Visakhapatnam Metropolitan Region Development Authority
Proceedings Of The Metropolitan Commissioner
Present: Sri Ketan Garg (Metropolitan Commissioner)

File No. : 1167/0001/LP/VMRDA/2026/Mortgage Date : 13 October, 2026

L.P.No. : 117/2026/1167/VMRDA/DPMS

Sub: Layout- **Visakhapatnam Metropolitan Region Development Authority** Gram Panchayat **Mamidilova** in **S.NO. 550/p, 551, 552/p, 553, 554, 555, 557, 558, 559/p, 560/p, 561, 3805, 3806, 3807, 3808 & 3869/p** of **Mamidilova** locality/village , Mandal **Anandapuram**District **,Visakapatnam** to an extent of **9.8093** Acres. Belongs to Sri / Smt **M/s SUBHAGRUHA PROJECTS (INDIA) PVT LTD.** Final Layout Plan [With Mortgage] In F.L.P.No - **117/2026/1167/VMRDA/DPMS** - Orders - Issued - Reg.

Ref: 1) Your Layout application dated: 09 January, 2026
2) AP Land Development (Layout and Sub-division) Rules, 2017 and its amendments from time to time.
3) A.P. Metropolitan Region and Urban Development Authorities Act, 2016.
4) T.L.P Proceeding Dated: 02 September, 2026
5) Registered Mortgage Deed No.- 6951/2026, Date :-30/09/2026, Sub Registrar Office :- Anandapuram

O R D E R:

The application of Sri/Smt **M/s SUBHAGRUHA PROJECTS (INDIA) PVT LTD.,** ,Rep by **M/s. Subhagruha Projects (India) Pvt. ltd.** for approval of **Residential** lay-out plan in an extent of **9.8093** Acres in **S.NO. 550/p, 551, 552/p, 553, 554, 555, 557, 558, 559/p, 560/p, 561, 3805, 3806, 3807, 3808 & 3869/p** of **Mamidilova** locality/village , Mandal **Anandapuram,** District **Visakapatnam** has been examined with reference to the rules and regulations in force and issued the Tentative Layout Pattern Submitted by applicant is approved as per Rule 7(5)(e) of AP land development (Layout and Sub-division) rules 2017 subject to the following condition & under the provisions of section **84(2) Of AP Metropolitan Region and Urban Development Authorities Act,2016.**

Name of the applicant: M/s SUBHAGRUHA PROJECTS (INDIA) PVT LTD.
Name of the Developer: M/s. Subhagruha Projects (India) Pvt. ltd.
UDA License No: **Validity Period:**
Location Details: 550/p, 551, 552/p, 553, 554, 555, 557, 558, 559/p, 560/p, 561, 3805, 3806, 3807, 3808 & 3869/p,Mamidilova, Mandal- Anandapuram, District- Visakapatnam
Layout Details:

Sr.No.	Usage	Area in Sq. mtr.	Area in %
1	Plotted Area	22,794.9300	57.4222
2	Leftover Owners Land Area	0.0000	0.0000
3	Road Area	11,559.2100	29.1186
4	Amenity	1,108.7100	2.7929
5	Public Open Space	4,010.4800	10.1027
6	Utilities Area	223.7100	0.5635
7	Total	39,697.0400	100.0000

Mortgage Plot Details :

Mortgage deed no: **6951/2026** ,Total No of plots: **23** ,Total plots extent: **3745.64** in Sq. mtr. Plot Nos: **25 to 35, 46 to 50 & 102 to 108.**

Conditions of Approval:

1. The permission for layout development shall remain for 3 years during which time the layout works

shall be completed, and if not completed, the permission for layout development shall be revalidated on application subject to the rules then in force with payment of 50% of layout permit fee for each spell.

2. The applicant shall not sell / dispose / allot the Mortgaged plots i.e. Plot Nos **25 to 35, 46 to 50 & 102 to 108** till the Mortgage is Released.

3. No person or a corporate body of the Government or a private corporate body shall carry out any land development or redevelopment or carry out layout or sub-divide or utilize the land or any portion of the same on the site or sites for building purpose including sub-division on any plot or additions, alterations in any layout or cause to be done without obtaining approval from the Authority.

