

Speed Post

LP No 1/2008



SPEED POST

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Visakhapatnam Urban Development Authority

To

The Panchayat Secretary,
Ravada Village,
Parawada Mandal,
VISAKHAPATNAM DISTRICT.

RC.No. 2905/08/ L3, Dt: 21-11-2008

SUB: VUDA - PLG - Permission for approval of layout for an extent of Ac. 4.33 Cts in S. No. 39/1 and 39/2 of Ravada (V) Parawada (M) Visakhapatnam District vide L.P. No. 01/2008 (VK PCPIR SDA) -- Orders - Issued - Reg.

- REF:- 1) Letter dt: 31-3-2008 of the Panchayat Secretary, Ravada (V) Parawada (M) Visakhapatnam District. 2)
2) Letter Dt: 7-6-2008 of M/s Mahitha Real Land (P) limited.
3) This office letter even No dt: 6-9-2008.
4) Letter dt: 23-9-2008 & 29-10-2008 of M/s Mahitha Real Land (P) Limited.
5) This office even No dated: 3-11-2008.
6) Letter dated: 5-11-2008 of M/s Mahitha Real Land (P) Limited.

The Panchayat Secretary, Ravada (V) Parawada (M) Visakhapatnam District has forwarded the proposals for approval of layout to an extent of Ac. 4.33 Cts in S. No. 39/1 and 39/2 of Ravada (V) Parawada (M) Visakhapatnam District applied by M/s Mahitha Real Land (P) Limited in the reference 1st cited above.

The plans so received have been examined in detail and the applicant has paid an amount of Rs 9,39,776/- towards Processing fee, for conversion for layout, Development charges, Notification charges and Gram Panchayat Charges vide Rl. Nos 1). 1575/157476. dt: 9-6-2008. 2) 1529/152879, dt: 10-4-2008, and 1617/161627, dt: 26-9-2008.

The layout is under VK PCPIR SDA. The layout was included in the list of pending layouts in VK PCPIR SDA area which was put to IInd Board Meeting held on 23-8-2008 at Hyderabad. The VK PCPIR SDA Board has accorded permission to process the layout for approval.

Accordingly the applicant has submitted the layout plan duly demarcating the layout pattern on ground by cutting trenches along the roads and requested for release of approved layout plan.

The applicant has executed the deed of mortgage for the plot Nos 12 to 15 and 24 to 30 (Total 11 Nos of plots) for an extent of Acs 0.63 Cts in S. No. 39/1 and 39/2 of

Ravada (V) Parawada (M) Visakhapatnam District and got the same registered in Registration Department. The applicant has also been directed to execute indemnity Bond on 100/- Rupees non Judicial stamp papers.

In the reference 6th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Lankalapalem vide document No. 3418/2008, dt: 4-11-2008 and also furnished the indemnity Bond to develop the layout. The applicant has also submitted the Photographs of Mortgaged plots which are fenced with barbed wire and also erected display Boards showing the details of plots Mortgaged to VUDA at the layout site and requested to release approved L.P. The applicant has also submitted NOC from R.D.O. Visakhapatnam vide letter R.Dis 167/2008/ LRDT / Dt: 25-10-2008 regarding conversion for Non- agricultural purpose in S.No. 39/1 and 39/2 at Ravada (V) Parawada (M) Visakhapatnam District.

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 layout is hereby approved in L.P. No. 01/2008 (VK PCPIR SDA) and communicated subject to the following conditions:

1. The layout owner is permitted to sell the plot Nos. 1 to 11 and 16 to 23, 31 to 54.
2. That the Layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 if any
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall solely be responsible for the development of the layout and in no way VUDA will take up development works.
5. The deed of mortgage executed by the applicant in favour of VUDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/developer and VUDA is no way countable 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 VUDA the area so mortgaged in favour of VUDA shall be forfeited and also VUDA to liable to take criminal action against such applicant/developer as per provisions of A.P.U.A. (D) Act, 1975.
7. The layout development work as per the specifications enclosed.
8. 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, VUDA duly enclosing letter in regard to roads, open spaces taken over by the, Panchayat Secretary, Ravada (V), Parawada (M), Visakhapatnam District.

9. The applicant shall not be permitted to sell the plot Nos. 12 to 15 and 24 to 30 (Total 11 plots) and the Panchayat Secretary Ravada (V) Parawada (M) Visakhapatnam District shall ensure that, no development like buildings authorisedly or unauthorizedly should come up in the site.
10. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.1 above.
11. The Local Authority, shall not approve and release any building permission or allow any unauthorized developments in the area under Mortgage to VUDA 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 VUDA.
12. 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. 01/2008 (VK PCPIR SDA), Dt: 19-11-2008, 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.
13. The Panchayat Secretary Ravada (V) Parawada (M) Visakhapatnam District 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.
14. The Panchayat Secretary Ravada (V) Parawada (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.
15. 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 Panchayat Secretary Ravada (V) Parawada (M) Visakhapatnam District.
- ✓ 16. The layout owner has to form the existing approach road from X-X₁ as shown in the layout plan as per the standard specifications of VUDA.

Two sets of Plans duly endorsed and authenticated are enclosed herewith.

The Panchayat Secretary Ravada (V) Parawada (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.

Yours faithfully,

For VICE-CHARMAN.

Copy to Sri R. Ramesh Babu, C/o Mahitha Real Land (P) Limited, Kurmannapalem, Visakhapatnam.

Copy to the Sub-registrar officer, Lankelapalem.