

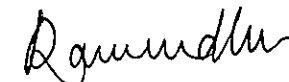
06.01.2017

ABSTRACT

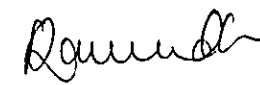
Proposals	Received	Approved	Deferred for want of Rectification / further information.	Rejected
Buildings	5	3	2	0
Layout	7	5	2	0
Industries	2	1	0	1
Sub division of plot	1	1	0	0
Occupancy certificate & Mortgage release	3	3	0	0
Total	18	13	4	1

Minutes of ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY, VIJAYAWADA
 Agenda for the Committee Meeting on 06.01.2017 for Disposal of Development Permit applications

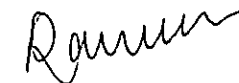
Sl. No	File No.	Name of the Applicant	Date of receipt of appl.	Location of the site	Nature of construction	Site area in sq.mts / Ac	Decision of the Committee
Buildings							
1	E2-197/2011 CRDA-12026(33)/1/2016 (Guntur zone)	Dr. Syed Rasul Sister care Educational Society	26.12.2016	D.No.1056, 1057, 1058 of Ankireddypalem village, Vengalayapalem GP, Guntur district	for approval of extention of 3rd and 4th floors	Ac.5.01 cents	Approved subject to 1] Payment of fees 2] Submission of mortgage deed 3] Receipt for payment of conversion charges under APAL Act 4] Submission of structural drawings
2	CRDA-12029(31)/17/2016 (Capital city zone)	Sri S.Ramaraju Yerrabalem Grampanchayati	23-12-2016	D.No.788/B of Nowluru village, Yerrabalem Grampanchayati, Mangalagiri mandal, Gunturu Dist.	Approval of G+1 Residential Building	125.40 Sqm	Approved subject to 1] Payment of fees 2] R.A.P to an extent of 7.68 sq.mts to be handedover to this authority by way of notarized affidavit on Rs.100/ non judicial stamp paper.
3	CRDA-12029(31)/18/2016 (Capital city zone)	Smt M.Vimala, Tulluru Grampanchayati	24-12-2016	D.No.23/1D of Tulluru Village, Tulluru mandal, Gunturu Dist.	Approval of G+1 Residential Building	160.14 Sqm	Approved subject to 1] Payment of fees 2] R.A.P to an extent of 14.84 sq.mts to be handedover to this authority by way of notarized affidavit on Rs.100/ non judicial stamp paper.
4	CRDA-12029(31)/19/2016 (Capital city zone)	Sri K.VS Durga Prasad	26-12-2016	D.No.94 of Krishnayapalem Village, Mangalagiri mandal, Gunturu Dist.	Approval of ATMs in ground floor & Residens in first floor Residential Building	218.17 Sqm	Subject to submission of revised plans as per zoning regulations


 Director (DC)

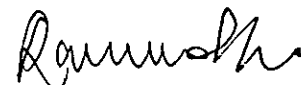
5	CRDA-12029(33)/1/2017 (Capital city zone)	Sri A. Venkateswararao & Aruna Kumari	03-01-2017	D.No.64 of Krishnayapalem Village, Mangalagiri mandal, Gunturu Dist.	Approval of Stilt floor for parking ground and first floor for retail/repair/service shops and two dwelling units in second floor	855.72 Sqm	Inspection of Director
Layouts							
6	CRDA-12024(35)/3/2016 (Vuyyuru zone)	Delta developers - rep by M Srinivasa Rao	27.12.2016	R.S No. 9/1, 2(P), 3,4, 10/3, 4(P), 11/3(P) of Proddutturu (V) & Kankipadu (M), Krishna Dt.	Provisional layout	Ac 6.72 Cents	Approved subject to 1] Payment of fees 2] Submission of mortgage deed 3] Revised plans to be submitted duly showing the 1% for utilites, 2% for amenities, existing donka on western side, revision of open space & Submission of EC's
7	L/ZAD/137/16 CRDA-12026/35/8/2016 (Guntur zone)	Sreenadh Infra Projects India (P) Ltd., Chairman Sri K.Narayana Rao, M.D.Sri K.Nageswara Rao	10.3.16 Revised plans submitted on 20.12.16	Layout - D.No.23/P, 24/P, 25/P, 26/P, 27/P, 79/P of Nadimpalem village, Prathipadu Mandal, Guntur Dist.,	Proposed provisional layout for approval	Ac.11.6925 cents	Unless approved layout roads are vested with local body proposal cannot be considered. Hence applicant is directed to handover the roads to Gram Panchayat.
8	CRDA-12026(35)/47/2016 (Guntur zone)	Smt K.Sujatha, W/o Rajendra Prasad, Smt E.Krishna Kumari, W/o Venkateswara Rao, Sankurathripadu village, Phirangipuram, Guntur	23.12.16	Layout - D.No.330/1 & 3(P) at Repudi (V) Phirangipuram Mandal, Guntur	Proposed provisional layout for approval	Ac.3.74 cents	Rejected as the layout is developed unauthorizedly without providing open space.
9	CRDA-12026(35)/46/2016 (Guntur zone)	Sri Sai Pragathi Infra & Developers Mg.P.Sri M.Hanumantha Rao & others	22.12.16 Revised plans submitted on 30.12.16	Layout - D.No.21/1D(P) & 22/A(P), B of Kantheru (V) Tadikonda (M)	Proposed provisional layout for approval (Already placed before the Committee on 23.12.16. Committee has recommended for approval for an extent of Ac.9.3825 cents)	Ac.7.4025 cents	Approved subject to 1] Payment of fees 2] Submission of mortgage deed


Director (DC)

10	CRDA-12026(35)/1/2017 (Guntur zone)	Smt G.Siva Parvathi, W/o Narasimha Rao, Door No.2-286, Tadikonda village & Mandal, Guntur District	31.12.16	Layout - D.No.179/A1, 180/2 of Tadikonda (V) & (M) Guntur District	Proposed provisional layout for approval	Ac.3.53 cents	Approved subject to 1] Payment of fees 2] Submission of mortgage deed 3] To submit revised plans by realignment of existing road as per ZDP and to relocate amenities near open space
11	CRDA-12027(35)/12/2016 (Sattenapalli zone)	Sri A.Krishna, Flat No.102, Amrutha Residency, 4/2, Vidya nagar, Guntur.	20.12.16 Revised plans submitted on 4.1.16	Layout in D.No.350/C(P), 350/D(P) of Karlapudi (V) Amaravathi (M) Guntur District	Proposed layout for approval (Already placed before the committee on 23.12.16 Committee has not agreed)	Ac.1.19 cents	Proposal is approved subject to 1] Payment of fees 2] Submission of mortgage deed to CRDA 3] To provide 1% utilities & 2% Amenities at layout centre 4] To submit revised plans as suggested.
12	12022(35)/1/2017 (C2-2199/12) (Gannavaram zone)		20.12.2016	R.S.No.876 of Vedurupavuluru village, Gannavaram Village	Extension of time for 6 months for developement of infrastrucuture in the approved layout L.P.No.46/12	3.93 cents	Approved as per 111(1) for extension of time, subject to payment of fees
Industries							
13	CRDA-(34)/15/2016 (Guntur zone)	DJ PROJECTS, Mg.P.Sri J.Srinivasa Rao, Door No.26-43-8, SBI Colony, Mallareddy Nagar, AT agraharam, Guntur.	31.12.16	D.No.4 of Lam village, Tadikonda Mandal	Installation - Proposed ready mix concrete industry	4050 .sq.mts.	Rejected as the site is falling in agricultural use as per Nambur Z.D.P. As per zoning regulations ready mix concrete industry is not permitted in the site u/r


Director (DC)

14	CRDA-12023(37)/2/2016 (Nuzvid zone)	M/s CPF India Pvt.Ltd, Sri Kittimongkolsuk Vitoon	Resubmission Dt:30/11/2016	R.S.No.25/1, 29/1, 80/8, 81/3, 5, 6, 7 Sitarampuram & Marribandam (V), Nuzvid (M)	Industry	44653.04 Sq mts	Proposal is approved subject to 1] Payment of fees 2] Submission of mortgage deed to CRDA
Sub division of plot							
15	12021(47)/217/2016	Ch.Krishna Kumari Mantada village	21.12.2016	R.S.No.76/2, 3(P), 4(P) etc of Pedapulipaka village, penamaluru Mandal	Sub division of plot No.50/A (approved plot 50 in L.P.No.8/10)	131.27 sq.mts	Approved
Occupancy certificate & Mortgage release							
16	12021(37)/78/2016 (C8-1950/14) (Central zone)	K.Venkata Kutumba Rao Kanuru village	13.12.2016	R.S.No.248/2A of Kanuru village, Penamaluru mandal	Relinquish of mortgage area in approved B.P.No.207/14, dt.23.12.2014	445.71 sq.mts	Approved subject to payment of fees including compounding fee
17	12021(37)/70/2016 (C8-978/15) (Central zone)	T.Purnachandra Rao Yanamalakuru village	04.01.2017	R.S.No.209/1 of Kanuru village, penamaluru mandal	Relinquish of mortgage area in approved B.P.No.-22/2015, dt.02.02.2015	1443.74 sq.mts	Approved subject to Compounding fee
18	CRDA/12028/(36)/5/20 16 (Nandigamma zone)	Sri Nannapaneni Seetha Ramaraju, S/o.N.Lakshmi Naryana,D.No:9-65, Paritala Village, Kanchikacherla Mandal.	11-03-2017	R.S.No:4/1(A) of Paritala Village, Kanchikacherla Mandal	Layout (Mortgage Release)	Ac:1.70 Cents	Inform the applicant to form the damaged road


Director (DC)

Minutes of Open Forum

The proposal for construction of 3rd and 4th floors over existing G+2 floors Dental College building in D.No. 1056, 1057, 1058 of Ankireddypalem Village, Vengalayapalem GP to an extent of Ac. 5.01 cents was applied by Sister CAre Educational society during may 2016 and was rejected on 28/6/2016 with a reason that- the existing building height was above 18.00 mts which is classified as High rise building-side setback is less than 7m, where as Minimum required setback for High Rise buildign as per rule 7(x) of G.O.Ms.No. 168, dt. 07.04.2012 is 7 mts & also that fire NOC is not submitted.

