

VISAKHAPATNAM-KAKINADI
REGIO

3rd Floor, Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam - 530 003.

of the Vice Chairman,

A, CHEMICAL & PETRO-CHEMICAL INVESTMENT
DEVELOPMENT AUTHORITY

To

The Commissioner,
G V M C
Visakhapatnam

Rc.No.9707/L6/2010 dated 22-9-2010

Sir,

Sub -VK PCPIR SDA - VUDA - PLG - Revised approval of layout for an extent of Acs.12.99 cts in S.No.325/p & 329/5p of Desapatrunipalem (V) Parawada (M) - Visakhapatnam District - L.P. No. 6/2010 of VK PCPIR SDA -Orders - Issued - Reg.

Ref:- 1) Letter Rc.No. 2106/08/ACP- V dt: 21-2-2008 of the Commissioner G.V.M.C. Visakhapatnam.

2) This office proceeding Rc.No. 2874/08/L3, dated 5-12-2008

3) Letter dated: 5-3-2010 of Sri M. Subba Raju and
Smt M. Suryakanthamma, Visakhapatnam.

In reference 2nd cited, the VUDA approved LP. No.3/2008 in S.No.325/p & 329/5p of Desapatrunipalem (V), Parawada (M) to an extent of Ac.12.99 cts, and released to the applicant.

In reference 3rd cited, the applicant requested the VUDA to revise the layout with smaller plots without changing the layout pattern, land use analysis and mortgaged plots.

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 revised layout is hereby approved in L.P No. 06/2010 of VK PCPIR SDA.

Details of already approved and revised layouts land use analysis and plot sizes are as follows.

I - LAND USE ANALYSIS

As per approved layout				As per revised layout			
Sl. No	Details	Proposed Acs. Cts	Percentage	Sl. No	Details	Proposed Acs. Cts	Percentage
1	Plotted area	7.24	55.74%	1	Plotted area	7.24	55.74%
2	Roads area	4.43	34.10%	2	Roads area	4.43	34.10%
3	Open space area (green belt under H.T. Lines)	1.32	10.16%	3	Open space area (green belt under H.T. Lines)	1.32	10.16%
	Total Area	12.99	100.00%		Total Area	12.99	100.00%

II - DETAILS OF PLOTS

As per approved layout				As per revised layout				
Sl. No	Size of plots	Extent of plot Sq. yds	No. of plots	Sl. No.	Size of plots	Extent of plot Sq. yds	No. of plots	Remarks
1	50' x 80'	444.44	11	1	50' x 80'	444.44	11	No Change in plot size
2	50' x 60'	333.33	2	2	50' x 60'	333.33	2	No Change in plot size
3	40' x 65'	288.88	16	3	30' x 65'	216.66	22	Reduced from 40' x 65' to 30' x 65'
4	40' x 60'	266.66	48	4	40' x 60'	266.66	14	No change in plot size
5	--	--	--	5	30' x 60'	200.00	46	Reduced plot sizes from 40' x 60' 30' x 60' plots increased from 34 Nos. to plot 46 Nos.
6	36' x 50'	200.00	30	6	36' x 50'	200.00	30	No change in plot size.
7	30' x 50'	166.66	23	7	30' x 50'	166.66	23	No change in plot size.
Total No of plots			130	Total No. of plots			148	

In partial modification to the earlier orders issued vide reference 2nd cited, the L.P.No.6/2010 is hereby approved subject to the following conditions:

1. The applicant has to pay Agricultural Land Conversion Charges, as per Agricultural Land Conversion Act before the release of the final layout or incase the applicant fails in the main W.P. which is pending before the Hon'ble High Court, as per the Hon'ble orders in W.P. M.P. No.31249/08, dt: 4-11-2008, which ever is earlier.
2. The layout owner is permitted to sell the plot Nos. 32 to 148.
3. That the Layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 if any
4. This permission of developing the land shall not be used as proof of the title of the land.
5. The applicant shall solely be responsible for the development of the layout and in no way VK PCPIR SDA will take up development works.
6. 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.

7. 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 VUDA shall be forfeited and also VK PCPIR SDA to liable to take criminal action against such applicant/developer as per provisions of A.P.U.A (D) Act, 1975
8. The layout development work as per the specifications enclosed
9. 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, VK PCPIR SDA duly enclosing letter in regard to roads, open spaces taken over by the. The Commissioner G.V.M.C Visakhapatnam
10. The applicant shall not be permitted to sell the plot Nos. 1 to 31 (Total 31 plots) and the Commissioner G.V.M.C. Visakhapatnam shall ensure that, no development like buildings authorizedly or unauthorizedly should come up in the mortgaged site.
11. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.2 above.
12. 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 of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from VK PCPIR SDA.
13. 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.06/2010 of VK PCPIR SDA, dated 21-9-2010, 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.
14. The Commissioner G.V.M.C Visakhapatnam 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.
15. The Commissioner G.V.M.C 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, after collecting the necessary charges before release of Mortgage to the applicant as per their rules in force.
16. 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 Commissioner G.V.M.C Visakhapatnam.

17. The developer shall form the 40' wide approach road from X-X₁ as shown in the layout plan as per the standard specifications of VK PCPIR SDA
18. The developer has to furnish an undertaking for developing the existing Pipe line as per the modification suggested by the Engineering wing of VK PCPIR SDA while developing the layout.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Commissioner G.V.M.C. 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.

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

B. Pandey Daidy
ADMN.OFFICER 23/9/10
23/9/10

Sd/- K. ANAND BABU
For VICE CHAIRMAN

✓ Copy to Sri M. Subba Raju, D.No. 9-5-64/2-1, Sivaji Palem Visakhapatnam