



## 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. **08112**

### PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM PRESENT:: Sri.P.BASANTH KUMAR, IAS.

**Rc.No.6140/2017/L8, Dt. 03-02-2018.**

SUB:- VUDA – PLG – VSP – Approval of layout in an extent of Acs.40.56 Cts. covered in Sy.Nos. 87/18 to 22; 88/1p, 2p,3 to 8, 9p, 10p, 11p, 12 to 30, 31p, 33p, 34p, 35 to 65; 89/1, 2, 3p, 4p, 5 to 7, 8p, 9, 10, 11p, 12p, 13, 14p, 15p, 16, 17p, 18 to 68, 69p, 70p, 71p, 72, 73, 74p, 75p, 81p, 82p, 85p; 90/1 to 32, 33p, 34, 35, 43p, 44 to 49, 50p, 52p, 53p, 54 to 72,73p, 75p; 91/1 to 20, 21p, 22p, 23p, 24p, 25 to 41, 42p, 43, 44p; 92/ 1, 2p, 3 to 5, 6p, 7p, 8 to 30, 31p, 32p, 33p, 35p, 36p, 41p, 42p, 43p, 44 to 50, 51p, 52p, 53p; 93/80p, 81p, 82p; 119/1p, 2p, 3 to 6, 7p, 8p, 9p,10 to 14,15p,16 to 27, 28p, 29p, 30p; 120/4p,5 to 9,10p,11p,12 to 21, 22p, 23p, 24,25, 26p, 27p, 28p, 29, 30 of Singarai Village, Vepada Mandal, Vizianagaram District – Applied by M/s ANR Estates & Infracon Projects Private Limited represented by its Chairman Sri.A.Narayana Murthy for an extent of Acs.40.56 Cts vide **L.P.No. 9/2018** – Orders issued.

- READ:-
1. Online layout application No. 2017-LA-00610807256, Dt.11-7-2017 of M/s ANR Estates & Infracon Projects Private Limited represented by its Chairman Sri.A.Narayana Murthy.
  2. This office letter even No., dated 9-10-2017.
  3. Letter dated 7-11-2017 of M/s ANR Estates & Infracon Projects Private Limited represented by its Chairman Sri.A.Narayana Murthy.
  4. Orders of the Vice-Chairman, VUDA dated 28-11-2017.
  5. This office letter even No., dated 29-11-2017.
  6. Letter dt.7-12-2017 of M/s ANR Estates & Infracon Projects Private Limited represented by its Chairman Sri.A.Narayana Murthy.
  7. Orders of the Vice-Chairman, VUDA dated 8-1-2018.
  8. This office letter even No., dated 09-1-2018.
  9. Letter dt. Nil of M/s ANR Estates & Infracon Projects Private Limited represented by its Chairman Sri.A.Narayana Murthy.

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#### **ORDER:-**

In the reference 1<sup>st</sup> cited, M/s ANR Estates & Infracon Projects Private Limited represented by its Chairman Sri.A.Narayana Murthy have applied the proposals for approval of layout for an extent of Ac. 40.56 Cts in Sy.Nos. 87/18 to 22; 88/1p, 2p,3 to 8, 9p, 10p, 11p, 12 to 30, 31p, 33p, 34p, 35 to 65; 89/1, 2,



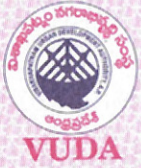
3p, 4p, 5 to 7, 8p, 9, 10, 11p, 12p, 13, 14p, 15p, 16, 17p, 18 to 68, 69p, 70p, 71p, 72, 73, 74p, 75p, 81p, 82p, 85p; 90/1 to 32, 33p, 34, 35, 43p, 44 to 49, 50p, 52p, 53p, 54 to 72, 73p, 75p; 91/1 to 20, 21p, 22p, 23p, 24p, 25 to 41, 42p, 43, 44p; 92/ 1, 2p, 3 to 5, 6p, 7p, 8 to 30, 31p, 32p, 33p, 35p, 36p, 41p, 42p, 43p, 44 to 50, 51p, 52p, 53p; 93/80p, 81p, 82p; 119/1p, 2p, 3 to 6, 7p, 8p, 9p, 10 to 14, 15p, 16 to 27, 28p, 29p, 30p; 120/4p, 5 to 9, 10p, 11p, 12 to 21, 22p, 23p, 24, 25, 26p, 27p, 28p, 29, 30 of Singarai Village, Vepada 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.Nos. 1291/2017/C, Dt.24-11-2017, 436/2014/C, Dt. 26-05-2014, 445/2017/ C, Dt. 22-12-2017, 171/2017/C, Dt.11-03-2017 & 155/2016/C, Dt.08-02-2016. The applicant has paid Rs.37,80,365/- vide 1)VUDA Rt.No.827/2017-18, Dt.12-7-2017, Rs.1,00,000/-, 2) VUDA Rt.No.1975/2017-18, Dt.16-11-2017, Rs.4,00,000/- 3)VUDA Rt.No.2168/2017-18, Dt.11-12-2017, Rs.15,00,000/- & 4) VUDA Rt.No.2418/2017-18, Dt.4-1-2018 Rs.17,80,365/- 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. 209 to 217, 220 to 225, 320 to 343, 389 to 406, 419 to 430 & 433 to 443 (80 plots) to an extent of Ac.3.65 Cts in in Sy.Nos. 87/18 to 22; 88/1p, 2p, 3 to 8, 9p, 10p, 11p, 12 to 30, 31p, 33p, 34p, 35 to 65; 89/1, 2, 3p, 4p, 5 to 7, 8p, 9, 10, 11p, 12p, 13, 14p, 15p, 16, 17p, 18 to 68, 69p, 70p, 71p, 72, 73, 74p, 75p, 81p, 82p, 85p; 90/1 to 32, 33p, 34, 35, 43p, 44 to 49, 50p, 52p, 53p, 54 to 72, 73p, 75p; 91/1 to 20, 21p, 22p, 23p, 24p, 25 to 41, 42p, 43, 44p; 92/ 1, 2p, 3 to 5, 6p, 7p, 8 to 30, 31p, 32p, 33p, 35p, 36p, 41p, 42p, 43p, 44 to 50, 51p, 52p, 53p; 93/80p, 81p, 82p; 119/1p, 2p, 3 to 6, 7p, 8p, 9p, 10 to 14, 15p, 16 to 27, 28p, 29p, 30p; 120/4p, 5 to 9, 10p, 11p, 12 to 21, 22p, 23p, 24, 25, 26p, 27p, 28p, 29, 30 of Singarai Village, Vepada Mandal, Vizianagaram District and got the





