



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

BUILDING PERMIT ORDER

Rc.No.5174/2015/L8, Dt:16-9-2015

Sub:- VUDA – VSP – Planning – Approval of revised plans for construction of Commercial Complex building with Sub Basement floor+Basement floor +G+4 floors to an extent of 2703.63 Sq.Mts in S.No.165/P of Contonment Ward, Bowdara Road, Vizianagaram Municipality, Vizianagarm Mandal & District – Applied by Sri.Jugal Kishore Rawat, Managing Partner of M/s.Surajya Developers. – Technical clearance accorded – Orders issued.

Read:- 1.This office proceedings vide Rc.No.4203/2013/L8, Dt:16-12-2013.
2.Letter RoC.No.3535/2012/G1 Dt.29-06-2014 of the Commissioner, Vizianagaram Municipality.
3.Orders of the Vice Chairman, VUDA Dt:08-9-2015.
4.This office letter even No. Dt:10-09-2015.
5.Letter Dt:10-09-2015 of Sri.Jugal Kishore Rawat, Managing Partner of M/s.Surajya Developers.

ORDER:-

In the proceedings dated 16-12-2013 mentioned under the reference 1st read above, the building plans submitted by Sri.Jugal Kishore Rawat, Managing Partner of M/s.Surajya Developers for construction of R.C.C. Roof Commercial Complex building with Sub Basement floor+Basement floor +G+4 floors to an extent of 2703.63 Sq.Mts in S.Nos.115/8p & 165/P Block-2 of Contonment Ward, Bowdara Road, Vizianagaram Municipality, Vizianagarm Mandal & District has been approved and released subject to No Objection Certificate to be obtained by the Developer Firm from the Fire Department and furnish copy of approvals to VUDA for record and also subject to the other terms and conditions stipulated therein.

In the representation, dated 29-06-2014 mentioned under the reference 2nd read above, the Commissioner, Vizianagaram Municipality has forwarded the revised building plan with marginal modification and requested for statutory approval.

It is observed that the revised plan submitted are with following changes to the earlier approved plans this office proceedings dated 16-12-2013 mentioned under the reference 1st read above.

1. One Escalator is provided in the typical floor plan i.e., in the G+4 floors, previously, the Escalator is not provided in the typical floor plan.
2. Ramp Position shown in the parking floors is changing in the Basement floors with respect to earlier approvals.
3. The plinth area of Sub basement floor has been reduced and the plinth area of Basement floor has been increased with respect to earlier approvals.

The revised 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 paid an amount of Rs.95,856/- vide VUDA Rt.No.1176/2015-16, dated 11-9-2015 towards processing fee as regard in the this office letter dated 10-9-2015 mentioned under the reference 4th read above.

The Developer firm has also furnished the copy final NOC from Andhra Pradesh State Disaster response and Fire Services Department vide Rc.No.2135/RFO/ER/ 2012, dated 09-12-2013 with approved Fire Drawings.

In view of the above and in partial modification to this office proceedings dated 16-12-2013 mentioned under the reference 1st read above, the revised building plans 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	Sri.Jugal Kishore Rawat, Managing Partner of M/s.Surajya Developers				
2	Developer/Builder	M/s.Surajya Developers	Lic. No.	193/2013-16 (Valid upto 22-11-2016)		
3	Licensed Technical Person	Sri V.Venkateswara Rao	Lic. No.	043/2013-16 (Valid from 2013-2016)		
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.165/P				
2	Premises / D.No.	--				
3	Plot No.	--				
4	Layout / Sub Div. No.	--				
5	Street	Contonment Ward				
6	Locality	Bowdara Road, Vizianagaram Municipality				
7	Town / City	Vizianagaraam Mandal & District				
C DETAILS OF PERMISSION SANCTIONED						
1	Floors	Ground Floor	Upper Floors		Sub-Cellar Floor	Cellar Floor
2	Use	Area(m ²)	No.	Area(m ²)	Area(m ²)	Area(m ²)
a	Residential	--	--	--	--	--
b	Commercial	1411.05	4	5644.2	933.88	1596.50
c	Others	--	--	--	--	--
d	No. of floors (Sub-Cellar + Cellar+G+4 floors)	--	--	--	--	--
3	Setbacks (m) (Average)	Front	Rear	Side (East)	Side (West)	
		5.27	7.30	2.00	2.79	
4	Site Area (m ²)	2703.63				
5	Road effected area (m ²)	180.49				
6	Net Site Area (m ²)	2523.14				
7	Vacant Area (m ²)	1042.22				
8	Tot-lot Area (m ²)	Not Applicable				
9	Height (m)	14.75				
10	No. of RWHPs	--				
11	No. of Trees	--				
12	Others	--				
D DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.95,856.00						
1	Processing Fee	Rs. 95,856.00				
2	Development Charges	--				
3	Notification charges	--				
4	Regularisation Charges	--				
	TOTAL CHARGES	Rs.95,856.00				
E OTHER DETAILS :						
1	Contractor's all Risk Policy No.	2013-E0024282-FCA	Dt.	13-08-2013	Valid Upto	12-08-2016

2	Notarized Affidavit No.	---	Dt.--	Floor handed over	---	Area (M ²)	---
3	Entered in prohibitory property watch register Sl.No.	The Commissioner, Vizianagaram Municipality shall take necessary action before releasing plans.					
F	Construction to be Commenced Before			Within 1 year from the date of release of plans.			
G	Construction to be completed Before			Within 15-12-2016.			

