

Office of the Vice Chairman,
VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY
3rd Floor, Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003.

To

The Panchayat Secretary,
P. Bonangi (V),
Parawada (M),
Visakhapatnam District.

Rc.No.4425/L6/09 dated 01-2-2011

Sir,

Sub:- VK PCPIR SDA—Permission for approval of Housing layout for an extent of Acs.10.39 cts in S.Nos.433/1 to 21, 434/1 to 5 & 6/p of P.Bonangi (V) Parawada (M)—Visakhapatnam District - L.P. No.1/2011 of VK PCPIR SDA - Orders—Issued—Reg.

- Ref:- 1) Application dated 21-7-2009 of M/s. Lakshminivas Infra Projects, forwarded by Panchayat Secretary, P. Bonangi (V) Parawada (M).
2) This office letter Rc.No.4426/L6/2009, dated 11-8-2009.
3) This office letter Rc.No.4426/L6/2009, dated 11-8-2009 addressed to Zonal Manager, APIIC, Visakhapatnam.
4) Letter No.APIIC/ZM/SPZ/PCPIR/VSP, dated 30-10-2009 of Zonal Manager, APIIC, Visakhapatnam.
5) This office even No.4426/L6/2009, dated 11-2-2010.
6) Letter dated 25-10-2009 of M/s. Laxminivas Infra Projects.
7) This office letter even No. dated 30-11-2010.
8) The Hon'ble High Court, A.P., Hyderabad WAMP.No.42 of 2011 in WA.No.27 of 2011 dated 19-01-2011.

The Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District has forwarded the proposals for approval of layout to an extent of Acs.10.39 Cts in S.Nos.433/1 to 21, 434/1 to 5 & 6/p of P. Bonangi (V), Parawada (M) Visakhapatnam District applied by M/s. Laxminivas Infra Projects, Visakhapatnam in the reference 1st cited.

The plans so received have been examined in detail. The proposed site is in Agriculture land use as per sanctioned Master Plan. The applicant has approached the Hon'ble High Court and submitted the court orders stating that "There shall be interim direction to the first respondent to release the approved final layout in respect of the land admeasuring Acs.10.39 cts in S.Nos.433/1 to 21, 434/1 to 5 & 6/p of P. Bonangi (V), Parawada (M), Visakhapatnam District, with regard to the production of "No Objection Certificate" from the Revenue Divisional Officer. The Hon'ble A.P. High Court in W.P.No.15403 of 2010 dated 19-1-2011 issued interim orders "Not to insist for NOC from RDO, release the layout". The developer has produced an undertaking letter he would pay the required fee in the event of his failing in the writ petition.

The applicant has paid an amount of Rs.30,21,632/- towards Processing fee for built up area, Development charges, Paper Notification charges and Conversion charges vide VUDA Rt. Nos.(1) I.O.B. Challan No.2001, dated 18-7-2009 (2) I.O.B. Challan No.2081, dated 18-7-2009 (3) I.O.B. Challan No.2003 dated 18-7-2009 (4) Receipt No.1719/171835, dated 20-12-2009 (5) Receipt No.1762/176120, dated 23-6-2010 (6) Receipt No.1775/177427, dated 23-8-2010.

The layout is under VK PCPIR SDA, for which letter addressed to the Zonal Manager, APIIC, Visakhapatnam for "No Objection Certificate" and obtained the clearance. 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 5% plotted area, from plot Nos. 431 to 435 (Total 5 plots) for an extent of Acs.0.33 Cts in S.Nos.433/1 to 21, 434/1 to 5 & 6/p of P. Bonangi (V), Parawada (M) Visakhapatnam District and got the same registered by Registration Department Lankalapalem, vide document No.3008/2010 dated 21-10-2010. The applicant has also executed the Indemnity Bond on Rs.100/-, Non Judicial stamp paper. 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 VK PCPIR SDA.

The proposed housing layout to an extent Acs. 10.39 cts and the land use analysis are specified below.

