

**VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO -CHEMICAL
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY**

Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003.

**PROCEEDINGS OF THE VICE CHAIRMAN, VK PCPIR SDA, VISAKHAPATNAM
PRESENT: Dr. N.YUVARAJ, I.A.S.,**

Rc.No.157/L6/2011, dated:28-05-2013

Sub:-VK PCPIR SDA – VSP – Proposal for R.C.C. Residential Apartment building in Stilt + Ground + 4 floors in S.No.487/1 at Dupputuru (V), Atchutapuram Panchayath & Mandal Visakhapatnam District to an extent of 671.00 Sq.mts - Applied by Sri A.N. Srinivasa Rao, Visakhapatnam - Technical Clearance accorded – Orders issued.

- Read:-1) Letter Rc.No.3/2011/EO (PR & RD), dated 08-06-2011 of the Extension Officer, Atchutapuram.
2) Letter dated 21-06-2011 of the Zonal Manage, APIIC, Visakhapatnam.
3) This office letter dated 04-01-2013.
4) Orders of the Vice-Chairman, dated 08-04-2013.
5) This office letter No. dated 18-04-2013.
6) Letter 20-4-2013 of Sri A.N. Srinivasa Rao, Visakhapatnam.

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 A.N. Srinivasa Rao						
2	Developer/Builder	Sri A.N. Srinivasa Rao			Lic No.			
3	Licensed Technical Person	Sri K.J.R. Sarat Chandra			Lic No.	C.A./2008/43469		
4	Structural Engineer	Sri S.V. Damodara Rao			Lic No.	234/2009-12		
5	Others	--			--			
B	SITE DETAILS							
1	T.S. No.		S.No. 487/1					
2	Premises / D.No.		--					
3	Plot Nos.							
4	Layout / Sub Div. No.		--					
5	Street		Dupputuru(V)					
6	Locality		Dupputuru(V), Atchutapuram(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	Residential	1	323.45	4	1293.80	Stilt	1	290.85

b	Commercial	--	--	--	--	Cellar	--	--
c	Others	--	--	--	--	U. Floors	--	--
d	No. of floors (S + G + 4 floors)	--	--	--	--	--	--	--
3	Setbacks (m)	Front (East)		Rear (West)		Side I (North)		Side II (South)
		3.00		4.50		3.50		5.50
4	Site Area (m ²)	671.00 (As per document)						
5	Road effected area (m ²)	--						
6	Net Area (m ²)	671.00						
7	Tot-lot Area (m ²)							
8	Height (m)	15						
9	No. of RWHPs	--						
10	No. of Trees	--						
11	Others	--						
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.1,87,143							
1	Processing Fee	Rs. 9,432.00		7	Processing fee		--	
2	Vacant charges	Rs. 6,951.00		8	Regularization charges		Rs.13420.00	
3	Built up are charges	Rs. 33,811.00		9	City level Infra. Imp fee		--	
4	Notification charges	Rs. 5,000.00		10	Impact Fee		--	
5	Open space cost	RS. 56,210.00		11	Compounding Fee		--	
6	Development charges	Rs. 74,001.00		12	Change of land use fee		Rs. 22,130.00	
E	OTHER DETAILS :							
1	Contractor's all Risk Policy No.	150300/44/13/03/60000001			Dt.	18-4-13	Valid Upto	17-04-2017
2	Notarized Affidavit No.	Registered Doc .No.		Dt.	--	Floor handed over	Grou nd Floor	Area (M ²) 161.72
3	Entered in prohibitory property watch register Sl.No.	Sl.No.10		Dt.	10-5- 2013	S.R.O.	Yelamanchili	
F	Construction to be Commenced Before				-05-2014			
G	Construction to be completed Before				-05-2017			

In view of the above, the technical clearance is hereby accorded for the Proposal for R.C.C. Residential Apartment building with Stilt + Ground + 4 floors in S.No.487/1 at Duppituru (V), Atchutapuram Panchayath & Mandal Visakhapatnam District to an extent of 671.00 Sq.mts - Applied by Sri A.N. Srinivasa Rao, Visakhapatnam as shown in the plans subject to the following conditions.

1. The approval is valid for 36 months only from the date of release of the approved plan.
2. The parking place is for the owners or tenants or occupier or Residents and also for Visitors as shown in the stilt floor plan and it shall have to be strictly used for parking purpose only and it should have good ventilation.
3. The applicant shall appoint qualified Engineer to supervise the quality of construction as per specified standards and NBC of 2005.
4. The Local authority shall carryout mandatory inspection of the construction at (a) Foundation stage (b) Plinth level and (c) Stilt and upper floor level to ensure the quality of construction.
5. The completed building shall be allowed to occupy /use only after issue of occupancy certificate by the Local Authority on the basis of following.

