Greater Visakhapatnam Municipal Corporation

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

To,

Sri/Smt,
Sri. Batusu Ramakrishna & An Other
2-23-23, Yendada, Visakhapatnam, Visakhapatnam

Permit No.	:	1086/3144/B/22/MA2/2022
DATE	:	01 August, 2023

Sir / Madam,

Sub: Group Development Scheme with High Rise Structure - Construction of 'Group Housing' - Approval - Granted - Reg.

Ref: Your Application Dated: 06 June, 2022 u/s 386, 428 & 431 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 had 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	Sri. Batusu Ramakrishna & An Other			
2	Developer / Builder	Vasakhi Developers	Lic.No.		
3	Licensed Technical Person	B Balakrishna (Engineer)	Lic.No.	77/2015/Gr	
4	Structural Engineer	Shaik Kareem Basha	Lic.No.	223	
5	Others	NA			
B	**SITE DETAILS**				
1	RS/TS No	236/49			
2	Premises No.	NA			
3	Ward				
4	Block No.	NA			
5	Street	NA			
6	Locality	Zone 2 - Madhurawada Junction			
7	Town/ City	Visakhapatnam Ctz			
C	**DETAILS OF PERMISSION SANCTIONED**				

Building - PROPOSED (BUILDING) (Height (m): 94.31)

	Floors	Ground floor	Upper floors		Parking floors		
1	Use	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential	3,496.89	28	115,015.64	Cellar	3	33,369.10
b	Commercial	809.64	3	0.00	Stilt	0	0.00
c	Others	0.00	0	0.00	U.Floors	0	0.00
d	Total No. of floors	Upper floor(s):					

1	Set backs (m)	Front	Rear	Side 1	Side 2
		20.00	21.00	17.57	14.00

2a	TDR Details	Bond No	Total Extent Available (Sq Yard)	Availed now (For Floor) (Sq Yard)	Availed now (For Payments) (Sq Yard)
		VMC-DEV/0891(1 to 3)/23/2019-TPS	483.77	483.77	0.00
		BC-02-1/8238/2019	693.11	349.33	0.00
		BC-03-1/8238/2019	344.22	0.00	0.00
		1173/0004C/TDR/PAT/2022	94.64	0.00	0.00
		1173/00051/TDR/MOGA/2022	800.00	0.00	0.00
		1173/00052/TDR/BRU/2022	341.77	0.00	0.00
		1168/00055/TDR/KNK/2022	1,430.59	0.00	0.00

4	Site Area (m2)	15054.00
5	Road affected area (m2)	127.05
6	Net Site Area(m2)	14926.95
7	Pit-lat / Drainage open space (m2)	1495.61
8	Height (m)	94.31
9	No. of Blocks	1
10	Others	NA

D DETAILS OF FEES PAID (RS.) TOTAL :

1	Building License Fee	11,294,300.00	2	Deposits Charges	6,000,000.00
3	Development Charges (Built Up Area)	6,002,193.00	4	Development Charges (Vacant Land)	407,563.00
5	Betterment Charges	2,949,400.00	6	External Betterment Charges	12,004,300.00
7	Drainage Charges	1,044,899.00	8	Water Resource Charges	746,350.00
9	Tree Guard Charges	420,200.00	10	Paper Publication Charges	5,000.00
11	City Level Infrastructure Fee*	62,465,750.00	12	Shelter Fee	2,130,050.00

13	Labour Cess Component 1	2,936,661.00	14	Application Fee	10,000.00
15	Green Fee Charges	5,078,840.00	16	Labour Cess Component 2	80,341.00
17	Application User Charges	500.00			
					TOTAL: 115,428,942.00

*City level infrastructure fees has to be paid in six(6) equated interest free installments with in a period of three(3) years as per G.O.Ms.No.168.

