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VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY
th 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.5059/2015/L10, Dt: 18.11.2015

Sub:- VK-PCPIR SDA, Visakhapatnam – Approval of Layout for an extent of Ac.16.16 cts in Sy.Nos.5 & 6 of Komaragiri (V), U.Kothapalli (M), East Godavari District vide L.P.No.9/2015 in favour of M/s.Prakruti Avenue Private Ltd., Visakhapatnam – Orders – Issued.

- Read:-
1. Application Dt:2.7.2015 of M/s.Prakruti Avenue Private Ltd., Visakhapatnam.
 2. Gram Panchayat letter, Dt: 26.5.2015 of the Komaragiri Grama Panchayat, U.Kothapalli (M), East Godavari District.
 3. This office letter even No. Dt: 19.08.2015 for permission of peg-marking.
 4. Lr. Dt:28-9-2015 of the Zonal Manager, APIIC, Kakinada.
 5. Letter Dt: 6.10.2015 of M/s.Prakruti Avenue Private Ltd., Visakhapatnam.
 6. Note orders of the Vice-Chairman, VK-PCPIR SDA dt. 29.10.2015.
 7. This office letter Rc.No.5059/2015/L10 dt.29-10-2015.
 8. Representation dt.5-11-2015 of M/s.Prakruti Avenue Private Ltd.,
 9. Lr dt. 17-11-2015 of the Managing Director, M/s.Prakruti Avenue Private Ltd., Visakhapatnam.
 10. Note orders of the Vice Chairman, VKPCPIR-SDA, Visakhapatnam dt.16-11-2015.
 11. Affidavit submitted by M/s.Prakruti Avenue Private Ltd., Visakhapatnam dt. 18-11-2015

ORDER:

The applicant M/s.Prakruti Avenue Private Ltd., Visakhapatnam vide reference 1st cited has applied the layout proposal for an extent of **Ac. 16.16 cts covered in Sy.Nos.5 & 6 of Komaragiri (V), U.Kothapalli (M), East Godavari District.** The Komaragiri Gram Panchayat, 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, Kakinada vide Proceedings Rc.Nos.G/1581/2015/ Dt:14.8.2015 & G/1582/2015/ Dt:14.8.2015 wherein **an extent of 16.16 Cts covered in Sy.Nos.5 & 6 of Komaragiri (V), U.Kothapalli (M), East Godavari District** has been converted from Agricultural purpose to Non-agricultural purpose. The applicant has paid total amount of **Rs.15,04,190/- (Rupees Fifteen Lakhs Four Thousand One hundred and Ninety only)** towards processing fee, development charges and notification charges vide Receipt Nos.36/2015-16 Dt: 5.10.2015, 11/2014-15 dt.4-7-2015 & 46/2015-16 dt.7-11-2015 of VUDA, Visakhapatnam. The Zonal Manager, APIIC, Kakinada vide reference 4th cited has informed that the land covered in **Sy.Nos.5 & 6 of Komaragiri (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 6th 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.

The applicant has executed the deed of mortgage for the plot Nos. **22 to 29, 37 to 46 & 77 to 88 (Total 30 Nos. of plots) to an extent of Ac.1.48 Cts (7163.20 sq.yds) in Sy.Nos.5 & 6 of Komaragiri (V), U.Kothapalli (M), East Godavari District** and got the same registered by the joint Sub-Register, Pithapuram vide registered document **No.6487/2015 dt.31-10-2015** and submitted the same to the SDA vide reference 8th cited along with Indemnity Bond, Photographs of Mortgaged plots which are fenced with barbed wire with display Board.

Regarding Payment of change of land use charges, the Developer in the reference 9th cited, requested for permission to pay the same before release of Mortgaged plots. The same was agreed by the Authority in the ref. (10th). Accordingly the developer has submitted affidavit (ref.11th).

The VK-PCPIR SDA considering all the above is hereby approved a layout in **L.P.No.9/2015** 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. Subject to payment of Rs.21,58,186/- towards change of land use charged before release of Mortgaged Plots.
2. The layout owners are permitted to sell the plot Nos. **1 to 21, 30 to 36, 47 to 76, 89 to 244 (214 Plot Nos.)**
3. That the Layout now approved does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976.
4. This permission is only for developing the land but shall not be used as proof of the title over the land.
5. 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.
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 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.
8. The layout development works shall be strictly as per the specifications enclosed.

- 9 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, Komaragiri Gram Panchayat, U.Kothapalli (M), East Godavari District through registered Gift deed.
- 10 The applicant shall not sell the plot Nos.**22 to 29, 37 to 46 & 77 to 88 (Total 30 Nos. of plots)** which are mortgaged in favour of the VK-PCPIR SDA and the Panchayat Secretary, Komaragiri Gram Panchayat shall ensure that, no developments like building constructions either authorizedly or unauthorizedly should come up in these mortgaged site/plots.
- 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.9/2015 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.
- 13 The Panchayat Secretary, Komaragiri Gram Panchayat, U.Kothapalli (M), East Godavari District 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 Panchayat Secretary, Komaragiri Gram Panchayat, U.Kothapalli (M), East Godavari 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.
- 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 Panchayat Secretary, Komaragiri Gram Panchayat, U.Kothapalli (M), East Godavari District.

Two sets of layout plans bearing **LP.No.9 /2015** duly endorsed and authenticated are enclosed herewith and the Panchayat Secretary, Komaragiri Gram Panchayat, U.Kothapalli (M), East Godavari 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.

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JOINT DIRECTOR
VK-PCPIR SDA

Pat
 18/11/15
 ADM

Be
 18/11/15
 TAEAG

To

✓ The Panchayat Secretary, Komaragiri Gram Panchayat, U.Kothapalli (M), East Godavari District.

Copy to:

✓ M/s.Prakruti Avenue Private Ltd., Visakhapatnam.

✓ The Sub-registrar, U.Kothapalli Mandal, East Godavari District for information.

The concerned PO / I.T Cell Incharge for uploading in VUDA website.

Copy submitted to the Vice Chairman's Peshi for kind information.

18/11/15
Received copy with 5 plans
18/11/15