

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. **05753**

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

Rc.No.426/2010/L10, Dt.11 . 5.2017

Sub:- VK-PCPIR SDA, Visakhapatnam – Approval of Layout for an extent of Ac. 18.00 Cts in S.Nos.18/p,32/p, 33/p, 27/p, 28, 29/p, 30/p and 227/1 to 16 of Tadi Village in Parawada Mandal, GVMC limits, VKPCPIR-SDA, Visakhapatnam District vide **L.P.No.2/2017** in favour of Sri N.V.Prasad Managing Director, M/s.Sai Priya Constructions Private Ltd., Visakhapatnam – Orders – Issued.

- Read:-**
1. Application dt:18-1-2010 of Sri N.V.Prasad and others.
 2. This Office refused orders dt.17-3-2012 of the Vice Chairman, VKPCPIR-SDA.
 3. Representation of Sri N.V.Prasad Managing Director , M/s.Sai Priya Constructions Ltd., and others. Visakhapatnam dt.20-9-2013 & 24-2-2014.
 4. Lr.No.APIIC/ZM/SPZ/PCPIR/VSPdt.4-2-2011 of ZM,APIIC,VSP.
 5. Orders of the Vice Chairman, VKPCPIR-SDA dt.30-5-2014.
 6. Peg marking Orders of the Vice Chairman dt.8-7-2014.
 7. This Office endorsement dt.8-7-2014 addressed to the applicants.
 8. GO Ms.No.121 MA & UD Dept., dt.28-3-2017.
 9. Paper Publication dt.5-4-2017 of VKPCPIR-SDA.
 10. Representation of Sri N.V.Prasad and others.dt.12-4-2017.
 11. Orders of the Vice Chairman, VKPCPIR-SDA dt.18-4-2017.
 12. This Office Endorsement dt.19-4-2017
 13. Representation along with Mortgage Deed.

ORDER:

The applicants Sri N.V.Prasad Managing Director , M/s.Sai Priya Constructions Ltd., & Sri M.Mohan Rao M/s.Gowthmi Constructions Private Ltd Visakhapatnam vide reference 1st cited has applied the layout proposal for an extent of **Ac. 18.00 Cts** situated in S.Nos.18/p,32/p, 33/p, 27/p, 28, 29/p, 30/p and 227/1 to 16 of Tadi Revenue Village, GVMC area, Parawada Mandal of VKPCPIR-SDA limits, Visakhapatnam District.

The applicants have furnished a copy of Land conversion orders issued by the **R.D.O, Visakhapatnam vide Proceedings No.3139/2017/G dt.10-5-2017** wherein an extent of **Ac. 18.00 Cts** in S.Nos.18/p,32/p, 33/p, 27/p, 28, 29/p, 30/p and 227/1 to 16 of

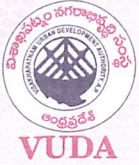
Tadi Revenue Village, GVMC area, Parawada Mandal. Visakhapatnam District, **has** been converted from Agricultural purpose to Non-agricultural purpose. The applicants have paid total amount of **Rs.32,93,070/- (Rupees Thirty Two lakhs Ninty Three thousand and seventy only) towards processing fee, development charges and notification charges.** The Zonal Manager, APIIC, Visakhapatnam vide reference 4th cited has informed that the land covered S.Nos.18/p,32/p, 33/p, 27/p, 28, 29/p, 30/p and 227/1 to 16 of Tadi Revenue Village, GVMC area, Parawada Mandal Visakhapatnam District, is not covered in APIIC Land Acquisition / Alienation as on date.

The VK-PCPIR SDA vide reference 6th cited after thorough scrutiny of the proposal, has accorded Peg-marking permission subject to certain conditions. Accordingly, the applicant in the reference 10th 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 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 applicants have executed the Deed of Mortgage to an extent of **Ac.1.63. Cts Plots Nos.125,126, 132 to 135, 136 to 141 (total Plot Nos.12)** and got the same registered by the Joint Sub-Register, **Lankelapalem Visakhapatnam District registered document No.959/2017 dt.5-5-2017** and submitted the same to the SDA vide reference 13th cited along with Indemnity Bond, Photographs of Mortgaged plots which are fenced with barbed wire with display Board.

The VK-PCPIR SDA considering after scrutiny of all the above has approved the layout bearing in **L.P.No.2/2017 under** the provisions of A.P. Urban Areas Development Act, 1975 Rules and Regulations in force subject to the following conditions:

1. The layout owners are permitted to sell the Plots Nos.**1 to 124, 127 to 131 &142 to 229 (Total No.of plots 217)** That the Layout now approved does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.



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Sl. No. **05754**

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, Village, Atchutapuram Mandal, Visakhapatnam District through registered Gift deed.
9. The applicant shall not sell the **Ac.1.63. Cts Plots Nos.125,126, 132 to 141 (total Plot Nos.12)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.2/2017 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 Commissioner, GVMC, Visakhapatnam 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 Commissioner, GVMC, Visakhapatnam 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 and others formalities 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 Commissioner, GVMC, Visakhapatnam .

Two sets of layout plans bearing **LP.No.2/2017** duly endorsed and authenticated are enclosed herewith and the Commissioner, GVMC, Visakhapatnam 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
VKPCPIR-SDA

To

The Commissioner, GVMC, Visakhapatnam for favour information and necessary action
The applicants Sri N.V.Prasad Managing Director, M/s.Sai Priya Constructions Ltd.,
Visakhapatnam and others.
The Sub-registrar, Lankelapalem, Visakhapatnam District for information

The I.T Cell Incharge for uploading in VUDA website.
Copy submitted to the Vice Chairman's Peshi for kind information.