



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Udyog Bhavan Complex, Siripuram Junction, VISAKHAPATNAM - 530 003
Ph : 0891 - 2754133-34, Fax : 0891 - 2754189, Website : www.vuda.gov.in



Sl. No. 09246

Visakhapatnam Metropolitan Region Development Authority PROCEEDINGS OF THE METROPOLITAN COMMISSIONER, VMRDA, VISAKHAPATNAM

PRESENT: SRI P.BASANTH KUMAR, IAS

Rc.No.468/2018/L9, dated.12-11-2018

SUB:- VMRDA – PLG – VSP – Approval of layout in Sy.Nos.128/P, 129/P, 130/P, 131/P, 136/P 137/P, 138/P, 139/P, 143/P & 144/P of Pishini (V), Ranasthalam (M), Srikakulam District – Applied by M/s Prakruti Avenues Pvt. Ltd. to an extent of Ac.44.70 Cts. vide **L.P.No.109/2018** – Orders – Issued.

READ:-1) Layout Application Dated 18-01-2018 of M/s Prakruti Avenues Pvt. Ltd.
2) This office letter even No., Dt.22-03-2018 addressed to the applicant.
3) Letter dated 30-04-2018 of M/s. Prakruti Avenues Pvt. Ltd.
4) Orders of the Vice-Chairman, VUDA, Dt.30-05-2018.
5) This office letter even No., Dt.06-06-2018 addressed to the applicant.
6) Letter dated 24-07-2018 of M/s. Prakruti Avenues Pvt. Ltd.
7) Orders of the Vice-Chairman, VUDA, Dt.21-08-2018.
8) This office letter even No., Dt.23-08-2018 addressed to the applicant.
9) Letter dated 27-08-2018 of M/s. Prakruti Avenues Pvt. Ltd.
10) Orders of the Vice-Chairman, VUDA, Dt.15-09-2018.
11) This office letter even No., Dt.18-09-2018
12) Letter dated 25-10-2018 of M/s. Prakruti Avenues Pvt. Ltd.

ORDER:

In the reference 1st cited, M/s Prakruti Avenues Pvt. Ltd. has applied the proposals for approval of layout to an extent of Ac.44.70 Cts. in Sy.Nos.128/P, 129/P, 130/P, 131/P, 136/P 137/P, 138/P 139/P, 143/P & 144/P of Pishini (V), Ranasthalam (M), Srikakulam District.

The plans so received have been examined in detail and the applicant has furnished land conversion from Agricultural land into Non Agricultural purpose orders issued by the competent Authority, and RDO, Srikakulam proceedings obtained from Mee-Seva vide Proceedings No.969/2016, Dt.28-05-2016, Proceedings No.1814/2017, dated 04-12-2017, proceedings No.1815/2017, Dt.04-12-2017, TANLCR011800009074, Dt.30-03-2018, TANLCR011800001856, Dt.08-05-2018.

The applicant has paid total amount of Rs.41,85,528/- towards Processing fee, Development charges and Paper Notification charges (1) Rs.2,00,000/- vide VUDA Rt.No.2515/2017-18, Dt.19-01-2018, (2) Rs.2,78,339/- vide VUDA Rt.No.1347/2018-19, Dt.25-06-2018, (3) Rs.69,346/- vide VUDA Rt.No.1562/2018-19, Dt.30-08-2018 4) Rs.19,807/- vide IOB challan No.929, Dt.26-07-2018, 5) Rs.16,18,018/- vide VMRDA Rt.No.1852/2018-19, Dt.26-10-2018 and 6) Rs.20,00,000/-vide VMRDA Rt.No.1853/2018-19, Dt.26-10-2018

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.

74588 The applicant has executed the deed of mortgage for the Plot Nos.112 to 123, 125 to 176 and 183 to 216 (Total 98 plots) for an extent of Ac.3.78 Cts or 15297.66 Sq.Mts. i.e. 15% plotted area of Pishini (V), Ranastalam (M), Srikakulam District and got the same registered by Registration Department. The applicant has also been directed to execute Indemnity bond on Rs.100/- non-Judicial Stamp Papers.

