



# **VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**

## **PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM**

**PRESENT:: Shri.P.BASANTH KUMAR, IAS.**

**Rc.No.5354/2009/L4, Dt.06-04-2018.**

**SUB:-** VUDA – PLG – VSP – Approval of layout in Sy.No.133/4 & 7 of Chinagadili Village, Visakhapatnam Rural Mandal, Visakhapatnam District - Applied by M/s. The Animal Husbandry Department Employees Co-operative House Building Society represented by its President Dr.R.Simhadrapadu for an extent of Acs.18.78 Cts vide **L.P.No. 29/2018** – Orders issued.

- READ:-**
1. Letter of Dr. A.Appa Rao, President, The Animal Husbandry Department Employees Co-operative House Building Society dated 21-8-2009.
  2. Interim orders dated 26-2-2010 of Hon'ble High Court vide WP No.16730 of 2009 & WPMP No.5779 of 2010.
  3. Letter dated 18-05-2013 of the President, Animal Husbandry Co-Op HB Society.
  4. This office letter dated 09-07-2013 addressed to President of the Society.
  5. Letter dated 23-07-2013 of the President, Animal Husbandry Co-Op HB Society.
  6. This Office Peg-marking Letter, Dated 28-08-2013 addressed to the President, Animal Husbandry Co-Op HB Society.
  7. Letter dated 10-07-2017 of the President, Animal Husbandry Co-Op HB Society.
  8. This office letter dated 28-10-2017 addressed to President of the Society.
  9. Letters dated 09-10-2017, 28-10-2017 & 10-11-2017 of the President, Animal Husbandry Co-Op HB Society.
  10. This office letter dated 11-02-2018 addressed to President of the Society
  11. Letter dated 14-02-2018 & 05-03-2018 of the President, Animal Husbandry Co-Op HB Society
  12. Lr.Rc.No.8621/2013/ACP-I/G1, dated 31-01-2018 of the Commissioner, GVMC, Visakhapatnam.
  13. Notice issued in CC No.440/2018, dated 23-02-2018 of Hon'ble High Court of A.P., received on 12-03-2018.

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### **ORDER:-**

In the reference 1<sup>st</sup> cited, M/s. The Animal Husbandry Department Employees Co-operative House Building Society represented by its President Dr.R.Simhadrapadu have applied the proposals for approval of layout for an extent of Ac. 18.78 Cts in Sy.No.133/4 & 7 of Chinagadili Village, Visakhapatnam Rural Mandal, Visakhapatnam District.

The plans so received have been examined in detail and the applicant has furnished land conversion form agricultural to Non-agricultural purpose orders issued by the competent authority, the R.D.O., at Visakhapatnam vide D.Dis.No. 5597/2017/D, Dt.23-12-2017. The applicant has paid Rs.34,44,771/- vide 1)VUDA Receipt No.744/2013-14, Dt.3-6-2013, Rs.1,52,005/-, 2) VUDA Receipt No.2812/2017-18, Dt.21-2-2018, Rs.2,28,100/-, 3)VUDA Receipt No.30/2018-19, Dt.4-4-2018, Rs.30,64,666/- 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. 1 to 10, 33 to 42, 68 to 70 & 210 to 221 (total 35 Nos. of plots) to an extent of Ac.1.70 Cts in Sy.No.133/4 & 7 of Chinagadili Village, Visakhapatnam Rural 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 11<sup>th</sup> cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Visakhapatnam Rural vide document No.2044/2018, Dt: 31-3-2018 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.No. 29/2018** and communicated subject to the following conditions.

1. **The Co-op Society shall execute cancellation deed in respect of the 6 plots registered earlier and allot plots as per approved layout plan after release of LP as per the agreement entered into with the allottees.**
2. The layout owner is permitted to sell the Plot Nos. 11 to 32, 43 to 67, 71 to 209 & 222 to 292 (Total No.257 of plots).
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of the layout and in no way VUDA will take up development works.
5. 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 in no way accountable to the plot purchaser in the event of default by the applicant/developer.
6. 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.
7. The layout development work as per the specifications enclosed.
8. 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.
9. The applicant shall not be permitted to sell the Plot Nos. 1 to 10, 33 to 42, 68 to 70 & 210 to 221 (total 35 Nos. of plots) to an extent of Ac.1.70 Cts shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the site.
10. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.2 above.
11. 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, until and unless the applicant has completed the developmental works and then got released the mortgaged land from VUDA.
12. 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.29/2018, dated -04-2018** 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.
13. The Commissioner, GVMC, Visakhapatnam 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.

14. The Commissioner, GVMC, Visakhapatnam 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.
15. 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.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Commissioner, GVMC, Visakhapatnam 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/- V.BHAVANI SANKAR**  
**For VICE-CHAIRMAN**

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

*T. Bodam Naidey*  
**ADMN. OFFICER (L)** *06/04/18*

*06/04/18*

**To**

The Commissioner, GVMC, Visakhapatnam.

**Copy to:.**

Dr.R.Simhadrapadu, President, The Animal Husbandry Department Employees  
Co-operative House Building Society, Old dairy farm campus, Hanumanthawaka Junction,  
Visakhapatnam-40.

The Joint Sub-Registrar, Visakhapatnam.

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