E	**OTHER DETAILS :**					
1	Contractor's all Risk Policy No.	461200/44/2024/8	Date	09/05/2023	Valid Upto	08/05/2028
2	Notarised Affidavit No. / Mortgage Deed No.	3782/2023	Date	09/05/2023	Area (in?)	17,809.00
3	Enter Sr. No. in prohibitory Property Watch Register		8830/2023		Date	18/05/2023
4	Floor Handed over	1,2,3,4,5,7 & 8	S.R.O.	Madhurawada		
F	**Construction to be Commenced Before**		01 February, 2025			
G	**Construction to be Completed Before**		01 August, 2028			

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 compound and also in front of the premises at 1 tree / 80sq.mts site area.
10. Toilet 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 of any type as per the undertaking submitted.
15. Stacking 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, dimensions 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 officer 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 this condition is fulfilled.
20. If condition of providing solar hot fair 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 Sanctioning 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 & severally 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 severally 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 SE. Engineer to provide all necessary Fire fighting installations as stipulated in National Building Code of India, 2020 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 500 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5kg 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 21, 000 Ltrs. Capacity.
   h. Separate Terrace Tank of 25,000 ltr 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 manoeuverability 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 Utilization:
      (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 5000 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 employed per day in the construction site.
34. Necessary provisions for disposal of Sewage (Septic Tank) as per NBC, 2016 norms should be provided.

Payment of Labour cess in 5 installments is allowed on your request. It is the responsibility of applicant to pay the installment within due date failing which liable for penalty as fixed by Labour department and he will not be allowed to apply for OC

By order

Commissioner

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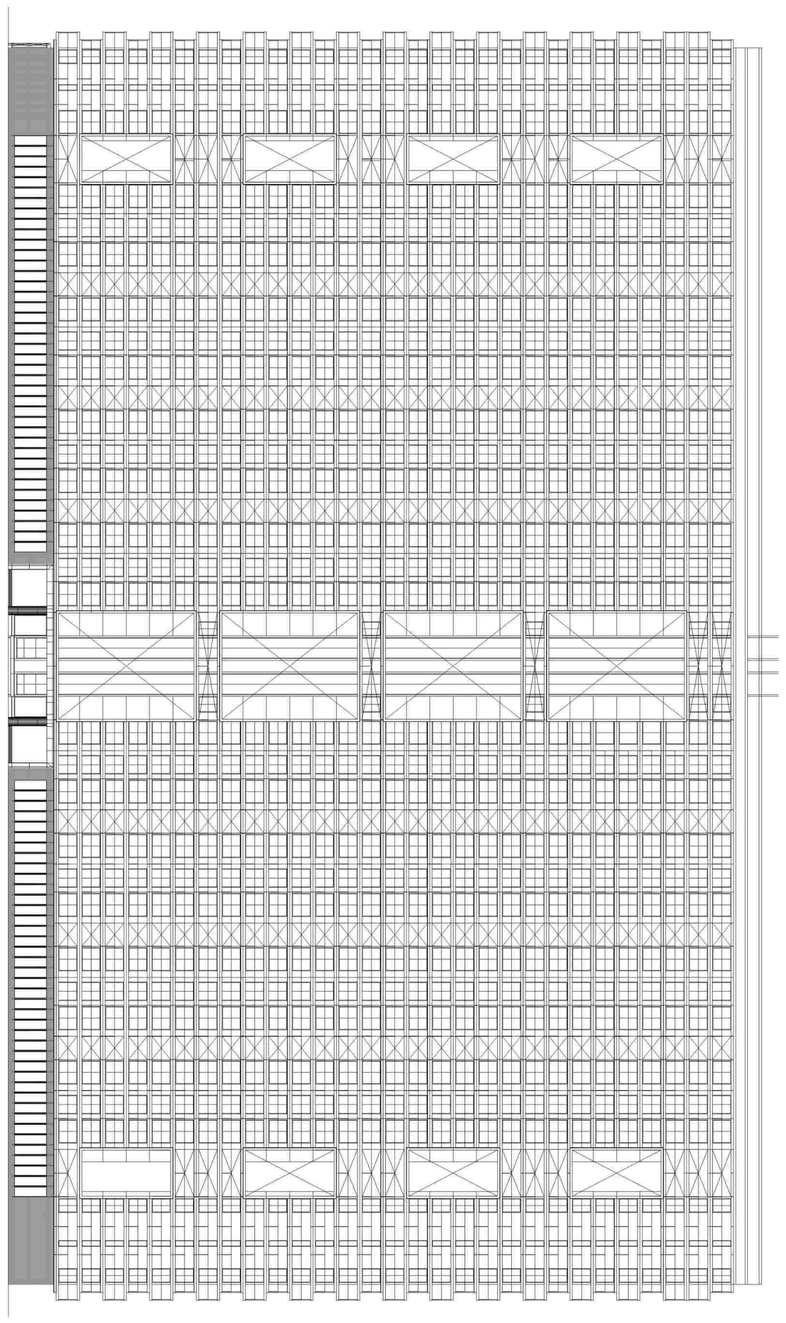
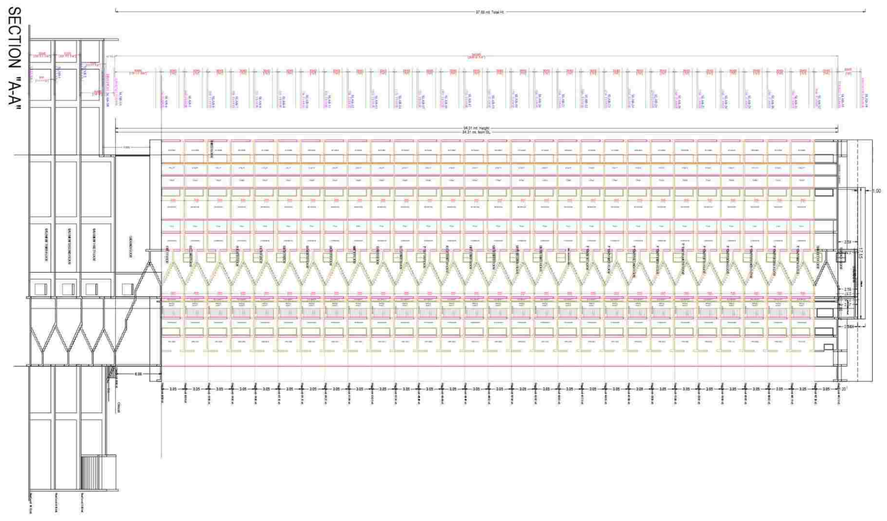


