



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

**PRESENT:: Dr. A. MALLIKARJUNA, IAS**

**Rc.No.9946/2007/L1 (C.No.186180), Dated: 12/02/2024**

Sub: VMRDA – PLG – Cancellation of layout LP.No 13/2014 in an extent of Ac.34.484 Cts covered in Sy.Nos.5/1 to 5/5, 8/1 to 8/11, 8/16, 8/18, 221/1 to 221/4, 221/5A, 221/5B, 221/6 to 221/8, 221/9A, 221/9B, 221/12 to 221/14, 221/15A, 221/15B, 221/16 to 221/20, 221/22 to 221/25, 221/26A, 221/26B, 222/1 to 222/10, 222/11A, 222/12 to 222/22, 222/23A, 222/23B, 222/24A, 222/24B, 222/25 to 222/29, 222/31 to 222/34, 223/1 to 223/13, 223/23, 223/24P, 223/25, 223/27 to 223/30, 224/5 to 224/7, 224/8A, 224/8C, 224/9 to 224/12, 224/13A, 224/13B, 224/14, 224/15A, 224/15B, 224/17, 224/20A, 224/20B, 224/21A, 224/21B, 224/22 to 224/24, 224/26 to 224/30, 225/1, 225/2, 225/4, 225/5, 225/6B, 225/10A, 225/13 to 225/14, 225/16 to 225/20, & 226/1, 226/2, 226/3, 226/4A, 226/4B, 226/6, 226/7, 226/15B, 226/16 of Thadi (V), Parawada (M) (area Ac.12.2025 Cts) and in Sy.Nos.166/1 to 166/17, 167/1 to 167/5, 168/1 to 168/7, 168/9, 169/1 to 169/19 of Mantripalem (V) (area Ac.15.190), & Sy.Nos.365/6 to 365/19, 366/1 to 366/23, 366/25 to 366/31, 366/33 to 366/36, 375/14, 375/16, 375/18, 375/20, 375/21, 375/24, 275/27 of Maredupudi (V), Anakapalli (M), (area Ac.7.0915 Cts) Anakapalli District total extent of Ac 34.48 Cts – Orders issued - Regarding.

- Read: 1. This office proceedings Rc.No.9946/2007/L1, dt.10.03.2014 of the Vice Chairman, VUDA for approval of Layout LP.No.13/2014.
2. Letter Dt.25-07-2023 & 04-09-2023 of Vice President, the BHPV Employees Co-Operative House Building Society Ltd, Visakhapatnam.
3. Letter No.19021(31)/117/2023/V, (e-2198720), dt.20-09-2023 from the Directorate of Town and Country Planning, Govt. of AP.
4. Note Orders of the Metropolitan Commissioner, dt.05-10-2023.
5. This office letter even no. dt.09-10-2023.
6. Paper Notification issued on 11-10-2023.
7. Letter Dt.25-10-2023 of Vice President, the BHPV Employees Co-Operative House Building Society Ltd, Visakhapatnam.
8. This office letter even no. dt.30-10-2023.
9. Note orders of the Metropolitan Commissioner, dt.26-12-2023.
- 10 Letter Dt.Nil of Sri V.Hari Krishna (BHPV Employees Co-Operative House Building Society).
11. This office letter even no. dt.28-12-2023.
12. Letter Dt.Nil of Sri A.VenkataRao, Vice President of the BHPV Employees Co-Operative House Building Society.

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**ORDER:**

In the reference 1<sup>st</sup> cited, the layout LP.No.13/2014 has been approved by the VUDA for an extent of Acs.34.484 Cts covered in Sy.Nos.5/1 to 5/5, 8/1 to 8/11, 8/16, 8/18, 221/1 to 221/4, 221/5A, 221/5B, 221/6 to 221/8, 221/9A, 221/9B, 221/12 to 221/14, 221/15A, 221/15B, 221/16 to 221/20, 221/22 to 221/25, 221/26A, 221/26B, 222/1 to 222/10, 222/11A,