4. The corners of the sites at the junction of the streets should be splayed off as detailed below.
   a. Splay required at road junctions:

5. Sl. No.	**6. Road Width (in m)**	**7. Splay / Offset (in m)**
8. 1	9. Less than 12	10. 3 X 3
11. 2	12. Above 12 up to 24	13. 5 X 5
14. 3	15. Above 24	16. 6 X 6

5. The size and number of plots should be in conformity with the approved final layout Plan (FLP).
6. The open spaces and place for utilities shown in the layout plan shall be demarcated on ground and compound wall with gate shall be constructed along the boundary.

7. The open space provided in the sanctioned layout plan for parks, play-ground, and Utilities, shall not be utilized for any other purpose other than intended use.

8. The areas reserved for utilities shall be handed over to the Local Authority free of cost through a registered gift deed. This area shall be utilized only for community facilities such as Electrical Substation, Government School, Government Dispensary, Ward Office, Public Utility Office, Public Library, Water Reservoir, Rain Water Harvesting Structures, Police Station/Outpost, Public Parking, Fire Station, Bus Station, septic Tank, Solid Wasted Collection point etc.

9. The area reserved for Amenities shall be used only for the purposes earmarked in the Final Layout Plan (FLP) by the Competent Authority for educational, commercial facilities etc. The Owner/Developer may also sell or lease this area but only for the purposes earmarked in the Final Layout Plan (FLP)

10. No building shall be constructed in the layout area approved by **Visakhapatnam Metropolitan Region Development Authority** in the plots which are in the 15% plotted area Mortgaged to **Visakhapatnam Metropolitan Region Development Authority** , unless re conveyance deed is executed by the Authority.

11. The building permissions shall be considered for approval in approved Layouts after issue of Final Layout Plan (FLP) by the Competent Authority except in the plots mortgaged to the Competent Authority / Executive Authority. However, occupancy certificate for building shall not be issued until LDCC is issued for layout.

12. Necessary arrangements for connecting drainage network to the nearby out fall drain shall be made failing which mortgage will not be released.

13. The Deed of Mortgage executed by the applicant in favor of **Visakhapatnam Metropolitan Region Development Authority** is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and **Visakhapatnam Metropolitan Region Development Authority** is no way accountable to the plot purchaser in the event of default by the applicant / developer.

14. The layout development work consist of road formation with Black top, Storm water drains, providing of drainage lines & common septic tank / Sewage Treatment Plant, internal water supply pipe lines & overhead tank, assured water supply source, providing electrical supply lines along with street lights, Transformers, avenue plantation, park development and Rain water Harvesting Pits., as per the specifications enclosed, compound wall shall be constructed to the area reserved for open space & utilities along the boundary and All plots shall be demarcated with stones and plot Nos. shall be marked.

15. In case, the owner/applicant fails to develop the layout area with all the 'Internal Development Works' within 3 years the area so mortgaged shall be forfeited and also liable for any criminal action taken up

within 3 years the area so mortgaged shall be forfeited and also liable for any criminal action taken up by the Authority under the provisions of the ACT.

16. 15% of plotted area mortgaged will be released to the owner/applicant on completion of the 'Internal Development Works'.

17. In case of any failure to develop the 'Internal Development Works', Development Authority / Executive Authority shall develop the 'Internal Development Works' as per the Final Layout Plan [FLP] duly withdrawing the mortgaged area and may sell/auction/choose any mode of disposal of such plotted area without any further notice to the owner/applicant for realizing the funds required for provision of the 'Internal Development Works'.

18. The owner/applicant is not eligible and competent to question the Authority about the receipt of the amount in the auction or allotment and also expenditure for under taking the 'Internal Development Works'.

19. The Sub-Registrar shall ensure that no sale transaction takes place in the mortgaged area till further communication is sent by this Authority to the Registration Department

20. On completion of all the developmental works owner/applicant shall submit requisition letter to this Authority for release of mortgaged plots, duly handing over Public Open Spaces, Master Plan roads and internal Roads by way of registered Gift Deed to the Local Authority. A certificate to that effect from concerned local authority shall be submitted to this Authority along with the copy of Registered Gift Deed.

