



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY
PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: SHRI M.V. SESHAGIRI BABU, IAS

Rc.No.4586/2014/L8, dated 31-12-2014

SUB:- VUDA – PLG – VSP – Approval of layout for Residential plots in Sy.Nos.37/p & 38/p of Modavalasa (V), Denkada (M), Vizianagaram District – Applied by Sri N. Kalyan Chakravarthi, Vice Chairman, M/s Subha Gruha Projects (India) Pvt.Ltd for an extent of Acs.11.54 Cts vide **L.P.No.83/2014** – Orders issued.

READ:- 1.Online layout application No.2014-LA-006189 dated 21-5-2014 of Sri N. Kalyan Chakravarthi, Vice Chairman, M/s Subha Gruha Projects (India) Pvt.Ltd
2.Letter dated 5-6-2014 of the Panchayat Secretary, Modavalasa (V), Denkada (M), Vizianagaram District.
3.Orders of the Vice Chairman, VUDA dated 1-6-2014.
4.Letters dated 16-6-2014 & 22-8-2014 of Sri N. Kalyan Chakravarthi, Vice Chairman, M/s Subha Gruha Projects (India) Pvt.Ltd.
5.Orders of the Vice Chairman, VUDA dated 14-11-2014.
6.This office letter even No. dated 19-11-2014.
7.Letter dated 11-12-2014 of Sri N. Kalyan Chakravarthi, Vice Chairman, M/s Subha Gruha Projects (India) Pvt.Ltd

ORDER:-

In the reference 1st cited, Sri N. Kalyan Chakravarthi, Vice Chairman, M/s Subha Gruha Projects (India) Pvt.Ltd has applied the proposals for approval of layout for an extent of Acs.11.54 Cts in Sy.Nos.37/p & 38/p of Modavalasa (V), Denkada (M), Vizianagaram District.

The applicant has been directed to pay Rs.25,04,226/-. Accordingly, the applicant has paid Rs.25,04,226/- vide 1) VUDA Rt.No.486/2014-15, dated 23-5-2014, Rs.1,00,000/- 2) VUDA Rt.No.1102/2014-15, dated 19-6-2014, Rs.1,39,200/- 3) VUDA Rt.No.3049/2014-15, dated 11-12-2014, Rs.22,65,026/- towards processing fees, development charges and 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 applicant has executed the deed of mortgage for the Plot Nos.112 to 127 & 131 to 136 (22 No. of plots) to an extent of 1.04 Cts in Sy.Nos.37/p & 38/p 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 7th cited the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Bhogapuram vide document No.6435/2013 dated 29-11-2014 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 an Indemnity Bond for payment of conversion charges to RDO, Vizianagaram as per interim direction of Hon'ble High Court order vide WP.MP.No.19066 of 2014 dated 5-6-2014.

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.83/2014 and communicated subject to the following conditions.

1. The applicant has to pay Agricultural Land Conversion Charges, as per Agricultural Land Conversion and Balance Development charges 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 WP.MP.No.19066 of 2014 in WP.No.15392 of 2014 dated 5-6-2014 which ever is earlier.
2. The layout owner is permitted to sell the Plot Nos.1 to 111, 128 to 130 & 137 to 165 (Total 143 No. of plots).
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 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, Modavalasa (V), Denkada (M), Vizianagaram District.
9. The applicant shall not be permitted to sell the plot Nos.112 to 127 & 131 to 136 (22 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.2 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, 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.83/2014 dated 23-12-2014 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 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 are 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.

Sd/-R.J.VIDYULLATA
CHIEF URBAN PLANNER

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

ADMN.OFFICER (L)

31/12/14

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

Copy to:

Sri N. Kaiyan Chakravarthy, Vice Chairman, 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.

The Sub-registrar, Bhogapuram.

The Vice Chairman's Peshi.

The concerned PO.

I.T. Cell Incharge for uploading in VUDA website.