

Name of the Block	Built-up area of all the floors of a Block (Sq.m)	Floor Number	Flat Number	Type of Flat (1BHK/2BHK/3BHK/Others)	Carpet Area of each unit (Sq.m)	Outer Wall Area (Sq.m)	Area of exclusive balcony/verandah (Sq.m)	Area of exclusive open terrace if any (Sq.m)	Share of Common Areas (Sq.m)	Parking Area if any (Sq.m)	Total area of each Flat/unit (Sq.m)
SRI SOWDHAMINI ENCLAVE	3286.6	GROUND FLOOR	101	2 BHK	59.78	5.52	8.45	0	23.83	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	GROUND FLOOR	102	2 BHK	62.63	5.08	5.43	0	24.44	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	GROUND FLOOR	103	2 BHK	62.18	5.45	5.87	0	24.08	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	GROUND FLOOR	104	2 BHK	60.69	6.11	7.02	0	23.76	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	GROUND FLOOR	105	2 BHK	60.32	5.74	7.43	0	24.09	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	GROUND FLOOR	106	2 BHK	61.25	5.62	6.97	0	23.74	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FIRST FLOOR	201	2 BHK	59.78	5.52	8.45	0	23.83	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FIRST FLOOR	202	2 BHK	62.63	5.08	5.43	0	24.44	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FIRST FLOOR	203	2 BHK	62.18	5.45	5.87	0	24.08	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FIRST FLOOR	204	2 BHK	60.69	6.11	7.02	0	23.76	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FIRST FLOOR	205	2 BHK	60.32	5.74	7.43	0	24.09	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FIRST FLOOR	206	2 BHK	61.25	5.62	6.97	0	23.74	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	SECOND FLOOR	301	2 BHK	59.78	5.52	8.45	0	23.83	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	SECOND FLOOR	302	2 BHK	62.63	5.08	5.43	0	24.44	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	SECOND FLOOR	303	2 BHK	62.18	5.45	5.87	0	24.08	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	SECOND FLOOR	304	2 BHK	60.69	6.11	7.02	0	23.76	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	SECOND FLOOR	305	2 BHK	60.32	5.74	7.43	0	24.09	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	SECOND FLOOR	306	2 BHK	61.25	5.62	6.97	0	23.74	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	THIRD FLOOR	401	2 BHK	59.78	5.52	8.45	0	23.83	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	THIRD FLOOR	402	2 BHK	62.63	5.08	5.43	0	24.44	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	THIRD FLOOR	403	2 BHK	62.18	5.45	5.87	0	24.08	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	THIRD FLOOR	404	2 BHK	60.69	6.11	7.02	0	23.76	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	THIRD FLOOR	405	2 BHK	60.32	5.74	7.43	0	24.09	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	THIRD FLOOR	406	2 BHK	61.25	5.62	6.97	0	23.74	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FOURTH FLOOR	501	2 BHK	59.78	5.52	8.45	0	23.83	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FOURTH FLOOR	502	2 BHK	62.63	5.08	5.43	0	24.44	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FOURTH FLOOR	503	2 BHK	62.18	5.45	5.87	0	24.08	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FOURTH FLOOR	504	2 BHK	60.69	6.11	7.02	0	23.76	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FOURTH FLOOR	505	2 BHK	60.32	5.74	7.43	0	24.09	0	97.58
SRI SOWDHAMINI ENCLAVE	3286.6	FOURTH FLOOR	506	2 BHK	61.25	5.62	6.97	0	23.74	0	97.58



Greater Visakhapatnam Municipal Corporation
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.
M/s. SRI VAMSI CONSTRUCTION, Rep. by. Smt. MATTA SOBHA, W/o. M.V.K.
MOHANA RAO.

31-29-23, Sivalayam street, Visakhapatnam, Visakhapatnam

Permit No.	:	1086/3428/B/Z6/NVA/2022
DATE	:	18 April, 2024

Sir / Madam,

Sub: Building Permission - Construction of 'Residential Apartment Bldg' - Approval - Granted - Reg"

Ref: Your Application Dated: 20 June, 2022 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Metropolitan Region and Urban Development Authorities Act, 2016 and A.P. Building Rules 2017.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A	APPLICANT AND LICENSED PERSONNEL DETAILS:						
1	Applicant	M/s. SRI VAMSI CONSTRUCTION, Rep. by. Smt. MATTA SOBHA, W/o. M.V.K. MOHANA RAO.					
2	Developer / Builder	Sri Vamsi Constructions			Lic.No.	REG/1086/DEV/0182/2019	
3	Licensed Technical Person	B Balakrishna (Engineer)			Lic.No.	77 /2019-20	
4	Structural Engineer	V Sridhar Reddy			Lic.No.	42/2019-20	
5	Others	NA					
B	SITE DETAILS						
1	RS/TS No.	349/4 & 371/1					
2	Premises No.	NA					
3	Ward	Narava Ward					
4	Block No.	Na					
5	Street	Sathivanipalem					
6	Locality	Zone 6 - Narava					
7	Town/ City	Visakhapatnam City					
C	DETAILS OF PERMISSION SANCTIONED						
Building - PROPOSED (BUILDING) (Height (m): 17.95)							
1	Floors	Ground floor	Upper floors		Parking floors		
2	Use	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential	535.84	4	2,143.36	Cellar	0	0.00
b	Commercial	0.00	0	0.00	Stilt	1	545.06
c	Others	0.00	0	0.00	U.Floors	0	0.00
d	Total No. of floors	Upper floor(s)					
3	Set backs (m)	Front 2.00	Rear 2.50		Side I 4.00	Side II 4.00	
3a	TDR Details	Bond No.			Total Extent Available (Sq Yard)	Availed now (For Floor) (Sq Yard)	Availed now (For Payments) (Sq Yard)
		1086/00063/TDR/CVW/2022			48.34	48.30	0.00
4	Site Area (m2)	999.43					
5	Road affected area (m2)	0					
6	Net Site Area(m2)	999.43					
7	Tot-lot / Organized open space (m2)	55.35					
8	Height (m)	17.95					
9	No. of RWHPs	1					
10	Others	NA					
D	DETAILS OF FEES PAID (RS.) TOTAL :						
1	Building License Fee	207,680.00	2	Debris Charges			140,000.00
3	Development Charges (Built Up Area)	136,050.00	4	Development Charges (Vacant Land)			16,520.00
5	Betterment Charges	250,000.00	6	External Betterment Charges			272,100.00
7	Drainage Charges	70,000.00	8	Water Resource Charges			50,000.00
9	Tree Guard Charges	9,800.00	10	Paper Publication Charges			5,000.00
11	14% Open Space Charges	1,172,080.00	12	Labour Cess Component 1			452,613.00
13	Application Fee	10,000.00	14	Green Fee Charges			106,105.00
15	Labour Cess Component 2	9,237.00	16	Application User charges			500.00
17	Bulk water charges	80,000.00					
TOTAL: 2,987,685.00							