NORTH ELEVATION



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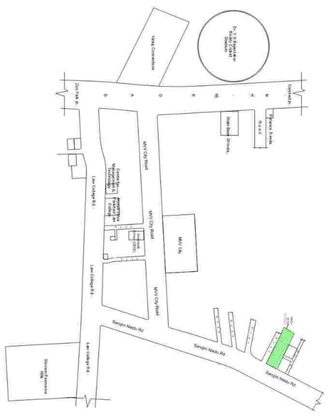

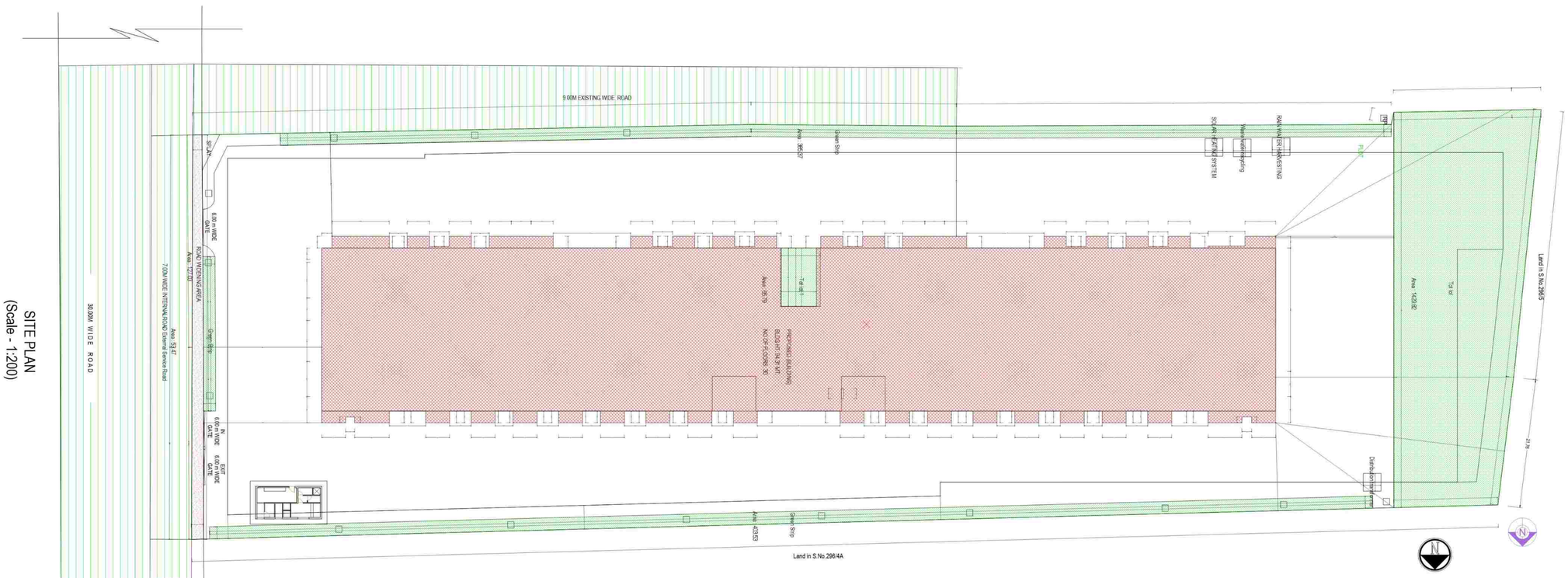

SITE PLAN
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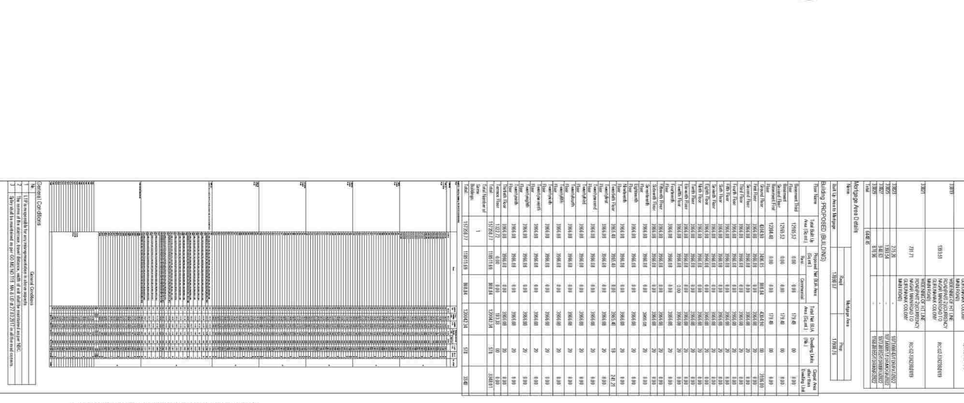

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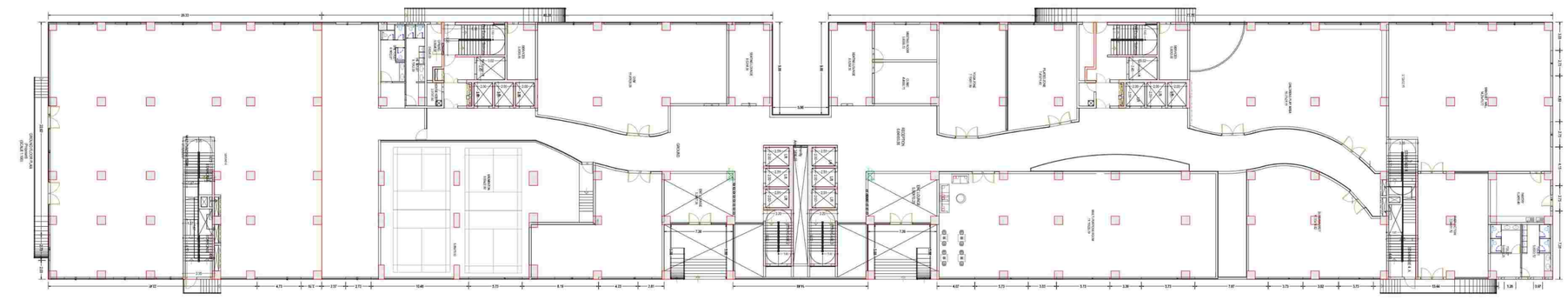

