



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

Rc.No.2137/2018/L8, Dt. 23-06-2018.

SUB:- VUDA – PLG – VSP – Approval of layout in Sy.Nos. 102/7 to 102/10, 102/16, 120/5p, 121/1 of L.Kota Talari Village, L.Kota Mandal, Vizianagaram District– Applied by M/s. Swathi Promoters Pvt. Ltd. represented by its Chairman Sri.Medapati Krishna Reddy for an extent of Acs.9.53 Cts vide **L.P.No. 64/2018** – Orders issued.

- READ:-
1. Online layout application No.2018-LA-0061162735, dated 8-3-2018 of M/s. Swathi Promoters Pvt. Ltd. represented by its Chairman Sri.Medapati Krishna Reddy.
 2. Orders of the Vice-Chairman, VUDA dated 8-5-2018.
 3. This office letter even No., dated 11-5-2018.
 4. Letter dt.19-5-2018 of M/s. Swathi Promoters Pvt. Ltd. represented by its Chairman Sri.Medapati Krishna Reddy.
 5. Orders of the Vice-Chairman, VUDA dated 30-5-2018.
 6. This office letter even No., dated 31-5-2018.
 7. Letter dated 4-6-2018 of M/s. Swathi Promoters Pvt. Ltd. represented by its Chairman Sri.Medapati Krishna Reddy.

ORDER:-

In the reference 1st cited, M/s. Swathi Promoters Pvt. Ltd. represented by its Chairman Sri.Medapati Krishna Reddy has applied the proposals for approval of layout for an extent of Acs. 9.53 Cts in Sy.Nos. 102/7 to 102/10, 102/16, 120/5p, 121/1 of L.Kota Talari Village, L.Kota 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 Meeseva NALA proceedings Transaction Id : TANLCR011800000557, Dt.30-3-2018. The applicant has paid Rs.9,06,649/- vide 1)VUDA Rt.No.2935/2017-18, Dt.9-3-2018, Rs.20,000/-, 2) VUDA Rt.No.372/2018-19, Dt.21-5-2018, Rs.1,00,704/- & 3)VUDA Rt.No.476/2018-19, Dt.5-6-2018, Rs.7,85,945/- 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. 98 to 102 & 115 to 127(total 18 Nos.of plots) to an extent of Ac.0.795 Cts in Sy.Nos. 102/7 to 102/10, 102/16, 120/5p, 121/1 of L.Kota Talari Village, L.Kota 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 7th cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Kothavalasa vide document No.2330/2018, Dt: 1-6-2018 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. 64/2018** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos. 1 to 10, 12 to 97, 103 to 114 (Total No. 95 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 Panchyat Secretary, Lakkavarapukota Talari Revenue and Gram Panchyat, Lakkavarapukota Mandal, Vizianagaram District.
8. The applicant shall not be permitted to sell the Plot Nos. 98 to 102 & 115 to 127(total 18 Nos.of plots) to an extent of Ac.0.795 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.64/2018, dated 23-6-2018** 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 Panchyat Secretary, Lakkavarapukota Talari Revenue and Gram Panchyat, Lakkavarapukota 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.
13. The Panchyat Secretary, Lakkavarapukota Talari Revenue and Gram Panchyat, Lakkavarapukota 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.
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 Panchyat Secretary, Lakkavarapukota Talari Revenue and Gram Panchyat, Lakkavarapukota Mandal, Vizianagaram District.
15. The land/ layout development shall be commenced within one year from the date of sanction.
16. The duration of completion of land/ Layout Development from the date of sanction is valid for a period of 3 years subject to the condition that development shall be commenced within a period of one year.
17. The area reserved for **Utilities Plot No.11** shall be handed over to the local authority free of cost through a registered gift deed. This area shall be utilized only for community facilities such as Electrical substation, Government school, Government Dispensary, Ward office, Public Utility Office, Public Library, Water Reservoir, Rain Water harvesting structure, Police Station/ outpost, Public parking, Fire station, Bus station, Septic Tank, Solid waste Collection Point etc. by the local authority.

18. The area reserved for **Amenities** shall be used only for the purposes earmarked in the Final layout plan (FLP) by the competent Authority for educational, commercial facilities etc. the Owner/ Developer may also sell or lease this area but only for the purposes earmarked in the Final Layout Plan (FLP).
19. The applicant has to develop the layout as per the guidelines/ conditions stipulated in G.O.Ms.No.275, MA & UD Department, Dt. 18-7-2017.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchyat Secretary, Lakkavarapukota Talari Revenue and Gram Panchyat, Lakkavarapukota 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.//

Admn. Officer (L)

To

The Panchyat Secretary, Lakkavarapukota Talari Revenue and Gram Panchyat, Lakkavarapukota Mandal, Vizianagaram District.

