



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: DR N. YUVARAJ, IAS

Rc.No.3370/2014/Plq/L7, dated : 22-07-2014

SUB: VUDA – PLG – VSP – Approval of layout in S.Nos.91,92/P&94/4 of Tallavalasa Village, Bheemunipatnam Mandal, Visakhapatnam District – Applied by Sri B.Nageswara Rao & 6 others, for an Extent of Acs.9.575 Cts vide L.P.No.45/2014 – Orders – Issued.

- READ:1) Letter dated 9-4-2014 of Sri B.Nageswara Rao & Others, M/s. League Avenues Private Ltd.,
- 2) This office letter even No.dated: 1-5-2014.
 - 3) Letter dated: 6-5-2014 of Sri B.Nageswara Rao & Others,
 - 4) This office letter even no dated: 23-5-2014.
 - 5) Orders of the Vice Chairman, VUDA, dated: 24-5-2014
 - 6) Letter dated 31-5-2014 of M/s. League Avenues Private Ltd.,
 - 7) Orders of the Vice Chairman, VUDA, dated: 7-6-2014
 - 8) This officer letter even No. dated 16-6-2014
 - 9) Letter dated 19-6-2014 of Sri B.Nageswara Rao & Others,
 - 10) Orders of the Vice Chairman, VUDA, dated: 23-6-2014
 - 11) Letter dated 26-6-2014 of Sri B.Nageswara Rao
 - 12) Orders of the Vice Chairman, VUDA, dated: 2-7-2014
 - 13) This office letter even no dated: 2-7-2014 addressed to Sub-Registrar, Anandapuram, Visakhapatnam
 - 14) Letter dated 8-7-2014 of Sri B.Nageswara Rao

ORDER:

The Panchayat Secretary, Tallavalasa Gram Panchayat, Bheemili Mandal Visakhapatnam District has forwarded the proposals for approval of layout for an extent of Acs.9.575 Cts in S.Nos.91,92/P,94/4 of Tallavalasa Village Bheemili Mandal, Visakhapatnam District.

The plans so received have been examined in detail and the applicant has paid a total amount of Rs. 20,77,902/- towards Processing fee, Development charges, Paper Notification charges and Conversion charges vide (1) Rs. 51,000/- vide VUDA Rt.No 97/2014-15, dated 10-04-2014. (2) Rs.11,000/- vide VUDA Rt.No.367/2014-15,dt: 9-5-2014.(3) Rs. 70,250/- vide VUDA Rt. No 568/2014-2015, dated 30-5-2014. (4) Rs. 19,56,652/- vide VUDA Rt.No.1470/2014-15, dated 7-7-2014.

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. 92 to 110 (Total 19 Nos) for an extent of Acs. 0.88 Cts i.e, 15% plotted area in S.Nos.91,92/P,94/4 of Tallavalasa Village, Bheemili 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 13th cited, the applicant has furnished Mortgage Deed duly mortgaging the plots in the Sub-Registrar office, Anandapuram (V) vide Document No. 1837/2014, Dt: 04-07-2014 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 paid conversion charges to RDO, Visakhapatnam

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.45/2014 and communicated subject to the following conditions:

1. The applicant has also paid Agricultural Land conversion Charges to RDO, Visakhapatnam
2. The layout owner is permitted to sell the Plot Nos. 1 to 91 & 111 to 156 (136 nos.)
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 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 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, Tallavalasa Gram Panchayat, Bheemili Mandal Visakhapatnam District.
10. The applicant shall not be permitted to sell the Plot Nos. 92 to 110 (**Total 19 Nos**) and the Panchayat Secretary, Tallavalasa Gram Panchayat, Bheemili Mandal Visakhapatnam District shall ensure that, no development like buildings authorisedly or unauthorisedly 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.45/2014 dated -06-2014, 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, Tallavalasa Gram Panchayat, Bheemili Mandal 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, Tallavalasa Gram Panchayat, Bheemili Mandal 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, Tallavalasa Gram Panchayat, Bheemili Mandal Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Tallavalasa Gram Panchayat, Bheemili Mandal 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/- R.J. VIDYULLATHA
For VICE-CHAIRMAN

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

B. Venkatesh
ADMN OFFICER (L)
22/7/14

To
The Panchayat Secretary, *For*
Tallavalasa Gram Panchayat, 22/7/2014
Bheemili Mandal
Visakhapatnam District

Copy to: Sri B.Nageswara Rao & Others, Legends, M/s. League Avenues
Ltd., D.No.305, Sai Kasi Mansio, Chinawaltair, Visakhapatnam.

Copy to: The Sub-Registrar, Anandapuram

Copy to: The Vice Chairman's Peshi.

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