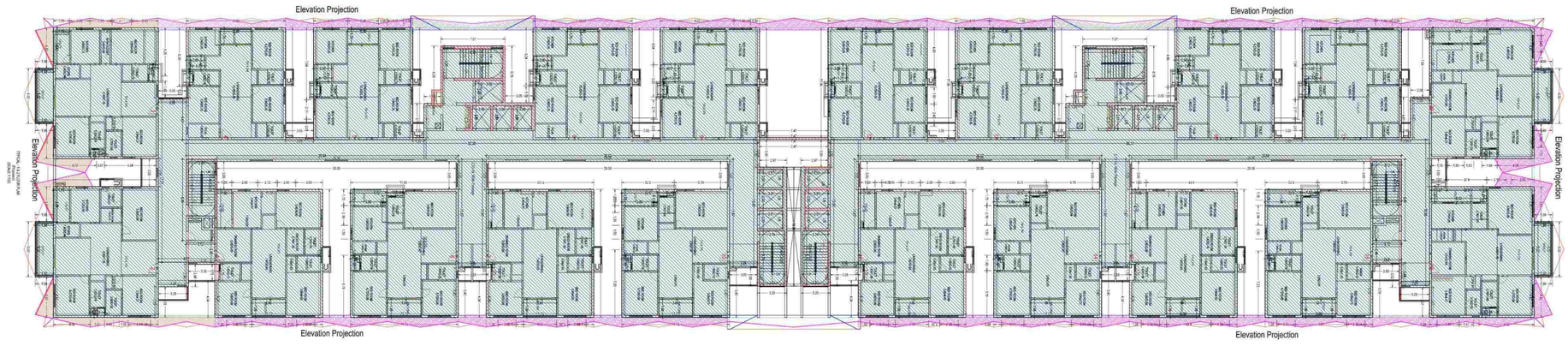

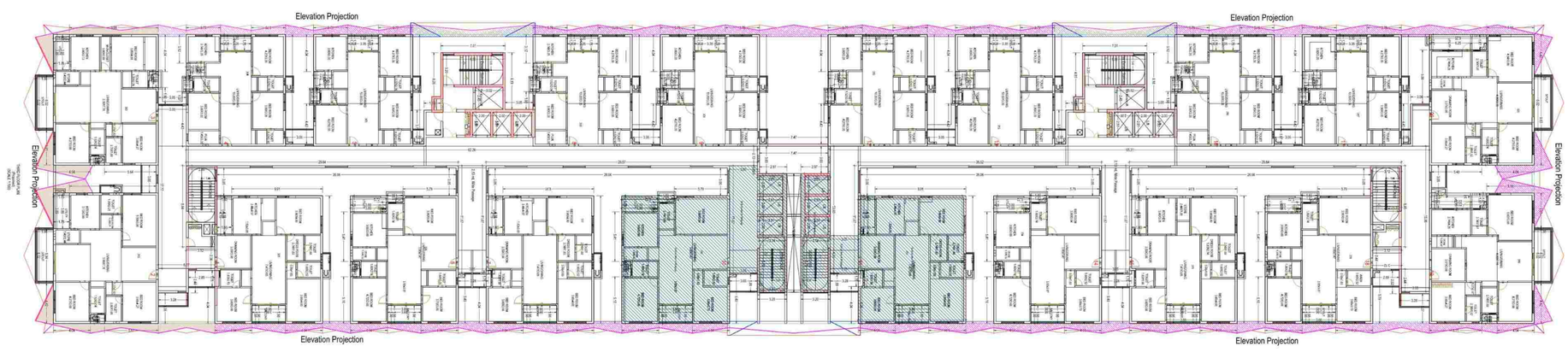

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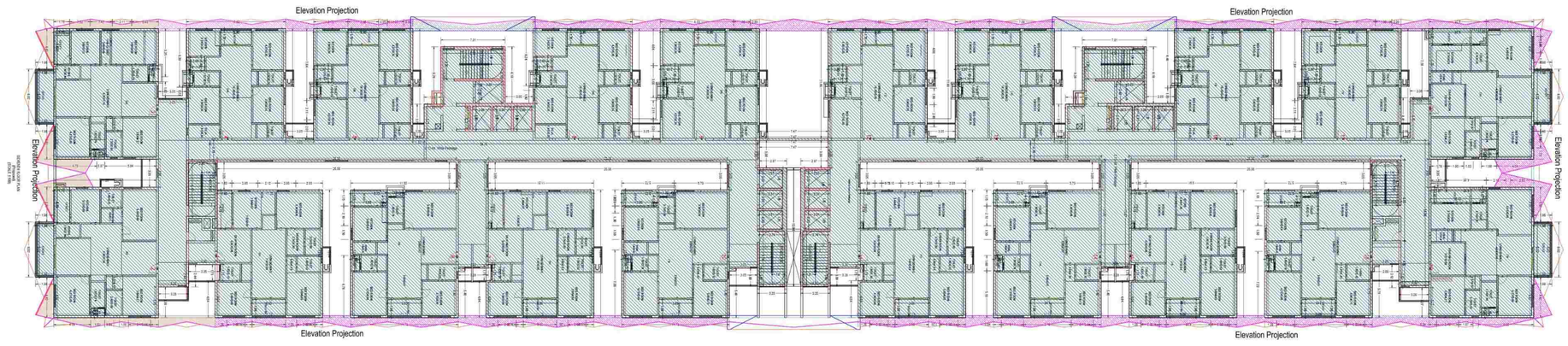

