



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

HIGH RISE BUILDING PERMIT ORDER

Rc.No.5160/2013/L7, dated 7-4-2015

Sub:- VUDA – VSP – Planning – Approval of plans for construction of High Rise Residential Apartments in 8 block with 2 Cellars + Ground floor + 9 upper floors in Sy.Nos.373/2 & 374/1 of Kapuluppada (V), Bheemunipatnam (M), Visakhapatnam District – Applied by M/s Aditya Construction Company (India) Pvt.Ltd – Technical clearance accorded – Orders issued.

- Read:-
- 1.Online building application No.2013-BA-0067, Dt: 30-7-2013 of M/s Aditya Construction Company (India) Pvt.Ltd.
 - 2.This office letter even no. Dt: 22-8-2013.
 - 3.Letters Dt: 23-11-2013, 23-1-2014 & 26-2-2014 of M/s Aditya Construction Company (India) Pvt.Ltd.
 - 4.Orders of the Vice Chairman, VUDA Dt: 17-9-2014.
 - 5.This office letter even No. Dt: 29-12-2014.
 - 6.Letter Dt: 2-2-2015 of M/s Aditya Construction Company (India) Pvt.Ltd.
 - 7.This office letter even No. Dt: 27-2-2015.
 - 8.Orders of the Vice Chairman, VUDA Dt: 23-3-2015.

ORDER:-

Your application submitted in the reference 1st 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 Aditya Construction Company (India) Pvt.Ltd		
2	Developer/Builder	M/s Aditya Housing & Infrastructure Development Corporation (P) Ltd	Lic No.	Under process with VUDA
3	Licensed Technical Person	M/s Team One India (P) Ltd	Lic No.	CA/2005/36081 (Validity upto 31-12-2019)
4	Structural Engineer	Sri K. Devendar Reddy	Lic No.	233 (Validity upto 31-3-2019)
5	Others	--	--	--
B SITE DETAILS				
1	T.S. No.	Sy.Nos.373/2 & 374/1		
2	Premises / D.No.	--		
3	Plot Nos.	--		
4	Layout / Sub Div. No.	--		

5	Street	--
6	Locality	Kapuluppada (V), Bheemunipatnam (M)
7	Town / City	Visakhapatnam District

C DETAILS OF PERMISSION SANCTIONED								
1	Floors	Ground floor (M ²)	1 st Floor Area (M ²)	2 nd to 9 floors		Total Built-up area (M ²)	Parking floors	
2	Residential Use			Area (M ²)	Total area (M ²)		Cellar	Area (M ²)
		a	b	c	d=cx8 floors	(a+b+c+d)		
a	Tower-I	931.35	801.23	963.33	7706.64	9439.22	I	14,589.74
	Tower-II	672.11	528.36	693.43	5547.44	6747.91	II	11,637.06
	Tower-III	1152.66	1059.71	1189.96	9519.68	11732.05		
	Tower-IV	1152.66	1059.71	1189.96	9519.68	11732.05		
	Tower-V	672.11	528.36	693.43	547.44	6747.91		
	Tower-VI	931.35	801.23	963.33	706.64	9439.22		
	Tower-VII	1154.82	1072.47	1187.45	9499.6	11726.89		
	Tower-VIII	1152.31	1056.81	1189.61	9516.88	11726.00		
b	Commercial	--	--	--	--	--	--	--
c	Others	--	--	--	--	--	--	--
d	No. of floors (2 Cellars + G + 9 floors)	--	--	--	--	--	--	--
Setbacks (m)		Front (mts)		Rear (mts)		Side I (mts)		Side II (mts)
	Tower-1	17.16		10.06		10.06		10.06
	Tower-2	10.25		17.16		10.06		10.06
	Tower-3	10.25		7+8.30 = 15.30		10.06		5.37+4.95 = 10.32
	Tower-4	10.50		10.06		4.95 + 4.63 = 10.32		10.06
	Tower-5	10.11		10.00		10.06		10.23
	Tower-6	10.00		10.11		10.05		10.17
	Tower-7	10.06		10.06		3+7.06=10.06		10.05
	Tower-8	15.30		10.06		10.06		10.06
	Amenities	10.06		10.06		3+7= 10.00		10.05
DETAILS OF UNITS IN EACH FLOOR								
3	Sl. No.	Block Nos.	No. of units on Ground & 1 st Floor			No. of units on 2 nd to 9 th Floors		
			Units per floor	No. of floors	Total units	Units per floor	No. of floors	Total units
	1	Tower-1	5	2	10	6	8	48
	2	Tower-2	3	2	6	4	8	32
	3	Tower-3	7	2	14	8	8	64
	4	Tower-4	7	2	14	8	8	64
	5	Tower-5	3	2	6	4	8	32
	6	Tower-6	5	2	10	6	8	48
	7	Tower-7	4	2	8	4	8	32
	8	Tower-8	7	2	14	8	8	64
No. of units					82			
DISTRIBUTION OF LIG & EWS UNITS								
Sl. No.	Block Nos.	No. of units on Ground & 1 st Floor			No. of units on 2 nd to 9 th Floors			
		Units per floor	No. of floors	Total units	Units per floor	No. of floors	Total units	

