



# Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: DR T.BABU RAO NAIDU, IAS

Rc.No.9864/2016/Plg/L1, Dt.06 -01-2017

SUB: VUDA – PLNG – VSP – Approval of proposed layout plan in Sy.Nos.371 & 373P of Janguluru Velampalem (V), S.Rayavaram(M) Visakhapatnam District to an Extent of Acs. 7.78 Cts.– Applied by Sri V.Tata Rao vide **L.P.No. 03/2017** – Orders – Issued.

READ:-1) Online Layout Application No.2016-LA-0069076040 Dt:07-11-2016 of Sri V.Tata Rao

- 2) This office letter even No. dated 02-12-2016
- 3) Letter Dt.05-12-2016 of Sri V.Tata Rao
- 4) Orders of the Vice-Chairman, VUDA, dated 14-12-2016
- 5) This office letter even No. dated 14-12-2016
- 6) Letter Dt. 17-12-2016 of Sri V.Tata Rao
- 7) Orders of the Vice-Chairman, VUDA, dated 23-12-2016
- 8) This office letter even No. dated 26-12-2016
- 9) Letter Dt. 28-12-2016 of Sri V.Tata Rao

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## ORDER:

In the reference 1<sup>st</sup> cited, Sri V.Tata Rao has applied the approval of proposed layout plan in Sy.Nos. 371 & 373P to an Extent of Acs. 7.78 Cts of Janguluru Velampalem (V), S.Rayavaram(M) Visakhapatnam District.

The plans so received have been examined in detail and the applicant has paid a total amount of Rs.7,29,170/- towards Processing fee, Conversion charges, Development charges and Paper Notification charges vide (1) Rs.1,00,000/- vide VUDA Rt.No.2062/2015-16, Dt.:08-11-2016 (2) Rs.6,29,170/- vide VUDA Rt.No.2413/2016-17, Dt.:17-12-2016

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 and 93 to 99 (Total 8Nos. of Plots) for an extent of Ac.0.73 Cts., or 3,533.20 Sq.Yds., 15% plotted area in Sy.No.371 of Janguluru Velampalem (V), S.Rayavaram(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 9<sup>th</sup> cited, the applicant has furnished Mortgage Deed duly mortgaging the plots in the Sub-Registrar office, Yelamanchili vide Document No. 7502/2016 Dt:27-12-2016.

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 paid the conversion charges to Revenue Divisional Officer(RDO) of Narasipatnam (M) Visakhapatnam District vide D.Dis.No.483/2016/IDT, 484/2016/IDT & 485/2016/IDT Dt.29-10-2016.

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.03/2017** and communicated subject to the following conditions:

1. The layout owner is permitted to sell the Plot Nos.2 to 92 (Total 91Nos. of Plots)
2. That the Layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 if any.
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 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 to 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 from the date of issue proceedings 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, Janguluru Velampalem Gram Panchayathi, S.Rayavaram (M), Visakhapatnam District.
9. The applicant shall not be permitted to sell the Plot No. 1 and 93 to 99 (Total Nos. of Plots 8) and the Panchayat Secretary, Janguluru Velampalem Gram Panchayathi, S.Rayavaram (M), Visakhapatnam District shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the mortgaged site.
10. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.1 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, 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.
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.03/2017 dated 06-01-2017**, Sy.Nos.371 & 373P of Janguluru Velampalem (V), S.Rayavaram (M) Visakhapatnam District an extent of Ac. 7.78 Cts., 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 Panchayat Secretary, Janguluru Velampalem Gram Panchayathi, S.Rayavaram (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.
14. The Panchayat Secretary, Janguluru Velampalem Gram Panchayathi, S.Rayavaram (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.
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 Panchayat Secretary, Janguluru Velampalem Gram Panchayathi, S.Rayavaram (M), Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Janguluru Velampalem Gram Panchayathi, S.Rayavaram (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.

**Yours faithfully,  
Sd/- B.RAMTHIRTA  
CHIEF URBAN PLANNER**

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

**ADMN.OFFICER(L)**

To  
The Panchayat Secretary,  
Janguluru Velampalem Gram Panchayathi,  
S.Rayavaram (M),  
Visakhapatnam District

Copy to: Sri V.Tata Rao, Door No.23-75-12, Pydimamba Colony, New Gajuwaka,  
Visakhapatnam-530026.

Copy to: The Sub-Registrar, Yelamanchili.

Copy to: The Vice Chairman's Peshi.

✓ Copy to: I.T. Cell Incharge for uploading in VUDA website