



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

Rc.No.21756/2011/L8, Dt.14-06-2018.

SUB:- VUDA – PLG – VSP – Approval of layout in Sy.Nos. 80, 81, 82, 83part of Attada Village, Jami Mandal and Sy.No.165 part of Korukonda Village, Vizianagaram Mandal & District - Applied by M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh for an extent of Acs.32.00 Cts vide **L.P.No. 55/2018** – Orders issued.

- READ:-
1. Letter dated Nil of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.
 2. This office letter even No., dated 15-10-2011.
 3. Letter dated 8-11-2011 of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.
 4. This office letter even No., dated 9-5-2012.
 5. Letter dated 28-5-2012 & 5-7-2016 of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.
 6. Orders of the Vice-Chairman, VUDA dt.21-12-2016.
 7. This office letter even no., dated 22-12-2016.
 8. Letter dated 22-3-2017 of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.
 9. This office letter even No., dated 9-6-2017.
 10. Letters dated 12-6-2017 of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.
 11. This office letter even No., dated 23-6-2017 & 24-8-2017.
 12. Letter D.Dis No.950/2017/A, Dt.1-9-2017 from RDO, Vizianagaram
 13. Letter dated 7-2-2018 of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.
 14. This office letter even No., dated 24-4-2018.
 15. Letter dated 4-5-2018 of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.
 16. Proceedings R.Dis No.1337/2018/E3, Dt.9-5-2018 of the District Collector, Vizianagaram for culvert permission.
 17. Orders of the Vice-Chairman, VUDA dated 21-5-2018.
 18. This office letter even No., dated 22-5-2018.
 19. Letter dated 24-5-2018 of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President Sri.K.Harinadh.

ORDER:-

In the reference 1st cited, Letter dated Nil of M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited represented by its President

Sri.K.Harinadh has applied the proposals for approval of layout for an extent of Ac. 32.00 Cts in Sy.Nos. 80, 81, 82, 83part of Attada Village, Jami Mandal and Sy.No.165 part of Korukonda Village, Vizianagaram Mandal & 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

- 1) D.Dis.No.335/2008/C Dt.27-05-2008 to an extent of Acs.22.32 Cts.
- 2) D.Dis.No.335/A/2008/C Dt.27-05-2008 to an extent of Acs.4.02 Cts..
- 3) D.Dis.No.1574/2010/H Dt.23-08-2010 to an extent of Acs.3.53 Cts.,
- 4) D.Dis.No.1184/2016/C Dt.09-09-2016 to an extent of Ac.0.30 Cts.,
- 5) D.Dis.No.2597/2010/H Dt.21-02-2011 to an extent of Ac.0.20 Cts.,
- 6) D.Dis.No.495/2016/C Dt.13-05-2016 to an extent of Acs.2.00 Cts.

The applicant has paid Rs.69,58,341/- vide 1)VUDA Receipt No.534/2012, Dt.6-6-2012, Rs.68,35,341/-, 2) VUDA Receipt No.431/2018-19, Dt.29-5-2018, Rs.1,23,000/- towards processing fees, development charges, conversion 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 furnished vide R.Dis No.1337/2018/E3/Dt.9-5-2018 of District Collector, Vizianagaram for permission for usage of existing culvert over tank canal in Sy.No.87 of Attada Village of Jami Mandal, Vizianagaram District.

The applicant has executed the deed of mortgage for the Plot Nos. 269 to 295 & 340 to 351 (total 39 Nos.of plots) to an extent of Ac.2.90 Cts in Sy.Nos. 80, 81, 82, 83part of Attada Village, Jami Mandal and Sy.No.165 part of Korukonda Village, Vizianagaram Mandal & 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 19th cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Vizianagaram vide document No.2555/2018, Dt: 7-4-2018 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. 55/2018** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos. 1 to 268, 297 to 339, 352 to 371 (Total No. 332 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, Attada Gram Panchyat, Jami Mandal & the Panchyat Secretary, Korukonda Gram Panchyat, Vizianagaram Mandal & District.
8. The applicant shall not be permitted to sell the Plot Nos. 269 to 295 & 340 to 351 (total 39 Nos.of plots) to an extent of Ac.2.90 Cts shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the site.
9. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.1 above.
10. 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.
11. 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.55/2018, dated 14-06-2018** 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.

12. The the Panchyath Secretary, Attada Gram Panchyat, Jami Mandal & the Panchyat Secretary, Korukonda Gram Panchyat, Vizianagaram Mandal & 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.
13. The the Panchyath Secretary, Attada Gram Panchyat, Jami Mandal & the Panchyat Secretary, Korukonda Gram Panchyat, Vizianagaram Mandal & 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.
14. 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 the Panchyath Secretary, Attada Gram Panchyat, Jami Mandal & the Panchyat Secretary, Korukonda Gram Panchyat, Vizianagaram Mandal & District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. the Panchyath Secretary, Attada Gram Panchyat, Jami Mandal & the Panchyat Secretary, Korukonda Gram Panchyat, Vizianagaram Mandal & 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.

**Sd/-Chief Urban Planner
For Vice-Chairman**

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

P. Ramu
Admn. Officer (L) 12/6/18
12/6/18

To

The Panchyath Secretary, Attada Gram Panchyat, Jami Mandal &
The Panchyat Secretary, Korukonda Gram Panchyat, Vizianagaram Mandal & District.

Copy to:

M/s. The Bheemunipatnam Mutually aided Cooperative Building Society Limited
represented by its President Sri.K.Harinadh.

The Joint Sub-Registrar, Vizianagaram.

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

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