

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

Rc.No.9259/2014/L10, Dt: 21 7.2017

**Sub:-** VK-PCPIR SDA, Visakhapatnam – Approval of Layout for an extent of Ac.4.03 Cts in S.No.41/p of Ravipalem Revenue Village, Atchutapuram (M) Visakhapatnam District vide **L.P.No.3/2017** in favour of Sri M.Venkata Ratnam and others, Visakhapatnam – Orders – Issued.

- Read:-**
1. ApplicationDt:7-1-2015 of Sri M.Venkata Ratnam and others, Visakhapatnam.
  2. This office letter even No. Dt: 6-12-2015 for permitting of peg-marking of the layout and on ground.
  3. Lr. No.APIIC/ZM/SPZ/PCPIR/VSP/1070 Dt.11-2-2015 of the Zonal Manager, APIIC, Visakhapatnam
  4. Letter Dt: 14-8-2015, 11-9-2015 & 7.12.2016 of Sri M.Venkata Ratnam and others, Visakhapatnam.
  5. This Office Letter Rc.No.9259/2014/L10 dt.30-4-2016.
  6. Paper Publication dt.25-1-2017.
  7. Letter dt.7-12-2016 & 1-4-2017 of Sri M.Venkata Ratnam and others, Visakhapatnam.
  8. Note orders of the Vice-Chairman, VK-PCPIR SDA dt. 5-12-2016,

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**ORDER:**

The applicant Sri M.Venkata Ratnam and others, Visakhapatnam vide reference 1st cited have applied the layout proposal for an extent of Ac.4.03 Cts in S.No.41/p of Ravipalem Revenue Village, Atchutapuram (M) Visakhapatnam District.

The applicants have furnished a copy of conversion orders issued by the R.D.O, Anakapalli vide **Proceedings No.79/2013/SA dt.9-12-2015** wherein an extent of **Ac.4.03 Cts** in S.No.41/p of Ravipalem Revenue Village, Atchutapuram (M) Visakhapatnam District. The applicants have paid total amount of **Rs.8,69,395/- (Rupees Eight lakhs Sixty nine thousand three hundred and ninety five only)** towards processing fee, development charges and notification charges vide **Receipt Nos. 24/2016 dt.17-9-2016, 1/2017-18 dt.3-4-2017**. The Zonal Manager, APIIC, Visakhapatnam vide reference 3rd cited has informed that the land covered S.No.41/p of Ravipalem Revenue Village, Atchutapuram (M) **Visakhapatnam District**, is not covered in APIIC Land Acquisition / Alienation as on date.

The VK-PCPIR SDA vide reference 2nd 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 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.0.384 Cts, or 1857.82 sq.yds Plots Nos.2 to 5 &14 to 17 (total Plot Nos.8)** and got the same registered by the Joint Sub-Register, **Anakapalli, Visakhapatnam District registered document No.3036/2017 dt.16-6-2017** and submitted the same to the SDA vide reference 7th 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.3/2017 under** 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 subject to the following conditions:

1. The layout owners are permitted to sell the **Plots Nos.1, 6 to 13, 18 to 58 (Total No.of plots 50)** 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.