Item No.	AGENDA	Dt.			
1	FILE NO: CRDA-12026(33)/1/2016	.1.2017			
2	Applicants Name	Sri. Dr.Syed Rasool, S/o Syed Ismail			
3	Site location	D.No. 1056,1057,1058 of Ankireddy palem (V), Venglayapalem Gram Panchayat.			
4	Permission for construction of & Units	3rd and 4th floors over the ex. G+2 floors for Dental College	Units	NA	
5	Whether the site U/R is covered by Approved Layout area/ LRS	No. Its not a part of an unauthorised layout.			
6	Details	Site Area in Sqmts			
7	Owner.Doc.	Ac.5.01 cents or 20275.47 sqmts			
	As on ground	Ac.5.01 cents or 20275.47 sqmts			
	Road Affected Portion	--			
	Net site area	20275.47 sqmts			
	As per Plan	20275.47 sqmts			
8	Land Use	As per ZDP	As on Ground		
		Residential vide MZDP No. 2/2011	Educational (Permitted as per ZR)	Satisfied	
9	Details	Mini. required as per G.O	Required as per ZR	Proposed	Remarks
	Road Width in Front u/r 4(b) & (c)	40'	40'	200'	Satisfied
	Road Width in Rear u/r 4(b) & (c)	-	-	--	
	Road Width in Side-1 u/r 4(b) & (c)	-	-	-	
	Road Width in Side-2 u/r 4(b) & (c)	-	-	--	
10	Permissible Height in Mts	High Rise		18.65	Satisfied
11	Setback details	Required as per ZR	As per rule 16B	Proposed	Remarks
	Front	7.50		8.22	Satisfied
	Rear	7.00		6.00	
	Side-1	7.00		52.00	
	Side-2	7.00		6.00	
12	Plinth Area details (in case of Road widening cases / Transfer of setback involved)	As per GO		Proposed	Remarks
	Permissible Plinth area	--			5233.03sqmts(including existing)
	Proposed Plinth area	--		1749.96sqmts	

13	Total Parking area in Sqmts	1726sqmts	2975.13	Satisfied
14	Tot lot	2023.5SQM (as per Circular 10%)	2975.13	Satisfied
15	Green strip / Greenery u/r 7(a) (VIII) in mts	2.00	2.00	Satisfied
16	u/r 13(c) (ii)	Parking arrangement in submitted plan		No
	u/r 13 (c)(iii)	Ventilation to cellars > 2.5% of each cellar floor		NA
	u/r 13 (c) (vi)	Watchman room and 2 toilets (W.C), with maximum		NA
	u/r 13(c) (vii)	Cellar floor at least two ramps of minimum 3.6m		NA
	u/r 13(c)(viii)	Minimum width of the drive way of 4.5m		NA
	u/r 13 (c)(ix)	Less than 4.6m set back proposed in such case the		NA
	u/r 13 (c)(xii)	Visitors' Parking		No
	u/r 15(a)(VII)	Rain Water Harvesting Pits		No
	u/r 6(c)(iii)	A setback of at least 1m from the property or boundary line provided for septic tank		NO
	u/r 5(f)(vii)	Distribution transformer (3m X 3m)		No
17	Fee payments			
	Application fee		Rs. 8750/-	
	Development charges		Rs.3,38,825/-	
	Compounding Fee		Rs.1,69,750/-	
	B.T Road development cost in case of regularised ULP			
	Labour Cess @ 1% on total Construction cost		Rs.1,31,810/-	
	Drainage Charges			
	14% open space cost			
	Building permit fee to be paid to GP		Rs.35,000/-	
	City level Impact fee		Rs.6,12,490/-	
Shelter fee for site above 3000 Sqmts				

Remarks: Previously the applicant has accorded building approval for construction of G + 2 floors College building and G + 2 floors Hostel building vide B.P.No. 159/2011, dt. 26.11.2011 to an extent of Ac 2.18 cents. As on ground position it is observed that the applicant has constructed the building in violation to the approved plan as a single block in U shape and the applicant has completed the construction of proposed 3rd and 4th floors and Ground floor Hostel block. The height of the existing college building is 18.65 mts. The proposal was previously rejected with in a reason the existing building height was above 18.00 mts which is classified as High rise building- Minimum required setback for High Rise buildign as per rule 7(x) of G.O.Ms.No. 168, dt. 07.04.2012 is 7 mts.

Now the applicant has submitted Fire NOC Occupancy and requested to re-consider for approval. Re - Inspected the site and observed that, the side compound wall is constructed. When measured the setback towards Western side is 6.00 mts. The applicant has submitted Fire NOC Occupency to the existing G + 4 floors Educational building from the Director General, State Disaster Response & Fire Services, AP, Hyderabad .

As per 26(b), of AP Building Rules, 2012, the total height of the building may vary to a maximum of 1m with no change in the permitted number of floors subject to the compliance of fire service norms. In this case, the building is already constructed with G+4 floors with a height of 18.65m. Hence, as per above rules, 1m with no change in floors is permissible subject to the compliance of fire service norms.

When verified the NOC plans and on ground position following are the observations.

Setbacks					Remarks
	As per NBC	per Fire Drawin	As on Ground	As per Building Rules	
Front	6	8	8.22	7.5	
Side - 1	6	52	52	7	
Side- 2	6	7.3	6	7	transfer of setbacks involved & As per NBC satisfied
Rear	6	6	9	7	

Hence, as building is already constructed and also submitted Fire Occupancy with no change in no. of floors and variation of the height is only 0.70m (<1m), may be considered for approval as the setbacks are satisfying the AP building Rules . The proposal may be considered subject to payment of compounding fees, RDO proceedings for extended area from previous approvals, submission of Structural drawings, payment of fees.

Submitted for orders.

Considered as per rules.

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TPS

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2/1/18
DIR(DPD)

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Addl. Comm

1/18
Commissioner

A.P CAPITAL REGION DEVELOPMENT AUTHORITY VIJAYAWADA

CAPITAL CITY ZONE

Item No. 2 AGENDA Dt. /12/2016

1	FILE NO:CRDA-12029(31)/17/2016				
2	Applicants Name	Sri S.Ramaraju			
3	Site location	D.No.788-B of Nowluru village,Yerrabalem gramapanchayat, Mangalagiri mandal,Guntur Dist.			
4	Permission for construction of & Units	Ground and first floors residential building	Units	one	
5	Whether the site U/R is covered by Approved Layout area/ LRS		Located in the outside the village settlement in an unauthorized layout.		
6	Details	Site Area in Sqmts			
7	Owner.Doc.	125.4			
	As on ground	125.4			
	Road Affected Portion	7.68			
	Net site area	117.72			
	As per Plan	Total:125.40, Net Area:117.72			
	Details	As per Capital city master plan	Proposed	Remarks	
8	Land Use	R1	residential	Satisfied	
		As per ZR	as per Master plan	as on ground	
9	Road Width in Front	9.00 mts	N.A	7.32 m CC road	Proposed to Widen to 9 m. Hence satisfied.
	Road Width in Rear	NA	NA	NA	..
	Road Width inSide-1	N.A	NA	NA	..
	Road Width inSide-2	NA	NA	N.A	..
	Coverage	60%		59.80%	Satisfied
	FSI	1.40		1.20	Satisfied
	Parking	1 stall/1 DU		1 Stall	Satisfied
	Green coverage	NA		NA	NA
	Recreational open space	NA		NA	NA
10	Permissible Height	13 mts		6.86	Satisfied
11	Setback details	Required as per ZR		Proposed	Remarks
	Front	2.00 mts		2.02	Satisfied
	Rear	1.00 mts		1.00	
	Side-1(East)	1.00 mts		1.00	
	Side-2(West)	1.00 mts		1.00	

Other Provisions		
16	Parking arrangement in submitted plan	NA
	Ventilation to cellars > 2.5% of each cellar floor area	NA
	Watchman room and 2 toilets (W.C), with maximum built up area of 25sq.m is provided in Stilt floor	NA
	Cellar floor at least two ramps of minimum 3.6m width or one ramp of minimum 5.4m width and adequate slope 1 in 8	NA
	Minimum width of the drive way of 4.5m	NA
	Less than 4.6m set back proposed in such case the pillars position in stilt floor should be provided clear space of 3.6m (excluding Greenery) for movement of vehicles	NA
	Visitors' Parking	NA
	Rain Water Harvesting Pits	NA
	Distribution transformer (3m X 3m)	NA
Fee payments		
17	Application fee	Rs.282/- : Rs.2000/- paid i.e Rs.1718/- excess ..
	Development charges	Balance Rs.2749/-; after adjusting in the excess payment towards application fee to be paid
	Corpus Fund	NA —
	B.T Road development cost in case of regularised ULP	NA —
	Labour Cess @ 1% on total Construction cost	N.A ...
	Drainage Charges	NA —
	14% open space cost	Rs.23100/- to be paid
	Building permit fee to be paid to GP	Rs. 1408/- to be paid
	City level Impact fee	NA —
	Shelter fee for site above 3000 Sqmts	NA —
Remarks:		
The proposed construction of ground&first floor residential building is satisfying Amaravati Capital City zoning regulations-2016. The site is located out side the village settlement in an unauthorised layout. The site is exempted from final LPS .The site u/r is abutting to the public road/donka road which was formed with C.C and the electrical lines are also provided in this area. As seen the link documents it is learnt that the the said unauthorised layout was developed in the year 1987. Hence a decession may taken to approve the proposal. If the proposal is agreed the applicant has to submit the following information and to pay fee		
✓	i) Balance development charges: Rs.2749/-	
	ii)Open space cost Rs.23100/-	
✓	ii)Building permit fee Rs.1408/- through DD drawn in favour of the PS Yerrabalem Gramapanchayat.	
✓	iv) Road affected portion in an extent of 7.68 Sqm is to be handed over to this authority by way of notarized affidavit on Rs.100/- non judicial stamp paper.	