222/12 to 222/22, 222/23A, 222/23B, 222/24A, 222/24B, 222/25 to 222/29, 222/31 to 222/34, 223/1 to 223/13, 223/23, 223/24P, 223/25, 223/27 to 223/30, 224/5 to 224/7, 224/8A, 224/8C, 224/9 to 224/12, 224/13A, 224/13B, 224/14, 224/15A, 224/15B, 224/17, 224/20A, 224/20B, 224/21A, 224/21B, 224/22 to 224/24, 224/26 to 224/30, 225/1, 225/2, 225/4, 225/5, 225/6B, 225/10A, 225/13 to 225/14, 225/16 to 225/20, & 226/1, 226/2, 226/3, 226/4A, 226/4B, 226/6, 226/7, 226/15B, 226/16 of Thadi (V), Parawada (M) (Gram Panchayat area Ac.12.2025 Cts) and in Sy.Nos.166/1 to 166/17, 167/1 to 167/5, 168/1 to 168/7, 168/9, 169/1 to 169/19 of Mantripalem (V) (GVMC area Ac.15.190), & Sy.Nos.365/6 to 365/19, 366/1 to 366/23, 366/25 to 366/31, 366/33 to 366/36, 375/14, 375/16, 375/18, 375/20, 375/21, 375/24, 275/27 of Maredupudi (V), Anakapalli (M), (Gram Panchayat area Ac.7.0915 Cts) Anakapalli District. While approving the layout the applicant mortgaged Plot Nos. 163 to 168 & 171 to 222 (Total 58 Plots) for an extent of Ac 2.99 Cts. through registered Mortgage Deed vide Nos. 212/2014 dt 03.02.2014, 445/2014 dt.25.02.2014.

In the reference 2<sup>nd</sup> cited, the applicants have requested the VMRDA to cancel the non in viable layout vide LP.No.13/2014 covered in Sy.Nos.5/1 to 5, 8p, 221p, 222p, 223p, 224p, 225p & 226p of Thadi (V), Parawada (M), Sy.Nos.166/1 to 17, 167/1 to 5, 168/p, 169/1 to 19 of Mantripalem (V), Parawada (M) & Sy.Nos.365p, 366p, 375p of Maredupudi (V), Anakapalli Mandal for the purpose of proposal for Group Development Scheme (Housing Project).

In the reference 3<sup>rd</sup> cited, the Directorate of Town and Country Planning, Govt. of AP., Mangalagiri has requested to examine the contents of the said representation of BHPV Employees Co-Operative House Building Society Limited for cancellation of approved layout issued vide LP.No.13/2014 and take necessary action as per rules & procedure in vogue.

Later, the VMRDA inspected the approved layout site, observed that the society has formed the gravel roads, partly constructed drains and partly provided electrification.

Further, it is submitted that, as per section 85(2) of APMR& UD Act 2016 “ After obtaining the Development Permission under the Act, if the works are not commenced within one year from the date of such sanction, the Development Permission stands lapsed.” And as per the Section (87) The Metropolitan Commissioner may revoke any development permission issued under this Act, whenever it is found that there has been any false statement or wrong permission is issued or any misinterpretation of any material fact or rule on which the permission was granted, after giving the person concerned an opportunity of being heard against such revocation.

Even though the layout was approved in the year 2014 and the developer did not complete the development works with in the period of 3 Years and further the Developer has expressed his inability to develop the layout and requested to withdraw/ cancel the layout

Accordingly, note orders of the Competent Authority dt: 5-10-2023, this authority has issued paper notification on 11-10-2023 in District Edition of Hans India & Visalandhra (English & Telugu) daily newspapers for calling objections / suggestion from the general public regarding cancellation of approved layout vide LP.No.13/2014, and in this connection no objections / suggestions were received from the general public within the stipulated period of 15 days.

Accordingly, the applicant has paid an amount of Rs.43,365/- vide VMRDA Receipt No1822/2023-24, Dt.30-10-2023 towards paper notification charges.

Further the applicant has submitted *Notarized Affidavits stating that*

1. *"If any litigation that is arises in respect of layout they will be solely responsible and also they shall abide the terms and conditions mentioned in the affidavit"*
2. *"Not to claim any amounts back from VMRDA which they have paid as fee for approval of Layout Permission".*

As per the orders of the Metropolitan Commissioner, VMRDA, dt.26-12-2023 the subject layout was cancelled in which the Mortgaged Plot Nos.163 to 168 and 171 to 222 (total 58 plots) in LP.No. 13/2014, which are under mortgaged to VUDA through registered Mortgaged Deed vide Doc.No.445/2014, dt.25.02.2014 are now hereby released through a registered deed of Re – conveyance of Mortgaged vide DOC. No. 8223/2023, Dt. 30.12.2023.

In view of the above, the layout LP.No.13/2014 is hereby cancelled.

*(This has approval of the Metropolitan Commissioner, VMRDA)*

**Chief Urban Planner**  
For Metropolitan Commissioner

To  
The Commissioner,  
GVMC,  
Visakhapatnam.

Copy to the Vice President, B.H.P.V. Employees Co-Operative House Building Society Limited, Visakhapatnam-530012.

Copy to the Sub Registrar, Lankelapalem.  
Copy to submitted the Metropolitan Commissioner's Peshi.  
Copy to I.T. Cell in-charge for uploading in VMRDA website.