



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Udyog Bhavan Complex, Siripuram Junction, VISAKHAPATNAM - 530 003

Ph : 0891 - 2754133-34, Fax : 0891 - 2754189, Website : www.vuda.gov.in



Sl. No. **08875**

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

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

Rc.No.6244/2017/L8, Dt. 04-08-2018.

SUB:- VUDA – PLG – VSP – Approval of layout in covered in Sy.Nos. 166/1 to 4,166/9 to 12, 167/1 to 7, 167/9 to 26, 168/2, 3, 168/5 to 11, 168/13, 172/20 to 22, 172/23p, 172/26, 172/32 to 43, 174/1 to 28,174/32 to 36, 176/1 to 20, 176/22 to 27, 177/1 to 19, 177/30, 177/31, 177/35 to 39, 178/10 to 12, 178/13p, 178/14p, 178/17p, 178/18, 178/20 to 31 of Marlapalli Village, L.Kota Mandal, Vizianagaram District - Applied by M/s. N.S.R.Housing Pvt. Ltd. represented by its Project Manager, Sri.Nagalla Venkata Rao for an extent of Acs. 37.13 Cts vide **L.P.No. 83/2018** – Orders issued.

- READ:-
1. Online layout application No.2017-LA-00610817257, dt.14-7-2017 of M/s. N.S.R.Housing Pvt. Ltd. represented by its Project Manager, Sri.Nagalla Venkata Rao.
 2. This office letter even No., dated 11-5-2018.
 3. Letter dated 14-5-2018 of M/s. N.S.R.Housing Pvt. Ltd. represented by its Project Manager, Sri.Nagalla Venkata Rao
 4. Orders of the Vice-Chairman, VUDA dated 24-5-2018.
 5. This office letter even No., dated 26-5-2018.
 6. Letter dt. 5-6-2018 of M/s. N.S.R.Housing Pvt. Ltd. represented by its Project Manager, Sri.Nagalla Venkata Rao.
 7. Orders of the Vice-Chairman, VUDA dated 24-7-2018.
 8. This office letter even No., dated 26-7-2018.
 9. Letter dated 27-7-2018 of M/s. N.S.R.Housing Pvt. Ltd. represented by its Project Manager, Sri.Nagalla Venkata Rao.

ORDER:-

In the reference 1st cited, M/s. N.S.R.Housing Pvt. Ltd. represented by its Project Manager, Sri.Nagalla Venkata Rao has applied the proposals for approval of layout to an extent of Ac.37.13 cts in Sy.Nos. 166/1 to 4,166/9 to 12, 167/1 to 7, 167/9 to 26, 168/2, 3, 168/5 to 11, 168/13, 172/20 to 22, 172/23p, 172/26, 172/32 to 43, 174/1 to 28,174/32 to 36, 176/1 to 20, 176/22 to 27, 177/1 to 19,

177/30, 177/31, 177/35 to 39, 178/10 to 12, 178/13p, 178/14p, 178/17p, 178/18, 178/20 to 31 of Marlapalli Village, L.Kota Mandal, Vizianagaram District.