Approved

[Signature]
BI
ADM

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ZADS

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ZDD
Dir(DP)

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Addl Commissioner

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3

A.P CAPITAL REGION DEVELOPMENT AUTHORITY VIJAYAWADA					
CAPITAL CITY ZONE					
Item No.	3	AGENDA	Dt. /01/2017		
1	FILE NO:CRDA-12029(31)/18/2016				
2	Applicants Name	Smt. M. Vimala			
3	Site location	D.No.23/1D of Tulluru village, Tulluru mandal, Guntur Dist.			
4	Permission for construction of & Units	Ground and first floors residential building	Units	one	
5	Whether the site U/R is covered by Approved Layout area/ LRS		Located in the outside the village settlement		
6	Details	Site Area in Sqmts			
7	Owner.Doc.	165.54			
	As on ground	160.14			
	Road Affected Portion	14.84			
	Net site area	145.3			
	As per Plan	Total:160.14, Net Area:145.30			
	Details	As per Capital city master plan	Proposed	Remarks	
8	Land Use	R1	residential	Satisfied	
		As per ZR	as per Master plan	as on ground	
9	Road Width in Front	9.00 mts	N.A	6.00 m CC road	Proposed to Widen to 9 m. Hence satisfied.
	Road Width in Rear	NA	NA	NA	..
	Road Width inSide-1	N.A	NA	NA	..
	Road Width inSide-2	NA	NA	N.A	..
	Coverage	60%	58.98%	Satisfied	
	FSI	1.40	0.89	Satisfied	
	Parking	1 stall/1 DU	2 Stall	Satisfied	
	Green coverage	NA	NA	NA	
	Recreational open space	NA	NA	NA	
10	Permissible Height	13 mts	6.61	Satisfied	
11	Setback details	Required as per ZR	Proposed	Remarks	
	Front	2.00 mts	2.00	Satisfied	
	Rear	1.00 mts	1.01		
	Side-1(East)	1.00 mts	1.00		
	Side-2(West)	1.00 mts	1.00		

Other Provisions		
16	Parking arrangement in submitted plan	NA
	Ventilation to cellars > 2.5% of each cellar floor area	NA
	Watchman room and 2 toilets (W.C), with maximum built up area of 25sq.m is provided in Stilt floor	NA
	Cellar floor at least two ramps of minimum 3.6m width or one ramp of minimum 5.4m width and adequate slope 1 in 8	NA
	Minimum width of the drive way of 4.5m	NA
	Less than 4.6m set back proposed in such case the pillars position in stilt floor should be provided clear space of 3.6m (excluding Greenery) for movement of vehicles	NA
	Visitors' Parking	NA
	Rain Water Harvesting Pits	NA
	Distribution transformer (3m X 3m)	NA
Fee payments		
17	Application fee	Rs.343/- : Rs.1500/- paid i.e Rs.1157/- excess ..
	Development charges	Balance Rs.4320/-; after adjusting in the excess payment towards application fee to be paid
	Corpus Fund	NA —
	B.T Road development cost in case of regularised ULP	NA —
	Labour Cess @ 1% on total Construction cost	Rs. 10144/- to be paid
	Drainage Charges	NA —
	14% open space cost	NA to be paid
	Building permit fee to be paid to GP	Rs. 1714/- to be paid
	City level Impact fee	NA —
	Shelter fee for site above 3000 Sqmts	NA —
Remarks:		
The proposed construction of ground&first floor residential building is satisfying Amaravati Capital City zoning regulations-2016. The site is located in the extended village settlement. The site is exempted from final LPS. The proposal may be approved subject to submission of the following information and to pay the fee.		
i) Balance development charges: Rs.4320/-		
ii) Labour welfare cess Rs.10144/-		
ii) Building permit fee Rs.1714/- through DD drawn in favour of the PS Tulluru Gramapanchayat.		
iv) Road affected portion in an extent of 14.84 Sqm is to be handed over to this authority by way of notarized affidavit on Rs.100/- non judicial stamp paper.		

R. S. S. S. S.
BI 5/11/17

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ZAD 5/11/17

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ZDD 6/11/17

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Dir(DP) 6/11/17

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Addl Commissioner

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3/18

Commissioner

A.P CAPITAL REGION DEVELOPMENT AUTHORITY VIJAYAWADA

CAPITAL CITY ZONE

Item No. 4

AGENDA

Dt. /01/2017

1	FILE NO:CRDA-12029(31)/19/2016				
2	Applicants Name	Sri K. V S Durga Prasad			
3	Site location	D.No.94 of Krishnayapalem village, Mangalagiri mandal, Guntur Dist.			
4	Permission for construction of & Units	ATMs in GF & Residence in FF	Units	one	
5	Whether the site U/R is covered by Approved Layout area/ LRS		Located in the extended village settlement. The site u/r is not included in the LPS final notification.		
6	Details	Site Area in Sqmts			
7	Owner.Doc.	223.52			
	As on ground	218.17			
	Road Affected Portion	N.A			
	Net site area	218.17			
	As per Plan	218.17			
	Details	As per Capital city master plan	Proposed	Remarks	
8	Land Use	R1	ATMs in GF & Residence in FF	Not Satisfied	
		As per ZR	as per Master plan	as on ground	
9	Road Width in Front	9.00 mts	N.A	East:12	Satisfied
	Road Width in Rear	NA	NA	NA	..
	Road Width inSide-1 (North)	N.A	NA	2.27 Private passage	..
	Road Width inSide-2 (South)	NA	NA	NA	..
	Coverage	60%		56.91%	Satisfied
	FSI	1.40		1.14	Satisfied
	Parking	1 stall/1 DW & 1Stall/50Sqm floor area for commercial space		4 Stalls	Satisfied
	Green coverage	NA		NA	NA
	Recreational open space	NA		NA	NA
10	Permissible Height	13 mts		8.2	Satisfied
11	Setback details	Required as per ZR		Proposed	Remarks
	Front	2.00 mts		4.35	Satisfied
	Rear	1.00 mts		1.00	
	Side-1(North)	1.00 mts		1.00	
	Side-2(South)	1.00 mts		1.00	

Other Provisions		
16	Parking arrangement in submitted plan	NA
	Ventilation to cellars > 2.5% of each cellar floor area	NA
	Watchman room and 2 toilets (W.C), with maximum built up area of 25sq.m is provided in Stilt floor	NA
	Cellar floor at least two ramps of minimum 3.6m width or one ramp of minimum 5.4m width and adequate slope 1 in 8	NA
	Minimum width of the drive way of 4.5m	NA
	Less than 4.6m set back proposed in such case the pillars position in stilt floor should be provided clear space of 3.6m (excluding Greenery) for movement of vehicles	NA
	Visitors' Parking	NA
	Rain Water Harvesting Pits	NA
	Distribution transformer (3m X 3m)	NA
Fee payments		
17	Application fee	—
	Development charges	—
	Corpus Fund	NA
	B.T Road development cost in case of regularised ULP	NA
	Labour Cess @ 1% on total Construction cost	—
	Drainage Charges	NA
	14% open space cost	NA
	Building permit fee to be paid to GP	—
	City level Impact fee	NA
	Shelter fee for site above 3000 Sqmts	NA
Remarks:		
The proposal is for construction of ATMs in GF with plinth area of 124.16 Sqm & Residence in FF. Even though ATM's are permitted in R1 Zone, as per Appendix - 1 of Amaravati Capital City Zoning Regulations, for R1, R2, R3 Zones, Commercial areas are allowed only up to 20sqmts where ever they are permitted. Hence the applicant may be informed to submit revised plans. according to zoning regulations.		

Approved

Robilants
BI 5/12/17
ADM

ZAD
5/11/17

ZDD
5/11/17

Dir(DP)
5/11/17

4/10

Addl Commissioner

4/18

Commissioner

5

A.P CAPITAL REGION DEVELOPMENT AUTHORITY VIJAYAWADA					
CAPITAL CITY ZONE					
Item No.	AGENDA	Dt. /01/2017			
1	FILE NO:CRDA-12029(33)/1/2017				
2	Applicants Name	Sri. A.Venkateswararao S/o Nagaiah & Smt A.Aruna kumari W/o Venkateswararao			
3	Site location	D.No.64 of Krishnayapalem village, Mangalagiri mandal, Guntur Dist.			
4	Permission for construction of & Units	Stilt floor for parking, Retail/repairs/service shop in Ground and first floor and Two dwelling units in second floor	Units	Two	
5	Whether the site U/R is covered by Approved Layout area/ LRS	Located outside the village settlement abutting to R&B road			
6	Details	Site Area in Sqmts			
7	Owner.Doc.	932.06			
	As on ground	829.65			
	Road Affected Portion	NA			
	Net site area	829.65			
	As per Plan	855.72			
	Details	As per Capital city master plan	Proposed	Remarks	
8	Land Use	R1	residential	Satisfied	
		As per ZR	as per Master plan	as on ground	
9	Road Width in Front	9.00 mts	N.A	17.4	Satisfied
	Road Width in Rear	NA	NA	NA	..
	Road Width inSide-1	N.A	NA	NA	..
	Road Width inSide-2	NA	NA	N.A	..
	Coverage	50%	56.21%	Not Satisfied	
	FSI	1.40	
	Parking	1 stall/1 DU	14 Stall	Satisfied	
	Green coverage	NA	NA	NA	
	Recreational open space	NA	NA	NA	
10	Permissible Height	16 mts	9	Satisfied	
11	Setback details	Required as per ZR	Proposed	Remarks	
	Front	3.00 mts	2.28	Not Satisfied	
	Rear	3.00 mts	3.00	Satisfied	
	Side-1(East)	3.00 mts	3.72	Satisfied	
	Side-2(West)	3.00 mts	3.00	Satisfied	

Other Provisions		
16	Parking arrangement in submitted plan	NA
	Ventilation to cellars > 2.5% of each cellar floor area	NA
	Watchman room and 2 toilets (W.C), with maximum built up area of 25sq.m is provided in Stilt floor	NA
	Cellar floor at least two ramps of minimum 3.6m width or one ramp of minimum 5.4m width and adequate slope 1 in 8	NA
	Minimum width of the drive way of 4.5m	NA
	Less than 4.6m set back proposed in such case the pillars position in stilt floor should be provided clear space of 3.6m (excluding Greenery) for movement of vehicles	NA
	Visitors' Parking	NA
	Rain Water Harvesting Pits	NA
	Distribution transformer (3m X 3m)	NA
Fee payments		
17	Application fee	..
	Development charges	..
	Corpus Fund	NA
	B.T Road development cost in case of regularised ULP	NA
	Labour Cess @ 1% on total Construction cost	..
	Drainage Charges	NA
	14% open space cost	NA
	Building permit fee to be paid to GP	..
	City level Impact fee	NA
Shelter fee for site above 3000 Sqmts	NA	
Remarks:		
<p>The site is exempted from final LPS .The roof slabs were laid in stilt and ground floors.The plans are not tallying to the ground position.The proposed construction of Stilt floor for parking, Retail/repair/service shop in ground and first floor and two dwelling units in second floorbuilding is in violation of ZR in respect of coverage, front set back, height of the stilt floor. Even though retail/repair/service shop are permitted in R1 zone, as per appendix-1 of Amaravati capital city zoning Regulations, for R1,R2,R3, zones, commercial areas are allowed only up to 20 sqm where ever they are permitted. Hence the proposal may be rejected. The direction to re submit the proposal according ZR dully rectifying the violations in the constructed building.</p>		

Director has to inspect and submit report. the possibility of approval is only as per rules.