21. The Owner /Licensed or Registered Technical Person and other shall be fully responsible for any violation of Master Plan/ Zonal Plan / Planning Scheme / Land Development Rules, Architectural Control, Lease Deed Conditions etc. In case of any default they shall be liable for action. Any development/construction so made shall be deemed to be unauthorized.

22. In case of failure of fulfilling the conditions by applicant within stipulated time, all the Roads and Public Open Spaces such as parks and playgrounds earmarked in the Final Layout Plan [FLP] in accordance with these rules, which is sanctioned by this Authority shall automatically stand transferred at free of cost, and vest with the Local Authority free from all encumbrances.

23. Duration of Sanction

i. The Land/Layout Development shall be commenced within One year from the date of sanction.

ii. The duration of completion of Land/Layout Development from the date of sanction is valid for a period of 3 years subject to the condition that development shall be commenced within a period of one year.

iii. If no development works are taken up and no plots are sold the permit shall begot revalidated for another 2 years before the expiry of the validity period and revalidation shall be subject to the rules then in force and the application for revalidation shall be treated as one for a new application.

iv. The Fee for revalidation for Land/Layout Development Permission shall be 50% of the layout permit fee.

v. No development activity shall be carried out after the expiry of validity period.

24. This Authority may revoke any Land/Layout Development Permission issued under the provisions of the Rules duly giving an opportunity to the applicant to represent if any, wherever there has been any false statement, misrepresentation of material facts in the application on which the permission was based and Revocation of Permission will be communicated to the applicant.

25. The areas reserved for utilities shall be utilized only for community facilities such as Electrical Substation, Government school, Government Dispensary, Ward Office, Public Utility Office, Public Library, Water Reservoir, Rain water harvesting structures, Police Station/outpost, Public Parking, Fire Station, Bus Station, Septic Tank, Solid Waste Collection point etc.

26. The existing Electrical lines shall be shifted along the road margins before releasing the Mortgage area.

27. The applicant shall pay the short fall of payment if any, noticed by the Authority at any time.

28. If there is any litigation is pending in any Court of law, the applicant/ developer shall be responsible for the same and if any court orders are received against the applicant/developers, the approved layout automatically stands cancelled without notice and action will taken as per law.

29. The permission for developing the land under reference shall not mean acceptance of correctness, confirmation and shall not bind or render Vice Chairman **Visakhapatnam Metropolitan Region Development Authority** or the liable in any way with regard to.

    (a) Title or ownership of the site
    (b) Easement rights and boundaries of the site.
    (c) Variation in area from recorded areas of plot on ground.
    (d) Location and boundary of plot/ site.
    (e) Other requirements or Licenses for the site /premises or activity under various other Acts

30. Certificate obtained from Licensed Surveyor/Engineer shall be submitted regarding completion of infrastructure developments in the layout at the time of request for release of mortgage.

31. The Local Body shall protect and maintain layout open space, roads and utilities which were handed over to them by way of Registered Gift Deed by the applicant.
32. The applicant has to follow the conditions mentioned in the railway manual for applicable sites no prior NOC is required.
33. The applicant has to follow the conditions mentioned in the defence manual/guidelines issued time to time and no prior NOC is required.



Metropolitan Commissioner
Visakhapatnam Metropolitan Region Development Authority

To,

Sri/Smt. M/s SUBHAGRUHA PROJECTS (INDIA) PVT LTD.

D.No. 50-50-333, 1st floor, JR plaza, Seethammadhara,
Visakhapatnam , Visakhapatnam

Copy To:

The Panchayat Secretary Mamidilova Gram panchayat

Copy to the Sub-Registrar,

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Specifications for Providing Infrastructural facilities in the Layouts

I. Standard Width of the carriage way to be formed according to the width of the roads (Right of way)

Width of the Road (Right of Way)	Width of the Splay required at the Junction of the road	Width of the carriage Way of the road
10 mt. (33')	2.00 mt.	6.00 mt. (20')
12 mt. (40')	3.00 mt.	7.00 mt. (23')
18 mt. (60')	4.50 mt.	11.00 mt. (36')

II. Specification for the Formation of B.T.Surface Roads:

(1) Sub-base to the roads shall be provided with Compacted Gravel/Quarry rubbish base of 300mm thick in two layers each not exceeding 225mm thick loose compacted to 150mm thick, spreading to proper grade and camber, watering & compacted with 8 to 10 T.Power Road Roller to get the required Compacted thickness.

