



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

BUILDING PERMIT ORDER

Rc.No.2083/2006/L7, Dt:17-10-2015

Sub:- VUDA – VSP – Planning – Approval of plans for construction of College Buildings with G+3 floors to an extent of Acs.34.66Cts in S.No.296/1, 296/1A, 296/2 of Dakamarri(V), Bheemunipatnam Mandal, Visakhapatnam District – Applied by M/s.Raghu Educational Society – Technical clearance accorded – Orders issued.

Read:- 1.This office proceedings vide Rc.No.98/96/G1, Dt:25-09-1996 and Rc.No.1986/2003/L2, dt.08-09-2005.
2.On-line Application No.2013-OLDBA-1000-1036, dt.22-10-2013.
3.This office letter even No. Dt:6-12-2013.
4.Letter Dt:18-01-2014 of M/s.Raghu Educational Society.
5.This office letter even No. Dt:19-05-2014.
6.Letter Dt:23-03-2015 of M/s.Raghu Educational Society.
7.This office letter even No. Dt:28-08-2015.
8.Letter Dt:04-09-2015 of M/s.Raghu Educational Society.
9.Orders of the Vice Chairman, VUDA Dt:07-10-2015.

ORDER:-

In the proceedings dated 25-09-1996 & 08-09-2005 mentioned under the reference 1st read above, the building plans submitted by M/s.Raghu Educational Society for construction of College Buildings with G+2 floors to an extent of Acs.9.35Cts (13805.84 Sq.Mts) in S.No.296/1, 296/1A, 296/2 of Dakamarri(V), Bheemunipatnam Mandal, Visakhapatnam District has been approved.

In the representation, dated 22-10-2013 mentioned under the reference 2nd read above, M/s.Raghu Educational Society has applied for the revised building plans in an extent of Acs.34.66Cts in S.No.296/1, 296/1A, 296/2 of Dakamarri(V), Bheemunipatnam Mandal, Visakhapatnam District.

The building plan are strictly in conformity with the Go.Ms.No.168 MA & UD, dated 7-4-2012 and found that the setbacks, height, tot lot area and parking area are satisfied as per norms.

The applicant has also furnished the copy final NOC from Andhra Pradesh State Disaster response and Fire Services Department vide Rc.No.491-2/RFO/ER/2015, dated 31-08-2015 and Rc.No.491/REO/ER/2015 dt.31-08-2015 along with Fire Safety Plans for above 6.00 Meters height of the Buildings only.

Your application submitted in the reference 2nd cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below.

A APPLICATION AND LICENSED PERSONAL DETAILS :				
1	Applicant	M/s.Raghu Educational Society		
2	Developer/Builder	M/s.Raghu Educational Society	Lic. No.	--
3	Licensed Technical Person	Sri K.G.V.Prasada Rao	Lic. No.	91/2014-17
4	Structural Engineer	Sri M.G.Madhav Babu	Lic. No.	63/2013-16 (Valid upto 22-11-2016)