[Signature]
BI

[Signature]
ADM

[Signature]
ZAD

[Signature]
ZDD

[Signature]
Dir(DP)

[Signature]
Addl Commissioner

[Signature]
5/18

Commissiонер

Item No.	AGENDA		Dt.		
1	FILE NO:CRDA-12024(35)/3/2016				
2	Applicants Name	Delta Developers rep.by its Partner & Authorised Signatory Srinivasa Rao Muvva			
3	Site location	R.S.No: 9/1,2(P),3,4,10/3,4(P),11/3, Prodduturu Village, Kankipadu Mandal, Krishna Dt.			
4	Site extent as per Doc.	Ac.6.7266	Site extent as per plan	Ac.6.7266	
5	Enclosures				
	Ownership documents including link documents	Submitted	Developer agreement	Submitted	
	EC certificate from the Registration dept.	To be submitted toAc.2.5766Cents	Combined FMB Sketch	Submitted	
	Developer Licence copy	Submitted	Key Plan/ Topo plan (1:100000 scale)	Not Submitted	
	Layout Plan	Submitted	Google map within 500mts from the site boundary	Submitted	
	ZDP extract if covered	Submitted			
Remarks					
6	Landuse as on ground & surrounding developments	Residential use as per Kankipadu Z.D.P.and surroundings developed as approved layouts.			
	Landuse as per ZDP	Land falls in the Agricultural use but wholly within 500mts of existing village settlement		No	
		Land falls in the Residential use		Yes	
		Site u/r is not Covered in the ZDP/ Distance from the nearest habitation		No.	
7	Details	Mini. required as per G.O	Required as per ZR	Shown in plan	Remarks
	Approach Road as on ground	30'	30'	40'	Satisfied
	Road width proposed in layout	40'		40'	Satisfied
	Distance between the two parallel roads	150 mts to 160 mts		54.33	Satisfied / Not Satisfied
8	In case of approach road is canal bond/crossing the canal	NOC from the Irrigation dept. if applicable		Not applicable	N.A
9	In case of water bodies of extent more than 10Ha	30mts Green buffer from the FTL boundary to layout boundary		Not applicable	N.A
10	In case of water bodies of extent less than 10Ha	9mts Green buffer from the FTL boundary to layout boundary is required		Not applicable	N.A
11	In case of Canal, Vagu,Nala, strom water drain of width more than 10mts	9mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		Not applicable	N.A
12	In case of Canal, Vagu,Nala, strom water drain of width more than 10mts	2mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		Not applicable	N.A.
13	In case of electricity Tower line passing through the layout	The green belt all along below the tower line and on either side of green belt minimum 10mts wide road should be provided		Not applicable	N.A
14	NOC from the APSPDCL regarding alignment of future electrical lines and shifting of existing line			N.O.C.Submitted	
15	In case of railway boundary below 30mts from the proposed plots,	Distance between the boundary of the plot and Railway boundary minimum 30 mts ashould be maintained.		Not applicable	N.A

16	In case of site u/r is covered in Airport funnel zone	NOC from the AAI	Not applicable	N.A
17	In case of site extent more than Ac. 123.50 Cents	Clereance from State Environmental Impact Assesment Authority, Ministry of Forests and Environment, GOI	Not applicable	N.A
18	NOC/Proceedings from the RDO under APAL Act,2006.	is the extent of the layout & ownership details are tallied w.r.to the proceedings	Submitted	Satisfied
19	Roads area in Ac.s & percentage		2.6329 &39.14%	Satisfied
	Plotted area in Ac.s & percentage		3.4210 &50.86%	Satisfied
	Parks and Open spaces with minimum two roads approach in Ac.s & percentage (10%)		0.6727 &10.00%	Satisfied
	Utilities in Ac.s & percentage (1%)		To be proposed	
	Layout Centre (Local Conveniences) in Ac.s & percentage (2%)		To be proposed	
20	Fee payments			
	Application fee	Payable Rs.27,230/-, Paid-Rs.17,000/- To be Paid-Rs.10,230/-		
	Development charges	Rs.5,44,451/- to be paid		
	Special development charges in case of IRR roads	N.A		
	for Construction of Compoundwall (If applied for permission)	N.A		
	Drainage Charges	Rs.1,11000/- to be paid, Advt Charges Rs.5000/- to be paid		

The proposal satisfies layout norms.Hence,Layout plans may be approved subject to payment of above fee and submission of revised plans duly showing 1% for utilities, 2% for amenities, existing donka on Western side,revision of Open space and submission of E.Cs to an extent of Ac.2.5766 and to mortgage 15% plotted area to APCRDA.

05-01-17
ADM

STAPO

210

Director

6/1 (9/18)

Add commission

5/18

commission

Item No.	AGENDA		Dt.		
1	FILE NO: 12026(35)/8/2016				
2	Applicants Name	M/s Sreenadh Infra Projects India(P) Ltd			
3	Site location	D.No 23/P,24/P.25/P,26/P,27/P & 79/P at Nadimpalem(V), Prathipadu(M)			
4	Site extent as per Doc.	Ac.11.6925cents	Site extent as per plan	Ac.11.6925cents	
5	Enclosures				
	Ownership documents including link documents	Submitted	Developer agreement	Submitted	
	EC certificate from the Registration dept.	Submitted	Combined FMB Sketch	Submitted	
	Developer Licence copy	Submitted	Key Plan/ Topo plan (1:100000 scale)	Submitted	
	Layout Plan	Submitted	Google map within 500mts from the site boundary	Submitted	
	ZDP extract if covered	NA			
Remarks					
6	Landuse as on ground & surrounding developments	It is an extended area. There is no ZDP. The site falls within 500mts of the village settlement. Surroundings are Approved layout & Agricultural lands.			
	Landuse as per ZDP	Land falls in the Agricultural use but wholly within 500mts of existing village settlement		NA	
		Land falls in the Residential use		NA	
		Site u/r is not Covered in the ZDP/ Distance from the nearest habitation		Within 500mts	
7	Details	Mini. required as per G.O	Required as per ZR	Shown in plan	Remarks
	Approach Road as on ground	30'	30'	Formed 40' approved layout road.L.P.No.13/2016. (not handed over to the P.S)	Satisfied
	Road width proposed in layout	40'		40'	Satisfied
	Distance between the two parallel roads	150 mts to 160 mts		Yes	Satisfied
8	In case of approach road is canal bond/crossing the canal	NOC from the Irrigation dept. if applicable		No	NA
9	In case of water bodies of extent more than 10Ha	30mts Green buffer from the FTL boundary to layout boundary		No	NA
10	In case of water bodies of extent less than 10Ha	9mts Green buffer from the FTL boundary to layout boundary is required		No	NA
11	In case of Canal, Vagu, Nala, storm water drain of width more than 10mts	9mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		No	NA
12	In case of Canal, Vagu, Nala, storm water drain of width more than 10mts	2mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		No	NA
13	In case of electricity Tower line passing through the layout	The green belt all along below the tower line and on either side of green belt minimum 10mts wide road should be provided		No	NA
14	NOC from the APSPDCL regarding alignment of future electrical lines and shifting of existing line		Yes	Submitted	
15	In case of railway boundary below 30mts from the proposed plots	Distance between the boundary of the plot and Railway boundary minimum 30 mts should be		No	NA

16	In case of site u/r is covered in Airport funnel zone	NOC from the AAI	No	NA
17	In case of site extent more than Ac. 123.50 Cents	Clereance from State Environmental Impact Assesment Authority, Ministry of Forests and Environment, GOI	No	NA
18	NOC/Proceedings from the RDO under APAL Act,2006.	is the extent of the layout & ownership details are tallied w.r.to the proccedings	Yes tallied. For an extent of Ac.11.6225cents applicant has submitted RDO Proceedings & For Ac.0.07cents Treasury Challan submitted	For Ac.0.07cents RDO proceedings to be submitted
19	Roads area in Ac.s & percentage		3.67 & 31.40%	Satisfied
	Plotted area in Ac.s & percentage		6.851 & 58.60%	Satisfied
	Parks and Open spaces with minimum two roads approach in Ac.s & percentage (10%)		1.1698 & 10.00%	Satisfied
	Utilities in Ac.s & percentage (1%)		Not provided	Not Satisfied
	Layout Centre (Local Conveniences) in Ac.s & percentage (2%)		Not provided	Not Satisfied
Fee payments				
20	Application fee		Rs.47,320-	Rs.6,200/- paid
	Development charges		Rs.9,46,400/-	--
	Special development charges in case of IRR roads		NA	--
	for Construction of Compoundwall (If applied for permission)		NA	--
	Advertisement fee		Rs.5,000/-	--
	Drainage Charges		Rs.1,96,500/-	--

Back ground of the case. i.e; Applicant has submitted for approval of proposed layout for an extent of Ac.12.80cents on 10/3/2016 and the proposal is rejected twice as the proposed site is having access through 13' Donka road as against required 30' wide road and as there is no existing established approach road is available. Now the applicant has submitted revised plan for an extent of Ac.11.6925cents and has requested to approve the layout proposal by forming 40'-0" wide approved layout vide L.P.No13/2016/GNT dt:14-09-2016 . This approved layout also belongs to the applicant.

