

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

9th 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.14735/2008/L6, Dt:09.10.2015

Sub: VK-PCPIR SDA, Visakhapatnam – Approval of Layout for an extent of Ac.25.82 cts in Sy.Nos.50/p, 51/p, 52/1, 55 & 56 of Cheemalapali (V), Atchutapuram (M), Visakhapatnam District vide L.P.No.7/2015 in favour of Sri J.Balakoteswara Rao and others M/s.Kavuri Hills (P) Ltd., Visakhapatnam – Orders – Issued.

- Read:**
1. Application Dt: 6.05.2015 of Sri J.Balakoteswara Rao and others M/s.Kavuri Hills (P) Ltd., Visakhapatnam.
 2. Gram Panchayat letter, Dt: 14.10.2008 of the Cheemalapali Grama Panchayat, Atchutapuram (M), Visakhapatnam District.
 3. This office letter even No. Dt: 21.02.2015 for permission of peg-marking.
 4. Letter Dt: 19.05.2015 of Sri J.Balakoteswara Rao and others M/s.Kavuri Hills (P) Ltd., Visakhapatnam.
 5. Lr. Dt.4-11-2008 of the Zonal Manager, APIIC, Visakhapatnam.
 6. Note orders of the Vice-Chairman, VK-PCPIR SDA dt. 26.11.2014.
 7. This office letter Rc.No.14735/2008/L6 dt.5-6-2015.
 8. Representation dt.3-10-2015 of Sri J.Balakoteswara Rao, and others M/s.Kavuri Hills (P) Ltd., Visakhapatnam.
 9. Note orders of the Vice-Chairman, VK-PCPIR SDA dt. 11.9.2015.

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ORDER:

The applicant Sri J.Balakoteswara Rao and others, M/s.Kavuri Hills (P) Ltd., and others vide reference 1st cited has applied the layout proposal for an extent of **Ac. 25.82 cts covered in Sy.Nos. 50/p, 51/p, 52/1, 55 & 56 of Cheemalapali (V), Atchutapuram (M), Visakhapatnam District**. The Gram Panchayat, **Cheemalapali** vide reference 2nd 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, Narsipatnam vide D.Dis.Nos.580/2007/V, Dt:2.8.2008 & DisNo.578/2007/V dt.2-8-2008 wherein **an extent of Ac.25.82 cts covered in 50/p, 51/p, 52/1, 55 & 56 of Cheemalapali (V), Atchutapuram (M), Visakhapatnam District** has been converted from Agricultural purpose to Non-agricultural purpose. The applicant has paid total amount of **Rs.20,89,920/- (Rupees Twenty lakhs Eighty Nine Thousand Nine Hundred and Twenty Only)** towards processing fee, development charges and notification charges vide Receipt No.30/2014-15 Dt: 20.11.2014 of VUDA, Visakhapatnam. The Zonal Manager, APIIC, Visakhapatnam vide reference 5th cited has informed that the land covered in Sy.No. 50/p, 51/p, 52/1, 55 & 56 of Cheemalapali (V) 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 4th 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.

Sri J.Balakoteswara Rao and others M/s.Kavuri Hills (P) Ltd., and others Visakhapatnam in his representation in the reference 8th cited, enclosed the copy of registered document bearing document No.6860/2015, dated. 18-9-2015, stating that 50% of ownership right taken over from Sri Koneru Suresh, and requested for release of plan in his favour.

The applicant has executed the deed of mortgage for the plot Nos. **151 to 160, 173 to 182 & 333 to 354 (Total 42 Nos. of plots) for an extent of Ac 2.29 Cts in Sy.No.52/1 of Cheemalapali (V), Atchutapuram (M), Visakhapatnam District)** and got the same registered by the joint Sub-Register, Yelamanchili vide registered document **No.6860/2015 dt.15-9-2015** 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.7/2015** 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 plot Nos. **1 to 150, 161 to 172 & 183 to 332 (312 Plot Nos.)**
2. That the Layout now approved does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
3. This permission is only for developing the land but shall not be used as proof of the title over the land.
4. 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.
5. 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.
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, Cheemalapali Gram Panchayat, Atchutapuram (M), Visakhapatnam District through registered Gift deed.
9. The applicant shall not sell the plot Nos. **151 to 160, 173 to 182 & 333 to 354 (Total 42 Nos. of plots)** which are mortgaged in favour of the VK-PCPIR SDA and the Panchayat Secretary, Cheemalapali 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.7/2015 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, Cheemalapali Gram Panchayat, Atchutapuram (M), 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, Cheemalapali Gram Panchayat, Atchutapuram (M), 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, Cheemalapali Gram Panchayat, Atchutapuram (M), Visakhapatnam District.
15. The developer shall not obstruct the approach to the others private land remained in the midst of the layout boundary and to act as per undertaking dt.31-8-2015 furnished by the Developer.

Two sets of layout plans bearing **LP.No.7/2015** duly endorsed and authenticated are enclosed herewith and the Panchayat Secretary, Cheemalapali Gram Panchayat, Atchutapuram (M), 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.

PND
9/10/15
A-D-7

T.R.O (SG)

9/10/15

[Signature]
9/10/15
JOINT DIRECTOR
VK-PCPIR SDA

To

The Panchayat Secretary, Cheemalapali Gram Panchayat, Atchutapuram Mandal,
Visakhapatnam District

Copy to:

Sri J.Balakoteswara Rao and others M/s.Kavuri Hills (P) Ltd., Visakhapatnam.,
The Sub-registrar, Yelamanchili for information.
The concerned PO / I.T Cell Incharge for uploading in VUDA website.