropolis Asia Private Ltd.,	
2	Developer / Builder	M/s. Global Entropolis Asia Private Ltd.,	Lic No. 189/2013-16/Comprehensive
3	Licensed Technical Person	M/s Jurong Consultants India Pvt Ltd	Lic No. 28/2012-15/Licensed Planning & Design Consultancy
4	Structural Engineer	M/s Jurong Consultants India Pvt Ltd	Lic No. 28/2012-15/Licensed Planning & Design Consultancy
5	Others		
B SITE DETAILS			
1	Sy. Nos	1/p of Yendada & 386/p of Madhurawada	
2	Premises No	-----	
3	Plot No.	-----	
4	Layout / Sub Divn. No.	-----	
5	Street	Law College Road	
6	Locality	Near N.V.P. Law College, Yendada	
7	Town/ City	Visakhapatnam	

C		
DETAILS OF PERMISSION SANCTIONED FOR STAGE - I CONSTRUCTIONS		
Sl. No.	Category	Built Up Area in Sq.Mts.
1	Apartments Block-2	103,687.43
2	Apartments Block-3	12,752.90
3	Apartments Block-4	64,289.96
4	Villas - 209 No's	59,779.19
5	School	4,645.53
6	Club House and Conventional Hall	8,254.04
7	LIG-176 units	5,899.88
8	EWS - 180 units	3,619.05
<b>TOTAL</b>		<b>2,62,927.98Sq.Mts. (OR) 2,830,133.20Sft.</b>

The following are the list of approved statutory drawings as detailed below:

SL.NO.	DRAWING No.	DRAWING TITLE
<b>SITE PLANS</b>		
1	AR-MP-001	SITE PLAN FOR APPROVAL OF STAGE-1 CONSTRUCTION (WITH CONTOUR)
2	AR-MP-001A	SITE PLAN FOR APPROVAL OF STAGE-1 CONSTRUCTION (WITHOUT CONTOUR)
3	AR-MP-001B	SITE PLAN FOR STAGE-1 CONSTRUCTION HIGHLIGHTED AREA
4	AR-MP-002-A	TOTLOT AREA
5	AR-MP-002-B	TOTLOT AREA
6	AR-SP-BLK 2-001	SITE- PLAN- BLOCK-2
7	AR-SP-BLK 3-001	SITE- PLAN- BLOCK-3
8	AR-SP-BLK 4-001	SITE- PLAN- BLOCK-4
9	AR-SP-CC-001	SITE- PLAN- CLUB HOUSE & CONVENTION
10	AR-SP-LIG & EWS-001	SITE- PLAN- LIG & EWS
11	AR-SP-SCH-001	SITE- PLAN- SCHOOL
12	AR-MP-001 E	SITE- PLAN WITH ELECTRICAL SUBSTATIONS & GAS STATIONS
13	PL-101	SITE PLAN - (PHASE-1) STORM WATER LAYOUT (SHEET 1 OF 2 )
14	PL-101	SITE PLAN - (PHASE-2) STORM WATER LAYOUT (SHEET 2 OF 2 )
15	PL-102	MASTER PLAN - (PHASE-1) DOMESTIC WATER SUPPLY LAYOUT (SHEET 1 OF 2 )
16	PL-102	MASTER PLAN - (PHASE-2) DOMESTIC WATER SUPPLY LAYOUT (SHEET 2 OF 2 )
17	PL-103	MASTER PLAN - (PHASE-1) RECYCLED WATER SUPPLY LAYOUT (SHEET 1 OF 2 )
18	PL-103	MASTER PLAN - (PHASE-2) RECYCLED WATER SUPPLY LAYOUT (SHEET 2 OF 2 )
19	PL-104	SITE PLAN - (PHASE-1) UNDERGROUND DRAINAGE LAYOUT (SHEET 1 OF 2 )
20	PL-104	SITE PLAN - (PHASE-2) UNDERGROUND DRAINAGE LAYOUT (SHEET 2 OF 2 )
<b>BLOCK-2 APARTMENTS</b>		
21	AR-BLK 2-111	BLOCK-2 STILT 1 FLOOR AREA DIAGRAM
22	AR-BLK 2-112	BLOCK-2 STILT 2 FLOOR AREA DIAGRAM
23	AR-BLK 2-113	BLOCK-2 TYPICAL FLOOR & REFUGE FLOOR AREA DIAGRAM
24	AR-BLK 2-114	BLOCK-2 TERRACE FLOOR AREA DIAGRAM
25	AR-BLK 2-201	BLOCK-2 LOWER STILT PLAN
26	AR-BLK 2-201-AB	BLOCK-2 LOWER STILT - 2A-2B
27	AR-BLK 2-201-CD	BLOCK-2 LOWER STILT - 2C-2D
28	AR-BLK 2-202	BLOCK-2 UPPER STILT PLAN
29	AR-BLK 2-202-AB	BLOCK-2 UPPER STILT 2A-2B
30	AR-BLK 2-202-CD	BLOCK-2 UPPER STILT 2C-2D
31	AR-BLK 2-201	BLOCK-2 SECTIONAL ELEVATION - S1
<b>SL.NO.</b>	<b>DRAWING No.</b>	<b>DRAWING TITLE</b>
32	AR-BLK 2-202	BLOCK-2 SECTIONAL ELEVATION - S2
33	AR-BLK 2-203	BLOCK-2 LEVEL - 1 PLAN
34	AR-BLK 2-203 AB	BLOCK-2 LEVEL - 1 PLAN 2A-2B
35	AR-BLK 2-203 CD	BLOCK-2 LEVEL-1 PLAN -2C & 2D
36	AR-BLK 2-204	BLOCK-2 TYPICAL FLOOR PLAN
37	AR-BLK 2-204AB	BLOCK-2 TYPICAL FLOOR PLAN 2A-2B
38	AR-BLK 2-204-CD	BLOCK-2 TYPICAL FLOOR PLAN 2C - 2D
39	AR-BLK 2-205	BLOCK-2 TYPICAL REFUGE FLOOR PLANS
40	AR-BLK 2-205 CD	BLOCK-2 TYPICAL REFUGE FLOOR PLAN 2C-2D
41	AR-BLK 2-205-AB	BLOCK-2 TYPICAL REFUGE FLOOR PLAN 2A-2B
42	AR-BLK 2-106	BLOCK-2 TERRACE FLOOR PLAN
43	AR-BLK 2-106 AB	BLOCK-2 TERRACE FLOOR PLAN -BLOCK 2A&2B
44	AR-BLK 2-106 CD	BLOCK-2 TERRACE FLOOR PLAN -BLOCK 2C&2D
45	AR-BLK 2-206-A	BLOCK-2 MORTAGAGE AREA - GF & 1ST FLOOR
46	AR-BLK 2-206 B	BLOCK-2 MORTAGAGE AREA - 2ND FLOOR
47	AR-BLK 2-206-C	BLOCK-2 MORTAGAGE AREA - 3RD FLOOR



