



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

BUILDING PERMIT ORDER

Rc.No.5921/2015/L8, Dt:31-10-2015.

Sub:- VUDA – VSP – Planning – Approval of plans for construction of R.C.C.Roof Residential Apartment Building with Stilt+G+4 floors consisting of 99 nos.of flats to an extent of 4544.93 Sq.Mts in Sy.Nos.280P, 281, 282P & 283 of Maharajupeta South Ward, Vizianagaram Municipality, Vizianagaram Mandal & District – Applied by M/s.Sai Ratna Constructions represented by its Managing Partner Sri.G.Narayana Rao – Technical clearance accorded – Orders issued.

- Read:- 1.Building application No.2015-BA-00570, Dt:01-08-2015 of Sri.G.Narayana Rao.
2.Orders of the Vice Chairman, VUDA Dt:11-9-2015.
3.This office letter even No. Dt:19-9-2015.
4.Letter Dt:08-10-2015 of Sri.G.Narayana Rao.

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.Sai Ratna Constructions represented by its Managing Partner Sri.G.Narayana Rao					
2	Developer/Builder	Sri.G.Narayana Rao	Lic. No.	312/2014-17 (Valid upto 5-12-2017)			
3	Licensed Technical Person	Sri. K.A.S.Chankravarthy	Lic. No.	CA/2010/50618			
4	Structural Engineer	Sri. P.Srinivas Rao	Lic. No.	087/2014-17			
5	Others	--	--				
B SITE DETAILS							
1	T.S. No.	Sy.Nos.280P, 281, 282P & 283					
2	Premises / D.No.	--					
3	Plot No.	--					
4	Layout / Sub Div. No.	--					
5	Street	--					
6	Locality	Maharajupeta South Ward, Vizianagaram Municipality					
7	Town / City	Vizianagaram Mandal & District					
C DETAILS OF PERMISSION SANCTIONED							
1	Floors	Stilt (Parking)	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor
2	Residential Use	Area(m ²)	Area (m ²)	Area (m ²)	Area (m ²)	Area (m ²)	Area (m ²)
a	Residential	2436.90	2133.16	2107.39	2107.39	2107.39	2107.39
b	Commercial	--	--	--	--	--	--
C	Others	--	--	--	--	--	--
d	No. of floors (Stilt+G+4 floors)	--	--	--	--	--	--

	Setbacks (m)	As per G.O. Required	Proposed	Remarks		
3	Front	3.00M	3.00M	Satisfied		
	Rear	6.00M	6.00M	Satisfied		
	Side (East)	6.00M	6.21M	Satisfied		
	Side (West)	6.00M	6.26M	Satisfied		
	Open Space	--	--	--		
4	Site Area (m ²)	4544.93				
5	Road effected area (m ²)	--				
6	Vacant Area (m ²)	2411.77				
7	Parking Area(m ²)	2436.90				
8	Tot-lot Area (m ²)	456.22				
9	Height (m)	As per G.O. Required	Proposed	Remarks		
		15.00M	15.00M	Satisfied		
10	No. of RWHPs	--				
11	No. of Trees	--				
12	Others	--				
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.29,60,397.00					
1	Processing Fee	Rs. 1,29,996.00				
2	Development Charges	Rs. 3,60,539.00				
3	Regularization charges	Rs. 1,81,797.00				
4	Notification charges	Rs. 5,000.00				
5	Open space charges	Rs.22,83,065.00				
	TOTAL CHARGES	Rs.29,60,397.00				
E	OTHER DETAILS :					
1	Contractor's all Risk Policy No.	2015-E0038052-FCA	Dt.	08-10-2015	Valid Upto	07-10-2018
2	Notarized Affidavit No.	--	--	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 3 years from the date of release of plans.		

The Building permission is sanctioned subject to following conditions:

- 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.**
- If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.**
- Sanctioned Plan** shall be followed strictly while making the construction & shall be displayed at the site.
- Commencement Notice** shall be submitted by the applicant before commencement of the building.
- Completion Notice** shall be submitted after completion of the building.
- Occupancy Certificate** is compulsory before occupying any building.
- Public Amenities** such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
- Prior Approval should be obtained separately for any modification in the construction.**