



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: Dr.N.YUVARAJ, IAS

Rc.No.26107/2011/L3, dated 8-5-2013

SUB:- VUDA – VSP – PLG – Approval of layout to an extent of Acs.11.61 cts in S.Nos.124/p,125/p,126/p,138/p &139/p of Gorapalli (V) Pendurthi (M) Visakhapatnam District vide LP.No.21/2013 – Applied by Sri B.Praveen Managing partner of M/s. Bhashyam Developers – Orders – Issued.

- READ:-
- 1.Letter dated 28-11-2011 of M/s. Bhashyam Developers & Others.
 - 2.This office letter even No. dated 8-12-2011.
 - 3.Letter dated 30-11-2012 of M/s. Bhashyam Developers & Others
 - 4.This office letter even No. dated 15-12-2012.
 5. Letter dated 7-1-2013 of M/s. Bhashyam Developers & Others.
 6. Orders of the Vice Chairman, dated: 2-2-2013
 - 7.This office letter even No. dated 7-2-2013.
 8. Letter dated 13-2-2013 of M/s. Bhashyam Developers & Others.
 9. This office letter even No. dated 13-3-2013.
 10. Letter dated 16-3-2013 of M/s. Bhashyam Developers & Others
 11. Letter Rc.No.2/2013 dated: 20-3-2013 of the Panchayat Secretary, Gorapalli Gram Panchayat, Pendurthi (M), Visakhapatnam District
 - 12.Orders of the Vice Chairman, VUDA dated 8-4-2013.
 - 13.This office letter even No. dated 12-4-2013.
 14. Letter dated 20-4-2013 of M/s. Bhashyam Developers & Others

ORDER:-

The Panchayat Secretary, Gorapalli Gram Panchayat, Pendurthi (M), Visakhapatnam District has forwarded the application for approval of layout in S.Nos. 124/p,125/p,126/p,138/p &139/p of Gorapalli (V) Pendurthi (M) Visakhapatnam District applied by M/s Bhashyam Developers & Others in the reference 1st cited above.

The plans so received have been examined in detail and the applicant has paid a total amount of Rs.24,61,254/- towards processing fees, Panchayath fees, development charges and paper notification charges vide 1) VUDA receipt No.190483/1905, dated 25-11-2011 Rs.50,000/- 2) IOB VUDA Receipt No.5699/2013 dated 18-3-2013 Rs.24,11,254/-.

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.7 to 31 (25 Nos. of plots) for an extent of Acs.1.05Cts ie., 15% plotted area in S.Nos.124/14p,15p,16p,22p & 138/14p of Gorapalli (V) Pendurthi (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 papers.

In the reference 12th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Pendurthi vide document No.1907/2013 dated 15-4-2013 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 applicant has also submitted an Indemnity Bond for payment of conversion charges to RDO, Visakhapatnam as per interim direction of Hon'ble High court order vide WP.M.P.No.50494 of 2012 dated 31-12-2012.

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.21/2013 and communicated subject to the following conditions:

1. The applicant has to pay Agricultural Land Conversion Charges, as per Agricultural Land Conversion and Balance Development charges Act before the release of the final layout or incase the applicant fails in the main W.P. which is pending before the Hon'ble High court, as per the Hon'ble orders in W.P.M.P.No.50494 of 2012, W.P.No.39755 of 2012 dated 31-12-2012 which ever is earlier.
2. The layout owner is permitted to sell the plot Nos.1 to 6 & 32 to 171
3. That the Layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 if any.
4. This permission of developing the land shall not be used as proof of the title of the land.
5. The applicant shall solely be responsible for the development of the layout and in no way VUDA will take up development works.
6. 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 a countable to the plot purchaser in the event of default by the applicant/developer.
7. 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 to liable to take criminal action against such applicant/developer as per provisions of A.P.U.A. (D) Act, 1975.
8. The layout development work as per the specifications enclosed.
9. 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, Gorapalli Gram Panchayat, Pendurthi (M), Visakhapatnam District.
10. The applicant shall not be permitted to sell the plot Nos.7 to 31 (25 Nos. of plots) the Panchayat Secretary, Gorapalli Gram Panchayat, Pendurthi (M), Visakhapatnam District shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the mortgaged site.

11. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.2 above.
12. The Local Authority, shall not approve and release any building permission or allow any unauthorized developments in the area under Mortgage to VUDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from VUDA.
13. 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.21/2013 dated -5-2013, 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.
14. The Panchayat Secretary, Gorapalli Gram Panchayat, Pendurthi (M), 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.
15. The Panchayat Secretary, Gorapalli Gram Panchayat, Pendurthi (M), Visakhapatnam 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.
16. 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, Gorapalli Gram Panchayat, Pendurthi (M), Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Gorapalli Gram Panchayat, Pendurthi (M), 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/-R.J.VIDYULLATA
CHIEF URBAN PLANNER

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


ADMN.OFFICER (L)

To
The Panchayat Secretary, Gorapalli Gram Panchayat, Pendurthi (M),
Visakhapatnam District.

Copy to: M/s Bhashyam Developers & others, D.No.49-24-55/55A, Elbee Classics,
4th Floor, Madhura Nagar Opp. SBI Lalitha Nagar Branch, Sankaramatam
Main Road, Visakhapatnam-16.

Copy to: The Sub-Registrar, Pendurthi, Visakhapatnam District.

Copy to: Vice Chairman Peshi

Copy to: IT Cell