48	AR-BLK 2-206-D	BLOCK-2 MORTAGAGE AREA - 4TH FLOOR
<b>BLOCK-3 APARTMENTS</b>		
49	AR-BLK 3-101	BLOCK-3 STILT-I FLOOR PLAN
50	AR-BLK 3-102	BLOCK-3 STILT-II FLOOR PLAN
51	AR-BLK 3-103	BLOCK-3 LEVEL-1 & 2 TERRACE FLOOR PLAN
52	AR-BLK 3-104	BLOCK-3 REFUGE FLOOR & ROOF FLOOR PLAN
53	AR-BLK 3-105	BLOCK-3 PODIUM LVL PLANS
54	AR-BLK 3-106	BLOCK-3 ELEVATION - E1
55	AR-BLK 3-107	BLOCK-3 ELEVATION - E2
56	AR-BLK 3-108	BLOCK-3 SECTION-S1
57	AR-BLK 3-109	BLOCK-3 SECTION-S2
58	AR-BLK3-110	BLOCK-3 AREA DIAGRAM TYPICAL LEVELS
59	AR-BLK3-111	BLOCK-3 AREA DIAGRAM STILT LEVELS
60	AR-BLK 3-105	BLOCK-3 MORTGAGE - GF TO 5TH FLOOR
<b>BLOCK-4 APARTMENTS</b>		
61	AR-BLK 4-101	BLOCK-4 STILT-1 FLOOR PLAN
62	AR-BLK 4-102	BLOCK-4 STILT-2 FLOOR PLAN
63	AR-BLK 4-103	BLOCK-4 LEVEL-1 FLOOR PLAN
64	AR-BLK 4-104	BLOCK-4 TYPICAL FLOOR PLAN
65	AR-BLK 4-104-1	BLOCK-4 TYPICAL FLOOR PLAN-4A
66	AR-BLK 4-104-2	BLOCK-4 TYPICAL FLOOR PLAN-4B
67	AR-BLK 4-104-3	BLOCK-4 TYPICAL FLOOR PLAN-4C
68	AR-BLK 4-104	BLOCK-4 TYPICAL FLOOR PLAN FOR RETICULATED GAS SYSTEM
69	AR-BLK 4-104-1	BLOCK-4 TYPICAL FLOOR PLAN-4A FOR RETICULATED GAS SYSTEM
70	AR-BLK 4-104-2	BLOCK-4 TYPICAL FLOOR PLAN-4B FOR RETICULATED GAS SYSTEM
71	AR-BLK 4-104-3	BLOCK-4 TYPICAL FLOOR PLAN-4C FOR RETICULATED GAS SYSTEM
72	AR-BLK 4-105	BLOCK-4 TERRACE FLOOR PLAN
73	AR-BLK 4-105-1	BLOCK-4 TERRACE FLOOR PLAN - 4A
74	AR-BLK 4-105-2	BLOCK-4 TERRACE FLOOR PLAN - 4B
75	AR-BLK 4-105-3	BLOCK-4 TERRACE FLOOR PLAN - 4C
76	AR-BLK 4-105	BLOCK-4 TYPICAL REFUGE FLOOR PLAN
77	AR-BLK 4-105	BLOCK-4 ROOF PLAN & OVER HEAD TANK
78	AR-BLK 4-111	BLOCK-4 STILT-1 FLOOR AREA DIAGRAM
79	AR-BLK 4-112	BLOCK-4 STILT-2 FLOOR AREA DIAGRAM
80	AR-BLK 4-113	BLOCK-4 TYPICAL FLOOR AREA DIAGRAM & REFUGE FLOOR AREA DIAGRAM
81	AR-BLK 4-114	BLOCK-4 TERRACE FLOOR AREA DIAGRAM
<b>SL.NO.</b>	<b>DRAWING No.</b>	<b>DRAWING TITLE</b>
82	AR-BLK 4-201	BLOCK-4 ELEVATION - E1
83	AR-BLK 4-301	BLOCK-4 SECTION - S1
84	AR-BLK 4-301	BLOCK-4 SECTION - S2
