



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

BUILDING PERMIT ORDER

Rc.No.692/2016/L1, Dt: 10-6-2016.

Sub:- VUDA – VSP – Planning – Approval of plans for construction of stilt, Ground, First, Second, Third & Fourth floors R.C.C. roof residential building in the place of existing building to be removed bearing in Door No.15-111/1 in S.No.89/2A, 89/2B, 89/2C & 89/2D, Plot No.7,8,21 & 22 at 15 ward, Bipass Road, Area of Payakaravupeta Village & Mandal, Viakhapatnam District to an extent of 624.28 Sq.Mts – Applied by M/s. Pace Constructions represented by its Managing Partner Sri.J.Sundar Singh – Technical clearance accorded – Orders issued.

- Read:-
1. Building application No. 692/2016/L1, Dt. 28-1-2016 of M/s. Pace Constructions represented by its Managing Partner Sri.J.Sundar Singh.
 2. This office letter even No., Dt.7-4-2016.
 3. Letter Dt.28-4-2016 of M/s. Pace Constructions represented by its Managing Partner Sri.J.Sundar Singh
 4. Orders of the Vice-Chairman, VUDA Dt. 23-5-2016.
 5. This letter even No., Dt. 31-5-2016.
 6. Letter Dt.31-5-2016 of M/s. Pace Constructions represented by its Managing Partner Sri.J.Sundar Singh.

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. Pace Constructions represented by its Managing Partner Sri.J.Sundar Singh					
2	Developer/Builder	M/s. Pace Constructions	Lic. No.	451/2016-19 Dt.1-5-2019			
3	Licensed Technical Person	Sri.Ch.V.S.K.N.Soma Raju	Lic. No.	125/2015-2018 Dt.04-07-2018			
4	Structural Engineer	Sri.J.V.Raju	Lic. No.	59/2013-16 Dt.26-9-2016			
5	Others	--	--				
B SITE DETAILS							
1	T.S. No.		S.No.89/2A, 89/2B, 89/2C & 89/2D				
2	Premises / D.No.		15-111/1				
3	Plot No.		7,8,21 & 22				
4	Layout / Sub Div. No.		15 th ward				
5	Street		Bipass Road Area				
6	Locality		Payakaraopeta Village & Mandal				
7	Town / City		Visakhapatnam District				
C DETAILS OF PERMISSION SANCTIONED							
1	Floors	Stilt floor for 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	329.69	329.69	329.69	329.69	329.69	329.69
b	Commercial	--	--	--	--	--	--
C	Others	--	--	--	--	--	--
d	No. of floors	--	--	--	--	--	--

	(G+4 floors)						
3	Setbacks (m)	Allowable	Proposed	Remarks			
	Front (West)	3.00M	3.04 M	Satisfied			
	Rear (East)	3.50M	2.55M	As per clause 5 (f) (viii) of GoMS No.168, dt.7-4-2012 transfer of set back upto 1mt of set back from any one side to any other side without exceeding overall permissible plinth area is allowed if plot area ranges from 300-750 sq.mts Satisfied			
	Side S1	3.50M	3.50M	Satisfied			
	Side S2	3.50M	4.88M	As per clause 5 (f) (viii) of GoMS No.168, dt.7-4-2012 transfer of set back upto 1mt of set back from any one side to any other side without exceeding overall permissible plinth area is allowed if plot area ranges from 300-750 sq.mts Satisfied			
	Open Space	--	--	--			
	Greenery all around	1.00 M	1.00 M	Satisfied			
4	Site Area (m ²)	624.28 sq.mts					
5	Road effected area (m ²)	--					
6	Vacant site Area (m ²)	--					
7	Parking Area(m ²)	329.69 sq.mts (Entire Stilt floor for parking only)					
8	Tot-lot Area (m ²)	--					
9	Mortgage Area (m ²)	180.64 sq.mts (First floor)					
10	Height (m)	As per G.O. Required		Proposed		Remarks	
		15.00M		14.95M		Satisfied	
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.3,45,975.00						
1	Processing Fees on site regularization charges			Rs. 6,243.00			
2	Development charges			Rs. 12,486.00			
3	14% open space charges			Rs. 2,61,324.00			
4	Processing fee on Building approval charges			Rs. 12,038.00			
5	Built up area charges			Rs. 42,992.00			
6	Vacant site charges			Rs. 5,892.00			
7	Notification charges			Rs. 5,000.00			
	TOTAL CHARGES			Rs. 3,45,975 .00			
E	OTHER DETAILS :						
1	Contractor's all Risk Policy No.	OG-17-1804-0402-00000025		Dt.	19-04-2016	Valid Upto	18-4-2019
2	Notarized Affidavit No.	--	--	Floor handed over	--	Area (M ²)	--
3	Entered in prohibitory property watch register Sl.No.		The Commissioner, Payakaraopeta Municipality, Payakaraopeta 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. 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/-B.RAMATHIRTHA
CHIEF URBAN PLANNER**

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

B. Ramathirtha
Admn. Officer(L)
10/06/16 10/6/16

To

The Commissioner, Payakaraopeta Municipality, Payakaraopeta shall take necessary action.

Copy to:

M/s. Pace Constructions represented by its Managing Partner Sri.J.Sundar Singh, Dr.No.108, Near CMR Central, Visakhapatnam.

The Vice Chairman's Peshi.

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