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**VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL
INVESTMENT REGION SPECIAL DEVELOPMENT AUTHORITY
Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003.**

**PROCEEDINGS OF THE VICE CHAIRMAN, VK PCPIR SDA, VISAKHAPATNAM
PRESENT: Dr.N.YUVARAJ, IAS**

Rc.No.6284/L6/2012, dated 08-05-2013

SUB: VK PCPIR SDA – Approval of layout in S.No.50/2, 51/2, 52 & 55 of Dupputuru (V), Atchutapuram(M), Visakhapatnam District to an extent of Ac.29.76Cts vide L.P.No.4/2013 of VK PCPIR SDA applied by Sri Suresh Kumar Jain, Managing Partner, M/s. Navaratna Estates, Visakhapatnam– Orders – Issued.

- READ:-1. Letter dated 25-09-2012 of the Panchayat Extension officer, Atchutapuram Panchayat General Body, Atchutapuram.
2. Letter dt. 24-10-2012 of Sri Suresh Kumar Jain, Managing Partner, M/s. Navaratna Estates, Visakhapatnam.
 3. This office letter Rc.No.6284/L6/2012. dated 9-11-2012 to the Applicant and Zonal Manager, APIIC, Visakhapatnam.
 4. Letter Rc.No. APIIC/ZM/SPZ/PCPIR/VSP, dt. 01-12-2012
 5. Letter dt. 6-12-2012 received from the Navaratna Estates, Visakhapatnam.
 6. Letter Rc.No. APIIC/ZM/SPZ/PCPIR/VSP, Dt. 3-1-2013
 7. Letter dt. 11-02-2013 received from the Navaratna Estates, Visakhapatnam.
 8. Orders of the Vice Chairman, VKPCPIR SDA, Dt. 01-03-2013
 9. Letter dt. 13-03-2013 of Sri Suresh Kumar Jain, Managing Partner, M/s. Navaratna Estates, Visakhapatnam
 10. Orders of the Vice Chairman, VKPCPIR SDA, Dt. 08-04-2013.
 11. This office letter dt. 12-04-2013, 20-04-2013
 12. Letter dt. 27-04-2013 of Sri Suresh Kumar Jain, Managing Partner, M/s. Navaratna Estates, Visakhapatnam.

ORDER:

The Panchayat Secretary, Gram Panchayat, Dupputuru (V), Atchutapuram(M), Visakhapatnam District has forwarded the proposals for approval of layout to an extent of Acs 29.76 Cts in S.No. 50/2, 51/2, 52 & 55 of Dupputuru (V), Atchutapuram(M), Visakhapatnam District in the reference 1st cited above.

The plans so received have been examined in detail and the applicant has furnished land conversion of agricultural to Non-agricultural purpose orders issued by the Tahsildar, Atchutapuram vide 1) LDC.No.481/2012/B, Dt. 3-10-2012 to an extent of Ac 48.21 ½ Cts. The applicant has paid total amount of Rs.18,05,563/- (Rupees Eighteen Lakhs and five thousand five hundred and sixty three only) towards processing fee, development charges and notification charges vide 1). VUDA receipt No.141/2012, Dt. 31-10-2012 of Rs. 50,000/-, 2). VUDA Receipt No. 3837/2012, dt. 30-10-2012, 3). VUDA Receipt No. 233/2012-13 of Rs.17,44,563/- dated 19-03-2013 and 4). Rs. 900/- Rc.No.8/2013-14, dt. 16-04-2013 towards the balance conversion Charges.

(P.T.O.)

The layout area is fallen under VK PCPIR SDA. The Zonal Manager, APIIC, Visakhapatnam has furnished the NOC for approval of layout. 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 16 (Total plot Nos.16) for an extent of Ac.2.06 Cts in S.No. 51/2, 52 of Dupputuru (V), Atchutapuram(M), 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 12th cited, the applicant has furnished Mortgage deed duly Mortgaging the plots in the Sub-Registrar office, Yelamanchili, Visakhapatnam vide document No.2020/2013 dated 23-04-2013 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 VKPCPIR SDA at the layout site and requested to release approved layout plan.

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 Maser 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.4/2013 of VK PCPIR SDA and communicated subject to the following conditions:

1. The layout owner is permitted to sell the plot Nos.17 to 203 (Total plots Nos.187)
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 to VUDA and also liable for criminal action against such applicant/developer as per provisions of A.P.U.A. (D) Act, 1975.