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**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**

Rc.No.25862/2011/L6, dated -04-2014

SUB: VK PCPIR SDA, Visakhapatnam – Approval of layout for an extent of Ac.11.53Cts in S.Nos.51/2p, 67/p & 68/p of Duppituru (V), Atchutapuram (M), Visakhapatnam District vide **L.P.No.3/2014** in favour of Sri M. Subba Rao & Others – Orders – Issued.

READ:- 1.Letter Rc.No.2347/11/A4, dt: 02-01-2012 of the District Panchayat Officer, Visakhapatnam.
2.Panchayat Resolution No.101, dt: 15-12-2011 of Gram Panchayat, Atchutapuram.
3.Lr.No.APIIC/ZM/ SPZ/PCPIR/VSP dt: 16-03-2012 of the Zonal Manager, APIIC, Visakhapatnam.
4.This office letter even No. dt: 8-4-2013.
5.Letter dt: 26-06-2013 of Sri M. Subba Rao & Others.
6.This office letter even No. dt: 18-3-2014.
7.Letter dt: 28-03-2014 of Sri M. Subba Rao & Others.

ORDER:

The District Panchayat Officer, Visakhapatnam District vide reference 1st cited has forwarded the layout proposal for an extent of Ac.11.53Cts covered in S.Nos.51/2p, 67/p & 68/p of Duppituru (V), Atchutapuram (M), Visakhapatnam District as applied by Sri M. Subba Rao & Others. The Gram Panchayat, Atchutapuram vide reference 2nd cited has resolved to forward the said layout proposal to the VUDA, Visakhapatnam through the District Panchayat Officer for approval.

The applicant has furnished a copy of conversion orders issued by the R.D.O Narsipatnam vide D.Dis.No.766/2008/B/D, Dt. 25-08-2008 wherein an extent of Ac.11.53Cts., covered in S.Nos.51/2p, 67/p & 68/p of Duppituru (V), Atchutapuram (M), Visakhapatnam District has been converted from Agricultural purpose to Non-agricultural purpose. The applicant has paid total amount of Rs.12,69,538/- (Rupees Twelve Lakhs Sixty Nine thousand Five Hundred Thirty Eight only) towards processing fee, Conversion charges, development charges and notification charges vide Receipt No.1904/190342 Dt. 16-11-2011 and Receipt No.38/2013-14, dt. 29-06-2013 of VUDA, Visakhapatnam. The Zonal Manager, APIIC, Visakhapatnam vide reference 3rd cited has informed that the land covered in S.No.51/2, 67/p & 68/p of Duppituru (V) is not covered in PCPIR Expressway Land Acquisition as on date.

The VK-PCPIR SDA vide reference 4th cited after thorough scrutiny of the proposal, has accorded Peg-marking permission subject to certain conditions. Accordingly, the applicant in the reference 5th cited while informing that they have demarcated the pattern on ground and fulfilled all the conditions have requested the SDA for release of approved layout plan. Thereupon this office vide reference 6th cited has requested the applicant to mortgage 15% of plotted area in favour of the SDA and to furnish Encumbrance certificate for the mortgaged plots.

The applicant has executed the deed of mortgage for the plot Nos.2 to 6 & 49 to 58 (Total plot Nos.15) for an extent of Ac.1.08Cts in Sy.Nos.51/2p, 67/p & 68/p, of Duppithuru (V), Atchutapuram (M), Visakhapatnam District and got the same registered by the joint Sub-Register, Yelamanchili vide registered document No.1162/2014 dt: 24-03-2014 of and submitted the same to the SDA vide reference 7th cited along with Indemnity Bond, Photographs of Mortgaged plots which are fenced with barbed wire with display Board.

The VK-PCPIR SDA considering all the above is hereby approved a layout in L.P.No.3/2014 under 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 subject to the following conditions:

1. The layout is approved subject to outcome of Court case which is pending before the Hon'ble High Court, of AP in W.P.M.P.No.46910 of 2013 in W.P.No.37705 of 2013 dated 23-12-2013.
2. The layout owners are permitted to sell the plot Nos.1 & 7, 8 to 48, 59 to 67, 70 to 145, 68 & 69 for commercial plots (Total plots Nos.130).
3. That the Layout now approved does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
4. This permission is only for developing the land but shall not be used as proof of the title over the land.
5. The applicant shall solely be responsible for the development of the layout and the VK-PCPIR SDA will not take up any development works in the layout.
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 works shall be strictly as per the specifications enclosed.
9. The layout applicant is directed to complete the above development works within a period of **three years** and submit a requisition letter for release of mortgage plots/area, mortgaged in favour of Vice-Chairman, VK-PCPIR SDA duly enclosing a letter with regard to handing over of roads and open spaces to the Panchayat Secretary, Atchutapuram Gram Panchayat, Atchutapuram (M), Visakhapatnam District through registered Gift deed.

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10. The applicant shall not sell the plot Nos.2 to 6 & 49 to 58 (Total 15 Nos. of plots) which are mortgaged in favour of the VK-PCPIR SDA and the Panchayat Secretary, Atchutapuram Gram Panchayat shall ensure that, no developments like building constructions either authorizedly or unauthorizedly should come up in these mortgaged site/plots.
 11. 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 also until and unless the applicant has completed the development works and got released the mortgaged land from VK-PCPIR SDA.
 12. The layout applicant shall display a board at a prominent place with size 10' X 10' in the layout site showing the layout pattern of L.P.No.3/2014 of VK-PCPIR SDA, dated 03-04-2014, Sy.No. & Village, extent of layout, No. of 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, Atchutapuram Gram Panchayat, 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, Atchutapuram Gram Panchayat, 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 providing benches before it is taken over by the Panchayat Secretary, Atchutapuram Gram Panchayat, Atchutapuram (M), Visakhapatnam District.

Two sets of layout plans bearing LP.No.3/2014 duly endorsed and authenticated are enclosed herewith and the Panchayat Secretary, Atchutapuram Gram Panchayat, 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, Atchutapuram (M), Visakhapatnam District

Copy to:

Sri M. Subba Rao & Others, HIG-I-43, Sagar Nagar Visakhapatnam- 530045
The Sub-registrar, Yelamanchili for information

The Sub-registrar, Yelamanchili for information.

The concerned PO/I.T. Cell Incharge for uploading in VUDA website.
Copy submitted to the Vice Chairman's Desk.

Copy submitted to the Vice Chairman's Peshi for kind information.