Copy to: M/s. Swathi Promoters Pvt. Ltd. represented by its Chairman Sri.Medapati Krishna Reddy, Door No.54-1/4/1, Balayyasastri Layout, Visakhapatnam Town and District.

The Joint Sub-Registrar, Kothavalasa.

The Vice Chairman's Peshi.

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



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

Rc.No.3389/2016/L6, Dt. 23-6-2018.

SUB:- VUDA – PLG – VSP – Approval of Layout covered in Sy.Nos.17/1 to 3,4p, 6p, 7 to 23 22/1, 3, 4, 5, 6p, 7p, 8p, 9, 10p, 11, 12, 13p, 16p, 23/1, 2p, 3 to 6,7p ,8p in an extent of Ac..12.15 Cts of Narayana Gajapathi Rajupeta Village, & S.No.111/7p to an extent of Ac.0.05 Cts in Sontyam Village, Anandapuram Mandal, Visakhapatnam District - Applied by Sri.Y.V.V.Rayudu and others to an extent of Ac. 12.20 Cts. vide **L.P.No.65/2018** – Orders issued.

- READ:-
1. Online layout application No.2016-LA-0067382860, dated 13-4-2016 of Sri.Y.V.V.Rayudu and others.
 2. This office letter even No., dated 10-6-2016.
 3. Letter dated 11-9-2017 of Sri.Y.V.V.Rayudu and others.
 4. Orders of the Vice-Chairman, VUDA dated 10-5-2018.
 5. This office letter even No., dated 13-5-2018.
 6. Letter dated 19-5-2018 of Sri.Y.V.V.Rayudu and others.
 7. Orders of the Vice-Chairman, VUDA dated 5-6-2018.
 8. This office letter even No., dated 6-6-2018.
 9. Letter dt.8-6-2018 of Sri.Y.V.V.Rayudu and others.

ORDER:-

In the reference 1st cited, Sri.Y.V.V.Rayudu and others has applied the proposals for approval of layout for an extent of Ac. 12.20 Cts in Sy.Nos.17/1 to 3,4p, 6p, 7 to 23 22/1, 3, 4, 5, 6p, 7p, 8p, 9, 10p, 11, 12, 13p, 16p, 23/1, 2p, 3 to 6,7p ,8p in an extent of Ac.12.15 Cts of Narayana Gajapathi Rajupeta Village, & S.No.111/7p to an extent of Ac.0.05 Cts in Sontyam Village, Anandapuram Mandal, Visakhapatnam District.

The plans so received have been examined in detail and the applicant has furnished land conversion certificate from agricultural to Non-agricultural purpose orders issued by the competent authority, the RDO, Visakhapatnam vide 1) R.Dis.Nos.2809/2017/D, dt.29-4-2017; 2) 2808/2017/D dt.22-4-2017; 3) 2505/2017/D dt.22-4-2017; 4) 2806/2017/D t.22-4-2017; 5) 2600/2013/SDT (LR) dt.29-7-2013; 6) 2599/2013/D dt.29-7-2013. The applicant has paid Rs.26,74,650/- vide 1)VUDA Receipt No.273/2016-17, Dt.18-4-2016 for Rs.1,00,000/-, 2) VUDA Receipt No. 398/2018-19, dated 24-5-2018, Rs.25,47,490/- 3) IOB Challana No.7948, dated 11-6-2018 for Rs.27,160/- 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 has executed the deed of mortgage for the Plot Nos.1 to 4 & 18 to 24, 42,57, 65,76 to 80 (Mortgaged Plots 19 Nos.) to an extent of Ac.1.01 Cts in Sy.Nos.17/1 to 3,4p, 6p, 7 to 23 22/1, 3, 4, 5, 6p, 7p, 8p, 9, 10p, 11, 12, 13p, 16p, 23/1, 2p, 3 to 6,7p ,8p in an extent of Ac.12.15 Cts of Narayana Gajapathi Rajupeta Village, & S.No.111/7p to an extent of Ac.0.05 Cts in Sontyam Village, Anandapuram 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 9th cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Anandapuram vide document No.2895/2018, Dt:7-6-2018 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. 65/2018** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos. 5 to 17, 25 to 41, 43 to 56, 58 to 64, 66 to 75, 81 to 154 (Total 135 No. 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 is 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 is enclosed as per the specifications.
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 Panchayat Secretary, Narayana Gajapathi Rajupeta Village Bit-I and

Panchyat Secretary, Sontyam Village & Gram Panchyat, Anandapuram Mandal, Visakhapatnam District.