(2) Base Course to the roads shall be provided with WBM surface of 225 mm thick compacted as follows:

(a) Providing WBM surface with Grade II HBG metal 200mm thick loose compacted to 150mm thick in two layers, including spreading in uniform thickness, hand packing, sectioning, and compacted with 8 to 10T. Power Road Roller in stages to proper Grade and camber, applying and brooming requisite type of screenings/binding materials to fill up the interstices of Coarse aggregate, watering and compacted to required density.

(b) Providing WBM surface with Grade III HBG metal 100mm thick loose compacted to 75mm thick including spreading in uniform thickness, hand packing, sectioning, compacted with 8 to 10T. Power Road Roller in stages to proper Grade and camber, applying and brooming requisite type of screenings/binding materials to fill up the interstices of Coarse aggregate watering and compacted to required density.

(3) Surface Course to the road shall be provided with B.T.Surface dressing of 20mm thick using 12mm size machine crushed HBG chips on a layer of Bitumen 80/100 grade binder laid on prepared surface and rolling with 8 to 10T Power Road Roller.

(OR)

M.S.S. of 20mm thick by H.M.P. as per MORTH Specifications.

III. Construction of Drains

(a) Surface drains of min 0.30m. Size with Masonry/Concrete shall be constructed and plastered with CM (1:3) mix 20mm/12mm thick.

(b) Construction of Cross Drainage Works: The Road crossings are to be provided with cross drainage work such as pipe culverts or RCC slab culvers to the total width of the respective roads as follows:

(i) For the drain of less than 060m. Width pipe culvert is to be provided with a minimum dia of 450mm RCC NP2 class pipes/NP3 class pipes with necessary cushion over the pipes. The body walls shall be provided with Masonry/Concrete duly plastered.

(ii) For the drains of more than 0.60m. Width RCC Slab culvert is to be provided with Masonry/Concrete body walls and M20 grade RCC slab as per IRC designs.

IV. RCC NP2/NP3 class pipes of min 200m or stone ware pipes of Min 150mm dia shall be provided over first class bedding with granular material of 150mm thick suitably COMPACTED/RAMMED to proper grade including man hole arrangements at suitable intervals duly making suitable arrangements for disposal of road surface water to the drain i.e. it is to be laid below the ground level.

V. Water Supply with Over Head Tank:

Water supply distribution network shall be provided and Over Head Tank of capacity @ 700 its/each plot shall be constructed including developing of necessary source (OR) Secure firm commitment from any water supply authority for meeting the daily requirement of water. However the

distribution network shall be provided.

(or)

The applicant shall pay the estimated cost per acre towards the water distribution network and storage facilities to be provided within the layout, as fixed by the Government from time to time.

VI. Electricity lines shall be erected or equivalent cost shall be deposited with A.P.Trans Co.

VII. Avenue plantation of two year tall plants on either side of the layout roads and in open spaces has to be taken up simultaneously along with formation of roads and should be maintained with the following specifications.

a) Any of the following species can be selected for raising avenues.

1. Peltophorum Ferruginum (Patchathurai)
2. Samanea Saman (Nidraganneru (or) rain tree)
3. Albezia Lohbeck(L) Benth (Dirisenam)
4. Azardinachta India A Juse Melva Indica Line (Vepa)
5. Pongamia Gabra (Kanuga)
6. Mangifera India (Mamidi)
7. Jamun
8. Deloniw Regiax (Errathurai)
9. Tamarindus India (Chinta)
10. M.Cassia Siamia.
11. Banhimia Variagata.

b) The plants shall be planted at a distance of 10Mtrs. Or at plot corners on both the sides for alternative plots along 40'-0" wide roads and both the sides for every corner of the plots for more than 40'-0" wide roads.

c) Plantation shall be raised in the open spaces.

d) All the plants shall be protected with tree guards or fencing.

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