85	AR-BLK 4-106-A	BLOCK-4 MORTAGAGE AREA PLAN - GF
86	AR-BLK 4-106-B	BLOCK-4 MORTAGAGE AREA PLAN - FF
87	AR-BLK 4-106-C	BLOCK-4 MORTAGAGE AREA PLAN - SF
<b>VILLAS - TULIPS</b>		
88	AR-TU-101-1	TULIP EAST FACING
89	AR-TU-101-2	TULIP WEST FACING -A
90	AR-TU-101-3	TULIP WEST FACING -B
<b>VILLAS - DAFFODILS</b>		
91	AR-DF-101-01	DAFFODILS EAST FACING -TYPE A D-45,D69 TO 72,D93
92	AR-DF-101-02	DAFFODILS EAST FACING -TYPE B D-15 TO D 22,D43 TO D-44,D-47, D-52 TO D-55, D73 TO D-75, D-77-A, D-85 TO D-88, D92 & 94
93	AR-DF-101-03	DAFFODILS EAST FACING -TYPE C D-23 TO D-29,D-48,D50 TO D 51,D76 & D77
94	AR-DF-101-04	DAFFODILS WEST FACING -TYPE A D-1 TO D-3,D-6 TO D-8,D-30 TO D-32,D-35 TO D-39, D-56 TO D-58, D-61 TO D-62
95	AR-DF-101-05	DAFFODILS WEST FACING -TYPE B D4,D5,D9 TO D14,D33TOD34,D40 TO D42, D59 TO D60,D63 TO D68,D78 TO D84,D89 TO D91 &D95
<b>VILLAS - ORCHIDS</b>		
96	AR-OR-101-1	ORCHIDS EAST FACING -TYPE A PLOT NO:OR 40 - 43C,OR 55 - OR 58
97	AR-OR-101-2	ORCHIDS EAST FACING -TYPE B PLOT NO: OR 1- 7, OR7-A,OR 17 - 20, OR 59 - 60, OR100 - 101
98	AR-OR-101-3	ORCHIDS EAST FACING -TYPE C PLOT NO: OR 16 ,OR 21 - 23,OR 61-66
99	AR-OR-101-4	ORCHIDS EAST FACING -TYPE D PLOT NO: OR 36 TO OR 39
100	AR-OR-101-5	ORCHIDS EAST FACING -TYPE E PLOT NO: OR 32 TO OR 35
101	AR-OR-101-6	ORCHIDS WEST FACING -TYPE A PLOT NO: OR 8 - 12,OR 26 - 28,OR 53 ,OR 54,OR 97 - 99,OR 102
102	AR-OR-101-7	ORCHIDS WEST FACING -TYPE B PLOT NO: OR 13 ,OR 24 ,OR 25 ,OR 29 ,OR 51 & OR 52
103	AR-OR-101-8	ORCHIDS WEST FACING -TYPE C PLOT NO: OR 14 ,OR 15 ,OR 30 ,OR 31 ,OR 44 & OR 50
104	AR-OR-101-9	ORCHIDS NORTH FACING -TYPE A PLOT NO: OR 67 TO OR 77
105	AR-OR-101-10	ORCHIDS NORTH FACING -TYPE B PLOT NO: OR 78 TO OR 96
<b>CLUB HOUSE &amp; CONVENTION HALL</b>		
106	AR-CC-101	CLUB HOUSE FLOOR PLANS
107	AR-CH-101	CONVENTION HALL- FLOOR PLANS, SECTION & ELEVATION
108	AR-CC-111	CLUB HOUSE & CONVENTION HALL AREA DIAGRAM
<b>SCHOOL</b>		