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: One set of revised approved plan.

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

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

M. J. J. J. J.
ADMN.OFFICER (L) 18/9/15

18/9/15

To

The Commissioner, Vizianagaram Municipality, Vizianagaram with a request to release the plans.

Copy to:

Sri.J.K.Rawat, managing Partner of M/s. Surajya Developers, D.No.27-32-47, 75 feet Road, Visakhapatnam.

The Vice Chairman's Peshi.

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



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

BUILDING PERMIT ORDER

Rc.No.5137/2015/L9, dated 10-09-2015

Sub:- VUDA – VSP – Planning – Approval of plans for construction of Residential Building Stilt + Ground (Clinic cum Residential 4 upper floors covered in T.S.Nos.407/4 & 407/5P (R.S.No.494/4 & 495/5P) of Srikakulam Municipality, Srikakulam – Applied by Sri N.Rama Raju, S/o. Appa Rao, – Technical clearance accorded – Orders issued.

- Read:- 1. Building application No.2015-BA-00464 Dt.04-07-2015 and Rc.No.5137/2015/L9 applied by Sri N.Rama Raju, through online building application.
 2. Letter Dt.06-07-2015 of Sri N.Ramaraju, Srikakulam
 3. Orders of the Vice Chairman, VUDA dated 12-08-2015.
 5. This office letter even No. dated 19-08-2015.
 6. Letter dated 26-08-2015 of Sri N.Ramaraju, Srikakulam.

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	Sri N.Rama Raju						
2	Developer/Builder	Siddi Vinayaka Constructions	Lic No.	392/2015-18				
3	Licensed Technical Person	Sri Siva Ram Prasad Kurada	Lic No.	CA.No.2010/49850 (Validity)				
4	Structural Engineer	Sri. K.Srinivas	Lic No.	74/2014-17 (Validity upto 22 nd August 2017)				
5	Others	--	--					
B SITE DETAILS								
1	T.S. No.	T.S.Nos.407/4 & 407/5P (R.S.No.494/4 & 495/5P)						
2	Premises / D.No.	13-45-63						
3	Plot No.	--						
4	Layout / Sub Div. No.	--						
5	Street	Near 80'-0" Road, Arasavalli Junction area						
6	Locality	Srikakulam Municipality						
7	Town / City	Srikakulam Town						
C DETAILS OF PERMISSION SANCTIONED								
1	Floors	Stilt (M ²)	Ground Floor (M ²)	First Floor (M ²)	Second floor (M ²)	3 rd floor	4 th floor	Total Built-up area (M ²)
		Area (M ²)	Area (M ²)	Area (M ²)	Area (M ²)	Area (M ²)	Area (M ²)	(a+b+c+d+e+f)
		a	b	c	d	e	f	
a	Residential use	1076.77	962.11	962.11	962.11	962.11	962.11	4810.55 (4 upper floors)

b	Commercial	--	--	--	--		--	
c	Institutional	--	--	--	--		--	
	Others	--	--	--	--		--	
d	No. of floors (S + G + 4 floors)	--	--	--	--		--	
3	Setbacks (m)	As per G.O. Required		Proposed		Remarks		
	Front (East)	5.00		13.44		Satisfied		
	Rear (West)	5.00		5.00		Satisfied		
	Side 1(North)	5.00		5.00		Satisfied		
	Side 2 (South)	5.00		3.25		Satisfied		
	Open space	1135.44 M ²		1135.44 M ²		Satisfied		
4	Site Area (m ²)	2212.21 Sq.mts (As per document)						
5	Road effected area (m ²)	--						
6	Vacant Area (m ²)	1135.44 M ²						
7	Parking area	1076.77 M ²						
8	Tot-lot Area (m ²)	111.21 M ²						
9	Height (m)	15.00						
10	No. of RWHPs	--						
11	No. of Trees	--						
12	Others	--						
D DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.4,80,634/-								
1	Processing fees	Rs.92,066.00						
2	Development charges	Rs.1,27,698.00						
3	Open space cost	Rs.2,10,452.00						
4	Vacant area charges	Rs.45,418.00						
5	Notification charges	Rs.5,000.00						
	TOTAL CHARGES	Rs.4,80,634.00						
E OTHER DETAILS :								
1	Contractor's all Risk Policy No.	1504004415P103749618	Dt.	3-7-2015	Valid Upto	3-7-2015 to 2-7-2018		
2	Notarized Affidavit No.	--	Dt	Floor handed over		Area (M ²)	481.05 M ²	
3	Entered in prohibitory property watch register Sl.No.	The Commissioner, Srikakulam Municipality shall take necessary action to enter the details in prohibitory property.						
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 to** (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, 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.

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

Sd/- R.J. VIDYULLATHA
CHIEF URBAN PLANNER

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

N. Jeyaraj
ADMN. OFFICER (L) 10/8/15

S
10/9/15
Copy to:
The Commissioner, Srikakulam Municipality Srikakulam Town, Sirkakulam.

Copy To
Sri N.Rama Raju, Near 80'-0" road, Arasavalli Junction Area, Srikakulam Town

The Vice Chairman's Peshi,
✓ I.T.Cell Incharge for uploading in VUDA website.