

Office of the Vice Chairman,
VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY
Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003.

To
The Panchayat Secretary,
Panchadarla (V)
Panchadarla Panchayat,
Rambilli (M),
Visakhapatnam.

Rc.No.79/L6/2011, dated 2-7-2011

Sir,

SUB: VK PCPIR SDA - VUDA – PLG – Permission for approval of layout to an extent of Ac 7.43 Cts in S.Nos.167/1, 167/3p, 169 of Panchadarla (V) Panchadarla Panchayat, Rambilli (M) Visakhapatnam District vide L.P.No.4/2011 of VK PCPIR SDA applied by M/s S.N. Developers & others – Releasing of layout – Regarding

REF:1.Application dated 10-3-2011 of M/s S.N. Developers & others Visakhapatnam.

2.This office letter even No. dated 28-3-2011 to the Zonal Manager, APIIC, Visakhapatnam.

3.Orders of the Vice Chairman dated 16-4-2011.

4.Letter dated 25-4-2011 of M/s S.N. Developers & others, Visakhapatnam.

5.Orders of the Vice Chairman dated 24-6-2011.

6.This office letter even No. dated 25-6-2011.

5.Letter dated 28-6-2011 of M/s S.N. Developers & others, Visakhapatnam.

M/s S.N. Developers & others, Visakhapatnam has submitted the proposals for approval of layout to an extent of Ac 7.43 Cts in S.Nos.167/1, 167/3p, 169 of Panchadarla (V) Panchadarla Panchayat, Rambilli (M) Visakhapatnam District in the reference 1st 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.67/2011/B dated 10-3-2011 for an extent of Ac 0.74 cts 2) D.Dis.No.68/2011/B dated 10-3-2011 for an extent of Ac 1.29 cts 3) D.Dis.No.69/2011/B dated 10-3-2011 for an extent of Ac 2.04 cts 4) D.Dis.No.197/2011/B dated 10-3-2011 for an extent of Ac 0.44 cts 5) D.Dis.No.198/2011/B dated 10-3-2011 for an extent of Ac 0.40 cts 6) D.Dis.No.201/2011/B dated 10-3-2011 for an extent of Ac 0.49 cts 7) D.Dis.No.203/2011/B dated 10-3-2011 for an extent of Ac 1.03 cts. The applicant has paid total amount of Rs.6,66,524/- towards processing fee, development and paper notification charges vide IOB Challan No.24898, dated 16-3-2011 Rs.15,000/- and Rt.No.1849/184873 dated 30-4-2011 Rs.6,51,524/- and Gram Panchayat charges of Rs.15,000/- to the Panchayat Secretary, Gram Panchayat, Panchadarla (V) Rambilli (M).

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. 1 to 6, 40 to 43 & 49 to 53 (Total plot Nos.15) for an extent of Acs. 0.64 cts in S.Nos.167/1, 167/3p, 169 of Panchadarla (V) Panchadarla Panchayat, 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 5th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Yelamanchili, Visakhapatnam vide document No.3475/2011 dated 4-7-2011 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.4/2011 of VK PCPIR SDA and communicated subject to the following conditions:

1. The layout owner is permitted to sell the plot Nos. 7 to 39, 44 to 48, 54 to 73 (Total plots 58 Nos.)
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 and also VUDA to liable to take 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, Panchadarla (V) Panchadarla Panchayat, Rambilli (M) Visakhapatnam District.
9. The applicant shall not be permitted to sell the plot Nos. 1 to 6, 40 to 43 & 49 to 53 (Total plot Nos.15) and the Panchayat Secretary, Panchadarla (V) Panchadarla Panchayat, 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.4/2011 of VK PCPIR SDA, dated 7-7-2011, 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, Panchadarla (V) Panchadarla Panchayat, 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, Panchadarla (V) Panchadarla Panchayat, 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 the Panchayat Secretary, Panchadarla (V) Panchadarla Panchayat, Rambilli (M) Visakhapatnam District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Panchadarla (V) Panchadarla Panchayat, Rambilli (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

Copy to: M/s S.N. Developers & others, D.No.55-9-1, First Floor, MMTC Colony, Seethammadhara, Visakhapatnam.

Copy to: the Sub-Registrar office, Yelamanchili, Visakhapatnam District.

Relied by two copies
by
G. Dharmayya
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7702944559
11/07/2011