109	AR-SCH-101	SCHOOL- FLOOR PLANS
110	AR-SCH-102	SCHOOL- AREA DIAGRAM
111	AR-SCH-201	SCHOOL- ELEVATION, SECTION & SITE PLAN
<b>LIG &amp; EWS</b>		
112	AR-LIG-101	LIG STILT-1 & 2 FLOOR PLANS
113	AR-LIG-102	LIG FLOOR PLANS, ELEVATION & SECTION, ROOF PLAN AND OVER HEAD TANK
114	AR-LIG-103	LIG FLOOR AREA DIAGRAM
115	AR-LIG-104	LIG MORTAGAGE AREA PLAN - GF
116	AR-EWS-101	EWS FLOOR PLANS, ROOF PLAN AND OVER HEAD TANK
117	AR-EWS-102	EWS FLOOR AREA DIAGRAM, ELEVATION & SECTION
118	AR-EWS-103	EWS MORTAGAGE AREA PLAN - GF

APARTMENTS AREA STATEMENT:-							
CATEGORY	NO. OF UNITS	BUILTUP AREA (AREA IN SQ.MTS)	COVERAGE AREA (AREA IN SQ.MTS)	PARKING AREA (REQUIRED)		PARKING AREA (PROVIDED)	
				22% of BUA (AREA IN SQ.MTS)		(AREA IN SQ.MTS)	%
BLOCK-2	680	103,687.43	8738.47	22811.23	27,285.68	26.32%	
BLOCK-3	32	12,752.90	805.15	2805.64	3,755.31	29.45%	
BLOCK-4	374	64,289.96	4352.85	14143.79	14,285.29	22.22%	
L.I.G	272	9,014.93	682.79	1983.28	2,000.00	22.19%	
EWS	272	5,440.00	416.74	1196.80	1,200.00	22.06%	

VILLAS AREA STATEMENT						
VILLAS	PLOT AREA(SQM)	NO. OF PLOTS	BUA(SQM)		PARKING AREA(SQM)	
			PER PLOT	TOTAL BUA	PER PLOT	TOTAL AREA
TULIP EAST TYPE	371.55	7	482.07	3,374.49	28.09	196.63
TULIP WEST TYPE - A	371.55	3	441.80	1,325.40	27.09	81.27
TULIP WEST TYPE - B	371.55	8	481.96	3,855.68	28.09	224.72
ORCHID EAST TYPE-A	371.55	10	296.77	2,967.70	29.95	299.50
ORCHID EAST TYPE-B	371.55	16	296.77	4,748.32	29.95	479.20
ORCHID EAST TYPE-C	371.55	10	308.07	3,080.70	30.53	305.30
ORCHID EAST TYPE-D	371.55	4	288.60	1,154.40	30.78	123.12
ORCHID EAST TYPE-E	371.55	4	292.12	1,168.48	30.78	123.12
ORCHID WEST TYPE-A	371.55	14	302.69	4,237.66	31.09	435.26
ORCHID WEST TYPE-B	371.55	6	321.75	1,930.50	31.10	186.60
ORCHID WEST TYPE-C	371.55	11	301.54	3,316.94	31.63	347.93
ORCHID NORTH TYPE-B	371.55	20	301.13	6,022.60	30.36	607.20
DAFFODILS EAST TYPE-A	222.83	7	244.35	1,710.45	15.40	107.80
DAFFODILS EAST TYPE-B	222.83	25	232.41	5,810.25	15.40	385.00
DAFFODILS EAST TYPE-C	222.83	13	237.25	3,084.25	17.09	222.17
DAFFODILS WEST TYPE-A	222.83	19	240.59	4,571.21	16.52	313.88
DAFFODILS WEST TYPE-B	222.83	32	231.88	7,420.16	18.55	593.60

