



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: SRI KONA SASIDHAR, I.A.S.

Rc.No.252/2012/L8, dated 15-10-2012

SUB:- VUDA – PLG – VSP – Approval of layout in S.Nos.41p, 42p, 43p of Modavalasa (V) Denkada (M) Vizianagaram District – Applied by Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd., for an extent of Acs.32.04 Cts vide L.P.No.44/2012 – Orders – Issued.

- READ:-1) Letter dated Nil received on 20-1-2012 of Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd.
2) This office letter even No. dated 22-2-2012.
3) Letter dated 15-6-2012 of the Panchayat Secretary, Modavalasa (V), Denkada (M), Vizianagaram District.
4) Letter dated 21-6-2012 of Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd.
5) This office letter even No. dated 2-7-2012.
6) Letter date 3-7-2012 of Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd.
7) Orders of the Vice Chairman, VUDA dated 27-8-2012.
8) This office letter even No. dated 3-9-2012.
9) Letter dated 4-9-2012 of Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd.
10) Orders of the Vice Chairman, VUDA dated 27-9-2012.
11) This office letter even No. dated 27-9-2012.
12) Letter dated 3-10-2012 of Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd.

ORDER:-

The applicant Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd has applied for approval of layout in S.Nos.41p, 42p, 43p of Modavalasa (V) Denkada (M) Vizianagaram District to an extent of Acs.32.04 Cts in the reference 1st cited.

The plans so received have been examined in detail and the applicant has furnished land conversion form agricultural to Non-agricultural purpose orders issued by the competent authority, the R.D.O. at Vizianagaram vide 1) D.Dis.2338/2011 C dated 24-3-2012 2) D.Dis.2120/2012 C dated 16-7-2012 and has been directed to pay Rs.38,93,565/-. Accordingly, the applicant has paid vide 1) VUDA Rt.No.1927/192620, dated 2-3-2012 Rs.25,000/- 2) VUDA Rt.No.2971/2012, dated 5-9-2012, Rs.38,68,656/- towards processing fees, development charges, conversion charges and paper notification charges.

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 subject site is vacant on ground and it is abutting to approved layout vide LP.No.19/2012 approved by VUDA. The subject site is having 60'-0" wide approach road.

The applicant has executed the deed of mortgage for the Plot Nos.57, 72 to 76 & 173 to 226 (total 60 No. of plots) to an extent of Acs.2.76 cts (11,169.72 Sq.mts) ie., 15% plotted area in S.Nos.41p, 42p, 43p of Modavalasa (V) Denkada (M) Vizianagaram District and got the same registered by Registration Department. The applicant has also been directed to execute indemnity Bond on 100/- Rupees Non-Judicial stamp papers.

In the reference 12th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Bhogapuram vide document No.5264/2012 dated 29-9-2012 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 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.44/2012 and communicated subject to the following conditions:

1. The layout owner is permitted to sell the Plot Nos.1 to 56, 58 to 71, 77 to 172 & 227 to 433 (Total 373 Nos. of plots).
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 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 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 three years and submit a requisition letter for releasing of mortgaged 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, Modavalasa (V), Denkada (M), Vizianagaram District.

9. The applicant shall not be permitted to sell the plot Nos.57, 72 to 76 & 173 to 226 (total 60 No. of plots) and the Panchayat Secretary, Modavalasa (V), Denkada (M), Vizianagaram District shall ensure that, no development like buildings authorisedly or unauthorisedly 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.44/2012 dated 9-10-2012 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, Modavalasa (V), Denkada (M), Vizianagaram 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, Modavalasa (V), Denkada (M), Vizianagaram 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, Modavalasa (V), Denkada (M), Vizianagaram District.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Modavalasa (V), Denkada (M), Vizianagaram 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.

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

ADMN.OFFICER (L)
18/12
15/10/12

Sd/-R.J.VIDYULLATA
CHIEF URBAN PLANNER

To
The Panchayat Secretary,
Modavalasa (V), Denkada (M), Vizianagaram District.

Copy to: Sri N. Kalyan Chakravarthy, M/s Subha Gruha Projects (India) Pvt. Ltd.,
D.No.50-50-33/3, J.R. Plaza, 1st Floor, Gurudwara Junction, NH-5,
Visakhapatnam-530 013

Copy to: the Sub-registrar, Bhogapuram.