



Visakhapatnam Urban Development Authority
PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

BUILDING PERMIT ORDER

Rc.No.4465/2016/L1, dated24-09-2016

Sub:- VUDA – VSP – Planning – Approval of plans for proposed construction of RCC Roofed residential building (After removing the old building) with Stilt for parking, Ground, 1st, 2nd, 3rd & 4th floors bearing Door No.27-109/C, S.No.54/4P of Gandhinagaram, M.D.O. Office Road Opp. M.D.O.Office, Yelamanchili Municipality, Visakhapatnam District – Applied by M/s Sri Satyanarayana Developers, Managing partners of Sri Dasari Srinivas and Sri Dasari Satyanaryana Murthy S/o. Nageswara Rao – Technical clearance accorded – Orders issued.

- Read:- 1.Letter Roc.No.189/2016/G1 Dt.02-05-2016 of the Commissioner, Yelamanchili Municipality, Yelamanchili.
2. This office letter even No. dated 10-06-2016
3. Letter Dt.01-07-2016 of Sri D.S.N.Murthy
4. This office letter even No. dated 21-07-2016 of the Commissioner, Yelamanchili Municipality, Yelamanchili
5. Letter Roc.No.189/2016/G1 Dt.04-08-2016 of the Commissioner, Yelamanchili Municipality, Yelamanchili.
6. Letter Dt.10-08-2016 of Sri D.S.N.Murthy
7.Orders of the Vice Chairman, VUDA dated 16-09-2016.
8. This office letter even No. dated 22-09-2016.
9. Letter Dt.22-09-2016 of Sri D.S.N.Murthy.

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 Sri Satyanarayana Developers, Managing partners of Sri Dasari Srinivas and Sri Dasari Satyanaryana Murthy		
2	Developer/Builder	Sri Satyanarayana Developers	Lic No.	518/2016-19 ((valid upto 21-7-16 to 20-7-2019)
3	Licensed Technical Person	Sri K.Veer Raju Sri A.N.Srinivasa Rao	Lic No.	CA/2008/43741 ((valid upto 31-12-2019) 95/2014-17 ((valid upto 23-8-14 to 22-8-17)
4	Structural Engineer	Shaik Abdul Manna	Lic No.	65/2013-16 ((valid upto 23-11-2013 to 22-11-2016)
5	Others	--	--	--
B SITE DETAILS				
1	T.S. No.	S.No.54/4P		
2	Premises / D.No.	bearing Door No. 27-109/C		
3	Plot No.	--		
4	Layout / Sub Div. No.	--		
5	Street	Gandhinagaram, M.D.O. Office Road Opp. M.D.O.Office		

6	Locality	Yelamanchili Municipality,					
7	Town / City	Visakhapatnam District					
C DETAILS OF PERMISSION SANCTIONED							
1	Floors	Stilt (parking) Area (M ²)	Ground Floor Area (M ²)	1 st Floor Area(M ²)	2 nd floor Area(M ²)	3 rd floor Area (M ²)	4 th floor Area (M ²)
		a	b	c	d	e	f
a	Residential use	366.98	351.32	351.32	351.32	351.32	351.32
b	Commercial	--	--	--	--	--	--
c	Institutional	--	--	--	--	--	--
d	No. of floors	--	--	--	--	--	Stilt-GF floors
2	Setbacks:	Road width in Mts.	As per G.O. Required	Proposed	Remarks		
	Front (West)	10.97	3.00 Mts	3.00 Mts	Satisfied As per clause 5(f)(viii) of G.O.Ms.No.168 Dt.07-4-2012 transfer of set back upto 1M of setback from any one side to any other side without exceeding overall permissible plinth area is allowed if plot area ranges from 300-750sq.mts. Hence Satisfied		
	Rear (East)	--	3.50 Mts	6.05 Mts			
	Side 1 (West)	--	3.50 Mts	2.50 Mts			
	Side2 (East)	--	3.50 Mts	3.50 Mts			
3	Green belt all round site area	--	1.00 Mt	1.00 Mts	Satisfied		
4	Height (m)	--	15.00 Mts	15.00 Mts	Satisfied		
5	Mortgage area 10% of total built up area (Ground floor)	--	175.66 Sq.mts	188.22 Sq.mts	Satisfied		
6	Open space	344.43 M²					
7	Site Area (m ²)	711.97 Sq.mts					
8	Road effected area (m ²)	--					
9	Parking area	366.98 M² (Entire stilt floor area)					
10	No.of units	25Nos.					
11	FLOOR:						
A	Stair case Head Room	08.40 Sq.Mts.					
B	Over Head Tank	11.96 Sq.mts					
C	Lift Head Room	04.66 Sq.mts					
D	Watchman Room Area	07.71 Sq.mts					
E	Toilets Area	04.67 Sq.mts					
12	ALL DIMENSIONS ARE IN MTS., (Scale: 1:100& 1:200)						
	DIRECTION	Actual setback	Transferred Setback	After Transformation			
	North	3.50 Mts	2.55 Mts (increased)	6.05 Mts			
	East	3.50 Mts	--	3.50 Mts			
	South	3.00 Mts	--	3.00 Mts			
	West	3.50 Mts	1.00 Mt (Decreased)	2.50 Mts			
	Note:	1. Setback Transferred from West to North is 1.00m as per G.O.Ms.No.168 Dt.07-04-2012 2. All outer walls are 0.15m Thick 3. All inner walls are 0.10m Thick					
13	No.of RWHPs	--					

14	No. of Trees	--			
15	Others	--			
D DETAILS OF FEES PAID (Rs.Ps) TOTAL : Rs.1,20,726/-					
I Site Regularisation charges:					
1	Processing fees	Rs.	10,680.00		
2	Development charges	Rs.	28,479.00		
3	Open space charges (Tax assessment receipts are submitted)	Rs.	Nil		
		Total:	Rs. 39,159.00		
II Building approval charges:					
4	Processing fees	Rs.	17,940.00		
5	Built up area charges	Rs.	44,850.00		
6	Vacant area charges	Rs.	13,777.00		
7	Notification charges	Rs.	5,000.00		
		TOTAL CHARGES	Rs. 1,20,726.00		
E OTHER DETAILS :					
1	Contractor's all Risk Policy No.	1503004416P10180 0812	09-05-2016	Valid Upto	09-5-16 to 8-5-2019
2	Notarized Affidavit No.				
3	Entered in prohibitory property watch register Sl.No.	The Commissioner, Yellamanchili Municipality, Yellamanchili 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, 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.
 - 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 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.

Encl: As above

Yours faithfully,
Sd/- B.RAMTHIRTA
CHIEF URBAN PLANNER

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

B. Ramthirta
ADMN.OFFICER (E) 29/9/16

Copy to: The Commissioner, Yellamanchili Municipality, Yellamanchili Visakhapatnam District.

Copy To: Sri D.S.N.Murthy, Sri Satyanarayana Developers & Builders, D.No.23-63/104, Courtpeta, Yellamanchili – 531055, Visakhapatnam District.

The Vice Chairman's Peshi,

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