

VISAKHPATNAM KAKINADA PETROCHEMICAL & PETROLEUM CHEMICAL INVESTMENT
REGION SPECIAL DEVELOPMENT AUTHORITY (VK PCPIR SDA)

To
The Panchayat Secretary,
Cheepurupalli West (V),
Parawada (M),
Visakhapatnam District.

RC.No. 10711/08/L3, Dt/2-6-2009

sir,

SUB: VUDA - PLG - Permission for approval of layout for an extent of Ac 12.21 Cts in S. Nos. 235/1, 236/p & 273/1p & 2p of Chgeepurupalli west (V), Parawada (M) Visakhapatnam District vide L.P. No. 04/2009 (VK PCPIR SDA) - Orders - Issued - Reg.

- REF: 1. Letter dated: 9-6-08 of the Panchayat Secretary, Cheepurupalli West (V), Parawada (M) Visakhapatnam District.
2) This office letter even dated No. Dt: 27-7-08.
3) Letter dated: 23-7-08 & 27-7-08 of M/s. Excel Estates Visakhapatnam.
4) This office even No dated: 23-9-08 & 17-10-08.
5) Letters dated: 4-2-09, 12-3-09 & 31-3-09
6) This office letter even No dated 22-5-09.
7) Letter dated Nil of M/s. Excel Estates Visakhapatnam.

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The Panchayat Secretary, Cheepurupalli West (V), Parawada (M) Visakhapatnam District has forwarded the proposals for approval of layout to an extent of Ac 12.21 Cts in 235/1, 236/p & 273/1p & 2p of Chgeepurupalli west (V), Parawada (M) Visakhapatnam District applied by M/s. Excel Estates, Visakhapatnam in the reference 1st cited above.

The plans so received have been examined in detail and the applicant has paid an amount of Rs 11,88,600/- towards Processing fee Development charges, Paper Notification charges vide VUDA Rt. No. 1594/159358 dated 25-6-08 (2) 1604/160362 dated 22-7-08 (3) 1606/160558 dated 30-7-08.

The layout is under VK PCPIR SDA. The layout was included in the list of pending layouts in VK PCPIR SDA area which was put to 2nd Board Meeting held on 23-8-2008 at Hyderabad. The VK PCPIR SDA Board has accorded permission to process the layout for approval.

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. 1 to 15, 30 to 39 & 55 to 63 (Total 34 Nos of plots) for an extent of Acs 1.67 Cts in S.No. 235/1, 236/p & 273/1p & 2p of Cheepurupalli west (V), Parawada (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.

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In the reference 7th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Lankelapalem vide document No. 889/2009 dt: 25-7-2009 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 applicant has also submitted under taking for payment of conversion charges to RDO, Visakhapatnam as per interim direction of Hon'ble High Court order vide W.P.M.P. No. 31442/2008 W.P. No. 24120/2008 dt: 4-11-2008.

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. 04/2009 (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 Hon'ble orders in W.P.M.P. No. 31442/2008 W.P. No. 24120/2008 dt: 4-11-2008 whichever is earlier.
2. The layout owner is permitted to sell the plot Nos. 16 to 29, 40 to 54 & 64 to 140.
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 VUDA will take up development works.
6. 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.
7. 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 and also VUDA ~~to~~ liable to take criminal action against such applicant/developer as per provisions of A.P.U.A. (D) Act, 1975.

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 one year 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, The Panchayat Secretary, Cheepurupalli West (V), Parawada (M) Visakhapatnam District.
10. The applicant shall not be permitted to sell the plot Nos. 1 to 15, 30 to 39 & 55 to 63 (Total 34 plots) and the Panchayat Secretary, Cheepurupalli West (V), Parawada (M) Visakhapatnam District shall ensure that, no development like buildings authorisedly 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.
12. 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.
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. 04/2009 (VK PCPIR SDA), Dt: 11-6-2009, 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, Cheepurupalli West (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, Cheepurupalli West (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, Cheepurupalli West (V), Parawada (M) Visakhapatnam District.

17. The developer shall form the 40' wide approach road from X-X₁ as shown in the layout plan as per the standard specifications of VUDA.

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

Yours faithfully,

For VICE-CHAIRMAN.

Copy to M/s. Excel Estates, D., No. 8-4-67/1, Lakshmi Apartments, Doctors colony, Pedawaltair, Visakhapatnam.

Copy to the Sub-registrar officer, Lankalapalem.

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