

Office of the Vice Chairman,  
VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL  
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY  
Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003.  
PROCEEDINGS OF THE VICE CHAIRMAN, VK PCPIR SDA, VISAKHAPATNAM  
PRESENT: SRI KONA SASIDHAR, IAS

Rc.No.20042/L6/2011, dated -1-2012

SUB: VK PCPIR SDA – Approval of layout in S.Nos.159/1, 2, 3, 4 & 6p, 160/1, 2, 3, 5p & 7 of Panchadarla (V) Rambilli (M) Visakhapatnam District for an extent of Acs.10.62 Cts vide L.P.No.1/2012 of VK PCPIR SDA applied by Smt M. Lakshmi – Orders – Issued.

READ:-1.Letter dated 2-4-2011 of the Panchayat Secretary, Gram panchayat, Panchadarla (V) Rambilli (M).  
2.This office letter even No. dated 2-5-2011 addressed to the Zonal Manager (Projects), APIIC, Visakhapatnam.  
3.Letter No.APIIC/ZM/SPZ/PCPIR/VSP dated 4-6-2011 of the Zonal Manager (Projects), APIIC, Visakhapatnam.  
5.This office letter even No. dated 14-7-2011.  
6.Letter dated 15-7-2011 of Smt M. Lakshmi, Visakhapatnam.  
7.Orders of the Vice chairman dated 2-9-2011.  
8.This office letter even No. dated 6-9-2011.  
9.Letter dated 24-11-2011 of Smt M. Lakshmi, Visakhapatnam.  
10.Orders of the Vice chairman dated 7-1-2012.  
11. Letter dated 11-1-2012 of Smt M. Lakshmi, Visakhapatnam.

ORDER:

The Panchayat Secretary, Gram Panchayat, Panchadarla (V), Rambilli (M) Visakhapatnam District has forwarded the proposals for approval of layout to an extent of Acs 10.62 Cts in S.Nos.159/1, 2, 3, 4 & 6p, 160/1, 2, 3, 5p & 7 of Panchadarla (V) Rambilli (M) Visakhapatnam District in the reference 1<sup>st</sup> cited above.

The plans so received have been examined in detail and the applicant has furnished land conversion of agricultural to Non-agricultural purpose orders issued by the competent authority, the R.D.O., at Narsipatnam vide 1) D.Dis.No.547/2011/B dated 31-3-2011 to an extent of Ac 9.85 cts 2) D.Dis.No.3023/2011/B dated 17-11-2011 to an extent of Ac 0.073/4 cts . The applicant has paid total amount of Rs.9,50,542/- towards processing fee, development charges and notification charges vide VUDA receipt No.1847/184635 dated 21-4-2011 Rs.10,000/- 2) Receipt No.1906/190580 dated 28-11-2011 Rs.9,40,452/-

(P.T.O.)



The layout area is fallen under VK PCPIR SDA. The Zonal Manager, APIIC, Visakhapatnam has furnished the NOC for approval of layout. 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 106 & 129 to 135 (Total plot Nos.16) for an extent of Acs.0.96 Cts in S.Nos.159/1, 2, 3, 4 & 6p, 160/1, 2, 3, 5p & 7 of Panchadarla (V) Rambilli (M) 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 11<sup>th</sup> cited, the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Yelamanchili, Visakhapatnam vide document No.117/2012 dated 11-1-2012 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 layout plan.

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.1/2012 of VK PCPIR SDA and communicated subject to the following conditions:

1. The layout owner is permitted to sell the plot Nos.1 to 97, 107 to 128 (Total plots Nos.119)
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 to VUDA and also liable for criminal action against such applicant/developer as per provisions of A.P.U.A. (D) Act, 1975.



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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 two 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, Gram Panchayat, Panchadarla (V), Rambilli (M) Visakhapatnam District.
  9. The applicant shall not be permitted to sell the plot Nos.98 to 106 & 129 to 135 (Total plot Nos.16) and the Panchayat Secretary, Gram Panchayat, Panchadarla (V), Rambilli (M) Visakhapatnam District shall ensure that, no development like buildings authorizedly or unauthorizedly 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.1/2012 of VK PCPIR SDA, dated 13-1-2012, 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 Panchayat Secretary, Gram Panchayat, Panchadarla (V), Rambilli (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.
  14. The Panchayat Secretary, Gram Panchayat, Panchadarla (V), Rambilli (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.
  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 Panchayat Secretary, Gram Panchayat, Panchadarla (V), Rambilli (M) Visakhapatnam District.