

**VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
**PROCEEDINGS OF THE METROPOLITAN COMMISSIONER : : VMRDA, VISAKHAPATNAM**

**PRESENT:: Sri.P.BASANTH KUMAR, IAS.**

**Rc.No.9589/2016/L8, Dt. 12-11-2018**

SUB:- VMRDA – PLG – VSP – Proposal for approval of layout covering an extent of Acs.3.55cts. covered in Sy.No.296/3part of Sarika (V), Vizianagaram (M) & (Dt.) - Applied by Sri.G.Shiva Kumar. and others vide **L.P.No.108/2018** – Orders issued.

- READ:-
1. Online layout application dt.27-10-2016 of Sri.G.Shiva Kumar
  2. This office letter even No., dated 6-2-2017.
  3. Letter dated 21-12-2017 of Sri.G.Shiva Kumar.
  4. This office letter even No., dated 24-1-2018.
  5. Letter dated 17-2-2018 of Sri.G.Shiva Kumar.
  6. This office letter even No., dated 9-5-2018.
  7. Letters dated 19-5-2018 of Sri.G.Shiva Kumar.
  8. Orders of the Vice-Chairman, VUDA dt 12-6-2018.
  9. This office letter even No., dated 14-6-2018.
  10. Letter dated 31-7-2018 of Sri.G.Shiva Kumar
  11. This office letter even No., dated 4-10-2018
  12. Letter dated 3-10-2018 of Sri.G.Shiva Kumar
  13. Orders of the Metropolitan Commissioner, VMRDA dt 06-10-2018.
  14. This office letter even No., dated 08-10-2018 .
  15. Letter dated 16-10-2018 Sri.G.Shiva Kumar

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**ORDER:-**

In the reference 1<sup>st</sup> cited, Sri.G.Shiva Kumar has applied the proposals for approval of layout in an extent of Ac.3.55 cts. covered in Sy.No.296/3part of Sarika (V), Vizianagaram (M) & (Dt.).

The plans so received have been examined in detail and the applicant has furnished NALA proceedings from RDO, Vizianagaram for the proposed layout vide D.Dis.No.1150/2016/C, Dt.12-09-2016.

The applicant has paid Rs.7,83,924/- vide 1) VUDA Receipt No. 1992/2016-17 Dt.27-10-2016 for Rs.50,000/- ; 2) VMRDA Receipt No.1822/2018-19, dated 22-10-2018 for Rs.7,33,924/- towards processing fees, development charges, conversion charges and paper notification charges

Accordingly, the applicant has submitted the layout plan duly demarcating the layout pattern on ground by cutting trenches along the roads and requested for release of approved layout plan.

The applicant has executed the deed of mortgage for the Plot Nos. 44 to 47 and 51 to 53 (7 plots) to an extent of Acs.0.3010 cts to VMRDA in Sy.No.296/3part of Sarika (V), Vizianagaram (M) & (Dt.) and got the same registered by Registration Department. The applicant has also been directed to execute indemnity Bond on 100/- Rupees Non-Judicial stamp papers.

In the reference 15<sup>th</sup> cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Vizianagaram (R.O) vide document No.6806/2018, Dt: 9-10-2018 and also furnished the Indemnity Bond to develop the layout.

The applicant has also submitted the Photographs of Mortgaged plots which are fenced with barbed wire and also erected display Boards showing the details of plots Mortgaged to VMRDA at the layout site and requested to release approved L.P.

The matter has been examined in detail with reference to the provisions of A.P. Urban Areas (Development) Act, 1975 and also in accordance with the Statutory Master Plan/ Zonal Development plans along with the existing G.O.s and Rules and Regulations which are in force. The layout is hereby approved in **L.P.No. 108/2018** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos. 1 to 43, 48 to 50 & 54 to 57 (Total No.50 of plots).
2. This permission of developing the land shall not be used as proof of the title of the land.
3. The applicant shall solely be responsible for the development of the layout and in no way VMRDA will take up development works.
4. The deed of mortgage executed by the applicant in favour of VMRDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/developer and VMRDA is no way accountable to the plot purchaser in the event of default by the applicant/developer.
5. In case the applicant/developer fails to develop the layout area with the infrastructure facilities as specified by VMRDA the area so mortgaged in favour of VMRDA shall be forfeited and also VMRDA to liable to take criminal action against such applicant/developer as per provisions of A.P.U.A. (D) Act, 1975.
6. The layout development work as per the specifications enclosed.
7. The layout applicant is directed to complete the above developmental works within a period of **three years** and submit a requisition letter for releasing of mortgage plots/area, which is in the favour of Vice-Chairman, VMRDA duly enclosing letter in regard to roads, open spaces taken over by the Panchayath Secretary, Sarika Revenue Village, Gollalapeta Gram Panchyath, Vizianagaram Mandal & District.
8. The applicant shall not be permitted to sell the Plot Nos. 44 to 47 and 51 to 53 (7 plots) to an extent of Acs.0.3010 cts shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the site.
9. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.1 above.
10. The Local Authority, shall not approve and release any building permission or allow any unauthorized developments in the area under Mortgage to VMRDA in particular, until and unless the applicant has completed the developmental works and then got released the mortgaged land from VMRDA.
11. The layout applicant shall display a board at a prominent place with size 10' X 10' in the above site showing the layout pattern with permit

**L.P.No.108/2018, date 12-11-2018** S.No. & Village, extent of layout, No., plots, percentage of open space, intended for common amenities and with full details of the layout specifications and conditions to facilitate the public in the matter.

12. The Panchayath Secretary, Sarika Revenue Village, Gollalapeta Gram Panchyath, Vizianagaram Mandal & District should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall as per the sanctioned layout plan.
13. The Panchayath Secretary, Sarika Revenue Village, Gollalapeta Gram Panchyath, Vizianagaram Mandal & District shall ensure that the area covered by roads and open spaces of the layout shall be taken over from the applicant, by way of registered Gift Deed, before release of Mortgage to the applicant, after collecting the necessary charges before release of Mortgage to the applicant as per their rules in force.
14. The local Authority shall also ensure that the all the open spaces shown in the layout must be developed by the applicant with greenery along with play equipments for children and benches before it is taken over by the Panchayath Secretary, Sarika Revenue Village, Gollalapeta Gram Panchyath, Vizianagaram Mandal & District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayath Secretary, Sarika Revenue Village, Gollalapeta Gram Panchyath, Vizianagaram Mandal & District is requested to release one set of plans to the applicant and direct the applicant to abide by the conditions and develop the layout strictly adhere to the plan. Any deviation in this matter will be viewed seriously and action will be taken as per the provisions of the Act.

**Encl: As above.**

**Sd/- Chief Urban Planner  
For Metropolitan Commissioner**

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

*P. Ramu*  
**Admn. Officer (L)** 13/11/18

13/11/18

**To**

The Panchayath Secretary, Sarika Revenue Village, Gollalapeta Gram Panchyath, Vizianagaram Mandal & District.

**Copy to:**

Sri.G.Shiva Kumar, 13-6-35/1, Puligeddavari Street,  
Vizianagaram-535 002.

The Joint Sub-Registrar, Vizianagaram.

I.T. Cell incharge for uploading in VMRDA website.