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VK PCPIR

**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: Dr.N. YUVARAJ, IAS

22
Rc.No.2396/2013/L6, dated -03-2014

SUB:- VK PCPIR SDA – VSP – Approval of layout in S.Nos.69/p, 70/p, 71/p, 72, 73/p, 74/p, 75/p, 76/p, 77, 78/p & 79/p of Cheemalapalli (V), Atchutapuram (M), Visakhapatnam District to an extent of Acs.15.540Cts vide **L.P.No.2/2014** of VK PCPIR SDA applied by M/s Sree Narasimha Townships (P) Ltd represented by its Director Smt K. Usha Rani & Others – Orders – Issued.

READ:- 1.Letters dated 6-4-2013 & 1-7-2013 of M/s Sree Narasimha Townships (P) Ltd & Others.
2.This office letters even No. 27-4-2013 & 15-7-2013.
3.Letter dated 25-7-2013 of M/s Sree Narasimha Townships (P) Ltd & Others.
4.Orders of the Vice Chairman, VK-PCPIR SDA dated 7-8-2013.
5.This office letter even No. dated 8-8-2013.
6.Letters dated 4-11-2013 & 7-1-2014 of M/s Sree Narasimha Townships (P) Ltd & Others.
7.Orders of the Vice Chairman, VK-PCPIR SDA dated 11-2-2014.
8.This office letter even No .dated 12-2-2014.
9.Letter dated 18-3-2014 of M/s Sree Narasimha Townships (P) Ltd & Others.

ORDER:

The applicant M/s Sree Narasimha Townships (P) Ltd, represented by its Director Smt K. Usha Rani & Others has applied the proposals for approval of layout to an extent of Acs.15.540Cts in S.Nos.69/p, 70/p, 71/p, 72, 73/p, 74/p, 75/p, 76/p, 77, 78/p & 79/p of Cheemalapalli (V), Atchutapuram (M), Visakhapatnam District in the reference 1st cited above.

The plans so received have been examined in detail and observed that the applicant has furnished orders issued by the Tahsildar, Atchutapuram vide L.Dis.No.563/2012/B, dated 10-12-2012 to an extent of Acs.15.540Cts as Zeroithi Lands. The applicant has paid total amount of Rs.14,51,480/- (Rupees fourteen Lakhs and fifty one thousand four hundred and eighty only) towards processing fee, development charges and notification charges vide 1) VUDA receipt No.10/2013-14 dated 17-4-2013 of Rs.5,000/- 2) VUDA Receipt No.40/2013-14, dated 3-7-2013 of Rs.1,27,440/- 3) VUDA Receipt No.70/2013-14 dated 18-3-2014 of Rs.13,19,040/-

The Zonal Manager, APIIC, Visakhapatnam in his letter No.APIIC/ZM/SPZ/PCPIR/VSP dated 31-05-2013 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 as per peg marking permission given by the SDA and requested for release of approved layout plan.

21/05/2014
SPEED POST

The applicant has executed the deed of mortgage for the plot Nos.7 to 13, 20 to 27 & 32 to 50 (total 34Nos. of plots) for an extent of Acs.1.3250ts in S.Nos.69/p, 70/p, 71/p, 72, 73/p, 74/p, 75/p, 76/p, 77, 78/p & 79/p of Cheemalapalli (V), Atchutapuram (M), Visakhapatnam District and got the same registered by Registration Department, vide registered document No.850/2014, dated 24-02-2014 and submitted the same to the SDA along with Indemnity Bond. 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 VKPCPIR SDA 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.2/2014 of VK PCPIR SDA and communicated subject to the following conditions:

1. The applicant has to pay Agricultural to Non Agricultural Land Conversion Charges, as per Non-Agricultural Land Conversion Act before the release of the Mortgaged plots incase the applicant not succeeded in W.P. which is pending before the Hon'ble High Court, of AP in W.P.M.P.No.1466 of 2014, W.P.No.1256 of 2014 dated 02-01-2014.
2. The layout owner is permitted to sell the plot Nos.1 to 6, 14 to 19, 28 to 31 & 51 to 238 (Total plots Nos.204)
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 to VK PCPIR SDA and also liable for criminal action against such applicant/developer as per provisions of A.P.U.A. (D) Act, 1975.
8. The layout development work shall be as per the specifications enclosed.
9. 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, VK PCPIR SDA duly enclosing letter in regard to roads, open spaces taken over by the Panchayat Secretary, Gram Panchayat, Cheemalapalli (V), Atchutapuram (M), Visakhapatnam District through registered gift deed.

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10. The applicant shall not be permitted to sell the plot Nos.7 to 13, 20 to 27 & 32 to 50 (total 34Nos. of plots) and the Panchayat Secretary, Gram Panchayat, Cheemalapalli (V), Atchutapuram (M), Visakhapatnam District shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the mortgaged site/ plots.
 11. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No. 2 above.
 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, 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.2/2014 of VK PCPIR SDA, dated 24-03-2014, 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, Gram Panchayat, Cheemalapalli (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.
 15. The Panchayat Secretary, Gram Panchayat, Cheemalapalli (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.
 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 Panchayat Secretary, Gram Panchayat, Cheemalapalli (V), Atchutapuram (M), Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Gram Panchayat, Cheemalapalli (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.

For VICE CHAIRMAN

To
The Panchayat Secretary, Cheemalapalli (V), Atchutapuram (M), Visakhapatnam District.

Copy to:

Sree Narasimha Townships (P) Ltd, D.No.46-15-21, 2nd Floor, Lakshmi Nivas Plaza, Dondaparthy Main Road, Visakhapatnam.

The Sub-registrar, Yelamanchili.

The Vice Chairman's Peshi.

The concerned PO.

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

U. Karaka Raju
25-3-14

C.E.J.
26/03/14

Received
Proceedings of Plan
To
The Panchayat Secretary
Cheemalapalli
24/3/2014