8. The applicant shall not be permitted to sell the Plot Nos.1 to 4 & 18 to 24, 42,57, 65,76 to 80 (Mortgaged Plots 19 Nos.) to an extent of Ac.1.01 Cts and the Panchayat Secretary, Narayana Gajapathi Rajupeta Village Bit-I and Panchyat Secretary, Sontyam Village & Gram Panchyat, Anandapuram Mandal, Visakhapatnam District 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.65/2018, Dated 23-6-2018** 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 Panchayat Secretary, Narayana Gajapathi Rajupeta Village Bit-I and Panchyat Secretary, Sontyam Village & Gram Panchyat, Anandapuram 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.
13. The Panchayat Secretary, Narayana Gajapathi Rajupeta Village Bit-I and Panchyat Secretary, Sontyam Village & Gram Panchyat, Anandapuram 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.
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 Panchayat Secretary, Narayana Gajapathi Rajupeta Village Bit-I and Panchyat Secretary, Sontyam Village & Gram Panchyat, Anandapuram Mandal, Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith.
The Panchayat Secretary, Narayana Gajapathi Rajupeta Village Bit-I and Panchyat

Secretary, Sontyam Village & Gram Panchyat, Anandapuram Mandal, Visakhapatnam 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) 25/6/18
25/6/18

To

The Panchayat Secretary,
Narayana Gajapathi Rajupeta Village Bit-I &
Panchyat Secretary,
Sontyam Village & Gram Panchyat,
Anandapuram Mandal, Visakhapatnam District.

Copy to:

Sri.Y.V.V.Rayudu and others, Plot No.9, Sector-2, MVP Colony, Visakhapatnam.

The Joint Sub-registrar, Anandapuram.

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



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

PRESENT: SRI P.BASANTH KUMAR, IAS

Rc.No.6906/2015/Plg/L8, dated 18-06-2018

SUB: VUDA – PLG – VSP – Approval of layout Plan Zone-VIII Residential plots for an Extent of Acs.12.10Cts. in Sy.Nos.2/4P, 2/5P, 2/8P & 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.59/2018 – Orders – Issued.**

- READ:-**1) Online Layout Application No.2015-LA-0064841433 Dt.:11-07-2015 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) This office letter even No. dated 18-07-2017.
6) Letter dated 08-08-2017 of M/s Visakha Valley Resorts & Estates Pvt. Ltd.
7) Orders of the Vice-Chairman, VUDA, dated 09-02-2018.
8) This office letter even No. dated 16-02-2018 & 09-05-2018.
9) Letter dated 27-03-2018 & 17-05-2018 of M/s Visakha Valley Resorts & Estates Pvt. Ltd.

ORDER:

In the reference 1st cited, M/s Visakha Valley Resorts & Estates Pvt. Ltd., has applied the proposals for approval of layout plan Zone-VIII Residential plots to an extent of Acs.12.10 Cts. in Sy.Nos. 2/4P, 2/5P, 2/8P & 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.26,34,368/- towards Processing fee, Development charges and Paper Notification charges vide(1) Rs.25,000/- vide VUDA Receipt No.1125/2015-16, Dt.04-09-2015 (2) Rs.1,28,120/- vide VUDA Receipt No.2129 /2015-16 Dt. 22-01-2016 and (3) Rs.24,81,248/- vide VUDA Receipt No.3058/2017-18 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. 21 to 29, 34 to 41 (Total 17 Plots) to an extent of Acs.1.04 Cts i.e.15% plotted area in Sy.Nos. 2/4P, 2/5P, 2/8P & 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 9th cited, the applicant has furnished Mortgage Deed duly mortgaging the plots in the Sub-Registrar Office, Kothavalasa, Vizianagaram District vide Document No. 770/2018, 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.59/2018** and communicated subject to the following conditions:

1. The layout owner is permitted to sell the Plot Nos.1 to 20, 30 to 33 & 42 to 120 (Total 103 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. 21 to 29, 34 to 41 (Total Nos. of Plots 17) 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.59/2018 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. Danu
ADMN.OFFICER(L)

18/6/18

18/6/18

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, 2nd 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.