



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Udyog Bhavan Complex, Siripuram Junction, VISAKHAPATNAM - 530 003

Ph : 0891 - 2754133-34, Fax : 0891 - 2754189, Website : www.vuda.gov.in



Sl. No. **05741**

PROCEEDINGS OF THE VICE CHAIRMAN, VK-PCPIR SDA, VISAKHAPATNAM

PRESENT: Dr. T. BABURAO NAIDU, Ph.D., IAS.,

Rc.No.10267/2015/L10, Dt: 10. 4.2017

Sub:- VK-PCPIR SDA, Visakhapatnam – Approval of Layout for an extent of Ac.37.29 Cts in S.Nos.47/p & 51/p of Dupputuru Village, Atchutapuram Mandal Visakhapatnam District vide **L.P.No.1/2017** in favour of Sri B.Gopala Krishna and others, Visakhapatnam – Orders – Issued.

- Read:-
1. ApplicationDt:11-2-2016 of Sri B.Gopala Krishna and others, Visakhapatnam
 2. Layout fee challan Rs.1,52,210/- Dt:27-1-2017 of the Dupputuru Grama Panchayat, Atchutapuram Mandal, Visakhapatnam District.
 3. This office letter even No. Dt: 20-2-2016 for permitting of peg-marking of the layout and on ground.
 4. Lr. No.APIIC/ZM/SPZ/PCPIR/VSP/1070 Dt.24-3-2016 of the Zonal Manager, APIIC, Visakhapatnam & Lr.No.APPIIC/ZM/SPZ/PCPIR/VSP dt.10-1-2017.
 5. Letter Dt: 23.9.2016 of Sri B.Gopala Krishna and others, Visakhapatnam.
 6. This Office Letter Rc.No.10267/2015/L10 dt.17-11-2016
 7. Letter dt.8.3.2017 of Sri B.Gopala Krishna and others, Visakhapatnam.
 8. This Office Letter Rc.No.10267/2015/L10 dt.30-12-2016.
 9. Letter No.LASA/73389/VKPCPIR-SDA/832 dt.10-1-2017 of Lea Associates South Asia Private Ltd.,
 10. Paper Publication dt.25-1-2017.
 11. Letter dt.27-1-2017 & 4-4-2017 of Sri B.Gopala Krishna and others, Visakhapatnam.
 12. Note orders of the Vice-Chairman, VK-PCPIR SDA dt. 19-2-2016, 3-3-2017, 23-3-2017 & 8-4-2017.

ORDER:

The applicant of Sri B.Gopala Krishna and others, Visakhapatnam vide reference 1st cited has applied the layout proposal for an extent of Ac.37.29 Cts in S.Nos. 47/p & 51/p of Dupputuru Village,, Atchutapuram (M Visakhapatnam District vide L.P.No.1/2017 in favour Sri B.Gopala Krishna and others, Visakhapatnam. The

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Layout GPA Holder has paid layout fee to Gram Panchyat Dupputuru vide reference 2nd cited.

The applicant has furnished a copy of conversion orders issued by the R.D.O, Anakapalli & Narsipatnam vide Proceedings No.905/2016/G dt.12-8-2016 to 926/2016/G dt.12-8-2016 & 66/2013/K dt.3/2013 to wherein an extent of Ac.37.29 Cts in S.Nos. 47/p & 51/p of Dupputuru Village, Atchutapuram (M) Visakhapatnam District has been converted from Agricultural purpose to Non-agricultural purpose. The applicant have paid total amount of Rs.34,53,397/- (Rupees Thirty Four lakhs Fifty Three thousand three hundred and ninety seven only) towards processing fee, development charges and notification charges vide Receipt Nos. 53/2015-16 dt.3-12-2015, 27/20165-17 dt.2-7-2016, through RTCGS dt.28-12-2016 of VUDA, Visakhapatnam. The Zonal Manager, APIIC, Visakhapatnam vide reference 4th cited has informed that the land covered S.Nos. 47/p & 51/p of Dupputuru Village, Atchutapuram (M) Visakhapatnam District, is not covered in APIIC Land Acquisition / Alienation as on date.