Remarks:

The Site is inspected. Ground measurements are tallied as per submitted plan, FMB's and documents and there is no HT and LT lines are passing in the proposed site. The proposed site is having access from 40'-0" wide approved layout road and formed by the applicant as on ground and not handed over to the Panchayat secretary. The proposed site falls within the 500mts of the existing settlement. The applicant provided boundary stones. EC's and Adangals are verified those are tallied with the submitted documents. FMB's and village map are verified those are tallied with the submitted plans.

The proposal is satisfying the layout rules. Hence may be approved with the following conditions

1. Submit the revised plan duly showing 1% Utilities & 2% Amenities.
2. To pay the above fees.
3. 15% of mortgage deed.
4. Developer license.
5. To Handed over the approved layout approach road to the Panchayat secretary.

*unless approved layout roads are verified with local def
proposal cannot be considered. Hence applicant is
directed to handover the roads and open spaces to P.P.*

BI 5/1/17

ZADS 1/1/17

Dir (DC)

7/18

7/18

Addl. Comm

7/18

Commissioner

Item No.	AGENDA		Dt.		
1	FILE NO: 12026(35)/47/2015				
2	Applicants Name	Smt K.Sujatha & K.Krishna Kumari			
3	Site location	D.No 330/1 & 3 of Repudi (V), ^{Phirangipuram} Edlapadu (M)			
4	Site extent as per Doc.	3.90	Site extent as per plan	3.74	
5	Enclosures				
	Ownership documents including link documents	Submitted	Developer agreement	Not Submitted	
	EC certificate from the Registration dept.	Submitted	Combined FMB Sketch	Not Submitted	
	Developer Licence copy	Not Submitted	Key Plan/ Topo plan (1:100000 scale)	Not Submitted	
	Layout Plan	Submitted	Google map within 500mts from the site boundary	Submitted	
	ZDP extract if covered	Not Covered			
Remarks					
6	Landuse as on ground & surrounding developments	As on ground an unauthorised layout is developed in the proposed site. Site is located in an extended area. There is no ZDP. The site falls beyond 500mts of the village settlement. Surroundings are unauthorised layout.			
7	Details	Mini. required as per G.O	Required as per ZR	Shown in plan	Remarks
	Approach Road as on ground	30'	30'	As per FMB 60'-0" & 40'-0"	Satisfied
	Road width proposed in layout	40'		40'	Satisfied
	Distance between the two parallel roads	150 mts to 160 mts		Yes	Satisfied
8	In case of approach road is canal bond/crossing the canal	NOC from the Irrigation dept. if applicable		No	NA
9	In case of water bodies of extent more than 10Ha	30mts Green buffer from the FTL boundary to layout boundary		No	NA
10	In case of water bodies of extent less than 10Ha	9mts Green buffer from the FTL boundary to layout boundary is required		No	NA
11	In case of Canal, Vagu, Nala, strom water drain of width more than 10mts	9mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		No	NA
12	In case of Canal, Vagu, Nala, strom water drain of width less than 10mts	2mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		Existing canal towards western side is not shown	Not satisfied
13	In case of electricity Tower line passing through the layout	The green belt all along below the tower line and on either side of green belt minimum 10mts wide road should be provided		No	NA
14	NOC from the APSPDCL regarding alignment of future electrical lines and shifting of existing line		Not submitted		Not Submitted
15	In case of railway boundary below 30mts from the proposed plots,	Distance between the boundary of the plot and Railway boundary minimum 30 mts should be maintained.		No	NA
16	In case of site u/r is covered in Airport funnel zone	NOC from the AAI		No	NA

M/s Sri sai Pragathi Infra Developers & Others has submitted the proposal dt. 22.12.2016 to an extent of Ac.9.3825 cents in D.No 21/1D(P),22/A(P) & B of Kantheru(V), Tadikonda(M). The proposal was placed before the Committee dt. 23.12.2016. The Committee had approved the proposal subject to payment of fee and submission of Mortgage deed. At present the applicant has submitted the revised plans to an extent of Ac.7.4025 cents. Hence the revise Ageda is prepared for to place before the Committee.

Item No.	AGENDA			Dt.	
1	FILE NO: CRDA-12026(35)/46/2016				
2	Applicants Name	Sri sai Pragathi Infra Developers & Others			
3	Site location	D.No 21/1D(P),22/A(P) & B of Kantheru(V), Tadikonda(M)			
4	Site extent as per Doc.	Ac.7.5950 cents	Site extent as per plan	Ac.7.4025 cents	
5	Enclosures				
	Ownership documents including link documents	Submitted	Developer agreement	Submitted	
	EC certificate from the Registration dept.	Submitted	Combined FMB Sketch	Submitted	
	Developer Licence copy	Not Submitted	Key Plan/ Topo plan (1:100000 scale)	Submitted	
	Layout Plan	Submitted	Google map within 500mts from	Submitted	
	ZDP extract if covered	Submitted			
Remarks					
6	Landuse as on ground & surrounding developments	Vacant and Surroundings are agricultural lands			
	Land use as per ZDP	Land falls in the Residential use & 60'-0" wide road as per Kaza ZDP			
7	Details	Mini. required as per G.O	Required as per ZR	Shown in plan	Remarks
	Approach Road as on ground	30'	30'	37'-8"	Satisfied
	Road width proposed in layout	40'		40'-0"	Satisfied
	Distance between the two parallel roads	150 mts to 160 mts		Yes	Satisfied
8	In case of approach road is canal bond/crossing the canal	NOC from the Irrigation dept. if applicable		No	NA
9	In case of water bodies of extent more than 10Ha	30mts Green buffer from the FTL boundary to layout boundary		No	NA
10	In case of water bodies of extent less than 10Ha	9mts Green buffer from the FTL boundary to layout boundary is required		No	NA
11	In case of Canal, Vagu, Nala, strom water drain of width more than 10mts	9mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		No	NA

12	In case of Canal, Vagu, Nala, storm water drain of width more than 10mts	2mts Green buffer from the defined boundary of canal/vagu to layout boundary is required	No	NA
13	In case of electricity Tower line passing through the layout	The green belt all along below the tower line and on either side of green belt minimum 10mts wide road should be provided	No	NA
14	NOC from the APSPDCL regarding alignment of future electrical lines and shifting of existing line		Yes	No future proposals
15	In case of railway boundary below 30mts from the proposed plots,	Distance between the boundary of the plot and Railway boundary minimum 30 mts should be maintained.	No	NA
16	In case of site u/r is covered in Airport funnel zone	NOC from the AAI	No	NA
17	In case of site extent more than Ac. 123.50 Cents	Clearance from State Environmental Impact Assessment Authority, Ministry of Forests and Environment, GOI	No	NA
18	NOC/Proceedings from the RDO under APAL Act, 2006.	is the extent of the layout & ownership details are tallied w.r.to the proceedings	Treasury challans towards RDO conversion charges are submitted	Proceedings to be submitted
19	Roads area in Ac.s & percentage		Ac.2.2434 & 30.30%	Satisfied
	Plotted area in Ac.s & percentage		Ac.4.1965 & 56.70%	Satisfied
	Parks and Open spaces with minimum two roads		Ac.0.7403 & 10.00%	Satisfied
	Utilities in Ac.s & percentage (1%)		Ac.0.0742 & 1.00%	Satisfied
	Layout Centre (Local Conveniences) in Ac.s &		Ac.0.1481 & 2.00%	Satisfied
20	Fee payments			
	Application fee	Rs.29,960/-		Rs.39,000/- Paid
	Development charges	Rs.5,99,160/-		--
	Special development charges in case of IRR roads	NA		--
	Advertisement fee	Rs.5,000/-		--
	for Construction of Compoundwall (If applied for permission)	NA		--
	Drainage Charges	Rs.1,39,500		--

Remarks:

The applicant Sri sai Pragathi Infra Developers & Others submitted the revised Lay out proposal to an extent of Ac.7.4025 Cents in D.No 21/1D(P),22/A(P) & B of Kantheru(V), Tadikonda(M). The Site fall in residential use as per Kaza ZDP. The proposed Amaravathi Capital City extended roads are not passing through the proposed site. The proposed site is Inspected. Ground measurements are tallied as per submitted plan,FMB's and documents and there is no HT and LT lines are passing in the proposed site. The applicant provided boundary stones. EC's and Adangals are verified those are tallied with the submitted documents.

The proposal is satisfying the layout rules. Hence may be approved with the following conditions

- 1. To pay the above fees.
- 2. 15% of mortgage deed.