27880 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 Mee Seva NALA Proceedings (1) Transaction Id: TANLCR 011800019903, dt 12-05-2018; (2) Transaction Id: TANLCR 011800019927 dt 12-05-2018; (3) Transaction Id: TANLCR 011800019938 dt 12-05-2018; (4) Transaction Id: TANLCR 011800019954 dt 12-05-2018; (5) Transaction Id: TANLCR 011800019965 dt 12-05-2018; (6) Transaction Id: TANLCR 011800019973 dt 12-05-2018; (7) Transaction Id: TANLCR 011800019981 dt 12-05-2018; (8) Transaction Id: TANLCR 011800019984 dt 12-05-2018; (9) Transaction Id: TANLCR 011800019992 dt 12-05-2018; (10) Transaction Id: TANLCR 011800019946 dt 12-05-2018; (11) Transaction Id: TANLCR 011800019958 dt 12-05-2018; (12) Transaction Id: TANLCR 011800019978 dt 12-05-2018; (13) Transaction Id: TANLCR 011800019990 dt 12-05-2018; (14) Transaction Id: TANLCR 011800019997 dt 12-05-2018; (15) Transaction Id: TANLCR 011800020000 dt 12-05-2018; (16) Transaction Id: TANLCR 011800020002 dt 12-05-2018; (17) Transaction Id: TANLCR 011800020007 dt 13-05-2018; (18) Transaction Id: TANLCR 011800020009 dt 13-05-2018; (19) Transaction Id: TANLCR 011800020010 dt 13-05-2018; (20) Transaction Id: TANLCR 011800020013 dt 13-05-2018; (21) Transaction Id: TANLCR 011800020019 dt 13-05-2018; (22) Transaction Id: TANLCR 011800020023 dt 13-05-2018; (23) Transaction Id: TANLCR 011800020024 dt 13-05-2018; (24) Transaction Id: TANLCR 011800020028 dt 13-05-2018; (25) Transaction Id: TANLCR 011800030187 dt 28-06-2018; (26) Transaction Id: TANLCR 011800020103 dt 14-05-2018; (27) Transaction Id: TANLCR 011800020107 dt 14-05-2018; (28) Transaction Id: TANLCR 011800020119 dt 14-05-2018; (29) Transaction Id: TANLCR 011800020139 dt 14-05-2018; (30) Transaction Id: TANLCR 011800020147 dt 14-05-2018; (31) Transaction Id: TANLCR 011800020168 dt 14-05-2018; (32) Transaction Id: TANLCR 011800020170 dt 14-05-2018; (33) Transaction Id: TANLCR 011800020171 dt 14-05-2018; (34) Transaction Id: TANLCR 011800020174 dt 14-05-2018.



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The applicant has paid Rs.34,77,302/- vide 1)VUDA Receipt No. 870/2017-18, Dt.15-7-2017 for Rs. 50,000/-, 2) VUDA Receipt No.526/2018-19, Dt.05-6-2018, Rs.4,05,795/-, 3) VUDA Receipt No.1360/2018-19, Dt.27-7-2018, Rs.30,21,507/-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. 13 to 18, 120 to 122, 135 to 142, 344 to 361, 407 to 411 & 427 (41 plots) to an extent of Acs. 3.32 cts. in Sy.Nos. 166/1 to 4,166/9 to 12, 167/1 to 7, 167/9 to 26, 168/2, 3, 168/5 to11, 168/13, 172/20 to 22, 172/23p, 172/26, 172/32 to 43, 174/1 to 28,174/32 to 36, 176/1 to 20, 176/22 to 27, 177/1 to 19, 177/30, 177/31, 177/35 to 39, 178/10 to 12, 178/13p, 178/14p, 178/17p, 178/18, 178/20 to 31 of Marlapalli 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 9th cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Kothavalasa vide document No.3405/2018, Dt: 26-7-2018 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. 83/2018** and communicated subject to the following conditions.

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1. The layout owner is permitted to sell the Plot Nos. 1 to 12, 19 to 119, 123 to 134, 143 to 343, 362 to 372, 374 to 406, 412 to 426 (Total No. 385 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, Marlapalli Revenue Village & Gram Panchayath, L.Kota Mandal, Vizianagaram District.
8. The applicant shall not be permitted to sell the Plot Nos. 13 to 18, 120 to 122, 135 to 142, 344 to 361, 407 to 411 & 427 (41 plots) to an extent of Acs. 3.32 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.



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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. 83/2018, dated 04-08-2018** 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 Panchyath Secretary, Marlapalli Revenue Village & Gram Panchayath, L.Kota 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 Panchyath Secretary, Marlapalli Revenue Village & Gram Panchayath, L.Kota 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 Panchyath Secretary, Marlapalli Revenue Village & Gram Panchayath, L.Kota 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.373** 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 Panchyath Secretary, Marlapalli Revenue Village & Gram Panchayath, L.Kota 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
VUDA**

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

P. Ramu
Admn. Officer (L) 6/8/18

To

The Panchyath Secretary, Marlapalli Revenue Village & Gram Panchayath, L.Kota Mandal, Vizianagaram District.

Copy to:

M/s. N.S.R.Housing Pvt. Ltd. represented by its Project Manager, Sri.Nagalla Venkata Rao, Door No.50-25-12, Narasimha Nilayam, TPT Colony, Seethammadhara, Visakhapatnam.

The Joint Sub-Registrar, Kothavalasa.

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