E OTHER DETAILS :

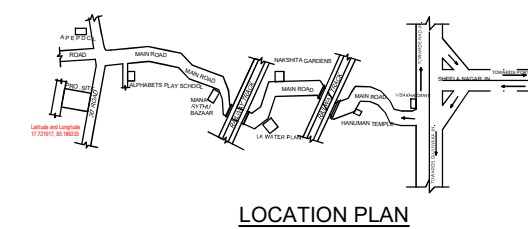
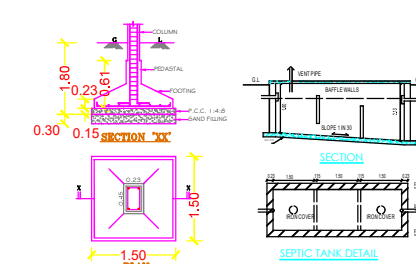
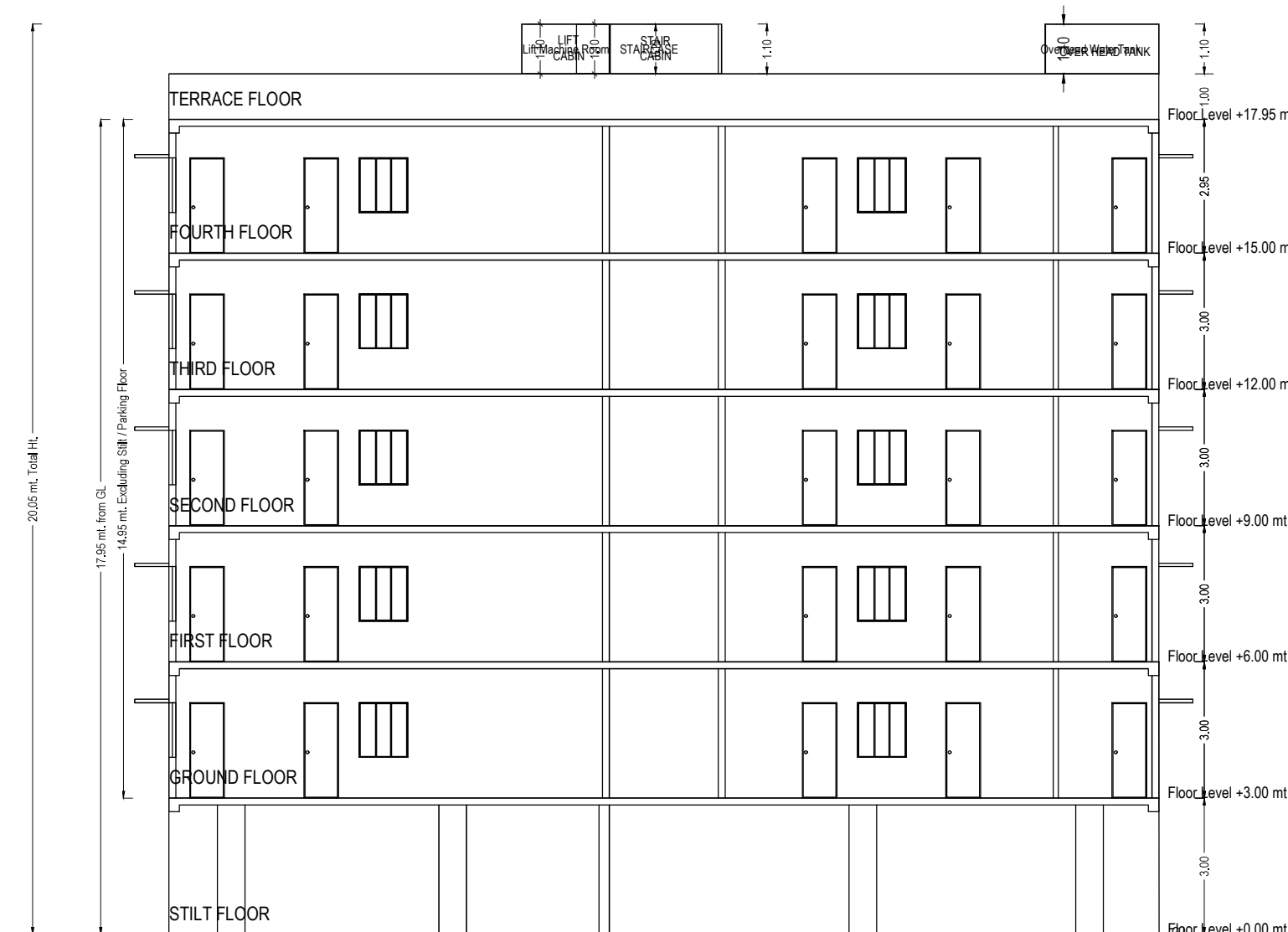
1	Contractor's all Risk Policy No.	6700003250	Date	13/02/2024	Valid Upto	12/02/2027
2	Notarised Affidavit No. / Mortgage Deed No.	9710/2023	Date	18/10/2023	Area (m2)	304.30
3	Enter Sr. No. in prohibitory Property Watch Register		10213/2023		Date	18/10/2023
4	Floor handed over	First, second, third & fourth	S.R.O.	Gajuwaka		
F	Construction to be Commenced Before		18 October, 2025			
G	Construction to be Completed Before		18 April, 2027			