3. To submit revised plan duly showing Amenities in layout center (Mainly in the plan already)

Approved. Subject to 1 & 2

Shankar
5/1/17
BI/AADM/Surveyor
/ADM

Shankar
5/1/17
TPO/JPO/APO
/ZAD

Shankar
5/1/17
DD/PO/JD

Shankar
6/1/18
Dir (DC)

Shankar
9/18
Addl Comm
Commissioner

Item No.	AGENDA		Dt.		
1	FILE NO: CRDA-12026(35)/1/2017				
2	Applicants Name	Smt. Goginani Siva Parvathi, W/o Narasimharao			
3	Site location	D.No. 179/A1, 180/2 of Tadikonda Village			
4	Site extent as per Doc.	Ac 3.53 cents	Site extent as per plan	Ac 3.53 cents	
5	Enclosures				
	Ownership documents including link documents	Submitted	Developer agreement	Submitted	
	EC certificate from the Registration dept.	Submitted	Combined FMB Sketch	Submitted	
	Developer Licence copy	Not Submitted	Key Plan/ Topo plan (1:100000 scale)	Submitted	
	Layout Plan	Submitted	Google map within 500mts from the	Submitted	
	ZDP extract if covered	Submitted			
Remarks					
6	Land use as on ground & surrounding developments	Vacant and Surroundings are agricultural lands			
	Land use as per ZDP	Land falls in the Agricultural use as per Tadikonda ZDP and the site is located within 500 mts of the village settlement.			
7	Details	Mini. required as per G.O	Required as per ZR	Shown in plan	Remarks
	Approach Road as on ground	40' (as per special regulations)	40'	40' as per FMB	Satisfied
	Road width proposed in layout	40'		40'-0"	Satisfied
	Distance between the two parallel roads	150 mts to 160 mts		Yes	Satisfied
8	In case of approach road is canal bond/crossing the canal	NOC from the Irrigation dept. if applicable		No	NA
9	In case of water bodies of extent more than 10Ha	30mts Green buffer from the FTL boundary to layout boundary		No	NA
10	In case of water bodies of extent less than 10Ha	9mts Green buffer from the FTL boundary to layout boundary is required		No	NA
11	In case of Canal, Vagu, Nala, strom water drain of width more than 10mts	9mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		No	NA
12	In case of Canal, Vagu, Nala, strom water drain of width more than 10mts	2mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		No	NA
13	In case of electricity Tower line passing through the layout	The green belt all along below the tower line and on either side of green belt minimum 10mts wide road should be provided		Yes, shown	Provided
14	NOC from the APSPDCL regarding alignment of future electrical lines and shifting of existing line		Yes	No future proposals	

15	In case of railway boundary below 30mts from the proposed plots,	Distance between the boundary of the plot and Railway boundary minimum 30 mts ashould be maintained.	No	NA
16	In case of site u/r is covered in Airport funnel zone	NOC from the AAI	No	NA
17	In case of site extent more than Ac. 123.50 Cents	Clereance from State Environmental Impact Assesment Authority, Ministry of Forests and Environment, GOI	No	NA
18	NOC/Proceedings from the RDO under APAL Act,2006.	is the extent of the layout & ownership details are tallied w.r.to the proccedings	Yes, Ac.2.80 cents RDO proceedings submitted remaining Ac. 0.85 cents Chalan submitted	Proceedings to be submitted remaining extent of Ac.0.83 cents
19	Roads area in Ac.s & percentage		Ac.1.2517 & 35.46%	Satisfied
	Plotted area in Ac.s & percentage		Ac.1.7942 & 50.83%	Satisfied
	Parks and Open spaces with minimum two roads		Ac.0.3554 & 10.07%	Satisfied
	Utilities in Ac.s & percentage (1%)		Ac.0.0355 & 1.01%	Satisfied
	Layout Centre (Local Conveniences) in Ac.s &		Ac.0.0929 & 2.63%	Satisfied
20	Fee payments			
	Application fee		Rs.14,285/-	Rs.14,300/- Paid
	Development charges		Rs.2,85,720/-	--
	Special development charges in case of IRR roads		NA	--
	Advertisement fee		Rs.5,000/-	--
	for Construction of Compoundwall (If applied for permission)		NA	--
	Conversion Charges		Rs. 4,28,580/-	
	Drainage Charges		Rs.72,000	--

Remarks:

The applicant Smt. Goginani Siva Parvathi, W/o Narasimharao submitted the Lay out proposal to an extent of Ac.3.53 Cents in D.No. 179/A1, 180/2 of Tadikonda Village, Tadikonda(M). The Site fall in Agriculture use as per Tadikonda ZDP and located within 500 mts from village settlement and is having access from 40' wide donka road. Inspected the site. Ground measurements are tallied as per submitted plan,FMB's and documents and there is a HT line passing through the site and applicant has shown 33' wide roads on both sides of the Tower and provided open space along the Tower base. The applicant provided boundary stones. EC's and Adangals are verified those are tallied with the submitted documents.

The proposal is satisfying the layout rules. Hence may be approved with the following conditions

1. To pay the above fees.
 2. 15% of mortgage deed.
- 3.) alignmt 2 40' road shall be indicated as per ZDP.
 4) Amenities 2% and utility 1% shall be provided. see for open space as connected.

BII/AADM/Surveyor /ADM/TPS
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 DD/PO/JD
 Dir (DO)
 Addl. Comm
 Commissioner

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Item No.	AGENDA		Dt.6.1.2017		
1	FILE NO.CRDA-12027(35)/12/2016				
2	Applicants Name	Sri A.Krishna			
3	Site location	D.No.350/C(P) & D(P) of Karlapudi (V) Lemalle Gram Panchayat			
4	Site extent as per Doc.	Ac.1.1925 cents	Site extent as per plan	Ac.1.19 cents	
5	Enclosures				
	Ownership documents including link documents	Submitted	Developer agreement	Not Submitted	
	EC certificate from the Registration dept.	Submitted	Combined FMB Sketch	Submitted	
	Developer Licence copy	Not Submitted	Key Plan/ Topo plan (1:100000 scale)	Submitted	
	Layout Plan	Submitted	Google map within 500mts from the site boundary	Submitted	
	ZDP extract if covered	Submitted			
Remarks					
6	Landuse as on ground & surrounding developments	Vacant lands, Agricultural lands & Poultry farms			
	Landuse as per ZDP	Land falls in the Agricultural use but wholly within 500mts of existing village settlement		---	
		Land falls in the Residential use		Yes	
		Site u/r is not Covered in the ZDP/ Distance from the nearest habitation		---	
7	Details	Mini. required as per G.O	Required as per ZR 30'	Shown in plan	Remarks
	Approach Road as on ground	30'		30'-0"	Satisfied
	Road width proposed in layout	40'		40'-0"	Satisfied
	Distance between the two parallel roads	150 mts to 160 mts		NA	Satisfied
8	In case of approach road is canal bond/crossing the canal	NOC from the Irrigation dept. if applicable		NA	
9	In case of water bodies of extent more than 10Ha	30mts Green buffer from the FTL boundary to layout boundary		NA	
10	In case of water bodies of extent less than 10Ha	9mts Green buffer from the FTL boundary to layout boundary is required		NA	
11	In case of Canal, Vagu, Nala, storm water drain of width more than 10mts	9mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		NA	
12	In case of Canal, Vagu, Nala, storm water drain of width more than 10mts	2mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		NA	
13	In case of electricity Tower line passing through the layout	The green belt all along below the tower line and on either side of green belt minimum 10mts wide road should be provided		NA	
14	NOC from the APSPDCL regarding alignment of future electrical lines and shifting of existing line		Submitted		
15	In case of railway boundary below 30mts from the proposed plots,	Distance between the boundary of the plot and Railway boundary minimum 30 mts should be maintained.		NA	

16	In case of site u/r is covered in Airport funnel zone	NOC from the AAI	NA	
17	In case of site extent more than Ac. 123.50 Cents	Clereance from State Environmental Impact Assesment Authority, Ministry of Forests and Environment, GOI	NA	
18	NOC/Proceedings from the RDO under APAL Act,2006.	is the extent of the layout & ownership details are tallied w.r.to the proceedings	Submitted	
19	Roads area in Ac.s & percentage		Ac.0.25 cents 21%	Satisfied
	Plotted area in Ac.s & percentage		Ac.0.692 cents 58.16%	Satisfied
	Parks and Open spaces with minimum two roads approach in Ac.s & percentage (10%)		Ac.0.119 cents 10.04%	Satisfied
	Utilities in Ac.s & percentage (1%)		Ac.0.012 cents 1%	Satisfied
	Layout Centre (Local Conveniences) in Ac.s & percentage (2%)		Ac/0.039 cents 3.31%	Satisfied
Fee payments				
20	Application fee	Rs.4,825/-		To be paid
	Development charges	Rs.96,325/-		To be paid
	Special development charges in case of IRR roads			
	for Construction of Compoundwall (If applied for permission)			
	Drainage Charges	Rs.30,000/-		To be paid
	Advertisement charges	Rs.5,000/-		To be paid

Remarks:

The proposal is satisfying the layout rules and may be approved subject to the following conditions:

1. To pay the above fees
2. 15% of mortgage deed
3. RDO Proceedigns submitted for D.No.350/D(P) only. Applicant has to submit the FMB duly showing the Non - Agricultural site for D.No.350/D in sy.No.subdivision. Applied for layout in D.No.350/P but in RDO Proceedings converted the land from Agricultural to Non Agricultural purpose in D.No.350/B only. Applicant has to submit authorized FMB duly showing the sub division boundary and to submit the proceedings of RDO tallying with the site.
4. Developer License & Development agreement
5. Amenities shifted to the layout centre *for total 2% amenities & 1% for utilities.*

S Subject to provision of evidence for roads area including roads area handed over to C&B.

