

L10

**VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL  
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY**

9<sup>th</sup> floor, Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003.

**PROCEEDINGS OF THE VICE CHAIRMAN, VK-PCPIR SDA, VISAKHAPATNAM  
PRESENT: Dr. T. BABURAO NAIDU, Ph.D., IAS.,**

**Rc.No.8024/2015/L10, Dt: 3.2016**

**Sub:-** VK-PCPIR SDA, Visakhapatnam – Approval of Layout for an extent of Ac.6.47 Cts in Sy.Nos.100/p, 101/p, 113/p, 115/p, 117/p, and 268/p of Chodapalli Village, Atchutapuram Mandal, Visakhapatnam District vide **L.P.No.2/2016** in favour of M/s. STBL Projects Limited., Visakhapatnam – Orders – Issued.

**Read:-**

1. Application Dt:9-10-2015 of M/s. STBL Projects Limited, Visakhapatnam
2. Gram Panchayat letter, Dt:20-11-2015 of the Chodapali Grama Panchayat, Atchutapuram Mandal, Visakhapatnam District.
3. This office letter even No. Dt: 19-2-2016 for permitting of peg-marking of the layout and on ground.
4. Lr. No.APIIC/ZM/SPZ/PCPIR/VSP/800 Dt.31-12-2015 of the Zonal Manager, APIIC, Visakhapatnam.
5. Letter Dt: 4.2.2016 of M/s. STBL Projects Limited, Visakhapatnam.
6. Note orders of the Vice-Chairman, VK-PCPIR SDA dt.19-02-2016.
7. This Office Letter Rc.No.8024/205/L10 dt.20-2-2016.
8. Letter dt. 27-2-2016 of M/s. STBL Projects Limited., Visakhapatnam

\* \* \*

**ORDER:**

The applicant M/s. STBL Projects Limited., Visakhapatnam District vide reference 1st cited has applied the layout proposal for an extent of **Ac.6.47 Cts** in Sy.Nos.100/p, 101/p, 113/p, 115/p, 117/p, and 268/p of Chodapalli Village, Atchutapuram Mandal, Visakhapatnam District vide **L.P.No.2/2016** in favour of **M/s. STBL Projects Limited Visakhapatnam**. The Chodapalli Gram Panchayat, vide reference 2<sup>nd</sup> cited has resolved to forward the said layout proposal to the Vice Chairman, VK-PCPIR SDA, requesting for approval of layout..

The applicant has furnished a copy of conversion orders issued by the **R.D.O, Visakhapatnam District vide Proceedings R.Dis Nos.186/2016/G/ dt.22-2-2016** wherein an extent of **Ac.6.47 Cts** in Sy.Nos.100/p, 101/p, 113/p, 115/p, 117/p, and 268/p of Chodapalli Village, Atchutapuram Mandal, Visakhapatnam District has been converted from Agricultural purpose to Non-agricultural purpose. The applicant has paid total amount of **Rs.,7,06,794/- (Rupees Seven Lakhs Six Thousand and Seven Hundred Ninety Four Only)** towards processing fee, development charges and notification charges vide Receipt Nos. 40/2015-16 dt.12-10-2015, 66/2015-16 dt.1-2-2016, 71/2015-16 dt.26-2-2016 of VUDA, Visakhapatnam. The Zonal Manager, APIIC, Visakhapatnam vide reference 4<sup>th</sup> cited has informed that the land covered Sy.Nos.100/p, 101/p, 113/p, 115/p, 117/p, and 268/p of Chodapalli Village,

3/3/16  
SPEED POST



**Atchutapuram Mandal, Visakhapatnam District,** is not covered in APIIC Land Acquisition / Alienation as on date.

The VK-PCPIR SDA vide reference 3<sup>rd</sup> cited after thorough scrutiny of the proposal, has accorded Peg-marking permission subject to certain conditions. Accordingly, the applicant in the reference 5<sup>th</sup> 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 7<sup>th</sup> 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.0.54 Cts (2616.6 sq.yds) Plot Nos.96 to 99, 117 to 121, 131 to 141 (total Plot No.13)** and got the same registered by the joint Sub-Register, **Visakhapatnam District registered document No.1177/2016dt.24-2-2016** and submitted the same to the SDA vide reference 8<sup>th</sup> 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.2 /2016** under the provisions of A.P. Urban Areas Development Act, 1975 and also in accordance with the Statutory Maser 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 **Plot Nos Plots Nos.1 to 95, 100 to 116, 122 to 157 (Total Plot Nos.128)** 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 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.
4. 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.
5. As per Notarized undertaking authorised by the Management of M/s.STBL Project Limited., Visakhapatnam. In the event of non settlement of the tile disputes for an extent of Ac.0.24 Cts in Sy.No.101/1(p) of Chodapalli Village, 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, Chodapalli Village, Atchutapuram Mandal, Visakhapatnam District through registered Gift deed.

- 138
- 9 The applicant shall not sell the **Plots Nos. 96 to 99, 117 to 121, 131 to 141 (total Plot No.13) which are mortgaged in favour of the VK-PCPIR SDA** and the Panchayat Secretary, Chodapalli Gram Panchayat shall ensure that, no developments like building constructions either authorizedly or unauthorizedly should come up in these mortgaged site/plots.
  - 10 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.
  - 11 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.2/2016 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.
  - 12 The Panchayat Secretary, Chodapalli 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.
  - 13 The Panchayat Secretary, Chodapalli 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.
  - 14 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, Chodapalli Village, Atchutapuram Mandal, Visakhapatnam District

Two sets of layout plans bearing **LP.No.2/2016** duly endorsed and authenticated are enclosed herewith and the Panchayat Secretary, Gram Panchayat, Chodapalli 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.

To

The Panchayat Secretary, U Chodapalli Gram Panchayat, Atchutapuram Mandal, Visakhapatnam District.

M/s. STBL Projects Pvt. Ltd., Visakhapatnam

The Sub-registrar, Visakhapatnam District for information,  
The concerned PO / I.T Cell Incharge for uploading in VUDA website.

*Handwritten signature*  
JOINT DIRECTOR  
VK-PCPIR SDA

*Handwritten notes:*  
Recd 2 copies  
Processing plans  
1st  
2/3/16