



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

BUILDING PERMIT ORDER

Rc.No.454/2015/L6, Dt:28-10-2015.

Sub:- VUDA – VSP – Planning – Approval of plans for construction of Housing Project consisting of Independent Villas, Apartment Blocks 'A' & 'B', Apartment Building for EWS flats and Club House to an extent of Acs.5.2175cts in Sy.No.216/1 & 216/2 of Anandapuram Village & Mandal, Visakhapatnam District – Applied by M/s. Sukhibhava Sweet Homes Pvt. Ltd represented by Managing Director Sri.G.S.Krishna Murthy – Technical clearance accorded – Orders issued.

Read:- 1.Building application No.2015-BA-00697, Dt:19-01-2015 of M/s.Sukhibhava Sweet Homes Pvt. Ltd.
2.This office letter even No. Dt:25-3-2015.
3.Letter Dt:25-04-2015 of M/s.Sukhibhava Sweet Homes Pvt. Ltd.
4.Orders of the Vice Chairman, VUDA Dt:05-8-2015.
5.This office letter even No. Dt:19-8-2015.
6.Letter Dt:19-08-2015 of M/s.Sukhibhava Sweet Homes Pvt. Ltd.
7.This office letter even No. Dt:04-9-2015.
8.Letter Dt:Nil of M/s.Sukhibhava Sweet Homes Pvt. Ltd.
9.This office letter even No. Dt:07-10-2015.
10.Letter Dt:16-10-2015 of M/s.Sukhibhava Sweet Homes Pvt. Ltd.

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.Sukhibhava Sweet Homes Pvt. Ltd represented by Managing Director Sri.G.S.Krishna Murthy					
2	Developer/Builder	M/s.Sukhibhava Real Estates (P) Ltd	Lic. No.	012/2012-15			
3	Licensed Technical Person	Sri. D.Srinivas	Lic. No.	CA/99/24275 (Valid upto 31-12-2023)			
4	Structural Engineer	Dr.M.G.Madhav Babu	Lic. No.	63/2013-16 (Valid upto 10-9-2016)			
5	Others	--	--				
B SITE DETAILS							
1	T.S. No.		Sy.No.216/1 & 216/2				
2	Premises / D.No.		--				
3	Plot No.		--				
4	Layout / Sub Div. No.		--				
5	Street		--				
6	Locality		Anandapuram Village & Mandal				
7	Town / City		Visakhapatnam District				
C DETAILS OF PERMISSION SANCTIONED							
I Independent Houses							
1	Category	Plot Size	Plot Numbers	No. of Floors	No. of Units	Builtup Area per each unit (m ²)	Total Builtup Area (m ²)
i	Type A (East facing)	30'-0" X 40'-0"	1 to 6, 15 to 21	Ground	16	72.675	1162.80
ii	Type B (West facing)	30'-0" X 40'-0"	7 to 14, 22 to 28, 57 to 59	Ground	18	72.675	1308.15

iii	Type C (East facing)	30'-0" X 40'-0"	29 to 35, 43 to 49, 66	Ground + 1	15	126.02	1890.30
iv	Type D (West facing)	30'-0" X 40'-0"	36 to 42, 53 to 56, 63 to 65	Ground + 1	14	126.02	1764.28
v	Type F (West facing)	30'-0" X 60'-0"	50 to 52	Ground + 1	3	295.91	887.73
3	Setbacks (m)	As per G.O. Required	Proposed	Remarks			
	Front	1.50M	1.50M	Satisfied			
	Rear	0.50M	1.00M	Satisfied			
	Side (East)	0.50M	1.00M	Satisfied			
	Side (West)	0.50M	1.00M	Satisfied			
	Open Space	--	--	--			
4	Total Built-up Area (m ²)	7013.25					
5	Road effected area (m ²)	--					
6	Vacant Area (m ²)	--					
7	Parking Area(m ²)	Not Applicable					
8	Tot-lot Area (m ²)	Not Applicable					
9	Height (m)	Type 'A' & 'B' Villas		Type 'C' & 'D' Villas		Type 'F' Villas	
	Allowable	7.00M		7.00M		7.00M	
	Proposed	3.05M		6.10M		6.10M	
10	No. of RWHPs	--					
11	No. of Trees	--					
12	Others	--					
II Residential Apartments – Block -A							
1	Description	Area in Sq.Mts			No. of Flats		
I	Ground Floor Area	1070.78			9		
II	First Floor Area	1070.78			9		
III	Second Floor Area	1070.78			9		
IV	Third Floor Area	1070.78			9		
V	Fourth Floor Area	1070.78			9		
	Total	5353.90			45		
2	Setbacks (m)	As per G.O. Required		Proposed		Remarks	
	Front	3.00M		4.00M		Satisfied	
	Rear	5.00M		5.00M		Satisfied	
	Side	5.00M		5.00M		Satisfied	
	Side	5.00M		5.00M		Satisfied	
	Open Space	--		--		--	
3	Total Site Area (m ²)	2112.98					
4	Road effected area (m ²)	--					
5	Vacant Area (m ²)	--					
6	Parking Area(m ²)	1177.86					
7	Tot-lot Area (m ²)	123.38					
8	Height (m)	As per G.O. Required		Proposed		Remarks	
		15.00M		15.00M		Satisfied	
9	No. of RWHPs	--					
10	No. of Trees	--					
11	Others	--					