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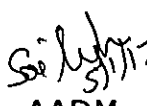

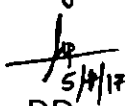
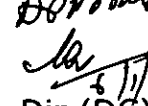
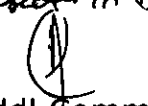
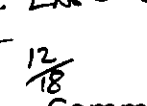
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Addl. Comm

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Commissioner

AGENDA No: 12	Dt.06.01.2017
File No:	CRDA-12022(35)/1/2017 (C2-2199/2012/VJA)
Applicant Name	Sri.Gogineni Gopala Rao & Others
Proposal	Extention of Time for 6 months (L.P.No:46/2012/VJA)
Location	R.S.No:876(P) ofVedurupavuluru (V), Gannavaram (M) Krishna Dist.
Area of the Lay-out	Ac.3.93 cents
Approved Details	L.P.No:46/2012/VJA)
As on Ground Status	1] Plants, display board & RWHS to be provided in open space. 2] Electrical poles & lines to be provided. 3] Water pipe lines & Tap provision to every plot to be provided.
Remarks	1] The applicant requested the extension of time for six months. The lay-out time was also lapsed and excess time of one year, 3 months completed. 2] As per the APCRDA act 11/2014 section 111 (1) Every Development permission granted under the Act shall remain valid for three years during which time the development works or lay-out works or construction and civil works shall be completed, and if not completed, such permission shall be got revalidated for another two years only on submitting an application and on payment of the additional fees and charges as may be prescribed. If agreed for extension of time for two years i.e up to <u>28/09/2017</u> . This Authority may collect the below charges: 1] Application fee Rs.15,950/- 2] Dev.Charges Rs.3,18,100/- 3] Advertisement charges Rs.5,000/-
<p style="text-align: center;"><i>may be agreed for extension of time by collecting above fees. Approved as per section 111 (1) U. 2 APCRDA Act.</i></p> <p>  AADM  JPO  DD  Dir (DC)  Addl. Comm  Commissioner </p>	

Item No.	AGENDA			Dt.	
1	FILE NO. CRDA-12026(34)/15/2016				
2	Applicants Name	D.J. Projects, M/P Jagarlamudi Srinivasarao			
3	Site location	D.No.4 of Lam Village			
4	Permission for construction of & Units	Redimix Cement Concrete	Units	NA	
5	Whether the site U/R is covered by	Namburu Pedakani ZDP			
6	Details	Site Area in Sqmts			
7	Owner.Doc.	5260.91 sqmts		Extent shwon in plan are not tallied with the documents extent. Hence not satisfied	
	As on ground	4050.26 sqmts			
	Road Affected Portion	No			
	Net site area	5260.91 sqmts			
	As per Plan	4050.26 sqmts			
8	Land use	As per ZDP Agricultural use, where in Redy Mix plants are not permitted as per Zoning Regulations.			
9	Details	Mini. required as per G.O	Required as per ZR	Proposed	Remarks
9	Road Width in Front u/r 4(b) & (c)	40'	40'	No Public access	Not Satisfied
	Road Width in Rear u/r 4(b) & (c)	--	--	NA	
	Road Width inSide-1 u/r 4(b) & (c)	NA	NA	NA	
	Road Width inSide-2 u/r 4(b) & (c)	NA	NA	NA	
10	Permissible Height in Mts	Stilt + 15 mts		Height not menctioned	Not Satisfied
11	Setback details	Required as per ZR	As per rule 16B	Proposed	Consider Height of Structure as 15 mts and Road width 40'
	Front	3.00	NA	Not shown in the plan	
	Rear	6.00	NA		
	Side-1	6.00	NA		
	Side-2	6.00	NA		
12	Plinth Area details (in case of Road widening cases / Transfer of	As per GO		Proposed	Remarks
	Permissible Plinth area	NA		NA	Not Satisfied
	Proposed Plinth area	NA		NA	
13	Total Parking area in Sqmts	120.63		150	Satisfied
14	Tot lot	405		423.29	Satisfied
15	Green strip / Greenery u/r 7(a) (VIII) in mts	1		1	Provided
Other Provisions					
	u/r 13(c) (ii)	Parking arrangement in submitted plan			NO
	u/r 13 (c)(iii)	Ventilation to cellars > 2.5% of each cellar			NA
	u/r 13 (c) (vi)	Watchman room and 2 toilets (W.C), with			NA

16	u/r 13(c) (vii)	Cellar floor at least two ramps of minimum	NA
	u/r 13(c)(viii)	Minimum width of the drive way of 4.5m	Yes
	u/r 13 (c)(ix)	Less than 4.6m set back proposed in such	No
	u/r 13 (c)(xii)	Visitors' Parking	Yes
	u/r 15(a)(VII)	Rain Water Harvesting Pits	YES
	u/r 6(c)(iii)	A setback of at least 1m from the property or boundary line provided for septic tank	NA
	u/r 5(f)(vii)	Distribution transformer (3m X 3m)	NO
17	Fee payments		
	Application fee		
	Development charges		
	Corpus Fund		
	B.T Road development cost in case of regularised ULP		
	Labour Cess @ 1% on total Construction cost		
	Drainage Charges		
	14% open space cost		
	Building permit fee to be paid to GP		
	City level Impact fee		
	Shelter fee for site above 3000 Sqmts		

Remarks:

The applicant has submitted an application through DIC for proposal of Readymix Concrete with 180 HP in D.No. 4 of Lam Village, Tadikonda Mandal.

Inspected the site under reference. The proposed site falls in Agricultural use as per Namburu ZDP. As per Zoning regulations Ready mix Concrete Industry is not permitted. The proposed site does not has access from existing established approach road. It is not satisfying the ZDP, ZR and AP Building rules 2012.

Submitted for further orders.

Not used.

The proposal may be rejected.

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Dir (DC)

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Addl. Comm
Commissioner

Item No.	AGENDA		Dt. 06/01/2016		
1	FILE NO: CRDA12023(37)/2/2016				
2	Applicants Name	Sri Kittimongkolsuk Vitoon M/s C.P.F India Pvt.Ltd			
3	Site location	R.S.No.25/1, 29/1 & 80/8, 81/3, 5, 6, 7 Marribandam and Sitarampuram Villages, Nuzvid Mandal			
4	Permission for construction of & HP	F.P.No.02/2015/VJA	Instalation HP	Ex 1181.35 Pro 1916.29 Tot 3097.64	
5	Whether the site U/R is covered by Approved Layout area/ LRS	NO			
6	Details	Site Area in Sqmts			
7	Owner.Doc.	Regd.Document no.1354/2004, 524/2011 & 525/2011			
	As on ground	36018.30 mts			
	Road Affected Portion	---			
	Net site area	36018.30 mts			
	As per Plan	36018.30 mts			
	Details	Mini. required as per G.O	Required as per ZR	Proposed	Remarks
8	Land Use		NA		Satisfied
9	Road Width in Front u/r 4(b) & (c)	40'00	40'00	60'00	Satisfied
	Road Width in Rear u/r 4(b) & (c)				
	Road Width inSide-1 u/r 4(b) & (c)	---	---	---	
	Road Width inSide-2 u/r 4(b) & (c)	---	---	---	
10	Permissible Height in Mts	18.00		18.00	Satisfied
11	Setback details	Required as per ZR	As per rule 16B	Proposed	Satisfied
	Front	3.00	-	8.00	
	Rear	7.00	-	10.00	
	Side-1	7.00	-	15.00	
	Side-2	7.00	-	15.00	
12	Plinth Area details (in case of Road widening cases / Transfer of setback involved)	As per GO		Proposed	Satisfied
	Permissible Plinth area				
	Proposed Plinth area			3456.29	
13	Total Parking area in Sqmts	2807.47		2540.20	Not Satisfied
14	Tot lot	1800.92		1725.00	Not Satisfied
15	Green strip / Greenery u/r 7(a) (VIII) in mts	1.00m		1.00m	Satisfied

Other Provisions			
16	u/r 13(c) (ii)	Parking arrangement in submitted plan	shown
	u/r 13 (c)(iii)	Ventilation to cellars > 2.5% of each cellar floor area	NA
	u/r 13 (c) (vi)	Watchman room and 2 toilets (W.C), with maximum built up area of 25sq.m is provided in Stilt floor	NA
	u/r 13(c) (vii)	Cellar floor at least two ramps of minimum 3.6m width or one ramp of minimum 5.4m width and adequate slope 1 in 8	NA
	u/r 13(c)(viii)	Minimum width of the drive way of 4.5m	NA
	u/r 13 (c)(ix)	Less than 4.6m set back proposed in such case the pillars position in stilt floor should be provided clear space of 3.6m (excluding Greenery) for movement of vehicles	NA
	u/r 13 (c)(xii)	Visitors' Parking	NA
	u/r 15(a)(VII)	Rain Water Harvesting Pits	shown
	u/r 6(c)(iii)	A setback of at least 1m from the property or boundary line provided for septic tank	
	u/r 5(f)(vii)	Distribution transformer (3m X 3m)	NA
Fee payments			
	Application fee	NA	NA
	Development charges	NA	NA
	Corpus Fund	NA	NA
	B.T Road development cost in case of regularised ULP	NA	NA
17	Labour Cess @ 1% on total Construction cost	NA	NA
	Drainage Charges	NA	NA
	14% open space cost	NA	NA
	Building permit fee to be paid to GP	NA	NA
	City level Impact fee	NA	NA
	Shelter fee for site above 3000 Sqmts	NA	NA

Remarks

*Subject to amount of fee and
M.C. deed for 10% of built up area*

Approved

[Signature]
BI/AADM/Surveyor
Commissioner

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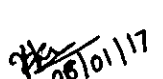

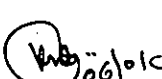
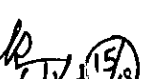
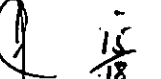

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Sub-division of approved lay-Out plot

1	FILE NO: CRDA-12021(47)/217/2016					
2	Applicants Name	Smt.Chintta Krishna Kumari w/oGowri Shankara Rao				
3	Site location	L.P No.08/2010(Pedapulipaka village, Penamaluru mandal, R.S No.76/2,3(P),4(p),77/1,2(p),4;78/2(p),79/2(p),92/1,104/1(p),2(p) and 105)				
4	Site extent as per Doc.	131.27 Sqmts	Site extent as per plan	131.27 Sqmts		
5	Enclosures					
	Ownership documents including link documents	Submitted	Developer agreement		----	
	EC certificate from the Registration dept.	Submitted	Combined FMB Sketch		---	
	Technical Licence person	P.Ravi kumar, File No.MIS/APO/475/15	Key Plan/ Topo plan (1:100000 scale)		-----	
	Approved Layout Plan	Submitted	Google map within 500mts from the site boundary		-----	
LP No/Plot	8/2010/VJA and Plot No.50	Number of plots divided.		2 plots i.e 50,50A		
Remarks						
S.No	name of the owner	doc no.	plot no/area.	rule min area / plot size	As on ground	Remarks
1	Smt.M.Sakunthala w/o bhaskara rao Mg.Director Jana chaityanya Housing pvt.ltd	3170/2007 dt.26/06/07	50/205.86sqm	100sqm 6m width	205.86sqm 9.60m width	Satisfied
2	Smt Chintta Krishna Kumari, w/o Ch.Gowri	4021/2011 dt.12/07/11	50A/131.27sqm	100sqm 6m width	131.27sqm 15.24m width	Satisfied
7	Details	Mini. required as per G.O		As per approved Lay-Out	Remarks	
	Approach Road as on ground	12.19mts		12.19mts	Satisfied	
20	Fee payments					
	Application fee(Sub-Divition)	The applicant has to pay Rs.2000/- towards sub-division charges			Paid Rs.2000/- challan dt.21-12-2016	
Hence the sub-division of plot 50A may be approved.						
<i>Plot sub-division in accordance with rules may be approved</i>						
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  BI/AADM/Surveyor/ADM </div> <div style="text-align: center;">  JPO/APO/ZAD </div> <div style="text-align: center;">  DD/PO/JD </div> <div style="text-align: center;">  Dir (DC) </div> <div style="text-align: center;">  Addl. Comm </div> <div style="text-align: center;">  Commissioner </div> </div>						

