



# Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM  
PRESENT: SHRI DR. N. YUVARAJ, I.A.S.

Rc.No.5689/2013/ /L1, dated 12-03-2014

Sub:- VUDA – VSP – Planning –Approval of existing Cement Grinding Unit -II Building plans in S.Nos.235/p, 237/p, 238/p, 239/p, 240/p, 247/p, 248/p,282/p to 289/p, 291/p, 293/p ,295/p to 297/p,239, 240, 247 & 248 of Mulakalapalli H/o Bayyavaram (V) Yelamanchili (M) - Visakhapatnam District to an extent of 72,238.95 sq mts applied by M/s. My Home Industries Ltd., – Under Single window - Orders – Issued.

- Read:-
- 1.Letter dt: 22-08-2013 of M/s My Home Industries Ltd.
  - 2.Letter Rc.No.12-13-11 –My- Home –ID dt: 06-12-2013 of Commissioner of Industries, A.P. Hyderabad along with application of M/s My Home Industries Ltd., Hyderabad.
  3. This office letter even No. dated 27-09-2013.
  4. Letter dt: 22-10-2013 of M/s My Home Industries Ltd.
  6. This office letter even No. dated 06-12-2013.
  7. Letter dated 19-12-2013 of M/s My Home Industries Ltd.
  8. This office letter even No. dated 22-02-2014.
  9. Letter dated 24-02-2014 of M/s My Home Industries Ltd.
  10. Orders of the Vice Chairman, VUDA dated 18-02-2014.

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## ORDER:-

The application submitted by the M/s My Home Industries Ltd., Hyderabad. the reference cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below.

The Commissioner of Industries, Government of Andhra Pradesh, Hyderabad has forwarded the existing Unit –II Cement grinding unit building plans in S.Nos.235/p, 237/p, 238/p, 239/p, 240/p, 247/p, 248/p,282/p to 289/p, 291/p, 293/p ,295/p to 297/p,239, 240, 247 & 248 of Mulakalapalli H/o Bayyavaram (V) Yelamanchili (M), Visakhapatnam District to an extent of 72238.95 sq mts applied by M/s. My Home Industries Ltd., Hyderabad under Single Window.

The plans so received have been examined in detail and found that the existing Cement Grinding Unit –II plans satisfied all the norms as per the GO. MS. No. 168 M.A., dated 7-4-2012. The applicant has paid total amount of Rs.6,73,804/- vide VUDA Receipt No. 4483/2013-14, dated 04-03-2012/- towards Processing fees of Rs 1,12,474, Built up area fee of Rs 2,81,185,vacant area fee of Rs 1,07,960,notification charges of Rs.5,000 and penalty of Rs.1,67,185 vide Receipt No.4483/13-14 dt 4.3.14

The details of the Plans of the existing constructed under Unit II are as follows:-

Sl. No.	Details	Allowable	Proposed
1	Land use as per Master Plan / Zonal Devt., Plan.	Not covered in Master Plan area	Industrial
2	Total site area	--	77238.95 Sq mts
3	Total ground floor area	--	2501 sq mts
4	Total vacant area	---	5398 sq mts
5	Total ground floor area utilized from the area covered in Unit I & II	---	4991.82 sq mts
6	Total vacant area covered from the area in Unit I & II	---	11019.65 sq mts
7	Total Built Up area	---	9372.82 sq mts
8	10% of the total site area as greenery	7223.90 sq mts	10029.32 sq mts
9	22% of the total built up area as parking (required)	6492.02 sq mts	21538.33 sq mts

In view of the above the existing Cement Grinding Unit –II building plans in S.Nos. 235/p, 237/p, 238/p, 239/p, 240/p, 247/p, 248/p,282/p to 289/p, 291/p, 293/p ,295/p to 297/p,239, 240, 247 & 248of Mulakalapalli H/o Bayyavaram (V) Yelamanchili (M), Visakhapatnam District applied by M/s. My Home Industries Ltd., Hyderabad under Single Window is herewith approved subject to the following conditions.

1. To obtain clearance from the fire service Department.
2. To obtain NOC from A.P. Pollution Control Board and other statutory clearances from all other departments.
3. The applicant should form the existing Village road and the new approach road to a width of 40' – 0" as per standard specifications of B.T. Road.
4. To obtain permission from Railways for formation of Level Crossing etc.
5. The approval is valid for 36 months only from the date of release of the approved plan.
6. 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.
7. The applicant shall appoint qualified Engineer to supervise the quality of Construction as per specified standards and N.B.C. of 2005.




8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. That the applicant should maintain park area, etc., strictly for which earmarked in the approved plan and the park area should have good ventilation.
14. 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.
15. 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 26-10-99.
16. The party should furnish to the Local Authority total insurance coverage for 3 years period after construction period.
17. The roads should be formed to the WBM standards with BT surface and side masonry drains to be constructed and should be handed over to the local authority by way of registered Gift Deed.

18. The boundary wall should be set back to the road widening boundary as per the rules.
19. The owner 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 and other standard prescribed by various statutory authorities
20. The agencies of Electric power water supply, drainage and sewerage shall not give regular connections to the proposed building unless occupancy certificate is produced
21. The financial agencies/institutions shall extend loan facilities only to the permitted built up area as per sanctioned building plan.
22. 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. 168, M.A., dated 7-4-2012 and communicate the approval of refusal of occupancy certificate within 15 days.
23. 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 Commissioner of Industries, Government of Andhra Pradesh, Hyderabad is requested to release one set of plan to the applicant with instructions to follow the above conditions scrupulously. Any deviation in this matter will be viewed seriously and action will be taken as per the provision of the Act.

Encl: As above.

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

  
ADMN.OFFICER (L)  
13/3/14 13/3/14

Sd/-R.J.VIDYULLATA  
CHIEF URBAN PLANNER

✓ To,  
The Commissioner of Industries,  
Government of Andhra Pradesh,  
Chirag, Ali lane, Hyderabad.

Copy to: M/s. My Home Industries Ltd., 9<sup>th</sup> Floor, Block No.3, My Home Hub,  
Madhapur, Hyderabad – 500 081 with one set of plans.

Copy to: the General Manager, District Industries Centre, Visakhapatnam.