



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

Rc.No.5758/2017/L8, Dt.31-05-2018.

SUB:- VUDA – PLG – VSP – Approval of layout in Sy.Nos. 137/2,3,4,5 & 138/6 of Polipalli Village, Bhogapuram Mandal, Vizianagaram District– Applied by M/s. GGR Housing India Pvt. Ltd represented by its Director Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu for an extent of Acs.5.11 Cts vide **L.P.No. 49/2018** – Orders issued.

- READ:-
1. Online layout application No. 2017-LA-00610627235, Dt.30-6-2017 of M/s. GGR Housing India Pvt. Ltd represented by its Director Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.
 2. This office letter even No., dated 5-9-2017.
 3. Letter dated 27-9-2017 of M/s. GGR Housing India Pvt. Ltd represented by its Director Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.
 4. This office letter even No., dated 28-3-2018.
 5. Letter dt.27-3-2018 of M/s. GGR Housing India Pvt. Ltd represented by its Director Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.
 6. Orders of the Vice-Chairman, VUDA dated 6-4-2018.
 7. This office letter even No., dated 7-4-2018.
 8. Letter dt.17-4-2018 of M/s. GGR Housing India Pvt. Ltd represented by its Director Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu.
 9. Orders of the Vice-Chairman, VUDA dated 8-5-2018
 10. This office letter even No., dated 10-5-2018.
 11. Letter dt.14-5-2018 of M/s. GGR Housing India Pvt. Ltd represented by its Director Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu

ORDER:-

In the reference 1st cited, M/s. GGR Housing India Pvt. Ltd represented by its Director Smt. H.D.Gaayani, W/o. Sri.Y.Mahesh Babu have applied the proposals for approval of layout for an extent of Ac. 5.11 Cts in Sy.Nos. 137/2,3,4,5 & 138/6 of Polipalli Village, Bhogapuram Mandal, Vizianagaram 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 Vizianagaram vide D.Dis.No. 1055/2017/C, Dt.28-10-2017 & D.Dis No.1060/2017/C, Dt. 28-10-2017. The applicant has paid Rs.4,85,644/- vide 1)VUDA Rt.No.766/2017-18, Dt.4-7-2017, Rs.10,000/-, 2) VUDA Rt.No.121/2018-19, Dt.18-4-2018, Rs.57,041/- & 3)VUDA Rt.No.316/2018-19, Dt.15-5-2018, Rs.4,18,603/- 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. 17 to 25 (total 09 Nos.of plots) to an extent of Ac.0.46 Cts in Sy.Nos. 137/2,3,4,5 & 138/6 of Polipalli Village, Bhogapuram Mandal, Vizianagaram 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 11th cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Anandapuram vide document No.2462/2018, Dt: 9-5-2018 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. 49/2018** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos. 1 to 16, 26 to 61 (Total No. 98 of plots).
2. This permission of developing the land shall not be used as proof of the title of the land.
3. The applicant shall solely be responsible for the development of the layout and in no way VUDA will take up development works.
4. 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.
5. 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.
6. The layout development work as per the specifications enclosed.
7. 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 Panchyath Secretary, Polipalli Village & Lingalavalasa Panchyat, Bhogapuram Mandal, Vizianagaram District.