DISTRIBUTION OF LIG & EWS UNITS

Sl. No.	Block Nos.	No. of units on Ground & 1 st Floor			No. of units on 2 nd to 9 th Floors			
		Units per floor	No. of floors	Total units	Units per floor	No. of floors	Total units	
1	Tower-7 LIG	5	2	10	6	8	48	
2	Tower-7 EWS	5	2	10	6	8	48	
No. of units				20				96

	Total No. of LIG & EWS units (20 + 96) = 116 units	
	Total No. of units including LIG & EWS units (8 towers) = 466 + 116 = 582 units	
4	Site Area (m ²)	Acs.6.395 Cts (25,880.565m²)
5	Road effected area (m ²)	--
6	Net Area (m ²)	Acs.6.395 Cts (25,880.565m²)
7	Tot-lot Area (m ²)	2,705.64
8	Height (m)	29.95
9	Amenities (m ²)	2,593.20
10	No. of Trees	--
11	Others	--
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.1,54,93,980.00	
1	Processing fees	Rs.13,39,919.00
2	Regularization charges	Rs.5,17,611.00
3	Development charges	Rs.20,47,111.00
4	Vacant charges	Rs.2,85,649.00
5	Impact fees	Rs.1,12,98,690.00
6	Notification charges	Rs.5,000.00
	TOTAL	Rs.1,54,93,980.00
E	OTHER DETAILS :	
1	Contractor's all Risk Policy No.	433702/44/2015/627 Dt. 2-2-2015 Valid Upto 1-2-2018
2	Notarized Affidavit No.	1051/2015 Dt 27-2-2015 Floors handed over 2nd & 3rd Area (M ²) 8054.19
3	Entered in prohibitory property watch register Sl.No.	1051/2015 Dt: 27-2-2015 S.R.O. Bheemunipatnam
F	Construction to be Commenced Before	-04-2015 (18 Months) From the date of release of plans
G	Construction to be completed Before	-04-2020 (5 Years) ie, Before the date of release of plans

The Building permission is sanctioned subject to following conditions:

1. The conditions insisted by the Director General, Fire Service Department vide Letters.Nos.Rc.No.8069-8077/MSB/ER/VSP/2013, Dt: 19-9-2013.
2. The conditions insisted by the Airport Authority, vide AO/0177/NOC Aditya (1), Dt: 18-2-2014.
3. The conditions insisted for Environmental clearance from Chairman, SEIAA, vide order No.SEIAA/AP/VSP-109/2013/4764, Dt: 23-10-2013.
4. 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.
5. If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.

6. **Sanctioned Plan** shall be followed strictly while making the construction & shall be displayed at the site.
7. **Commencement Notice** shall be submitted by the applicant before commencement of the building.
8. **Completion Notice** shall be submitted after completion of the building.

9. **Occupancy Certificate** is compulsory before occupying any building.
10. **Public Amenities** such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
11. **Prior Approval should be obtained separately for any modification in the construction.**
12. **Tree Plantation** shall be done along the periphery and also in front of the premises.
13. **Tot-lot** shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
14. **Rain Water Harvesting Structure** (percolation pit) shall be constructed.
15. **Space for Transformer** shall be provided in the site keeping the safety of the residents in view.
16. **Garbage House** shall be made within the premises.
17. **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.
18. **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.
19. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
20. A safe distance from Electrical Lines shall be followed as per rules.
21. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
22. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
23. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
24. The Registration authority shall register only the permitted built up area as per sanctioned plan.
25. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. **Architect / Structural Engineer** if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. **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

- 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 **VUDA** 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.

30. **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.

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


ADMN.OFFICER (L)
7/4/15

Sd/-R.J.VIDYULLATA
CHIEF URBAN PLANNER

To

The Panchayat Secretary,
Kapuluppada Gram Panchayat,
Bheemunipatnam (M),
Visakhapatnam District

To

The Panchayat Secretary,
Kapuluppada Gram Panchayat,
Bheemunipatnam (M),
Visakhapatnam District.

Copy to:

M/s Aditya Construction Company (India) Pvt.Ltd, D.No.7-8-22, Opp Rama Krishna Mission
R.K. Beach, Visakhapatnam-3.

The Vice Chairman's peshi

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