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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 9<sup>th</sup> cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Kothavalasa vide document No.129/2018, Dt: 10-1-2018 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.

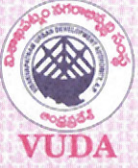
The matter has been examined in detail with reference to the provisions of A.P. Urban Areas (Development) Act, 1975 and also in accordance with the Statutory Master Plan/ Zonal Development plans along with the existing G.O.s and Rules and Regulations which are in force. The layout is hereby approved in **L.P.No. 09/2018** and communicated subject to the following conditions.

- 1. The applicant shall take up the formation of the approach road from Chanduluru Village to this layout with B.T.Surface before release of mortgaged plots.**
2. The layout owner is permitted to sell the Plot Nos.1 to 208, 218, 219, 226 to 319, 344 to 388, 407 to 418, 431, 432, 444 to 627 (Total No. 547 of plots).
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 in 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 is 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** 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, Singarai Village and Panchyath, Vepada Mandal Vizianagaram District.
9. The applicant shall not be permitted to sell the Plot Nos. 209 to 217, 220 to 225, 320 to 343, 389 to 406, 419 to 430 & 433 to 443 (80 plots) to an extent of Ac.3.65 Cts in shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the site.
10. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.2 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, 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.9/2018, dated -02-2018** 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.
13. The Panchyath Secretary, Singarai Village and Panchyath, Vepada 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 Panchyath Secretary, Singarai Village and Panchyath, Vepada 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 Panchyath Secretary, Singarai Village and Panchyath, Vepada Mandal Vizianagaram District.





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16. The applicant has submitted Notary Affidavit stating that they have been disposed the plots along with plantation and with proper permission from the Revenue Authorities at the time of harvesting whereas there is no need to obtained permission at the time of plantation in the proposed layout. And also submitted Certificate obtained from Tahsildar, Vepada Mandal, Vizianagaram District vide Rc.No.17/2018/A/dt.24-01-2018, that the applicants are growing/ rising plantation for green treasure like Aplebur (Big size), Guava, Srigandahm Plantation, Capsicum, Big green Chilly and Flowers Plantation in the proposed layout site.
17. The applicant has submitted Encumbrance Certificates (1) Dt.11-1-2018, App No.259251, Statement No.35952252; (2) Dt.11-1-2018, App No.259317, Statement No.35952294; (3) Dt.11-1-2018, App No.259374, Statement No.35952352; (4) Dt.11-1-2018, App No.259419, Statement No. 35952386; (5) Dt.11-1-2018, App No.259484, Statement No. 35952435; (6) Dt.11-1-2018, App No.259525, Statement No.35952473; for the plots mortgaged to VUDA of Plot Nos. 209 to 217, 220 to 225, 320 to 343, 389 to 406, 419 to 430 & 433 to 443 (80 plots) to an extent of Ac.3.65 Cts vide Mortgaged Deed Document No.129/2018, dated 10-1-2018 of SRO, Kothavalasa, Vizianagaram District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchyath Secretary, Singarai Village and Panchyath, Vepada 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/- V.BHAVANI SANKAR  
CHIEF URBAN PLANNER**

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

*P. Ramu*  
**ADMN. OFFICER (L)** 3/2/18

*W 3/2/18*

**To**

The Panchyath Secretary, Singarai Village and Panchyath, Vepada Mandal Vizianagaram District.

**Copy to:** M/s ANR Estates & Infracon Projects Private Limited represented by its Chairman Sri.A.Narayana Murthy, D.No.46-20-20A, 1<sup>st</sup> Floor, Burndavanam Apartment, East Point Colony, Near Kurupam Towers. Visakhapatnam District..

The Joint Sub-Registrar, Kothavalasa.

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