

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

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

Rc.No.14052/08/L3 dated 20-6-2009

Sir,

SUB: VUDA – PLG – Permission for approval of layout for an extent of
Ac 39.28 Cts in S. Nos. 33/p, 34/p, 35/p, 36 & 37/p of Cheemalapalli
(V) and S.No.1/p of Maduturu (V), Atchutapuram (M)
Visakhapatnam District vide L.P. No. 05/2009 (VK PCPIR SDA) –
Orders – Issued - Reg.

- REF: 1) Letter dated: 16-9-08 of Dr. Y. Kiran Kumar, Chief Executive
Officer, M/s Suchirindia Developers Pvt. Ltd., Visakhapatnam
2) This office letter even dated No. dated 27-10-08.
3) Letter dated 26-2-09 of M/s Suchirindia Developers Pvt. Ltd.,
Visakhapatnam.
4) This office even No dated: 5-5-09.
5) Letter dated 9-6-09 of M/s Suchirindia Developers Pvt. Ltd.,
Visakhapatnam.

Dr. Y. Kiran Kumar, Chief Executive Officer, M/s Suchirindia Developers
(P)Limited, Visakhapatnam has submitted the proposals for approval of layout for
an extent of Ac 39.28 Cts in S. Nos. 33/p, 34/p, 35/p, 36 & 37/p of Cheemalapalli
(V) and S.No.1/p of Maduturu (V), Atchutapuram (M) Visakhapatnam District in
the reference 1st cited

The plans so received have been examined in detail and the applicant
has paid an amount of Rs 36,61,224/- towards Processing fee, Development
charges, Paper Notification charges and Gram Panchayat charges vide VUDA
Rt. No. 1628/162710 dated 13-10-05 (2) 1644/164368 dated 24-11-08. (3)
1695/169469 dated 10-6-09.

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 3rd Board Meeting held
on 20-9-2008 at Visakhapatnam. 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 furnished NOC issued for the competent authority the
R.D.O. Narsipatnam vide D.Dis. No. 570/08/B dated 10-9-08 covering are extent
of Acs. 34.87^{1/2} cts and D.Dis. No. 1067/08/B dated 18-10-08 covering an balance
extent of Ac. 4.80^{3/4} cts, land conversion of Agricultural to Non Agricultural
purpose.

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DESPATCHED

The applicant has executed the deed of mortgage for the plot Nos. 10 to 34, 78 to 91, 109 to 118, 121 to 129, 164 to 188 & 245 to 256 (Total 95 Nos of plots) for an extent of Acs. 5.47 cts in S. Nos. 33/p, 34/p, 35/p, 36 & 37/p of Cheemalapalli (V) and S.No.1/p of Maduturu (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 5th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Yellamanchili vide document No. 1752/2009 dt: 4-6-2009 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 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. 05/2009 (VK PCPIR SDA) and communicated subject to the following conditions:

1. The layout owner is permitted to sell the plot Nos.1 to 9, 35 to 77, 92 to 108, 119, 120, 130 to 163, 189 to 244 & 257 to 416..
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 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, West (V), Parawada (M) Visakhapatnam District.
9. The applicant shall not be permitted to sell the plot Nos. 10 to 34, 78 to 91, 109 to 118, 121 to 129, 164 to 188 & 245 to 256 (Total 95 Nos of plots) and the Panchayat Secretary, Cheemalapalli (V), Atchutapuram (M) Visakhapatnam District shall ensure that, no development like buildings authorisedly 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. 05/2009 (VK PCPIR SDA), dated 19-6-2009, 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.
13. The Panchayat Secretary, 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.
14. The Panchayat Secretary, Cheemalapalli (V), Atchutapuram 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, Cheemalapalli (V), Atchutapuram (M) Visakhapatnam District.

16. The developer shall form the 40' wide approach road from X-X₁ ^{as and y to y' 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, Cheemalapali (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.

Yours faithfully,

For VICE-CHAIRMAN

Copy to Dr. Y. Kiran Kumar, Chief Executive Officer, M/s. Suchirindia Developers (P) Ltd Balajinagar Siripuram, Visakhapatnam.

Copy to the Sub-registrar officer, Yellamanchili, ^{20/6/09}

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Received original
v. B. S.
20/06/2009