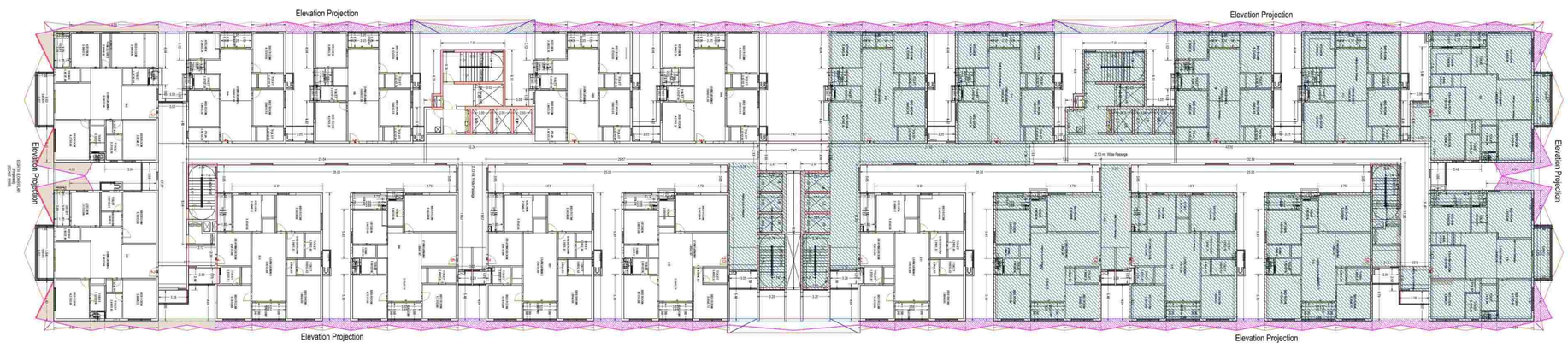

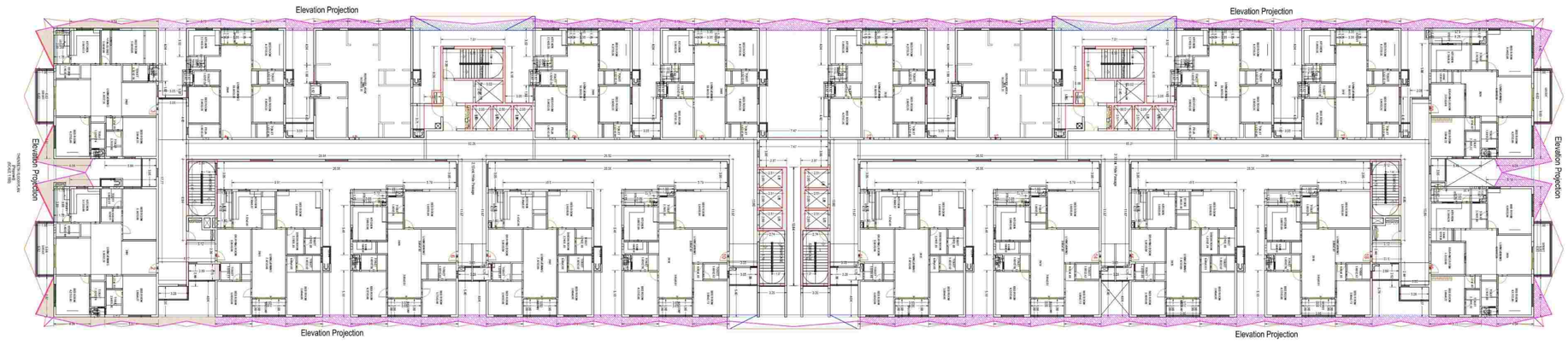

