



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
PROCEEDINGS OF THE METROPOLITAN COMMISSIONER, VMRDA, VISAKHAPATNAM
PRESENT:: Sri.P.BASANTH KUMAR, IAS.

Rc.No.7888/2017/L3, Dt.16-01-2019.

SUB:- VMRDA – PLG – VSP – Approval of layout for Residential Plots in Sy.Nos.189/3A-Part & 189/3B-Part of Batajagalapalem (V), Sabbavaram (M), Visakhapatnam District – Applied by M/s Lakshmi Ganapathi Estates, Represented by Sri U.Venkata Ramana, Managing Partner Sri K.Nageswara Rao to an extent of Ac.3.78Cts. vide **L.P.No.02/2019** – Orders issued.

- READ:-**
1. Online Layout application No.2017-LA-00611007280 dated 12.09.2017 of M/s Lakshmi Ganapathi Estates.
 2. Letter dt.17-11-2017 of M/s Lakshmi Ganapathi Estates.
 3. This office letter even No., dated 28-11-2017.
 4. Letter dt.22-12-2017 of M/s Lakshmi Ganapathi Estates.
 5. Orders of the Vice-Chairman, VUDA Dt. 04-06-2018.
 6. Orders of the Metropolitan Commissioner, VMRDA Dt. 03-12-2018.
 7. This office letter even No., dated 06-12-2018.
 8. Letter dt. 17-12-2018 of M/s Lakshmi Ganapathi Estates.

ORDER:-

In the reference 1st cited, M/s Lakshmi Ganapathi Estates, Represented by Sri U.Venkata Ramana, Managing Partner Sri K.Nageswara Rao has applied the proposals for approval of layout for an extent of Acs.3.78 cts. in Sy.Nos.189/3A-Part & 189/3B-Part of Batajagalapalem (V), Sabbavaram (M), Visakhapatnam District.

The plans so received have been examined in detail and the applicant has furnished land conversion from agricultural to Non-agricultural purpose orders issued by the competent authority, the Revenue Divisional Officer, Visakhapatnam District vide NALA Proceedings vide R.Dis.No.14464/2015/SDT(LR), dt.16.02.2016 to an extent of Ac.3.63Cts in Sy.No.189/3B of Batajagalapalem Village and submitted Receipt of Payment for Land Conversion obtained from the Mee-Seva to an extent of Ac.2.52Cts in Sy.No.189/3A of Batajagalapalem Village. The plans so received have been examined in detail and the applicant has paid Rs.8,23,776/- 1) Rs.10,000/- vide VUDA Rt. No.1523/2017-18 dt.16-10-2017 2) Rs.35,893/- vide VUDA receipt No.1561/2018-19, dt.29-08-2018 3) Rs.7,77,883/- vide VMRDA Rt. No.2125/2018-19 dt.19-12-2018 towards processing fees, development 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.38 to 41 & 51 to 55 (Total Nos.09 plots) to an extent of Acs.0.36 cts. in Sy.Nos.189/3A-Part & 189/3B-Part of Batajagalapalem (V), Sabbavaram (M), 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 paper.

In the reference 8th cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar Office, Sabbavaram vide document No.4972/2018, Dt:10-12-2018 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.02/2019** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos.1 to 37, 42 to 50 and 57 to 63 (Total 53 No's 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 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 Metropolitan Commissioner, VMRDA duly enclosing letter in regard to roads and open spaces taken over by the Panchayat Secretary, Batajagalapalem Gram Panchayat & Village, Sabbavaram Mandal, Visakhapatnam District.

8. The applicant shall not be permitted to sell the Plot Nos.38 to 41 and 51 to 55 (Total 09 No's of plots) to an extent of of Acs.0.36 cts. and the Panchayat Secretary, Batajagalapalem Gram Panchayat & Village, Sabbavaram Mandal, Visakhapatnam District 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.02/2019, Dated 16-01-2019** 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 Panchayat Secretary, Batajagalapalem Gram Panchayat & Village, Sabbavaram Mandal, Visakhapatnam 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 Panchayat Secretary, Batajagalapalem Gram Panchayat & Village, Sabbavaram Mandal, Visakhapatnam District shall ensure that the area covered by roads, open spaces and Plot No.56 reserved for Utilities 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 Panchayat Secretary, Batajagalapalem Gram Panchayat & Village, Sabbavaram Mandal, Visakhapatnam District.
15. The land/ layout development shall be commenced within one year from the date of sanction.
16. The duration of completion of land/ Layout Development from the date of sanction is valid for a period of 3 years subject to the condition that development shall be commenced within a period of one year.
17. The areas reserved for **utilities** shall be handed over to the local authority free of cost through a registered gift deed. This area shall be utilized only for

community facilities such as Electrical substation, Government school, Government Dispensary, Ward office, Public Utility Office, Public Library, Water Reservoir, Rain Water harvesting structure, Police Station/ outpost, Public parking, Fire station, Bus station, Septic Tank, Solid waste Collection Point etc. by the local authority.

18. The area reserved for **Amenities** shall be used only for the purposes earmarked in the Final layout plan (FLP) by the competent Authority for educational, commercial facilities etc. the Owner/ Developer may also sell or lease this area but only for the purposes earmarked in the Final Layout Plan (FLP).
19. The applicant has to develop the layout as per the guidelines/ conditions stipulated in G.O.Ms.No.275, MA & UD Department, Dt. 18-7-2017.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Batajangalapalem Gram Panchayat & Village, Sabbavaram Mandal, Visakhapatnam 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,
VMRDA**

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

P. Ramulu
ADMN. OFFICER(L) 17/2/19

To
The Panchayat Secretary, Batajangalapalem Gram Panchayat & Village,
Sabbavaram Mandal, Visakhapatnam District

Copy to:

M/s Lakshmi Ganapathi Estates, Represented by Sri U.Venkata Ramana, Managing Partner Sri K.Nageswara Rao Dr.No.12-426, 1st floor, Green park, Jagadamba Centre, Visakhapatnam.

The Joint Sub-registrar, Sabbavaram.

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