



**VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY  
PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM**

**PRESENT: SRI P.BASANTH KUMAR, IAS**

**Rc.No.6907/2015/Plg/L8, dated 18-06-2018**

SUB: VUDA – PLG – VSP – Approval of layout Plan Zone-VII Residential plots for an Extent of Acs.12.20Cts. in Sy.No.2/9P of Appannadhorapalem Village, H/O. Relli of Kothavalasa Mandal, Vizianagaram District – Applied by M/s Visakha Valley Resorts & Estates Pvt. Ltd., vide **L.P.No.60/2018** – Orders – Issued.

READ:-1) Online Layout Application No.2015-LA-0064841434 Dt.:03-09-2015 of M/s Visakha Valley Resorts & Estates Pvt. Ltd.,  
2) Orders of the Vice-Chairman, VUDA, dated 12-01-2016  
3) This office letter even No. dated 19-01-2016.  
4) Letter dated 21-01-2016 & 11-05-2017 of M/s Visakha Valley Resorts & Estates Pvt. Ltd.  
5) Orders of the Vice-Chairman, VUDA, dated 15-11-2017.  
6) This office letter even No. dated 29-11-2017.  
7) Letter dated 27-03-2018 of M/s Visakha Valley Resorts & Estates Pvt. Ltd.

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**ORDER:**

In the reference 1<sup>st</sup> cited, M/s Visakha Valley Resorts & Estates Pvt. Ltd., has applied the proposals for approval of layout plan Zone-VII Residential plots to an extent of Acs.12.20 Cts. in Sy.No.2/9P of Appannadhorapalem Village, H/O. Relli of Kothavalasa Mandal, Vizianagaram District.

The plans so received have been examined in detail and the applicant has furnished land conversion from Agricultural land into Non Agricultural purpose orders issued by the competent Authority, and RDO, Vizianagaram vide Proceedings Rc.No. 1262/2010, Dt.29-06-2010.

The applicant has paid total amount of Rs.26,54,097/- towards Processing fee, Development charges and Paper Notification charges vide(1) Rs.25,000/- vide VUDA Receipt No.1127/2015-16, Dt.04-09-2015 (2) Rs.1,28,120/- vide VUDA Receipt No.2130/2015-16 Dt. 22-01-2016 and (3) Rs.25,00,977/- vide VUDA Receipt No.3059/2017-18 Dt. 29-03-2018.

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, 57, 58, 98 to 100, 115 to 117, 130 & 131 (Total 11 Plots) to an extent of Acs.1.074 Cts i.e. 15% plotted area in Sy.No.2/9P of Appannadhorapalem Village, H/O. Relli of Kothavalasa Mandal, Vizianagaram District and got the same registered by Registration Department. The applicant has also been directed to execute Indemnity bond on Rs.100/- non-Judicial Stamp Papers.

In the reference 7<sup>th</sup> cited, the applicant has furnished Mortgage Deed duly mortgaging the plots in the Sub-Registrar Office, Kothavalasa, Vizianagaram District vide Document No. 769/2018, Dt: 22-02-2018 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.60/2018** and communicated subject to the following conditions:

1. The layout owner is permitted to sell the Plot Nos.2 to 56, 59 to 97, 101 to 114, 118 to 129 & 132 to 137 (Total 126 Nos. 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, Appannadhorapalem Gram Panchayat, Kothavalasa Mandal, Vizianagaram District.
9. The applicant shall not be permitted to sell the Plot No. 1, 57, 58, 98 to 100, 115 to 117, 130 & 131 (Total Nos. of Plots 11) and the Panchayat Secretary, Appannadhorapalem Gram Panchayat, Kothavalasa Mandal, Vizianagaram 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.60/2018 dated 13-06-2018** Sy.Nos & Village, extent of layout, No. of 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, Appannadhorapalem Gram Panchayat, Kothavalasa Mandal, Vizianagaram 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, Appannadhorapalem Gram Panchayat, Kothavalasa Mandal, Vizianagaram 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, Appannadhorapalem Gram Panchayat, Kothavalasa Mandal, Vizianagaram District.
16. Vide Order No.SEIAA/AP/VZN/CON/02/2016/46, Dt.31-10-2016, the state level environment impact assessment authority, AP, Gol, Ministry of environment and forest has given clearance subject to implementation of the specific and general conditions.
17. Special Condition: Vide Consent for establishment Order No.439/APPCB/CFE/RO-ZM/HO/2017, Dt.21-02-2018, the APPCB has issued consent for establishment for town ship and area development project subject to conditions mentioned in annexure and it is valid for a period of 7 years from the date of issue.

The applicant shall develop the project as per the regulations vide above orders.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Appannadhorapalem Gram Panchayat, Kothavalasa Mandal, Vizianagaram 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. Ram*  
**ADMN.OFFICER(L)** 13/6/18

To  
The Panchayat Secretary,  
Appannadhorapalem Gram Panchayat,  
Kothavalasa Mandal,  
Vizianagaram District

Copy to: M/s Visakha Valley Resorts & Estates Pvt. Ltd., D.No.10-1-12, 2<sup>nd</sup> Floor, Krishna Kamal Enclave, Assimetta, Visakhapatnam -530003.

Copy to: The Sub-Registrar, Kothavalasa, Vizianagaram District.

Copy to: The Vice Chairman's Peshi.

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