



**Visakhapatnam Urban Development Authority**  
PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM  
PRESENT: SHRI Dr. N.YUVARAJ, I.A.S.

Re.No.12103/2009/L8, dated 22-7-2013

**SUB:-** VUDA - PLG - VSP - Approval of layout in S.No.37/5 of V.T. Agraharam (V) Vizianagaram (M) & District - Applied by Sri P.L.N. Raju, Partner, M/s Sriya Layouts for an extent of Acs.10.23 Cts. vide L.P.No.30/2013 - Orders - Issued;

**READ:-** 1.Letter Rec.No.4019/2009/G1 dated 4-6-2010 of the Commissioner, Vizianagaram Municipality, Vizianagaram.  
2.This office letters even No. dated 1-7-2010 & 10-9-2010.  
3.Letter dated 13-10-2010 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
4.Orders of the Vice Chairman, VUDA dated 3-1-2012.  
5.This office letter even No. dated 6-1-2011.  
6.Letter dated 19-12-2011 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
7.This office letter even No. dated 1-2-2012.  
8.Letter dated 27-2-2012 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
9.This office letter even No. dated 18-4-2012.  
10.Letter dated 18-4-2012 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
11.This office letter even No. dated 28-4-2012.  
12.Letter dated Nil of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
13.This office letter even No. dated 24-8-2012.  
14.Letter dated 30-10-2012 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
15.This office letter even No. dated 4-1-2013.  
16.Letter dated 19-1-2012 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
17.Orders of the Vice Chairman, VUDA dated 15-3-2013.  
18.This office letter even No. dated 28-3-2013.  
19.Letter dated 1-4-2013 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
20.Orders of the Vice Chairman, VUDA dated 11-5-2013.  
21.This office letter even No. dated 27-5-2013.  
22.Letters dated 5-6-2013 & 8-6-2013 of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.  
23.This office letter even No. dated 4-7-2013.  
24.Letter dated Nil of Sri P.L.N. Raju, Partner, M/s Sriya Layouts.

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**ORDER:-**

In the reference 1<sup>st</sup> cited, the Commissioner, Vizianagaram Municipality has forwarded the approval of layout for an extent of Acs.10.23Cts in S.No.37/5 of V.T. Agraharam (V) Vizianagaram (M) & District applied by Sri P.L.N. Raju, Partner, M/s Sriya Layouts.

The plans so received have been examined in detail and the applicant has been directed to pay Rs.21,57,842/- in the reference 5<sup>th</sup> cited. Accordingly, the applicant has paid vide VUDA Receipt No.1914/191400, dated 28-12-2011 Rs.21,59,947/- 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 7 (total 7 Nos. of plots) to an extent of 4,567.77 Sqyds i.e., 15% plotted area in S.No.37/5 of V.T. Agraharam (V) Vizianagaram (M) & 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 22<sup>nd</sup> cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Vizianagaram vide document No.3003/2013 dated 29-5-2013 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, Vizianagaram as per interim direction of Hon'ble High Court order vide WP.M.P.No.4244 of 2011 dated 25-2-2011.

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.30/2013 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 in case the applicant falls 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.4244 of 2011, W.P.No.3431 of 2011 dated 25-2-2011 which ever is earlier.
2. The layout owner is permitted to sell the Plot Nos.8 to 50 (Total 43 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 in no way accountable 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 is 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, Vizangaram Municipality, Vizianagaram.
10. The applicant shall not be permitted to sell the plot Nos.1 to 7 (total 7 Nos. of plots) and the Commissioner, Vizangaram Municipality, Vizianagaram shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the 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.30/2013 dated 17-7-2013 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, Vizangaram Municipality, Vizianagaram 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, Vizangaram Municipality, Vizianagaram 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 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, Vizangaram Municipality, Vizianagaram.

Two sets of plans duly endorsed and authenticated are enclosed herewith. The Commissioner, Vizangaram Municipality, Vizianagaram 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 Commissioner,  
Vizangaram Municipality,  
Vizianagaram.

Copy to:  
Sri P.L.N. Raju, D.No.10-27-8/1, Kailasmetta, Waltair Uplands, Visakhapatnam-530003.  
The Sub-Registrar, Vizianagaram.  
The Vice Chairman's Peshi  
The concerned PO.  
I.T. Cell incharge for uploading in VUDA website.