



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: Dr.N.YUVARAJ, IAS

Rc.No.1124/2013/L3, dated 22-6-2013

SUB:- VUDA – VSP – PLG – Approval of layout to an extent of Acs.11.20 Cts in S.Nos.363/14p, 15p, 17, 364/9p, 11p, 12, 13, 14, 365/4p, 5, 6p, 7 to 11, 367/1p, 2p, 3 to 6, 7(p), 413/4p, 5p, 7p, 9p & 417(p) of Narava (V) Pendurthi (M) Visakhapatnam District vide LP.No.24/2013 – Applied by M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd – Orders – Issued.

- READ:-
- 1.Letter dated 23-2-2013 of M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd.
 - 2.Letter dated 7-3-2013 of M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd.
 - 3.Letter dated 19-3-2013 of M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd.
 - 4.This office letter even No. dated 25-3-2013.
 - 5.Letters dated 28-3-2013 & 1-4-2013 of M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd.
 - 6.Orders of the Vice Chairman, VUDA dated 23-4-2013.
 - 7.This office letter even No. dated 27-4-2013.
 - 8.Letters dated 6-5-2013 & 15-5-2013 of M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd.
 - 9.This office letter even No. dated 27-5-2013.
 - 10.Letter dated 28-5-2013 of M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd.
 - 11.Orders of the Vice Chairman, VUDA dated 14-6-2013.
 - 12.This office letter even No. dated 17-6-2013.
 - 13.Letter dated 18-6-2013 of M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd.

ORDER:-

The applicants M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd. have applied for approval of layout in S.Nos.363/14p, 15p, 17, 364/9p, 11p, 12, 13, 14, 365/4p, 5, 6p, 7 to 11, 367/1p, 2p, 3 to 6, 7(p), 413/4p, 5p, 7p, 9p & 417(p) of Narava (V) Pendurthi (M) Visakhapatnam District in the reference 1st cited.

The plans so received have been examined in detail and the applicant has paid a total amount of Rs.64,54,349/- towards processing fees, development charges, conversion charges and paper notification charges vide 1) VUDA IOB receipt No.5501/2012-13, dated 1-3-2013 Rs.9,000/- 2) VUDA IOB Receipt No.1228/2013-14 dated 19-6-2013 Rs.64,45,349/-.

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.1 to 7, 34 to 42 & 89 to 94 (22 Nos. of plots) for an extent of Acs.0.94 $\frac{1}{2}$ Cts ie., 15% plotted area in S.Nos.363/14p, 15p, 17, 364/9p, 11p, 12, 13, 14, 365/4p, 5, 6p, 7 to 11, 367/1p, 2p, 3 to 6, 7(p), 413/4p, 5p, 7p, 9p & 417(p) of Narava (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 13th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Gajuwaka vide document No.2606/2013 dated 17-6-2013 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.12461 of 2013 dated 3-4-2013.

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.24/2013 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.12461 of 2013, W.P.No.10013 of 2013 dated 3-4-2013 which ever is earlier.
2. The layout owner is permitted to sell the plot Nos.8 to 33, 43 to 88 & 95 to 162 (Total 140 Nos. of plots)
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 Commissioner, GVMC, Visakhapatnam District.
10. The applicant shall not be permitted to sell the plot Nos. 1 to 7, 34 to 42 & 89 to 94 (22 Nos. of plots) the Commissioner, GVMC, 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.24/2013 dated 21-6-2013, 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 Commissioner, GVMC, 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 Commissioner, GVMC, 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 Commissioner, GVMC, Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Commissioner, GVMC, 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.//

B. Vishwanath
ADMN.OFFICER (L) 22/6/13

To
The Commissioner,
GVMC,
VISAKHAPATNAM

Copy to: M/s STBL Projects Limited & M/s Vipasana Constructions (P) Ltd,
D.No.50-92-35/6, 2nd Floor, Opp. Karnataka Bank, Sankaramatam Road,
Santhipuram, Visakhapatnam – 16

Copy to:

The Sub-Registrar, Gajuwaka, Visakhapatnam District.
The Vice Chairman's peshi
I.T. Cell in-charge for uploading in VUDA website.