The VK-PCPIR SDA vide reference 3rd 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 and requested the SDA for release of approved layout plan. Thereupon this office vide reference 7th cited has informed 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 to an extent of **Ac.3.22 Cts Plots Nos.8 to 14,301 to 306, 314 to 316 & 442 to 454 (total Plot Nos.29)** and got the same registered by the Joint Sub-Register, Yalamanchili Visakhapatnam District registered document No.888/2017 dt.6-3-2017 and submitted the same to the SDA vide reference 9th cited along with Indemnity Bond, Photographs of Mortgaged plots which are fenced with barbed wire with display Board.

Further registered GPA was executed by all the applicants authorizing Sri Bobba Gopala Krishna and Sri Kodali Prudvi Rayudu vide Document No.68/2017 dt.1-4-2017 of SRO, Vijayawada in regard to Development and complying of layout conditions.



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The VK-PCPIR SDA considering all the above is hereby approved a layout in **L.P.No.1 /2017** under the provisions of A.P. Urban Areas Development Act, 1975 @ A.P.VMRDA Act-2016 and also in accordance with the Statutory VKPCPIR Draft 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 owners are permitted to sell the **Plots Nos.1 to 7, 15 to 300,307 to 313 & 317 to 441 (Total No.of plots 425)** That the Layout now approved does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
2. This permission is only for developing the land but shall not be used as proof of the title over the land.
3. The applicants 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.
4. The deed of mortgaged executed by the applicants 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.
5. As per Notarized undertaking authorised with the alleged claimants of the land, it is established by the Judicial orders, the VKPCPIR-SDA is at liberty to with held proportionate area from the Mortgaged Plots and to revise the layout without any further notice."
6. 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.
7. The layout development works shall be strictly as per the specifications Enclosed.
8. 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, Dupputuru Village, Atchutapuram Mandal, Visakhapatnam District through registered Gift deed.
9. The applicant shall not sell the **Plot Nos.8 to 14,301 to 306, 314 to 316& 442 to 454 (total Plot Nos.29)which are mortgaged in favour of the VK-PCPIR SDA** and the Panchayat Secretary, Veduruwada Gram Panchayat shall

ensure that, no developments like building constructions either authorizedly or unauthorizedly should come up in these mortgaged site/plots.

- 10 .To construct storm water drain along the 60 Feet wide layout roads and to dispose the same as per drainage flow plan proposed in the layout.
- 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.1/2017 of VK-PCPIR SDA**, date, 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, Dupputuru Gram Panchayat, Atchutapuram Mandal, Visakhapatnam District should ensure that the open spaces shall be developed by the applicant along with other developments works as per the sanctioned layout plan.
- 14 The Panchayat Secretary, Dupputuru Gram Panchayat, Atchutapuram Mandal, 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 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, Dupputuru Village, Atchutapuram Mandal, Visakhapatnam District.
- 16 To submit the Mutation Certificates to extent of Ac.3.39 Cts of in S.No.47/p & 51/p of Dupputuru Village at the time of release of mortgaged plots.



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17 The Gram Panchayat at Dupputuru. shall collect any balance fee from the applicant before release of the layout duly following APUDA Act 2016 and PR Act 1994 Rules.

Two sets of layout plans bearing **LP.No.1/2017** duly endorsed and authenticated are enclosed herewith and the Panchayat Secretary, Dupputuru Gram Panchayat, Atchutapuram Mandal, 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.

Sd/- V.BHAVANI SANKAR
JOINT DIRECTOR
VK-PCPIR SDA

//t.c.f.b.o.//


DEPUTY DIRECTOR

To

P.S.P
10-4-17
A.D.M

The Panchayat Secretary, Dupputuru Gram Panchayat, Atchutapuram Mandal, Visakhapatnam District.

Sri B.Gopala Krishna and others, Visakhapatnam.

The Sub-registrar, Yalamanchili, Visakhapatnam District for information

The concerned PO / I.T Cell Incharge for uploading in VUDA website.

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

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