

**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: SHRI DR N. YUVARAJ, I.A.S.,**

Rc.No.19931/L6/2011, dated -02-2013

SUB:-VK PCPIR SDA - Approval of layout in S.Nos.5/p, 6/p & 7/p of J.P. Agraharam (V), Atchutapuram (M), Visakhapatnam District – Applied by Sri G. Krishna Rao, M/s. G.K. Developers – for an extent of Acs.10.45 Cts vide L.P.No.1/2013 – Orders – Issued.

- READ:-1.Letter dated 8-4-2011 of Sri G. Krishna Rao, M/s. G.K. Developers, Visakhapatnam.
2.This office letter even No. dated 23-4-2011 addressed to the Zonal Manager, APIIC, Visakhapatnam.
3.Letter No.APIIC/ZM/SPZ/PCPIR/VSP, dated 4-5-2011 of the Zonal Manager, APIIC, Visakhapatnam.
4.Orders of the Vice Chairman, dated 7-12-2011.
5.This office letter even No. dated 16-12-2011.
6.Letter dated 18-5-2012, 13-7-2012 & 8-8-2012 of Sri G.Krishna Rao, M/s. G.K. Developers, Visakhapatnam.
7.This office letter even No. dated 29-11-2012.
8.Orders of the Vice Chairman, dated 9-1-2013.
9.This office letter even No. dated 28-1-2013.
10.Letter dated 6-2-2013 of Sri G.Krishna Rao, M/s.G.K. Developers, Visakhapatnam.

ORDER:-

In the reference 1st cited Sri G. Krishna Rao, M/s. G.K. Developers, Visakhapatnam has applied for approval of layout for an extent of Acs.10.45 Cts in S.Nos.5/p, 6/p & 7/p of J.P. Agraharam (V), Atchutapuram (M), Visakhapatnam District.

The plans so received have been examined in detail and the applicant has furnished land conversion from agricultural to Non-agricultural purpose orders issued by the competent authority, the R.D.O. at Narsipatnam vide D.Dis.No.626/2008B dated 2-1-2009 and the applicant has been directed to pay an amount of Rs.9,55,235/-. Accordingly, the applicant has paid vide 1) VUDA Receipt No.1847/184649, dated 21-4-2011 Rs.91,611/- 2) VUDA Receipt No.191/2012-13, dated 14-2-2013 Rs.8,65,000/- towards processing fees, development charges and paper notification charges.

The applicant's site is having 40'-0" wide approach road and fallen in extended area. The above is vacant on ground and the boundary measurements are tallied with reference to F.M.B. sketches and title deeds.

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.

(P.T.O.)

The applicant has executed the deed of mortgage for the Plot Nos.7 to 26 (total 20 Nos. of plots) to an extent of Acs.0.885 cts (4284 Sq.yds) ie., 15% plotted area in S.Nos.5/p, 6/p & 7/p of J.P. Agraharam (V), Atchutapuram (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 12th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Yelamanchili vide document No.447/2013 dated 1-2-2013 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.1/2013 and communicated subject to the following conditions:

1. The layout owner is permitted to sell the plot Nos.1 to 6 & 27 to 168 (Total 148 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 to VUDA and also liable for 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 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, J.P. Agraharam (V), Atchutapuram (M) Visakhapatnam District.

9. The applicant shall not be permitted to sell the plot Nos.7 to 26 (total 20 Nos. of plots) and the Panchayat Secretary, Gram Panchayat, J.P. Agraharam (V), Atchutapuram (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.1/2013 of VK PCPIR SDA, dated 13-2-2013, 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, J.P. Agraharam (V), Atchutapuram (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, J.P. Agraharam (V), Atchutapuram (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, J.P. Agraharam (V), Atchutapuram (M) Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Gram Panchayat, J.P. Agraharam (V), Atchutapuram (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.

To
The Panchayat Secretary,
J.P. Agraharam (V), Atchutapuram (M)

VISAKHAPATNAM DISTRICT

CHIEF URBAN PLANNER

Copy to: Sri G.Krishna Rao, M/s. G.K. Developers, Sripada Enclave, Flat No.202, MVP Colony, Sector-1, Visakhapatnam.

Copy to: The Sub-registrar, Yelamanchili.