



Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: DR T.BABU RAO NAIDU, IAS

Rc.No.1999/2016/Plg/L3, Dt.29-04-2016

SUB: VUDA – PLG – VSP – Approval of layout Plan in Sy.No.89/5p, 6, 7p, 8 to 12, 13p, 14, 23p, 24, 25p, 28p, 29p, 30p, 31p & 90 of Lagisettipalem (V), Sabbavaram Mandal, Visakhapatnam District – Applied by Sri V.V.S.Rama raju & Others for an Extent of Acs.6.30 Cts. vide **L.P.No.49/2016** – Orders – Issued.

READ:-1) Online Layout Application No.2015-LA-0066332739 Dt:21-12-2015
Layout Rc.No.1999/2015/Plg/L3 of Sri V.V.S.Rama raju & Others.
2) Letter dated 03-03-2016 of Sri V.V.S.Rama raju & Others
3) Orders of the Vice-Chairman, VUDA, dated 23-03-2016
4) This office letter even No. dated 24-03-2016
5) Letter dated 28-03-2016 of Sri V.V.S.Rama raju & Others
6) Orders of the Vice-Chairman, VUDA, dated 09-04-2016
7) This office letter even No. dated 13-04-2016
8) Letter dated 18-04-2016 of Sri V.V.S.Rama raju & Others.

ORDER:

In the reference 1st cited, Sri V.V.S.Rama raju & Others have applied the proposals for approval of layout for an extent of Acs.6.30 Cts. in Sy.Nos. 89/5p, 6, 7p, 8 to 12, 13p, 14, 23p, 24, 25p, 28p, 29p, 30p, 31p & 90 of Lagisettipalem (V), Sabbavaram Mandal, Visakhapatnam District.

The plans so received have been examined in detail and the applicant has paid a total amount of Rs.13,70,294/- towards Processing fee, Conversion charges, Development charges and Paper Notification charges vide (1) Rs.10,000/- vide VUDA Rt.No.2437/2015-16, Dt.:04-03-2016 (2) Rs.4,60,294/- vide VUDA Rt.No.2761/2015-16, Dt.:29-03-2016, (3) Rs.4,00,000/- vide VUDA Rt.No.2762/2015-16, Dt.:29-03-2016 and (4) Rs.5,00,000/- vide VUDA Rt.No.2763/2015-16, Dt.:29-03-2016

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. 1 to 4, 8, 9 & 13 to 15 (Total 9Nos. of Plots) for an extent of Ac.0.53 Cts., 2565.20 Sq.Yds. 15% plotted area in Sy.Nos. 89/7 Part of Lagisettipalem (V), Sabbavaram Mandal, Visakhapatnam 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 8th cited, the applicant has furnished Mortgage Deed duly mortgaging the plots in the Sub-Registrar office, Sabbavaram vide Document No. 1415/2016 Dt:16-04-2016.

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 paid the conversion charges to Thasildar, of Sabbavaram (M) Visakhapatnam District vide R.Dis.No.7963/2015/SDT(LR) Dt.20-08-2016.

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.49/2016** and communicated subject to the following conditions:

1. The layout owner is permitted to sell the Plot Nos.5 to 7, 10 to 12 and 16 to 86 (Total 77 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 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, Aaripaka Gram Panchayat, Lagisettipalem (V), Sabbavaram(M) Visakhapatnam District.
9. The applicant shall not be permitted to sell the Plot No. 1 to 4, 8, 9 & 13 to 15 (Total 9 Plots) and the The Panchayat Secretary, Aaripaka Gram Panchayat, Lagisettipalem (V), Sabbavaram(M) Visakhapatnam District shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the mortgaged 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.49/2016 dated -04-2016**, Sy.Nos. 89/5p, 6, 7p, 8 to 12, 13p, 14, 23p, 24, 25p, 28p, 29p, 30p, 31p & 90 of Lagisettipalem (V), Sabbavaram Mandal,