AMENITIES AREA STATEMENT						
CATEGORY	BUILTUP AREA (AREA IN SQ.MTS)	COVERAGE AREA (AREA IN SQ.MTS)	PARKING AREA (REQUIRED)		PARKING AREA (PROVIDED)	
			(AREA IN SQ.MTS)	%	(AREA IN SQ.MTS)	%
CLUB HOUSE & CONVENTION HALL	8254.04	3619.38	2269.86	27.5	2749.09	33.31
SCHOOL	4645.53	1533.29	1022.02	22.0	1042.02	22.43

TOTLOT AREA STATEMENT	
TOTLOT NO.	AREA (SQ.M.)
T1	2676.66
T2	13915.06
T3	9892.26
T4	1749.27
T5	4232.26
<b>TOTAL AREA</b>	<b>32465.51</b>



**10% MORTGAGE AREA PROVIDED**

Sl. No	Block	Floor Area in Sqm	No. of Floors Mortgaged to VUDA	Floor on Levels (Above Stilt)	Total Area Provided (Sq.M.)
1	Block-2	5865.61	3	Total -112 Units. All 80 Units Covered In <b>GF &amp; 1st Floor</b> . 32 Units Covered in <b>2nd Floor</b> : SE-02-01, 03 to 07, 09 & 10, SF-02-01 to 10, SG-02-01 to 06, 09 & 10 and SH-02-03 to 08.	16,648.60
2	Block-3	805.15 / 724.23	4	All 8 Units Covered In <b>GF to 3rd Floor</b>	3,058.76
3	Block-4	3604.82	2	Total 43 Units. 21 Units Covered In <b>GF</b> : SK-00-1 to 5, SL-00-1 to 8 and SM-00-1 to 8. All 22 Units Covered In <b>1st Floor</b> .	7,038.92
4	LIG	503.24	1	All 16 Units Covered in <b>GF</b>	503.24
5	EWS	381.70	1	All 20 Units Covered in <b>GF</b>	381.70
<b>Total</b>					<b>27,631.22</b>

**5% ADDITIONAL MORTGAGE AREA PROVIDED AS SECURITY IN LIEU OF PAYMENT OF CITY LEVEL IMPACT FEE IN INSTALLMENTS.**

Sl. No	Block	Floor Area in Sqm.	No. of Floors Mortgaged to VUDA	Floor on Levels (Above Stilt)	Total Area Provided (Sq.M.)
1	Block-2	5,865.61	2	Total - 51 Units. 31 Units Covered In <b>3rd Floor</b> : SE-03-02 & 04 to 08, SF-03-01 to 06, 08 & 09, SG-03-01 to 09 and SH-03-01 to 05 & 08 to 10. 20 Units Covered in <b>4th Floor</b> : SE-04-01 to 03, 05 & 08, SF-04-02 to 04 & 07 to 09, SG-04-01, 03, 05, 07 to 09 and SH-04-01.	7,705.94
3	Block-3	805.15 / 724.23	2	All 4 Units Covered In <b>4th to 5th Floor</b>	1,529.38
2	Block-4	3,604.82	1	All 22 Units Covered In <b>2nd Floor</b>	3,604.82
<b>Total</b>					<b>12,840.14</b>

