



**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.

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**ORDER:-**

In the reference 1<sup>st</sup> 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 8<sup>th</sup> 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.