



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: SHRI Dr. N.YUVARAJ, IAS

BUILDING PERMIT ORDER

Rc.No.4073/2013/L7, dated 16-11-2013

Sub:- VUDA – VSP – Planning – Approval of plans for construction of Commercial Building of Chilukuri Brundavan Estates in Bit-I with Cellar + Ground floor + 2 Floors and Commercial Building in Bit-II with Stilt + Ground + 2 floors in S.Nos.137/p, 150/p, 151/p & 152/p of Kapuluppada (V) Bheemunipatnam (M) Visakhapatnam District – Applied by Sri Ch. Srinivas, Managing Director, M/s Chilukuri Housing Projects (P) Ltd – Technical clearance accorded – Orders issued.

- Read:- 1.Letter dated 22-6-2013 of Sri Ch. Srinivas, Managing Director, M/s Chilukuri Housing Projects (P) Ltd.
2.This office letter even No. dated 24-7-2013.
3.Letter dated 30-7-2013 of Sri Ch. Srinivas, Managing Director, M/s Chilukuri Housing Projects (P) Ltd.
4.Orders of the Vice Chairman, VUDA dated 30-10-2013.
5.This office letter even No. dated 4-11-2013.
6.Letter dated 5-11-2013 of Sri Ch. Srinivas, Managing Director, M/s Chilukuri Housing Projects (P) Ltd.

ORDER:-

Your application submitted in the reference 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 Ch. Srinivas, Managing Director, M/s Chilukuri Housing Projects (P) Ltd		
2	Developer/Builder	Sri Ch. Srinivas, Managing Director, M/s Chilukuri Housing Projects (P) Ltd	Lic No.	490 (Validity upto 13-11-2014)
3	Licensed Technical Person	Smt K. Geetha	Lic No.	CA/2006/38074 (Validity upto 31-12-2017)
4	Structural Engineer	Sri M. Srinivasa Rao	Lic No.	58/2013-2016 (Validity upto 26-09-2016)
5	Others	--	--	--
B SITE DETAILS				
1	T.S. No.	S.Nos.137/p, 150/p, 151/p & 152/p		
2	Premises / D.No.	--		
3	Plot Nos.	--		
4	Layout / Sub Div. No.	LP.No.35/2008		
5	Street	Kapuluppada (V)		
6	Locality	Bheemunipatnam (M)		
7	Town / City	Visakhapatnam District		

C	DETAILS OF PERMISSION SANCTIONED							
1	Floors	Ground		Upper floors		Parking floors		
2	Use	No.	Area (m ²)	No.	Area (m ²)	Level	No.	Area (m ²)
a	Commercial (Bit-I)	1	666.75	2	1333.50	Cellar	1	666.75
b	Commercial (Bit-II)	1	210.27	2	420.54	Stilt	1	210.27
c	Others	--	--	--	--	U. Floors	--	--
d	No. of floors (C+S+G+2 floors)	--	--	--	--	--	--	--
3	Setbacks (m) (Bit-I)	Front (West)		Rear (East)		Side I (North)		Side II (South)
		3.00		4.00		4.00		4.00
	Setbacks (m) (Bit-II)	Front (South)		Rear (North)		Side I (East)		Side II (West)
		4.00		2.50		2.50		2.50
4	Site Area (m ²)	1) Bit-I = 1,171.00 m ² 2) Bit-II = 418.109 m ²						
5	Road effected area (m ²)	--						
6	Net Area (m ²)	1) Bit-I = 1,169.02 m ² 2) Bit-II = 415.018 m ²						
7	Tot-lot Area (m ²)	--						
8	Height (m)	1) Bit-I = 9.75Mts 2) Bit-II = 9.75Mts						
9	No. of RWHPs	--						
10	No. of Trees	--						
11	Others	--						
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.1,19,275.00							
1	Processing fees	Rs.17,541.00						
2	Vacant charges	Rs.17,802.00						
3	Built-up area charges	Rs.78,932.00						
4	Notification charges	Rs.5,000.00						
Total charges		Rs.1,19,275.00						
E	OTHER DETAILS :							
1	Contractor's all Risk Policy No.	2013-E0025689-FCA			Dt.	5-11-2013	Valid Upto	4-11-2016
2	Notarized Affidavit No.	Registered Doc.No.3204/2013	Dt.	5-11-2013	Floor handed over	Bit-I 2 nd Floor	Area (M ²)	222.02
						Bit-II Ground Floor	Area (M ²)	76.44
3	Entered in prohibitory property watch register Sl.No.	Registered Doc.No.3204/2013	Dt.	5-11-2013	S.R.O.	Bheemunipatnam		
F	Construction to be Commenced Before				16-11-2014			
G	Construction to be completed Before				16-11-2016			

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. **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.