<b>D DETAILS OF FEES PAID TOTAL IN RUPEES</b>					
1	Building Permit Fee	Rs.1,52,99,511/-	7	City Level Infra. Imp. Fee	Rs.1,56,69,827/- paid
2	Development Charges	Rs.1,31,71,714/-	8	Compounding Fee	NIL
3	Betterment Charges	Rs.6,47,52,000/-	9	Processing Fee	Rs.56,07,184/-
4	Ext. Betterment Charges	Rs.6,44,979/-	10	Publication Charges	Rs.10,000/-
5	Sub-Division Charges	NIL	11	Debris Charges	Rs.5,15,983/-
6	Open space Charges	NIL			
<b>E OTHER DETAILS :</b>					
1	Contractor's all Risk Policy No.	421010/44/16/0000 49, 50, 51, 52, 53, 55, 56, 57	Dated 10/08/2015	Valid Upto 09/09/2018	
2	Registered Mortgaged Deed Nos./ Entered in prohibitory Property Watch Register	SI.Nos. 5037/2015 to 5045/2015	Dated 27/07/2015	Floor handed over: As detailed above.	Area 40,471.36 Sq.mts
				S.R.O.	MADHURAWADA
<b>F Construction to be Commenced Before</b>					
<b>G Construction to be Completed Before</b>					
				Within 30 Months from the date of release of plans including Stage - II construction.	
<b>H NOC From Airport Authority of India</b>					
				AO/0177/NOC/ GLOBAL & VUDA (ii), dated 16-11-2012 & AO/0177/NOC/GLOBAL/ENC/2, dated 24-01-2013.	
<b>I NOC from Environmental Impact Assessment Authority (SEIAA)</b>					
				SEIAA/AP/VSP-94/2013, dated 17-07-2013.	
<b>J NOC from AP State Disaster Response and Fire Service Department</b>					
				Rc.No.8507, 8508 and 8509/MSB/ER/VSP/2008, dated 17-09-2013 & Rc.No.2078, 2079 and 2182/RFO/ER/2013, dated 31-12-2013.	

The Building permission is sanctioned for Stage - I constructions 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. **Space for Transformer** shall be provided in the site keeping the safety of the residents in view.
12. **Garbage House** shall be made within the premises.
13. **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.
14. **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.
15. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
16. A safe distance from Electrical Lines shall be followed as per rules.
17. Greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
18. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
19. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
20. The Registration authority shall register only the permitted built up area as per sanctioned plan.
21. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
22. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
23. **Architect / Structural Engineer** if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the VUDA.
24. **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, 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.
25. **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 lits. Capacity.
  - viii. Separate Terrace Tank of 25,000lits 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.
26. The Developer shall submit NOC from Fire Service Department for EWS & LIG Apartments within 2 months time.
27. To pay the remaining installments amounts towards City Level Infrastructure Impact Fee as per the time schedule issued by the Developer.
28. The applicant shall comply for all the recommendations of High Rise Building Committee such as STP, Hospital Waste Disposal System, provision for Recycling of Water, Rainwater Harvesting Structures, etc.
29. The applicant shall take up the construction of LIG & EWS Apartment Blocks proportionately to the Stage - I approved built-up area in the initial stage only.
30. The applicant shall come for Occupancy Certificate to VUDA duly completing construction of EWS & LIG Housing in full shape.
31. The applicant shall obtain orders from the Government for the Change of land use for commercial components (Mall & Multiplex) before submitting detailed Drawings.
32. The applicant shall complete all stages of the Housing project within 30 months from the date of release of Stage-I proposal as per the Memo No.12548/H2/2012 of MA & UD Department, A.P.
33. The applicant shall obtain final NOC from Andhra Pradesh State Disaster Response and Fire Services Department before coming for occupancy certificate to GVMC/VUDA for the entire project.
34. Tot-Lots and Open Spaces including Roads shall be handed over to GVMC/VUDA. They shall not construct any other structures in Public Spaces/Play Areas/Service Areas.
35. The revised drawings of Stage - I & II shall not exceed the total built-up area of 4,78,427.20 Sq.mts (51,49,790 31Sft ) as per DPR and as per the Notarized Affidavit Under taking furnished by the applicant.
36. The applicant shall submit Stage - II Building Plans for approval immediately.
37. The developer of the project shall adhere to all necessary directives as laid down in Clause 15 (b) of GO Ms. No.168 MA&UD Department dated 07-04-2012 with regard to provisions made for amenities and facilities in the High Rise Buildings.
38. The following are the other conditions which should be strictly adhered to.
- a. The drawings furnished by observing 2 mts Green Belt along the site boundary, the same shall be implemented.
39. Service lines for the proposals to be observed while executing the project with prior approval of the Engineering section, VUDA.
40. In 18 mts & above wide roads no front compound wall is recommended along the front setback (Abutting two roads). Only iron grill or low height green edge is recommended all along such roads, while executing the project.
41. Strictly adhering to the parking norms as specified in GO.Ms.NO.168 MA&UD Department, dated 07-04-2012 and also as shown in the plan.
42. The designated parking space should be strictly used for parking purpose only and it should have good ventilation.
43. The VUDA shall carryout mandatory inspection of the construction at (a) Foundation stage (b) Plinth level and (c) Stilt and upper floor levels to ensure the quality of construction by Engineering Wing, VUDA and for Architectural aspects.
44. The VUDA shall allow the completed building to occupy/use only after issue of Occupancy Certificate by the VUDA on the following aspects:
- a. "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.
  - b. All Risk Insurance policy for the workers and staff deployed during the construction period and submission of the copies to the extent are ensured.

45. No construction shall proceed without engaging the services of Architect/ Structural Engineer/ Site Engineer with valid certification without which it shall be treated as construction without permission.
46. The owner / builder shall employ a site Engineer who shall maintain a register, in which the Site Engineers, Architect and Structural Engineer shall record their comments at regular intervals i.e., at foundation level, plinth level etc., and submit the report to VUDA.
47. The builder, Site Engineer, Structural Engineer, Architect shall jointly and solely be held responsible for the Structural Stability, Safety during the building construction for a period of three years from the date of obtaining "Occupancy Certificate".
48. That the applicant should maintain Parking Area, Tot-Lot Area, Play Areas etc., strictly which are earmarked in the approved plan and the parking area should have good ventilation.
49. Before laying foundation concrete, the applicant should inform the officials of VUDA to check-up the implementation of the plans whether they are in accordance with the approval and then only the construction should be commenced.
50. The project shall be provided with required facilities for construction and rainwater harvesting by percolation pits / terrace water collection / filtering tank / open ground methods as per norms.
51. The developer should furnish the certificate of responsibility towards defect liability to VUDA for 3 years period after obtaining "Completion Certificate".
52. The project site, consisting of two pockets, is separated by a Master Plan road of 100 ft RoW shall be left at all times for through traffic without having any rights what so ever.
53. The proposed internal water supply and sewerage lines pertaining to the project site shall take into account the trunk lines as and when laid down by the local body in the vicinity area and the discharge lines shall adhere to the existing terrain.
54. The developer shall ensure that adequate greenery is maintained in the organized and incidental open spaces to safe guard the environmental considerations.
55. The project proponent shall take utmost care at site development and construction stage dealing with soil erosion, run-off, vegetation etc., in order to ensure minimum disturbance to the existing ecology.
56. The developer should provide barrier free environment for disabled as per NBC 2005 to the structures, commercial complexes and public congregation buildings
57. The developer should avoid Wind curves near MSBs.
58. Shear walls are to be provided at main blocks instead of providing in the core area island separating away from the main block as per the Structural requirement.
59. Expansion joints as and required should be shown in the Sectional Drawings details and to be implemented on ground while execution.
60. Permission to the helipad core to be obtained (NOC) from Civil Aviation and a copy should be submitted to VUDA before commencement of work.
61. NOCs from Fire Services Department for public buildings like Hotel, School and Multiplex required to be submitted along with the drawings for approval for Stage-II.
62. Solid waste disposal system including collection points to be specified, keeping in view, the overall discharge from the project site.
63. To ensure Quality Control and for better construction management practices, the developer is required to take the services of the National Academy of Construction (NAC) and third party Quality Control Check and certificates to that extent should be submitted to VUDA.
64. The developer has to adhere to the conditions / safe guards as specified in the environmental clearance order No. SEIAA/AP/VSP-94/2013, dated 17-07-2013 issued by SEIAA, AP. Duly restricting the built up area as per approved plans.

**CHIEF URBAN PLANNER,  
VUDA**

To

**M/S. GLOBAL ENTROPOLIS ASIA PRIVATE LTD.,**  
# 9-17 -27/1, CBM Compound,  
Suit No.101 to 103, VIP Road,  
VISAKHAPATNAM – 530 003

- Copy to :
1. The **Commissioner, GVMC**, Visakhapatnam along with one set of plans for information and necessary action.
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Encl: As above.

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

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

*B. Kesavamoorthy*  
ADMN.OFFICER (L)  
7/9/13

To

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