5	Others	--			--		
B	SITE DETAILS						
1	T.S. No.	S.No.296/1, 296/1A, 296/2					
2	Premises / D.No.	--					
3	Plot No.	--					
4	Layout / Sub Div. No.	--					
5	Street	--					
6	Locality	Dakamarri (V)					
7	Town / City	Bheemunipatnam Mandal & Visakhapatnam District					
C	DETAILS OF PERMISSION SANCTIONED						
1	Floors	Ground Floor	First Floor	Second Floor	Third Floor	Total	Height
2	Use	Area(m ²)	Area(m ²)	Area(m ²)	Area(m ²)	Area(m ²)	M
a	Residential	--	--	--	--		
b	Commercial						
1	Building No.IX	70.52	--	--	--	70.52	6.09
2	Stair case for Building No.II	22.45	22.45	22.45	--	67.35	13.27
3	Building – VI (Block-C)	30.31	30.31	30.31	1462.31	1553.24	13.27
4	Building No.1A (Extension)	69.67	69.67	69.67	--	209.01	9.00
5	Building – VIB	200.66	200.66	--	--	401.32	6.00
6	Building-X	1450.00	1450.00	1450.00	1450.00	5800.00	12.00
7	Building-XI	2093.75	1431.91	--	--	3525.66	7.92
8	Building No.-XII	1192.42	1192.42	1192.42	1192.42	4769.68	12.00
9	Shed No.I	228.96	--	--	--	228.96	4.27
10	Shed No.II	228.96	--	--	--	228.96	4.27
11	Building No.XV	550.84	550.84	550.84	550.84	2203.36	14.64
12	Shed No.III	362.54	--	--	--	362.54	4.27
13	Building No.VIA (Extension of Building No.VI)	1156.19	1156.19	1156.19	--	3468.57	10.98
14	Building No.XVI	553.09	553.09	553.09	553.09	2212.36	14.64
15	Building No.XVII	372.22	372.22	372.22	372.22	1488.88	12.00
16	Building No.XVIII	661.42	661.42	661.42	661.42	2645.68	14.64
	Total					29236.09	
C	Others	--	--	--	--		
d	No. of floors (Sub-Cellar + Cellar+G+4 floors)	--	--	--	--		
3	Setbacks (m) (Average)	Front	Rear		Side (East)		Side (West)
		--	--		--		--
4	Site Area (m ²)	Acs.34.66Cts or 140263.00 m ²					
5	Road effected area (m ²)	3488.00					
6	Net Site Area (m ²)	136775.00					
7	Vacant Area (m ²)	30533.46					
8	Tot-lot Area (m ²)	--					
9	No. of RWHPs	--					
10	No. of Trees	--					
11	Others	--					

D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.47,43,541.00						
1	Processing Fee	Rs.	2,92,361.00				
2	Built-up Charges	Rs.	8,77,083.00				
3	Vacant charges	Rs.	23,92,128.00				
4	Notification Charges	Rs.	5,000.00				
5	Penalty(33% on total fee)	Rs.	11,76,969.00				
	TOTAL CHARGES		Rs.47,43,541.00				
E	OTHER DETAILS :						
1	Contractor's all Risk Policy No.	1502051115P1055 21163	Dt.	14-08-2015	Valid Upto	13-08-2016	
2	Notarized Affidavit No.	---	Dt.--	Floor handed over	---	Area (M ²)	---
3	Entered in prohibitory property watch register Sl.No.	The Panchayat Secretary, Dakamarri Gram Panchayat, Bheemunipatnam Mandal, Visakhapatnam District shall take necessary action to enter the details in prohibitory property Watch register, SRO, Bheemunipatnam, Visakhapatnam District.					
F	Construction to be Commenced Before			Within 1 year from the date of release of plans.			
G	Construction to be completed Before			Within 3 years from the date of release of plans.			

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. This sanction is accorded on surrendering of Road affected portion of the site **180.49 Sq.Mts (ULB)** at free of cost without claiming any compensation at any time as per the undertaking submitted.
16. **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.

17. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance from Electrical Lines shall be followed as per rules.
19. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
20. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
21. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
22. The Registration authority shall register only the permitted built up area as per sanctioned plan.
23. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
24. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
25. **Architect / Structural Engineer** if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
26. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
27. **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, 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.
28. **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 staircase.

- 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 neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Encl: As above.

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

//t.c.f.b.oll

B. Keerthi
ADMN.OFFICER (L)
17/10/15

To

The Panchayat Secretary, Dakamarri Gram Panchayat, Bheemuniapatnam Mandal, Visakhapatnam District with a request to release the plans.

Copy to:

M/s.Raghu Educational Society, Dakamarri, Bheemuniapatnam Mandal, Visakhapatnam-531162.

The Vice Chairman's Peshi.

I.T. Cell Incharge for uploading in VUDA website.