Details	Allowable	Proposed Extent in Acs.cts	Percentage
Plotted area	60%	5.69 0.52	54.76 05.00
Roads area	30%	3.13	30.13
Open space	10%	1.05	10.11
Total		10.39	100%

S.No.	Category	Size of Plot	Extent of Plots	No. of plots
1.	Type - I	45' x 90'	450.00	09
2.	Type - II	45' x 64'	320.00	20
3.	Type-III	45' x 50'	250.00	25
4.	Type-IV	31' x 50'	172.22	52
5.	Type-V	27' x 48'	144.00	15
6.	Type-VI	27' x 44'	132.00	09

Total No. of Plots 130

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 housing layout plan for the proposed construction of individual buildings along with Type designs (6 Nos.) are hereby approved in L.P. No. 1/2010 of VK PCPIR SDA and communicated subject to the following conditions:

1. The applicant has to pay Agricultural Land Conversion Charges, as per Agricultural Land Conversion Act before the release of the final layout or incase the applicant fails in the main W.P., which is pending before the Hon'ble High Court, as per the orders in W.P.M.P.No. ~~10399/2010~~ ^{42/2011} W.A.No. ~~15403 of 2010~~ ^{27 Q 2011} dated 19-1-2011.
2. The layout owner is permitted to sell the plot Nos. 332, 332A, 332B, 332C, 332D, 333, 334 to 356, 356A, 364 to 372, 374 to 383, 383A, 383B, 383C, 383D, 384, 385, 391 to 398, 400 to 414, 414A, 415 to 430, 430A, 430B, 436 to 440, 440A, 441 to 450, 450A, 450B, 450C, 450D, 450E, 450F, 450G, 450H, 450I, 450J, 450K, 450L, 450M (Total No. of plots 126).
3. That the Layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 if any.
4. This permission of developing the land shall not be used as proof of the title of the land.
5. The applicant shall solely be responsible for the development of the layout and in no way VK PCPIR SDA will take up development works.
6. The deed of mortgage executed by the applicant in favour of VK PCPIR SDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/developer and VK PCPIR SDA is no way accountable to the plot purchaser in the event of default by the applicant/developer.
7. In case the applicant/developer fails to develop the layout area with the infrastructure facilities as specified by VK PCPIR SDA the area so mortgaged in favour of VK PCPIR SDA shall be forfeited and also to take criminal action against the applicant/developer as per provisions of A.P.U.A. (D) Act, 1975 of VK PCPIR SDA.
8. The layout development work as per the specifications enclosed.
9. The layout applicant is directed to complete the above developmental works within a period of three years including constructions of individual buildings as shown in the layout plan LP No.1/2010 and submit a requisition letter for releasing of mortgage plots/area, which is in the favour of Vice-Chairman, VK PCPIR SDA duly enclosing letter in regard to roads, open spaces taken over by the Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District.
10. The applicant shall not be permitted to sell the plot Nos. 431 to 435 (Total 5 plots) and the Panchayat Secretary, P. Bonangi (Visakhapatnam), Parawada (M) Visakhapatnam District shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the mortgaged site.
11. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No. 2 above. ^{from plot no. 431 to 435 (5 plots)}
12. The Local Authority, shall not approve and release any building permission or allow any unauthorized developments in the area under Mortgage to VK PCPIR SDA 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 VK PCPIR SDA.

13. 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.1/2010 (VK PCPIR SDA), dated 1-2-2011, 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.
14. The Panchayat Secretary, P. Bonangi (V), Parawada (M) 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.
15. The Panchayat Secretary, P. Bonangi (V), Parawada (M) 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.
16. 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, P. Bonangi (V), Parawada (M) Visakhapatnam District.
20. Structural designs of the units to be furnished (authenticated) by qualified structural Engineer.
21. Necessary drawings of physical infrastructure facilities like water supply, drainage, sewage, electrical, rainwater harvest pit and road sections etc shall be furnished to VK PCPIR SDA before final approval of the layout.
22. Plot Nos.357 to 363, 373, 386 to 390, 399 (14 Nos.) are to be deleted from the proposed layout.

Two sets of layout Plans along with Type designs (6 Nos.) duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, P. Bonangi (V), Parawada (M) 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.

For VICE CHAIRMAN

11/02/11

11/02/11

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Copy to: M/s. Lakshminivas Infra Projects, Seethammadhara, Visakhapatnam.