

Office of the Vice Chairman,  
VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL & PETRO-CHEMICAL INVESTMENT  
REGION SPECIAL DEVELOPMENT AUTHORITY  
3<sup>rd</sup> Floor, Udyog Bhavan Complex, Siripuram Junction, Visakhapatnam – 530 003.

To

The Panchayat Secretary,  
P. Bonangi (V),  
Parawada (M),  
Visakhapatnam District.

Rc.No.4426/L6/09 dated 27-9-2010

Sir,

Sub:- VK PCPIR SDA – Permission for approval of Housing layout for an extent of Acs.10.11 cts in S.No. 430/3 to 14, 16, 17 & 19 to 21 of P.Bonangi (V) Parawada (M) – Visakhapatnam District - L.P. No.5/2010 of VK PCPIR SDA - Orders – Issued – Reg.

- Ref:- 1) Application dated 21-7-2009 of M/s. Lakshminivas Infra Projects, forwarded by Panchayat Secretary, P. Bonangi (V) Parawada (M).  
2) This office letter Rc.No.4426/L6/2009, dated 11-8-2009.  
3) This office letter Rc.No.4426/L6/2009, dated 11-8-2009 addressed to Zonal Manager, APIIC, Visakhapatnam.  
4) Letter No.APIIC/ZM/SPZ/PCPIR/VSP, dated 30-10-2009 of Zonal Manager, APIIC, Visakhapatnam.  
5) This office even No.4426/L6/2009, dated 29-12-2009.  
6) Letter dated: 30-12-2009 of M/s. Laxminivas Infra Projects.  
7) Letter dated 22-7-2010 of M/s. Laxminivas Infra Projects.

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The Panchayat Secretary, P. Bonangi (V), Parawada (M) Visakhapatnam District has forwarded the proposals for approval of layout to an extent of Acs.10.11 Cts in S.No.430/3 to 14, 16, 17 & 19 to 21 of P. Bonangi (V), Parawada (M) Visakhapatnam District applied by M/s. Laxminivas Infra Projects, Visakhapatnam in the reference 1<sup>st</sup> cited.

The plans so received have been examined in detail. The proposed site is in Agriculture land use as per sanctioned Master Plan. The applicant has approached the Hon'ble High Court and submitted the court orders stating that "There shall be interim direction to the first respondent to release the approved final layout in respect of the land admeasuring Acs.10.11 cts in S.No.430/3 to 14, 16, 17 & 19 to 21 of P. Bonangi (V), Parawada (M), Visakhapatnam District, with regard to the production of "No Objection Certificate" from the Revenue Divisional Officer subject to the petitioner giving an undertaking that he would pay the required fee in the event of his failing in the writ petition."

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The applicant has paid an amount of Rs.29,83,345/- towards Processing fee for built up area, Development charges, Paper Notification charges and Conversion charges vide VUDA Rt. Nos.(1) I.O.B. Challan No.1981, dated 18-7-2009 (2) I.O.B. Challan No.2002, dated 18-7-2009 (3) I.O.B. Challan No.2080 dated 18-7-2009 (4) Receipt No.1917/171836, dated 20-12-2009 (5) Receipt No.1762/176119, dated 23-6-2010 (6) Receipt No.1775/177426, dated 23-8-2010.

The layout is under VK PCPIR SDA, for which letter addressed to the Zonal Manager, APIIC, Visakhapatnam for "No Objection Certificate" and obtained the clearance. 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 5% plotted area, from plot Nos. 275 to 280 (Total 6 plots) for an extent of Acs.0.30 Cts in S.No. 430/3 to 14, 16, 17 & 19 to 21 of P. Bonangi (V), Parawada (M) Visakhapatnam District and got the same registered by Registration Department Lankelapalem, vide document No.2446 & 2565, dated 9-9-2010. The applicant has also executed the Indemnity Bond on Rs.100/-, Non-Judicial stamp paper. 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 VK PCPIR SDA.

The proposed housing layout to an extent Acs. 10.11 cts and the land use analysis are specified below.

Plotted area	Ac. 5.53 cts	54.70%
Commercial facilities area	Ac. 0.51 cts	05.04 %
Roads area	Ac. 3.04 cts	30.07%
Open space	Ac. 1.03 cts	10.19%
<b>Total</b>	<b>Ac 10.11 cts</b>	<b>100%</b>

S.No.	Category	Size of Plot	No. of Plots / Units / Houses
1.	Type - I	45' x 64'	20
2.	Type - II	45' x 50'	15
3.	Type - III	36' x 60'	8
4.	Type - IV	36' x 53'	5
5.	Type - V	31' x 62'	7
6.	Type - VI	31' x 50'	71
<b>Total No. of Plots / Houses</b>			<b>126</b>

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 housing layout plan for the proposed construction of individual buildings along with Type designs ( 6 Nos. ) are hereby approved in L.P. No. 5/2010 of VK PCPIR SDA and communicated subject to the following conditions: