



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

Rc.No.5746/2017/L6, Dt. 24-2-2018.

SUB:- VUDA – PLG – VSP – Approval of Layout covered in Sy.Nos.59p, 63p & 64p of Buddivalasa Village, Padmanabham Mandal, Visakhapatnam District - Applied by M/s.GGR Infra Developers represented by its Managing Partner Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu to an extent of Ac. 9.80 Cts. vide **L.P.No.17/2018** – Orders issued.

- READ:-
1. Online layout application dated 30-6-2017 of M/s.GGR Infra Developers represented by its Managing Partner Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.
 2. This office letter even No., dt.22-10-2017.
 3. Letter dt. 4-11-2017 of M/s.GGR Infra Developers represented by its Managing Partner Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.
 4. Orders of the Vice-Chairman, VUDA dated 12-1-2018.
 5. This office letter even No., dated 18-1-2018.
 6. Letter dt.22-1-2018 of M/s.GGR Infra Developers represented by its Managing Partner Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.
 7. This office letter even No., dated 5-2-2018.
 8. Letter dt.6-2-2018 of M/s.GGR Infra Developers represented by its Managing Partner Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.

ORDER:-

In the reference 1st cited, M/s.GGR Infra Developers represented by its Managing Partner Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu has applied the proposals for approval of layout for an extent of Ac. 9.80 Cts in Sy.Nos.59p, 63p & 64p of Buddivalasa Village, Padmanabham Mandal, Visakhapatnam District.

The plans so received have been examined in detail and the applicant has furnished land conversion certificate from agricultural to Non-agricultural purpose orders issued by the competent authority, the RDO, Visakhapatnam vide R.Dis.No. 7526/2017/D, Dt.18-11-2017. The applicant has paid Rs.21,79,107/- vide 1)VUDA Receipt No.760/2017-18, Dt.4-7-2017 for Rs.10,000/-, 2) VUDA Rt.No. 2547/2017-18, Dt. 23-1-2018, Rs.21,69,107/- 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. 8 to 10, 19 to 22, 34 to 36, 79 to 83, 102 & 103 (Total number of plots 17) to an extent of

Acs.0.88 Cts. in Sy.Nos.59p, 63p & 64p of Buddivalasa Village, Padmanabham Mandal, Visakhapatnam District 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 7th cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Bheemunipatnam vide document No.409/2018, Dt:14-2-2018 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 VUDA 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. 17/2018** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos. 1 to 7, 11 to 18, 23 to 33, 37 to 61, 63 to 78, 84 to 101 & 104 to 109 (Total 91 No. 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 VUDA will take up development works.
4. The deed of mortgage executed by the applicant in favour of VUDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/developer and VUDA 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 VUDA the area so mortgaged in favour of VUDA shall be forfeited and also VUDA is 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 is enclosed as per the specifications.
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, VUDA duly enclosing letter in regard to roads, open spaces taken over by the Panchayat Secretary, Bapiraju Thallavalasa Panchayat, Buddivalasa Village Padmanabham Mandal, Visakhapatnam District.
8. The applicant shall not be permitted to sell the Plot Nos. 8 to 10, 19 to 22, 34 to 36, 79 to 83, 102 & 103 (Total number of plots 17) to an extent of Acs.0.88 Cts.and the Panchayat Secretary, Bapiraju Thallavalasa Panchayat,