

**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: SHRI M.V. SATYANARAYANA, IAS

BUILDING PERMIT ORDER

Rc.No.3503/2014/L10, dated 16-9-2014

Sub:- VUDA – VSP – Planning – Approval of plans for construction of Ware House for M/s Leisten Power & Infratech (P) Ltd under **SINGLE WINDOW** in plot No.7, at Industrial Cluster Pudi in Sy.Nos.257p, 259p & 260p at Pudi (V), Rambilli (M), Visakhapatnam District – Applied by Smt Y. Keeravani, Director, M/s Leisten Power & Infratech (P) Ltd – Orders issued.

Read:- 1.Letter No.1415/A6/2014, dated 9-4-2014 of the General Manager, District Industries Centre, Visakhapatnam.
2.This office letter even No. dated 29-5-2014.
3.Letter dated Nil of Smt Y. Keeravani, Director, M/s Leisten Power & Infratech (P) Ltd.
4.This office letter even No. dated 28-7-2014.
5.Letter dated Nil of Smt Y. Keeravani, Director, M/s Leisten Power & Infratech (P) Ltd.

ORDER:-

The application received through reference 1st cited along with plans and documents have 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	Smt Y. Keeravani, Director, M/s Leisten Power & Infratech (P) Ltd						
2	Developer/Builder	Smt Y. Keeravani, Director, M/s Leisten Power & Infratech (P) Ltd				Lic No	--	
3	Licensed Technical Person	Smt K.Uma Rani				Lic No	484 (Valid upto Dec 2014)	
4	Structural Engineer	--				Lic No	--	
5	Others	--				--		
B SITE DETAILS								
1	S.No. / T.S. No.	Sy.Nos.257p, 259p & 260p						
2	Premises / D.No.	--						
3	Plot No.	7						
4	Layout / Sub Div. No.	LP.No.3/2012 of VK-PCPIR SDA						
5	Street	--						
6	Locality	Pudi (V), Rambilli (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	Ware House	1	3073.63	--	--	Stilt	--	--
b	Commercial	--	--	--	--	Cellar	--	--

c	Residential	--	--	--	--	--	--	--
d	No. of floors	--	--	--	--	--	--	--
3	Setbacks (m)	Front (North)		Rear (South)		Side I (East)		Side II (West)
		10.20		9.20		12.00		9.40
4	Site Area (m ²)	20251.19						
5	Road effected area (m ²)	--						
6	Net Area (m ²)	20251.19						
7	Tot-lot Area (m ²)	1015.00						
8	Parking area (m ²)	676.20						
9	Height of Building (m)	7.30						
10	No. of Trees	--						
11	Others	--						
D	DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.6,25,223.00							
1	Processing fees	Rs.30,740.00						
2	Development charges	Rs.4,35,780.00						
3	Corporate Social Responsibility charges	Rs.1,53,700.00						
4	Notification charges	Rs.5,000.00						
	Total	Rs.6,25,220.00						

The approval of plans for construction of Ware House for M/s Leisten Power & Infratech (P) Ltd under **SINGLE WINDOW** in plot No.7, at Industrial Cluster Pudi in Sy.Nos.257p, 259p & 260p at Pudi (V), Rambilli (M), Visakhapatnam District applied by Smt Y. Keeravani, Director, M/s Leisten Power & Infratech (P) Ltd is sanctioned subject to following conditions:

1. The applicant shall obtain NOC from Fire service department.
2. The applicant shall obtain NOC from Ministry of Environment of Forests department, Gol, India.
3. The applicant shall obtain NOC from A.P. Pollution Control Board, Hyderabad.
4. The APIIC authorities shall obtain Alienation orders from the Government for the land in Sy.No.259 of Pudi (V).
5. The APIIC authorities shall obtain Land conversion certificate from RDO concerned for the proposed extent of land.
6. Fulfillment of layout conditions by APIIC Limited as per letter Rc.No.22666/L6/2011 Dt: 15-4-2013 of VK-PCPIR SDA, Visakhapatnam.
7. Undertakings on Rs.100/- NJS paper, duly stating that the construction is taken up by the owner.
8. To submit Undertaking on Rs.100/- NJS paper, for not stocking building material on road margins, not to change the usage of parking, payment of special sanitation charges, garbage charges etc.
9. **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.**
10. **If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.**
11. **Sanctioned Plan** shall be followed strictly while making the construction. A Board shall be displayed at the site showing the approval details.
12. **Commencement Notice** shall be submitted by the applicant before commencement of the building.
13. **Completion Notice** shall be submitted after completion of the building.

14. **Occupancy Certificate** is compulsory before occupying any building.
15. **Public Amenities** such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
16. **Prior Approval should be obtained separately for any modification in the construction.**
17. **Tree Plantation** shall be done along the periphery and also in front of the premises.
18. **Tot-lot** shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
19. **Rain Water Harvesting Structure** (percolation pit) shall be constructed.
20. **Space for Transformer** shall be provided in the site keeping the safety of the residents in view.
21. **Garbage House** shall be made within the premises.
22. **The approved parking area** 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.
23. **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.
24. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
25. A safe distance from Electrical Lines shall be followed as per rules.
26. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
27. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
28. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
29. **Architect / Structural Engineer** if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
30. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
31. **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 should not deliver the possession of any part of built up area of the building, by way of Sale / Lease 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.
32. **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 stair case.
- 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 neighbours building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

**Sd/-R.J.VIDYULLATA
For VICE CHAIRMAN
VK-PCPIR SDA**

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


ADMN.OFFICER (L) 17/9/17

To:

Smt Y. Keeravani, Director,
M/s Leisten Power & Infratech (P) Ltd,
D.No.1-98/10/104, Sai Madhu Towers,
Madhapur,
Hyderabad-500081.

Copy to:

The General Manager, District Industries Centre, Visakhapatnam with a request to release the plans to the applicant after fulfilling the above conditions.

The Vice Chairman's Peshi.

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