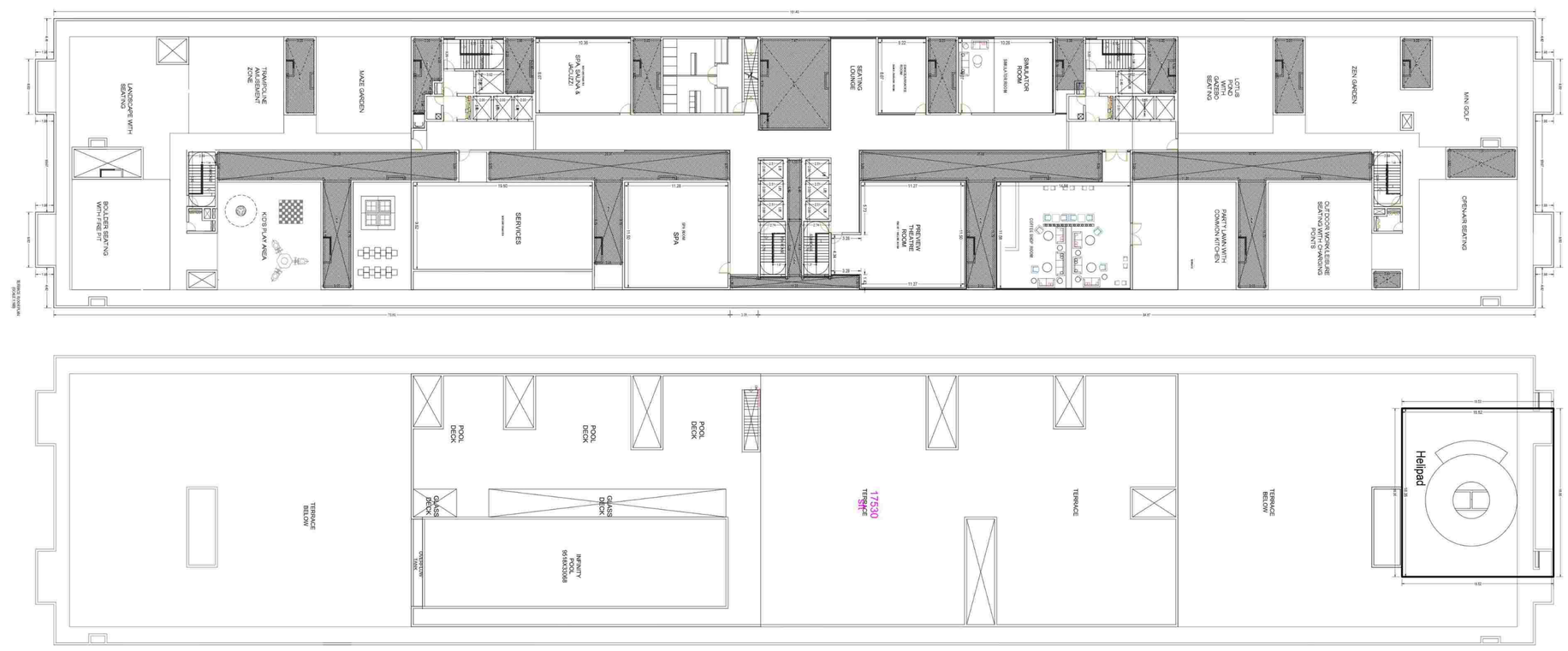

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