GOM S NO: 292 MA dated 23-05-1994



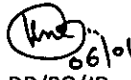
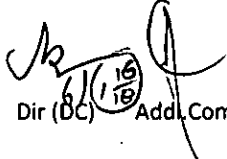


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ITEM NO - 16		AGENDA		Dt.06-01-2017
Approval of revised plans, Release of mortgage and issue of Occupancy				
SI.N 0	CRDA 12021(37)/78/2016			
1	Applicants Name	Sri L.Venkata Kutumba Rao		
2	Site location	R.S No.248/2A,Kanuru(V),Penamaluru(M).		
3	Building permit/Proceedings No.	207/2014/VJA Dt.18-12-2014		
4	Date on Which Completion notice submitted	13-12-2016		
5	Is applicant submitted Photographs of constructed building showing setback on four sides, elevation and roof level	Submitted.		
	Details	As per Sanctioned plan	As on Ground	Remarks
6	Site area in Sqmts	445.71	445.71	Satisfied.
7	No. of Floors	Stilt+5Floors	Stilt+5Floors	Satisfied.
8	Road Width details	18.28	18.28	Satisfied.
9	Use of the Building	residential	residential	Satisfied.
10	Parking space	Stilt floor	Stilt floor	Satisfied.
11	Building Height	17.50mts	17.98mts	Satisfied.
12	External Setback in mts	As per Sanctioned plan	As on Ground	% Deviation & Extent
	Front	3.00m	3.00m	Nil.
	Rear	2.50m	2.50m	Nil.
	Side-1(W)	2.50m	2.50m	Nil.
	Side-2(E)	2.50m	2.50m	Nil.
13	Greenery/Totlot Provided or not	1.00m Provided.		
14	Water Harvesting Pits provided or not	Provided.		
15	Is there any other conditions imposed in the sanctioned plan, if Yes, give details	Nil.		

Earlier the applicant has asked to submit the revised plans as per ground position duly showing the usage of building i.e Hostel vide letter dt.04-01-2017. The revised plans submitted by the applicant as per ground position and for hostel use may be approved. Since the Hostel buildings are permissible in residential use as per the Zoning Regulations of Kanuru ZDP. Further occupancy certificate may be issued and mortgaged built up area may also be released to the applicant.

Subject to payment of building permit fee & application fee with compensating fee.

 BI/AADM/Surveyor/ADM
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  DD/PO/JD
  Dir (DC)
  Add. Comm
  Commissioner

ITEM NO - 17

AGENDA



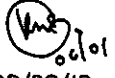



Dt.06-01-2017

Release of mortgage and issue of Occupancy certificate

Sl.No	CRDA 12021(37)/70/2016			
1	Applicants Name	T.Purna chandra Rao.		
2	Site location	R.S No.209/1,Kanuru(V),Penamaluru(M).		
3	Building permit/Proceedings No.	22/2015 Dt.02-02-2015		
4	Date on Which Completion notice submitted	04-01-2017		
5	Is applicant submitted Photographs of constructed building showing setback on four sides, elevation and roof level	Submitted.		
	Details	As per Sanctioned plan	As on Ground	Remarks
6	Site area in Sqmts	2387.61	2387.61	Satisfied.
7	No. of Floors	Stilt+5Floors	Stilt+5Floors	Satisfied.
8	Road Width details	9.00mts	9.00mts	Satisfied.
9	Use of the Building	residential	residential	Satisfied.
10	Parking space	Stilt floor	Stilt floor	Satisfied.
11	Building Height	17.70mts	18.00mts	Satisfied.
	External Setback in mts	As per Sanctioned plan	As on Ground	% Deviation & Extent
12	Front	3.00m	3.00m	Nil.
	Rear	2.62,2.91	2.78m	0.13(4.47%)
	Side-1(W)	2.50m	2.50m	Nil.
	Side-2(E)	2.50m,3.10m	2.33m,3.15m	0.17(6.8%)
13	Greenery/Totlot Provided or not	1.00m Green buffer and Tot-Lot Provided.		
14	Water Harvesting Pits provided or not	Provided.		
15	Is there any other conditions imposed in the sanctioned plan, if Yes, give details	Nil.		
16	Rear=0.13x20x5=13sqm			
	Side 2=0.17x15.20x5=12.92sqm	Total= 60.85 ^{25.92} sqm		
	Total=25.92sqmx1.196sqy=31.00sqy@10,000/-=3,10,000/-			

As per the committee minutes dt.18/11/2016,the applicant was Intimated to submit the photographs of Terrace,Parking area ,compounding wall,road and ramp,set backs,greenary and transformer vide dt.24/11/2016.In reply the applicant has submitted the photos on 04/01/2017. Inspected the building on 04-01-2017 and the applicant has to pay the compounding fee of Rs.3,10,000/- towards deviating rear and east side within 10% as per rules. Hence the Occupancy certificate may be issued and also mortgaged built up area may be released after payment of Compounding fee Rs.3,10,000/-

As moved subject to compounding fee

 BI/AADM/Surveyor/ADM
 JPO/APO/ZAD
 DD/PO/ID
 Dir (DC)
 Addl. Comm
 Commissioner

Item No. 19		AGENDA		Dt.06/01/2017	
1	FILE NO:CRDA-12028(36)/05/2016				
2	Applicants Name	Sri Nanapaneni.Sita Rama Raju			
3	Site location	R.S.No:4/1A; Paritala Village, Kanchikacherla Mandal			
4	Site extent as per Doc.	Ac:1.70 00 Cents	Site extent as per plan	Ac:1.70 00 Cents	
5	Enclosures				
	Ownership documents including link documents	Not Submitted	Developer agreement	NA	
	EC certificate from the Registration dept.	Submitted	Combined FMB Sketch	Submitted	
	Developer Licence copy	Not Submitted	Key Plan/ Topo plan (1:100000 scale)	Submitted	
	Layout Plan	Submitted	Google map within 500mts from the site boundary	Not Submitted	
	ZDP extract if covered	NA			
Remarks					
6	Landuse as on ground & surrounding developments	Agriculture lands			
	Landuse as per ZDP	Land falls in the Agricultural use but wholly within 500mts of existing village settlement			NA
		Land falls in the Residential use			NA
		Site u/r is not Covered in the ZDP/ Distance from the nearest habitation			Not covered ZDP
7	Details	Mini. required as per G.O	Required as per ZR	Shown in plan	Remarks
	Approach Road as on ground	30'	NA	44'	Satisfied
	Road width proposed in layout	40'		40'	Satisfied
	Distance between the two parallel roads	150 mts to 160 mts		28 mts	Satisfied
8	In case of approach road is canal bond/crossing the canal	NOC from the Irrigation dept. if applicable		NA	NA
9	In case of water bodies of extent more than 10Ha	30mts Green buffer from the FTL boundary to layout boundary		NA	NA
10	In case of water bodies of extent less than 10Ha	9mts Green buffer from the FTL boundary to layout boundary is required		NA	NA
11	In case of Canal, Vagu,Nala, strom water drain of width more than 10mts	9mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		NA	NA
12	In case of Canal, Vagu,Nala, strom water drain of width more than 10mts	2mts Green buffer from the defined boundary of canal/vagu to layout boundary is required		NA	NA
13	In case of electricity Tower line passing through the layout	The green belt all along below the tower line and on either side of green belt minimum 10mts wide road should be provided		NA	NA
14	NOC from the APSPDCL regarding alignment of future electrical lines and shifting of existing line			NA	NA
15	In case of railway boundary below 30mts from the proposed plots,	Distance between the boundary of the plot and Railway boundary minimum 30 mts ashould be maintained.		NA	NA

16	In case of site u/r is covered in Airport funnel zone	NOC from the AAI	NA	NA
17	In case of site extent more than Ac. 123.50 Cents	Clereance from State Environmental Impact Assesment Authority, Ministry of Forests and Environment, GOI	NA	NA
18	NOC/Proceedings from the RDO under APAL Act,2006.	Is the extent of the layout & ownership details are tallied w.r.to the proceedings	Yes	R.Dis.A8/388/2014;dt:28/06/14
19	Roads area in Ac.s & percentage		Ac:0.64 46 Cents 37.92%	Satisfied
	Plotted area in Ac.s & percentage		Ac:0.88 51 Cents 52.07%	Satisfied
	Parks and Open spaces with minimum two roads approach in Ac.s & percentage (10%)		Ac:0.17 03 Cents 10.01%	Satisfied
	Utilities in Ac.s & percentage (1%)		-	Satisfied / Not Satisfied
	Layout Centre (Local Conveniènces) in Ac.s & percentage (2%)		-	Satisfied / Not Satisfied
Fee payments				
20	Application fee	Rs.6880/-		Paid
	Development charges	Rs.1,37,600/-		Paid
	Advertisement Charges	Rs.5,000/-		Paid
	Compunding fee	Rs.1,03,200/-		Paid
	Drainage Charges	Rs.33,000/-		Paid

Remarks:Raods- B.T Surface damaged. Hence to be rectified at some loacations.

to be instructed to rectify the damaged road as per EE remarks

[Signature]
BI/AADM/Surveyor
/ADM

[Signature]
TPO/JPO/APO
/ZAD

[Signature]
DD/PO/JD

[Signature]
Dir (DCY) & Addl. Comm

[Signature]
Commissioner

18/18

[Large Signature]