In the reference 12th cited, the applicant has furnished Mortgage Deed duly mortgaging the plots in the Sub-Registrar Office, Srikakulam, Srikakulam District vide Document No.2840/2018, Dt:22-09-2018 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 VMRDA at the layout site and requested to release approved L.P.

The matter has been examined in detail with reference to the provisions of A.P.M.R. & U.D.A. Act No.5 of 2016, Gazette notification, dated 21-01-2016. The site under reference is covered extended limits of VMR Region vide G.O.Ms.No.525 MA & UD (H2) Department, dated 30-07-2008. The layout is hereby approved in L.P.No.109/2018 and communicated subject to the following conditions:

1. The layout owner is permitted to sell the Plot Nos.1 to 111, 124, 177 to 182, 217 to 471 and 473 to 617 (Total Plot Nos.518).
2. This permission of developing the land shall not be used as proof of the title of the land.
3. The applicant shall solely be responsible for the development of the layout and in no way VMRDA will take up development works.
4. The deed of mortgage executed by the applicant in favour of VMRDA is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant/developer and VMRDA is no way accountable to the plot purchaser in the event of default by the applicant/developer.
5. In case the applicant/developer fails to develop the layout area with the infrastructure facilities as specified by VMRDA the area so mortgaged in favour of VMRDA shall be forfeited and also VMRDA to liable to take criminal action against such applicant/developer as per provisions of A.P.M.R. & U.D.A. Act No.5 of 2016.
6. The layout development work as per the specifications enclosed.
7. 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 Metropolitan Commissioner, VMRDA duly enclosing letter in regard to roads, open spaces taken over by the Panchayat Secretary, Pishini Gram Panchayat, Ranastalam Mandal, Srikakulam District.



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8. The applicant shall not be permitted to sell the Plot No.112 to 123, 125 to 176 and 183 to 216 (total 98 plots) and the Panchayat Secretary, Pishini Gram Panchayat, Ranastalam Mandal, Srikakulam District shall ensure that, no development like buildings authorized or unauthorizedly should come up in the mortgaged site.
9. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.1 above.
10. The Local Authority, shall not approve and release any building permission or allow any unauthorized developments in the area under Mortgage to VMRDA 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 VMRDA.
11. The layout applicant shall display a board at a prominent place with size 10'x10' in the above site showing the layout pattern with permit **L.P.No.109/2018, Dt.05-11-2018** Sy.Nos & Village, Extent of layout, No. of 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.
12. The Panchayat Secretary, Pishini Gram Panchayat, Ranastalam Mandal, Srikakulam 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.
13. The Panchayat Secretary, Pishini Gram Panchayat, Ranastalam Mandal, Srikakulam 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.
14. The local Authority shall also ensure that the 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, Pishini Gram Panchayat, Ranastalam Mandal, Srikakulam District.
15. The land / layout development shall be commenced within one year from the date of sanction.
16. 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.
17. The areas reserved for **Utilities Plot Nos.472 & 618** 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 structure, Police Station / Outpost, Public parking, Fire Station, Bus Station, Septic Tank, Solid waste Collection point etc. by the local authority.

18. 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).

19. The applicant has to develop the layout as per the guidelines / conditions stipulated in G.O.Ms.No.275, MA & UD Department, Dt.18-07-2017.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Pishini Gram Panchayat, Ranasthalam Mandal, Srikakulam District is 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.

Yours faithfully,
Sd/- CHIEF URBAN PLANNER
For METROPOLITAN COMMISSIONER,
VMRDA

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

P. Ramu
ADMN.OFFICER(L) 13/4/18

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To
The Panchayat Secretary,
Pishini Gram Panchayat,
Ranastalam Mandal,
Srikakulam District.

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Copy to: M/s Prakruthi Avenues Pvt. Ltd., #47-10-25/1, 2nd Floor, Sai Trade Centre, Dwarakanagar, Visakhapatnam – 530 016

Copy to the Joint Sub-Registrar, Ranasthalam, Srikakulam District.

Copy submitted to the Metropolitan Commissioner's Peshi.

Copy to: I.T. Cell Incharge for uploading in VMRDA website.