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
2. If construction is not commenced within one year, building application shall be submitted afresh duly paying required building permit 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 at 1 tree / 80sq.mts site area.
10. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
11. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
12. Garbage House shall be made within the premises.
13. 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.
14. This sanction is accorded on surrendering of Road affected portion of the site to Greater Visakhapatnam Municipal Corporation at free of cost without claiming any compensation at any time as per the undertaking submitted.
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. This permission is given based on the inputs on pages, documents and drawing provided by Applicant. Applicant confirms that the documents/ drawings submitted electronically or inputs by them are correct. The final approvals of proceedings are subjected to verification of reports and documents by concerned official including site visit report. Any deviation identified will lead to modification/rejection of the proceedings.
17. The Developer/ Builder/ Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance from Electrical Lines shall be followed as per rules
19. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
20. If condition of providing solar roof top system is not complied 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
21. If RWHS are not constructed 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
22. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
23. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
24. The Registration authority shall register only the permitted built up area as per sanctioned plan.
25. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in terms of A.P. Building Rules-2017,
 - a. The construction shall be done by the owner/Builder, 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 Greater Visakhapatnam Municipal Corporation 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.
30. 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;
 - a. To provide one entry and one exit to the premises with a minimum width of 4.5 mts. and height clearance of 5 mts.
 - b. Provide Fire resistant swing door for the collapsible lifts in all floors.
 - c. Provide Generator, as alternate source of electric supply.
 - d. Emergency Lighting in the Corridor / Common passages and stair case.
 - e. 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.
 - f. Manually operated and alarm system in the entire buildings;
 - g. Separate Underground static water storage tank capacity of 25, 000 fits. Capacity.
 - h. Separate Terrace Tank of 25,000lits capacity for Residential buildings.
 - i. Hose Reel, Down Corner.
 - j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. Transformers shall be protected with 4 hours rating fire resist constructions.
 - l. To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.
31. In case of Group Development Schemes (Other than Industrial) the roads & open spaces shall be handed over at free of cost to ULB through registered gift deed before occupancy.
32. As per the green building provision for sanction of buildings in terms of A.P. Revised Building Rules-2017.
 - a. Water conservation and management:
 - (i) Rain Water Harvesting Structure (percolation pit) shall be provided in case of site area 200 sq. mtr. and above.
 - (ii) Low Water Consumption Plumbing Fixtures shall be provided in case of site area 500 sq. mtr. and above.
 - (iii) Waste water recycle and reuse (S.T.P.) shall be provided in case of site area 1000 sq. mtr. and above. Treated water to be recycled for gardening and flushing.
 - (iv) Reduction of Hardscape shall be provided in case of site area 500 sq. mtr. and above.
 - b. Solar Energy Utilisation:
 - (i) Installation of Solar Photovoltaic Panels shall be provided in case of site area 1000 sq. mtr. and above.
 - (ii) Installation of Solar Assisted Water Heating Systems shall be provided in case of site area 1000 sq. mtr. and above.
 - c. Energy Efficiency:
 - (i) LED lights/ solar lights for lighting common areas shall be provided in case of site area 1000 sq. mtr. and above.
 - (ii) At least 1% of connecting load to be met by PV Cells (Optional) in case of site area 20000 sq. mtr. and above.
 - (iii) Fly-ash bricks for construction (Optional) in case of site area 20000 sq. mtr. and above.
 - (iv) ECBC to be adopted in case of site area 50000 sq. mtr. and above.
 - d. Waste Management:
 - (i) Segregation of Waste shall be provided in case of site area 300 sq. mtr. and above.
 - (ii) Organic Waste Management shall be provided in case of site area 3000 sq. mtr. and above.
 - e. Natural Drain system should be maintained.
33. The builder/Owner shall provide mobile/temporary toilet facility for workers (male & female separately) in construction site where 25 or more workers are engaged per day in the construction site.
34. Necessary provisions for disposal of Sewage (Septic Tank) as per NBC 2016 norms should be provided.