- a. Submission of building completion certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - b. 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.
 - c. Insurance policy for the completed building for a minimum period of 3 years.
 - d. An extract of the site registers containing inspection reports of site Engineer, Structural Engineer & Architect.
 - e. Applicant has to form B.T. road as per Go.Ms.No.678 provisions.
6. No construction shall proceed without engaging the services of Architect, Structural Engineer, and Site Engineer without which it shall be treated as construction without permission.
 7. The owner/builder shall employ a site engineer who shall maintain a register in which the site engineers Architect and structural Engineer shall record their comments at regular intervals i.e., at foundation level, plinth level etc., and submit the report to Local Authority.
 8. The builder, site Engineer, Structural Engineer, Architect shall jointly and severally be held responsible for the structural stability during the building construction and also for a further period of three years from the date of obtaining occupancy certificate.
 9. That the applicant should maintain parking area, tot-lot area etc., strictly for which earmarked in the approved plan and the parking area should have good ventilation.
 10. Before laying foundation concrete, the applicant should inform the officials of Local Authority to check up the implementation of the plans whether they are in accordance with the approval and then only the construction be commenced.
 11. The applicant should provide post-box in the ground floor for the convenience of flat owners.
 12. The applicant shall provide (with required facilities for constructions) the harvesting of rain water by percolation pits/terrace water collection/ filtering tank/ open ground methods as prescribed in para-16 of GO.Ms.No.423 MA, dated: 31.07.98 GO.Ms.No.611 MA, dt: 26.10.99 and Go.Ms.No.350 MA dated 9-6-2000.
 13. The elevated water tank shall be constructed with a height of 1.5 Mts from top floor and it shall not exceed 1.5 Mts.
 14. The owner/builder shall follow the standards such as size and area requirements of habitable rooms, kitchen, bathrooms, WC, Corridor, Staircase widths, Service ducts shall conform to the NBC 2005.
 15. The agencies of electric power water supply, drainage and sewerage shall not give regular connections to the proposed building unless occupancy certificate is produced.
 16. The registration authority shall register only the permitted built up area as per sanctioned building plan and only upon producing building plan in original.
 17. The financial agencies / Institutions shall extend loan facilities only to the permitted built up area as per sanctioned building plan.
 18. The sanctioning authority shall get enter the notarized affidavit in the PROHIBITORY PROPERTY WATCH Register of Registration Department, then only the building sanctioned plan has shall be released and the owner shall be allowed to commence the construction.
 19. On receipt of notice of completion form owner/with prescribed documents the sanctioning authority shall undertake inspection as per the guidelines issued in GO.Ms.No.678, dated 7-9-2007 and communicate the approval of refusal of occupancy certificate within 15 days.
 20. The registered/licensed/builder Engineer/Structural Engineer/ owner/ site supervisor shall be held responsible/individually and severally construction is carried out as per standard specifications of NBC/Authority.
 21. The applicant has to give an undertaking on non-judicial stamp paper worth of Rs. 100/- on the following items to the local authority District Panchayat Officer, Visakhapatnam and they have to comply.
 - 21.1 They shall not use the stilt floor other than the parking purpose and they will not make any other construction in stilt floor.

- 21.2 They will not make any construction in the balconies.
- 21.3 The lawn/tot-lot parking will be kept open and leveled and it will be used for recreation purpose only.
- 21.4 The party should furnish the undertaking to the local authority that the construction is on their own or entrusting to builder/firm and if so details of builder/firm, present and permanent address, members of the firm duly counter signed by the builder/construction firm.
- 21.5 That in case of any violation from the sanctioned plan the enforcement authority can summarily demolish the violated portion.
- 21.6 The owner/builder shall give a declaration duly specifying the number of floors permitted along with the extent of each floor and in case of any violation with regard to declaration, the enforcement authority can demolish the violation.
- 21.7 That they will comply all the conditions laid in GO.Ms.No.541, MA&UD Dept., dated 17-11-2000.
- 22 The technical clearance doesn't confirm any ownership rights and permission accorded is based on the documents submitted. If at a later stage found the same as false and fabricated, the same shall be revoked as per the provisions of the VUDA Act.
- 23 The technical clearance for construction of Apartment building shall not mean responsibility (or) clearance aspects related to structural reports, structural drawings, workmanship, soundness of structural materials used, quality of building, services and amenities in the construction of buildings.
- 24 If any shortfall of fees/charges is found at a later day the applicant shall remit the same within 7 days from the date of intimation.
- 25 The applicant shall erect display board at construction site duly showing the copy of sanctioned plan for public view.
- 26 The Panchayat Secretary, Dupputure(V), shall undertake the demarcation of 30'.0" wide approach road on ground as per the FMB sketch issued by the Tahsildar, Atchutapuram, Visakhapatnam.

Two sets of plans duly endorsed and authenticated are enclosed herewith. The District Panchayat Officer, Visakhapatnam District is requested to release one set of plans to the applicant duly collecting usual charges as per provisions of the Panchayat Act and direct the applicant to abide the conditions and develop the residential Apartment strictly adhere to the plan any deviation in this matter will be viewed seriously and action will be taken as per the provisions of the Act.

Encl: As above.

Sd/- R.J. VIDYULLATA
For VICE-CHAIRMAN

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

ADMN.OFFICER (L)

To

The Panchayat Officer, Visakhapatnam.

Copy to: Sri A.N. Srinivasa Rao, D.No. 12-05-32/T, Srinivasa Residency, New Colony,
Anakapalli, Visakhapatnam District.

The Vice Chairman's peshi
I.T. Cell incharge for uploading in VUDA website.