



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: SHRI M.V.SATYANARAYANA, IAS

Rc.No.9192/2013/L6, dated:20-09-2014

Sub:- VUDA – VSP – Planning – Approval of Industrial Factory Building Plans in S.No. 141 in Plot No.6 of Gambheeram (V) Anandapuram (M) Visakhapatnam in extent 1921.50 Sq.Mtrs applied by Smt G.Geetha Managing Director M/s Sri Sai Ganesh Enterprises – Under Single Window – Orders issued.

- Read:-
1. Letter No.4784/A6/2014 dated: 30-11-2013 of the General Manager, District Industrial Center, Visakhapatnam.
 2. This office letter of even no. dated: 25-01-2014.
 3. Letter dated: 24-07-2014 of M/s Sri Sai Ganesh Enterprises.
 4. Orders of the Vice-Chairman, VUDA dt: 16-08-2014.
 5. This office letter of even no. dated: 22-08-2014.
 6. Letter dated: 06-09-2014 M/s Sri Sai Ganesh Enterprises.

ORDER:-

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The General Manager, District Industries Centre, Visakhapatnam has forwarded the proposals for approval of plans for construction of in S.No.141 in Plot No. 6 of Gambheeram (V) Anandapuram (M) Visakhapatnam in extent 1921.50 Sq.Mtrs M/s Sri Sai Ganesh Enterprises under Single Window in the reference 1st cited.

Earlier, the VUDA has approved the APIIC Industrial Layout vide L.P.No.48/2008 in S.NO.140, 141, 142/1, 144/2, 145/2, 152/8, 154, 155/P, 245 & 246 of Gambheeram (V), Anandapuram (M), to an extent of Ac.94.40Cts. and released vide proceedings Rc.No.792/07/L4.

The applicant's site is vacant on ground. The above site is abutting to 40'-0" wide approach road.

Accordingly the applicant has paid total amount of Rs.42,129/- towards Processing fees and Development charges 1) VUDA receipt No.1701/2014, dated 28-07-2014, Rs.1,900/- 2) VUDA receipt No.2459/2014-15 dated 20-09-2014, Rs.40,229 /-

The plans so received have been examined in detail and found that the Industrial building plans satisfied all the norms as per the GO.MS.No.168 MA & UD (Dept.) dated 7-4-2012.

The details of the plans of the proposed constructions are as follows:

Sl. No.	Details	Allowable	Proposed	Remarks
1.	Land use as per the Master / Zonal Development Plan		Industrial	
2.	Extent of plot (Minimum)	1500-2500 Sq.Mts.	1921.50 Sq.Mts.	
3.	Front set back	6.00 Mts.	12.64 Mts.	
4.	Rear set back	4.00 Mts.	6.00 Mts.	
5.	Side set back	4.00 Mts.	6.00 Mts.	
6.	Side set back	4.00 Mts.	6.00 Mts.	
7.	1.00 Mts Greenery /Lawn on front	1.00 Mt.	1.00 Mt.	
8.	1.00 Mts Greenery /Lawn on all other sides	1.00 Mt.	1.00 Mt.	
9.	Height of the building	7.00 Mts.	4.32 Mts	
10.	Parking (22%) of built up area including visitors parking	40.67 Sq.Mts.	62.40 Sq.Mts.	
11.	Greenery / Land scaped area / Tot – Lot / Park	96.07 Sq.Mts.	100 Sq.Mts.	

In view of the above, if pleases, the proposed industry A.C. Sheet Roof building plans (Manufacturing of paper made packing materials) in Plot No.6 covered in S.No.141 of Gambheeram (V), Anandapuram (M), in an extent of 1921.50 Sq.Mts. with 21.00 H.P. in proposed revised layout is considered for approval subject to following conditions;

1. NOC from A.P. State Disasters Response & Fire Service Department.
2. The approval is valid for 36 months only from the date of release of the approved plan.
3. 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.
4. The applicant shall appoint qualified Engineer to supervise the quality of construction as per specified standards and N.B.C. of 2005.
5. The Local Authority/ VUDA, Visakhapatnam 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.
6. 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.
7. 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.
 8. 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.
 9. 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.
 10. That the applicant should maintain park area, etc., strictly for which earmarked in the approved plan and the park area should have good ventilation.
 11. 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.
 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 G.O.Ms.No.423 M.A., dated 31-7-1998, GO Ms,No.611, M.A. dated 26-10-1999.
 13. The party should furnish to the Local Authority total insurance coverage for 3 years period after construction period.
 14. The roads should be formed to the WBM standards with BT surface and side masonry drains to be constructed.
 15. The boundary wall should be set back to the road widening boundary as per the rules.
 16. The owner shall follow the code of NBC 2005 and other standard prescribed by various statutory authorities.
 17. The agencies of Electric power water supply, drainage and sewerage shall not give regular connections to the proposed building unless occupancy certificate is produced.
 18. The financial agencies/institutions shall extend loan facilities only to the permitted built up area as per sanctioned building plan.

19. On receipt of notice of completion from owner/with prescribed documents the sanctioning authority shall undertake inspection as per the guidelines issued in GO.Ms.No.678, dated 7-9-241007 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.

Two sets of plans duly endorsed and authenticated are enclosed herewith. The General Manager of Industries, District Industries Centre, Visakhapatnam is requested to inform the applicant to direct the applicant to abide by the conditions and develop the Industrial building 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.

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

N. Jeyarajulu
ADMN.OFFICER (L) 20/9/14

Sd/- R.J. VIDYULLATA
CHIEF URBAN PLANNER

20/9/14
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To,
The General Manager, District Industries Centre, Visakhapatnam with a request to release the plans.

Copy to

Smt G.Geetha Managing Director, M/s Sri Sai Ganesh Enterprises, D.No. 39-8-94/1, Murali Nagar, Visakhapatnam-53007.

The Vice Chairman's Peshi.

✓ I.T. Cell In-charge for uploading in VUDA website.