By order

Commissioner

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Building Use/SUBUSE Details							
Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details	Building Fire Group	Type of Roof
PROPOSED BUILDING	Residential	Residential Apartment	N/A	Non-Highrise Building	1 Story + 1 Ground + 4	Group A1	ROOF

		Basement	Ground Floor	Upper Floors	
BuildingWise TDR Details					
Work	Building	Floor	TDR Allocation Area	TDR Max. ELVA Area	
PROPOSED-1 (BUILDING)	PROPOSED (BUILDING)	Ground Floor	45.45	0.00	
		First Floor	45.45	0.00	
		Second Floor	45.45	0.00	
		Third Floor	45.45	0.00	
		Fourth Floor	45.45	0.00	
Total			242.30	0.00	

TDR Details			
ID	ORCAREA	ORCOWNER	GRONO
41713	242.51		1086100653TDRCAW/2022
Total	242.51		

Permissible TDR Area

Prem TDR	Pop TDR	Balanced TDR
342.51	242.30	0.21

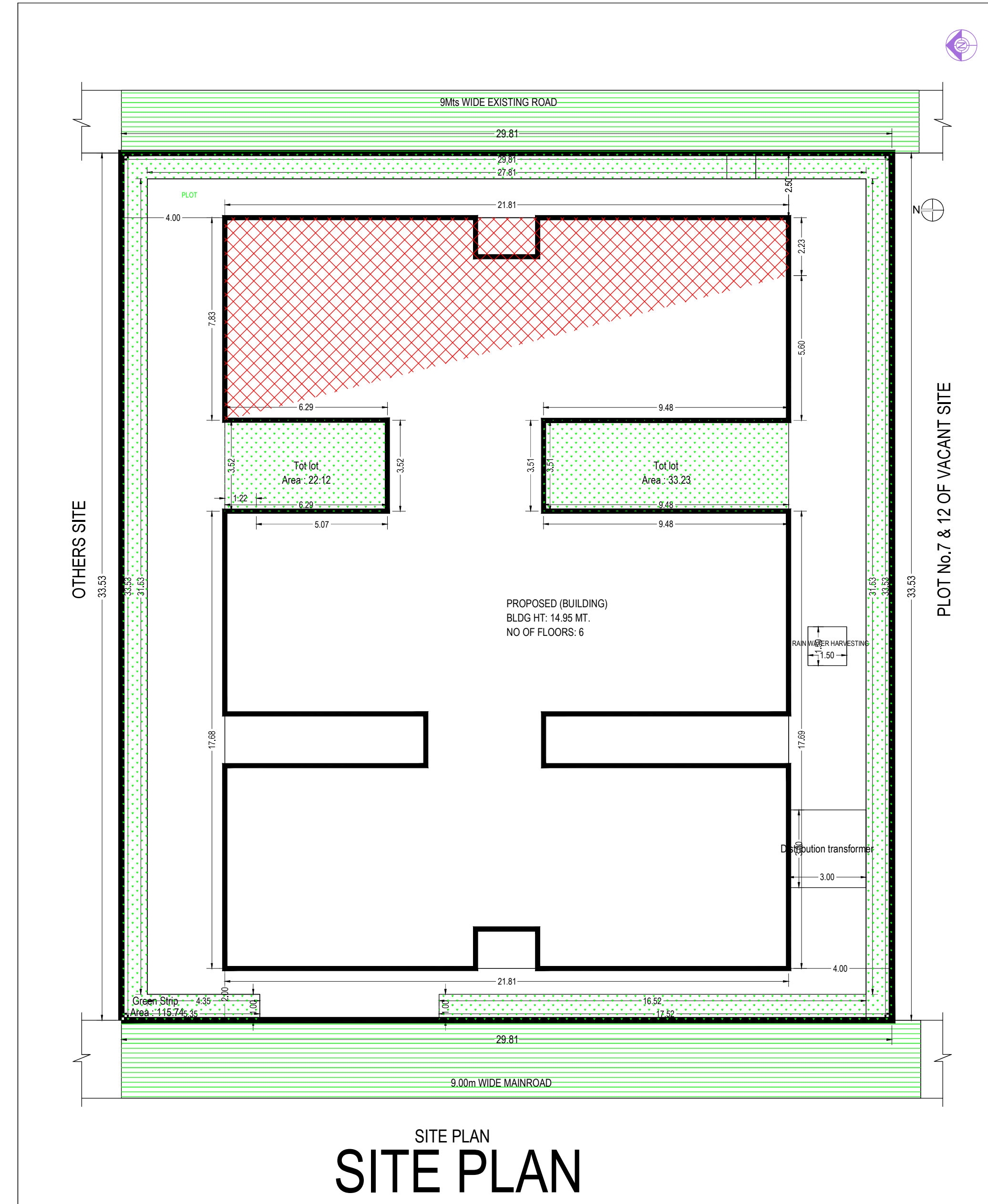
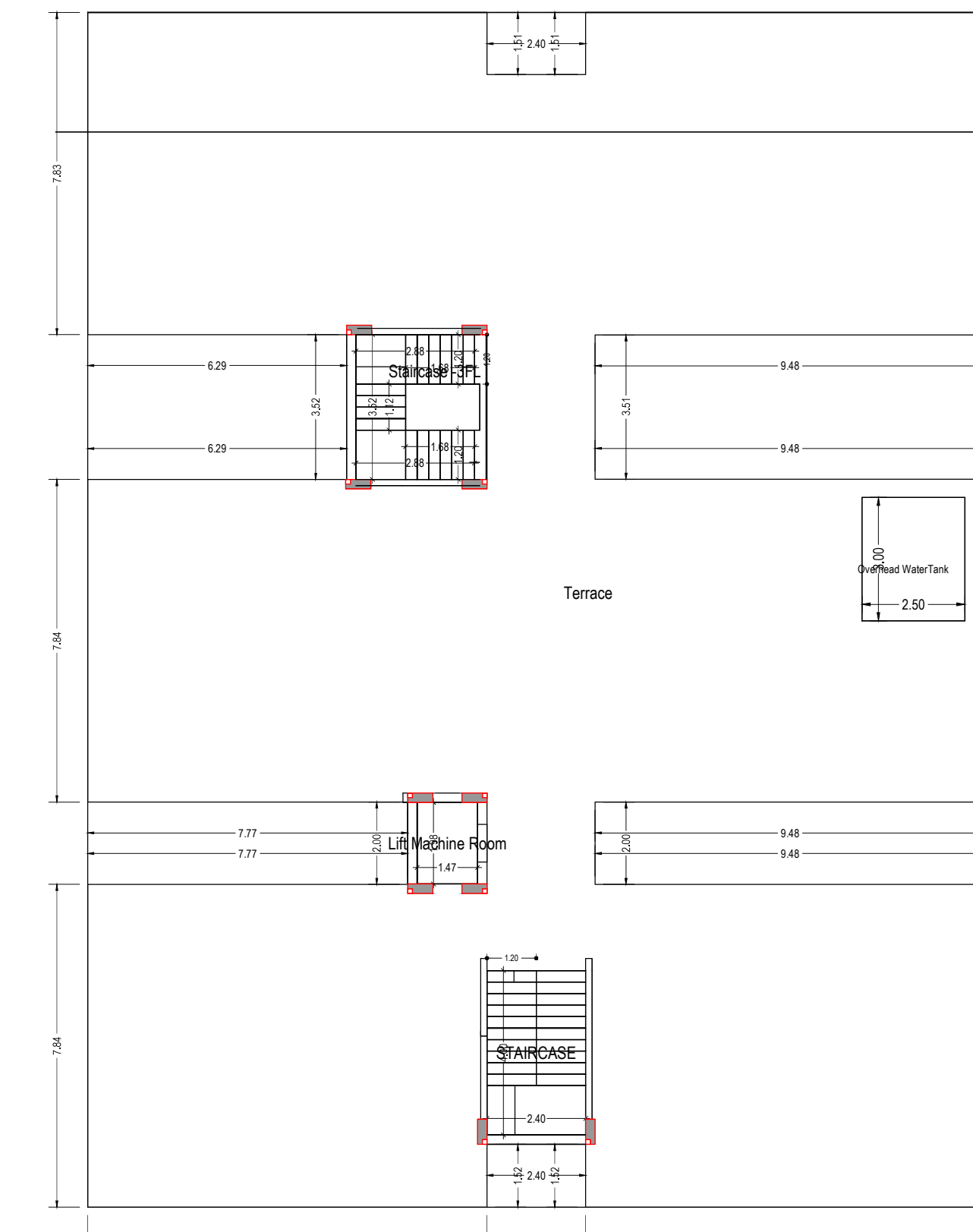
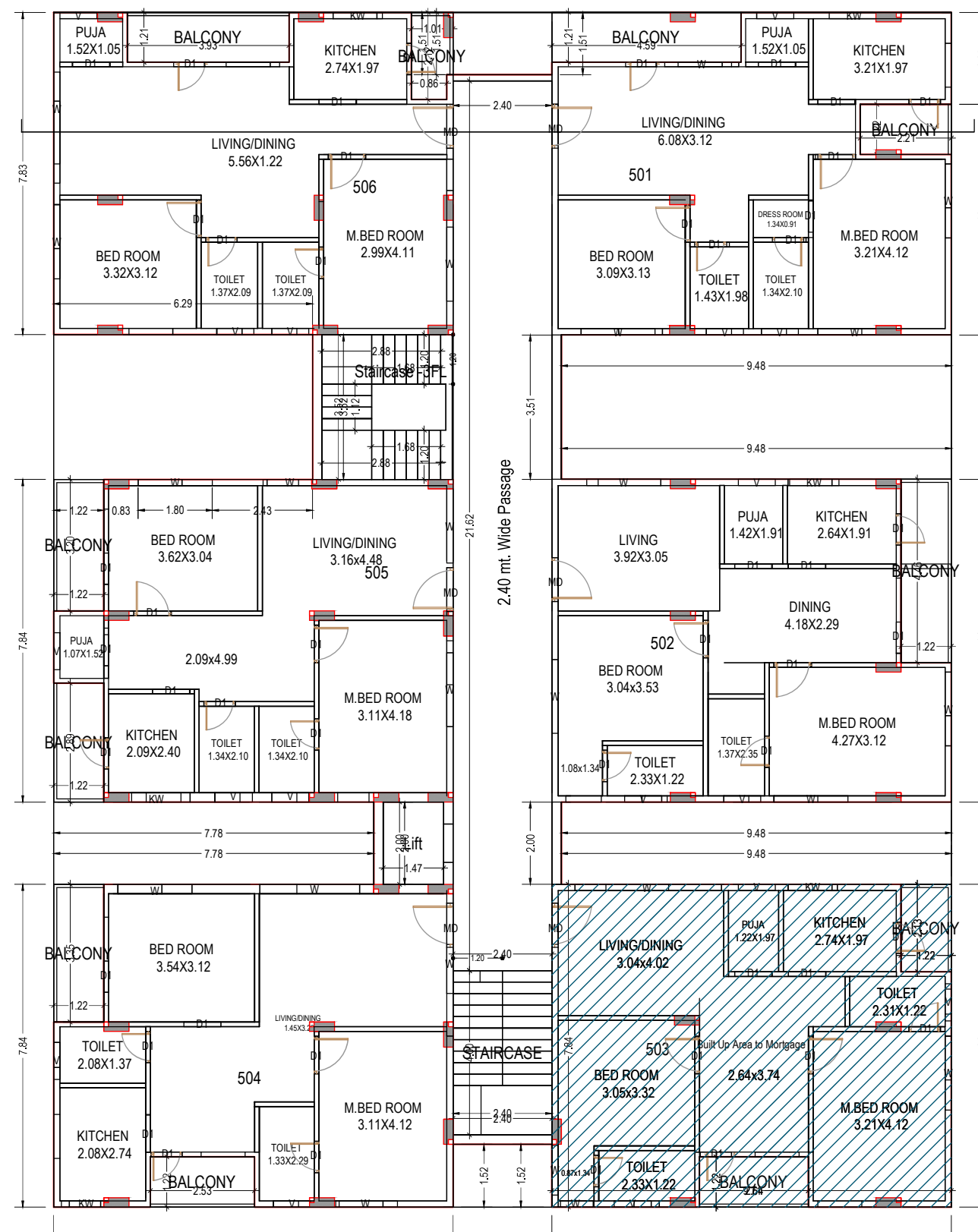
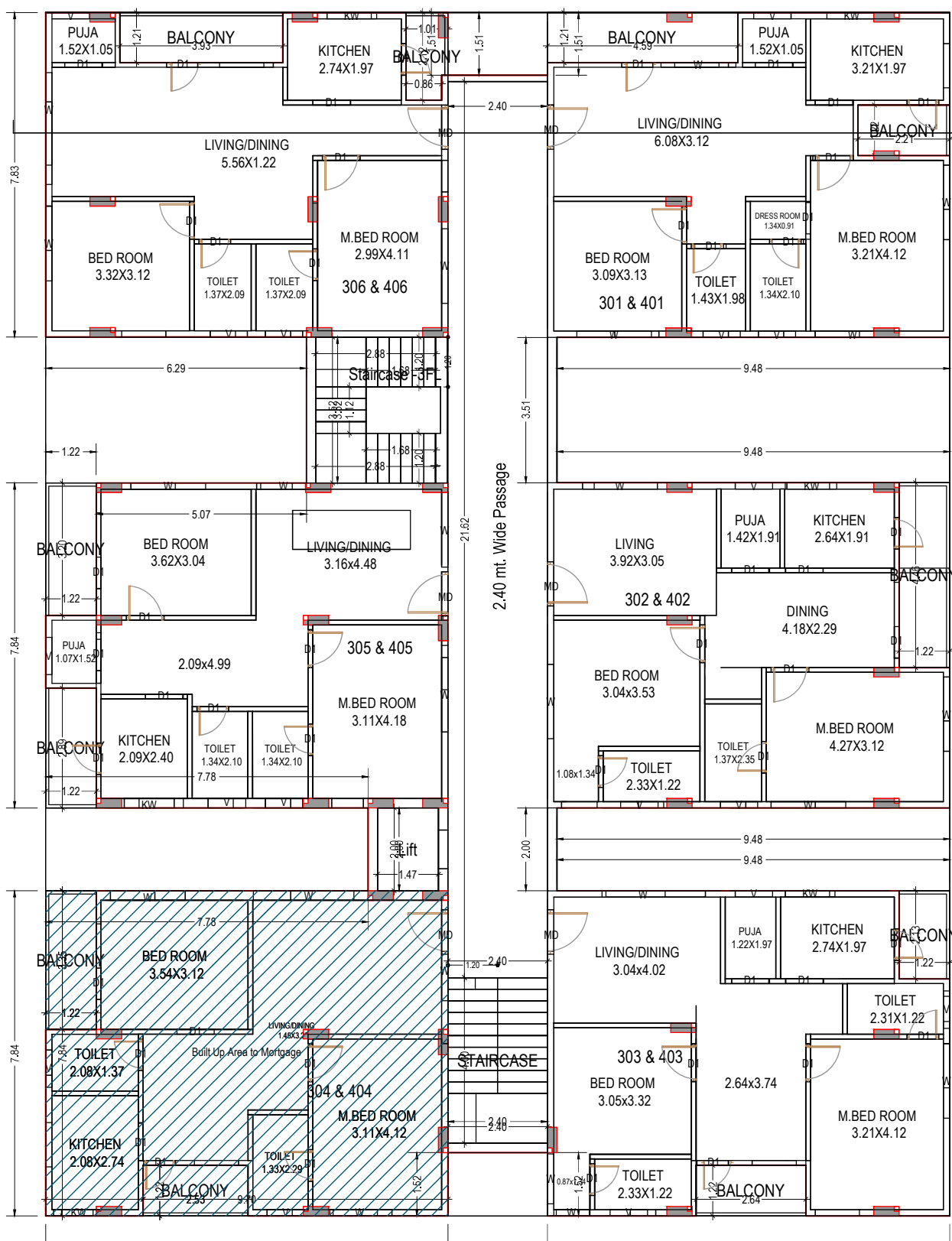
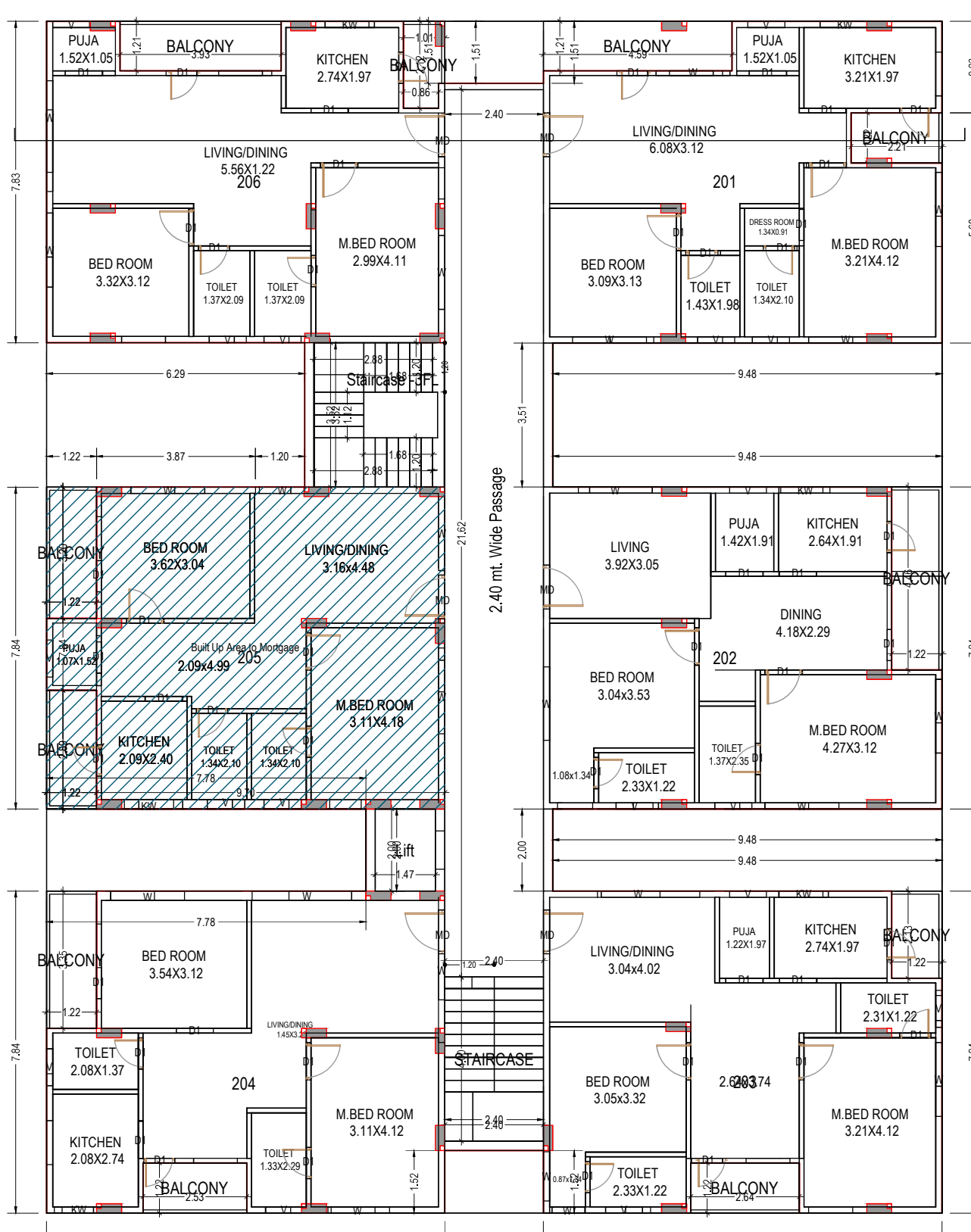
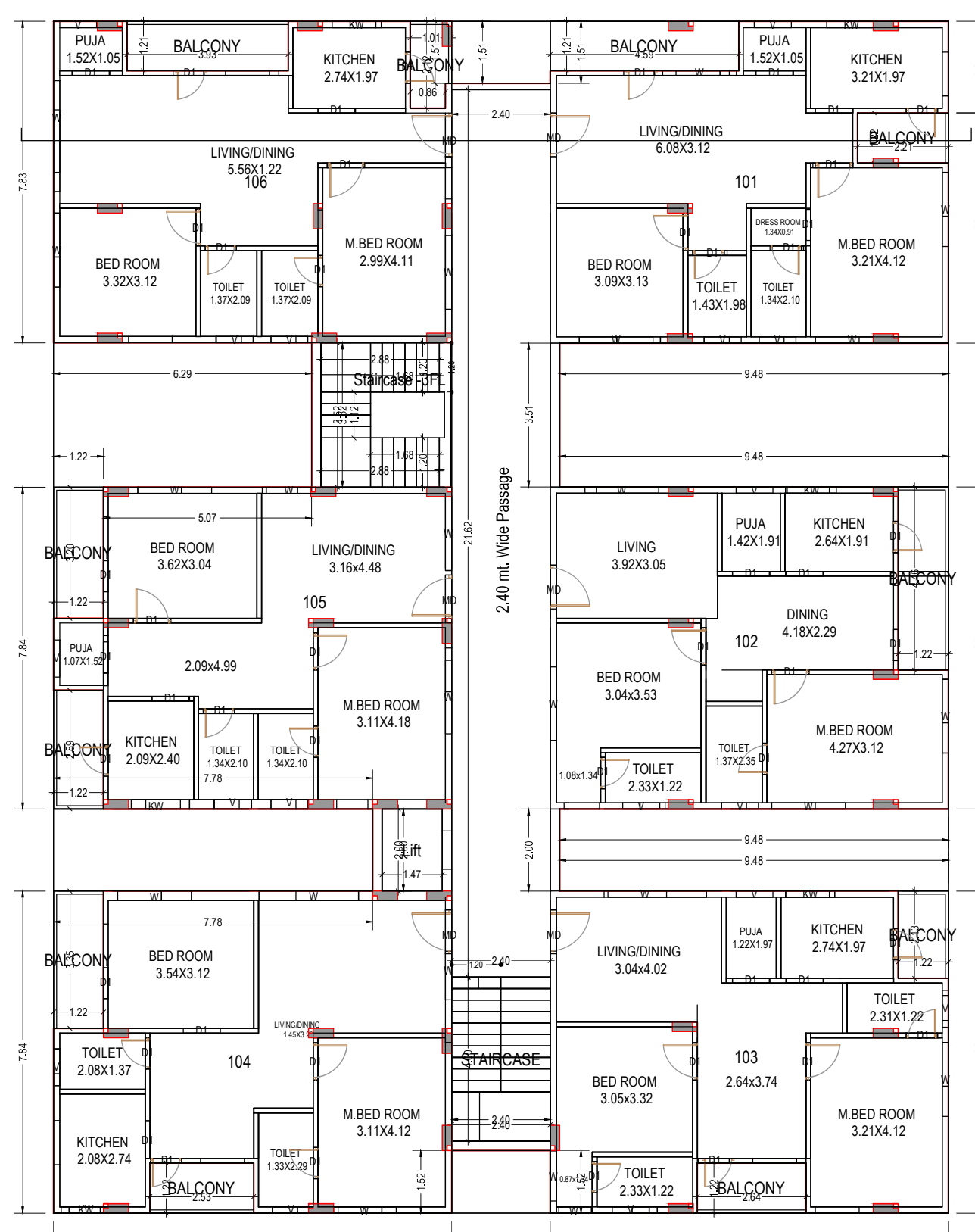
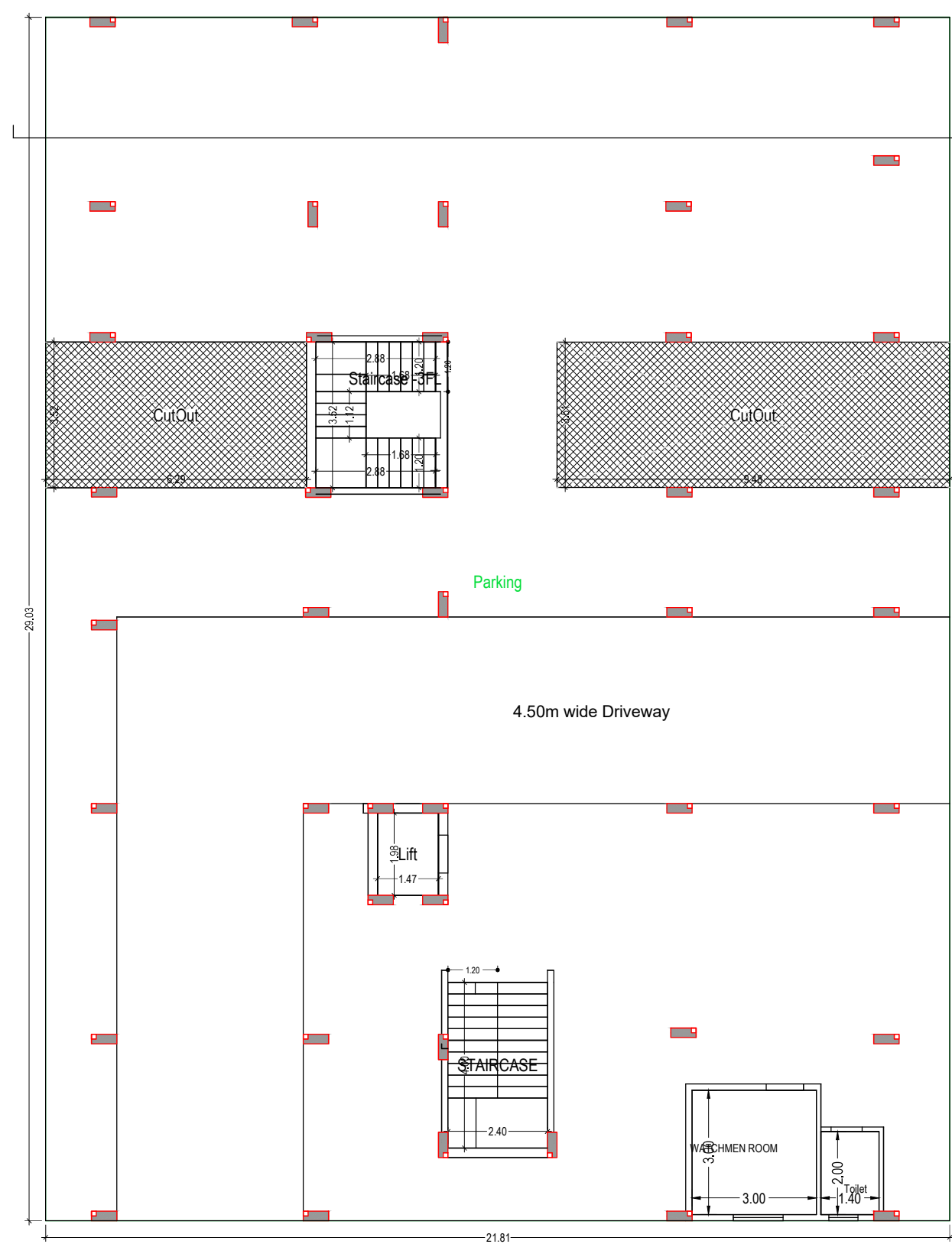
Mortgage Area Details

Name	Mortgage Area	
	Start	End

Built Up Area to Mortgage	287.52	304.36
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General Conditions

No.	General Conditions
1	LTP is responsible for any misrepresentation in above aspects
2	The accuracy of the statements, financial statements, results of work sheet has been confirmed as per BMR

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COLOR INDEX	
Plot / Site lines	
Existing street / road	
Proposed work including services	
Existing construction proposed to be demolished	
Existing structure to be retained	
Work in progress duly sanctioned	
Open Space	
Drainage and Sewerage work	
Water Supply work	
Deviations	
Recreation ground	