II Residential Apartments – Block -B				
1	Description	Area in Sq.Mts		No. of Flats
I	Ground Floor	382.99		3
II	First Floor Area	382.99		3
III	Second Floor	382.99		3
IV	Third Floor Area	382.99		3
V	Fourth Floor	382.99		3
	Total	1914.50		15
2	Setbacks (m)	As per G.O. Required	Proposed	Remarks
	Front	3.00M	3.00M	Satisfied
	Rear	4.00M	4.00M	Satisfied
	Side	4.00M	4.00M	Satisfied
	Side	4.00M	4.00M	Satisfied
	Open Space	--	--	--
3	Total Site Area (m²)	847.45		
4	Road effected area (m²)	--		
5	Vacant Area (m²)	--		
6	Parking Area(m²)	421.19		
7	Tot-lot Area (m²)	2225.84		
8	Height (m)	As per G.O. Required	Proposed	Remarks
		15.00M	15.00M	Satisfied
9	No. of RWHPs	--		
10	No. of Trees	--		
11	Others	--		
III Residential Apartments – Block – E.W.S Units				
1	Description	Area in Sq.Mts		No. of Flats
I	Ground Floor	322.56		7
II	First Floor Area	322.56		7
III	Second Floor	322.56		7
IV	Third Floor Area	322.56		7
V	Fourth Floor	322.56		7
	Total	1612.80		35
2	Setbacks (m)	As per G.O. Required	Proposed	Remarks
	Front	3.00M	3.00M	Satisfied
	Rear	3.50M	3.50M	Satisfied
	Side	3.50M	3.50M	Satisfied
	Side	3.50M	3.50M	Satisfied
	Open Space	--	--	--
3	Total Site Area (m²)	677.94		
4	Road effected area (m²)	--		
5	Vacant Area (m²)	--		
6	Parking Area(m²)	354.81		
7	Tot-lot Area (m²)	2225.84		
8	Height (m)	As per G.O. Required	Proposed	Remarks
		15.00M	15.00M	Satisfied
9	No. of RWHPs	--		
10	No. of Trees	--		
11	Others	--		

III	Club house						
1	Description	Ground Floor	First Floor	Second Floor	Third Floor	Total	
	Area in Sq.Mts	303.73	382.99	202.64	97.80	868.18	
2	Setbacks (m)	As per G.O. Required		Proposed		Remarks	
	Front	3.00M		3.00M		Satisfied	
	Rear	3.00M		3.00M		Satisfied	
	Side	3.00M		3.00M		Satisfied	
	Side	3.00M		3.00M		Satisfied	
	Open Space	--		--		--	
3	Total Site Area (m ²)	634.17					
4	Road effected area (m ²)	--					
5	Vacant Area (m ²)	--					
6	Parking Area(m ²)	200.27					
7	Tot-lot Area (m ²)	2225.84					
8	Height (m)	As per G.O. Required		Proposed		Remarks	
		12.00M		12.00M		Satisfied	
9	No. of RWHPs	--					
10	No. of Trees	--					
11	Others	--					
C	Total Site Area	21115.22 Sq.Mts (Acs.5.2175Cts)					
	Total Proposed Built –up Area	16762.64 Sq.Mts					
	Total vacant Area	5444.51 Sq.Mts					
	Total Roads Area	Acs.1.61Cts					
	Total Open Space Area	Acs.0.55Cts					
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.19,29,207.00						
	Processing Fee	Rs. 3,40,490.00					
2	Development Charges	Rs. 5,27,956.00					
3	Regularization charges	Rs. 4,22,304.00					
4	Notification charges	Rs. 5,000.00					
5	Conversion charges	Rs. 6,33,457.00					
	TOTAL CHARGES	Rs.19,29,207.00					
E	OTHER DETAILS :						
1	Contractor’s all Risk Policy No.	0000000002487079		Dt.	30-01-2015	Valid Upto	29-01-2018
2	Notarized Affidavit No. for Apartment Block-A	4175/2015	Dt.18-08-2015	Floor handed over	Ground Floor - 1,2,3,4 & 5	Area (M ²)	559.48
	Notarized Affidavit No. for Apartment Block-B	4172/2015	Dt.18-08-2015	Floor handed over	Ground Floor -2 & 3	Area (M ²)	237.50
	Notarized Affidavit No. for E.W.S Block	4174/2015	Dt.18-08-2015	Floor handed over	Ground Floor - 1,2,6 & 7	Area (M ²)	161.62
	Notarized Affidavit No. for Total Site Area	4173/2015	Dt.18-08-2015	Floor handed over	Plot Nos.1,2,3, 4,5,6	Area (M ²)	668.88

3	Entered in prohibitory property watch register Sl.No.	The Panchayat Secretary, Anandapuram Gram Panchayat, Anandapuram Mandal, Visakhapatnam District shall take necessary action to enter the details in prohibitory property Watch register, SRO, Anandapuram, 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. **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, 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.
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 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.o//

N. Venkata Rama
ADMN.OFFICER (L) 28/10/15

28/10/15

To

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

Copy to:

M/s.Sukhibhava Sweet homes Pvt. Ltd., D.No.47-7-15, 1st Floor, Sri Surya Arcade, opp.Venkata Rama nursing Home, Dondaparthi, Mandavaripeta, Visakhapatnam-530017.

The Vice Chairman's Peshi.

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

