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Visakhapatnam Urban Development Authority

PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM

PRESENT: SRI KONA SASIDHAR, I.A.S.

Rc.No.17/2010/Plg/L1, dated -1-2012

SUB:-VUDA – PLG – VSP – Approval of layout in S.Nos.204/1p of Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam District – Applied by Smt Meena Jain & Sri M. Shyam for an extent of Acs.6.58 Cts. vide L.P.No.2/2012 – Orders – Issued.

READ:-1)Letter dated 20-1-2010 of the Panchayat Secretary, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam District.
2)Letter dated 20-1-2010 of Smt Meena Jain & Sri M. Shyam.
3)This office letter even No. dated 4-3-2010.
4)Letter dated 18-5-2010 of Smt Meena Jain & Sri M. Shyam.
5)This office letter even No. dated 31-8-2010.
6)Letter dated 13-1-2011 & 29-7-2011 of Smt Meena Jain & Sri M. Shyam.
7)Orders of the Vice Chairman dated 29-9-2011.
8)This office letter even No. dated 7-10-2011 & 14-10-2011.
9)Letter dated 10-10-2011 & 23-11-2011 of Smt Meena Jain & Sri M. Shyam.
10)Orders of the Vice chairman dated 30-12-2011.
11)This office letter even No. dated 2-1-2012.
12)Letter dated 5-1-2012 of Smt Meena Jain & Sri M. Shyam.

ORDER:-

In the reference 1st cited, the Panchayat Secretary, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam District has forwarded the proposals for approval of layout for an extent of Acs.6.58 Cts in S.No.204/1p of Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam District applied by Smt Meena Jain & Sri M. Shyam.

The plans so received have been examined in detail and the applicant has been directed to pay Rs.5,90,845/- in the reference 8th cited. Accordingly, the applicant has paid vide 1) VUDA I.O.B. challan No.14958, dated 20-1-2010 of Rs.10,000/- 2) VUDA Rt.No.1907/190664, dated 30-11-2011, Rs.5,80,845/- towards processing fees, conversion charges, development charges and paper notification charges.

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.34, 35 & 75 to 78 (total 6 No. of plots) to an extent of Acs.0.576 cts (2,790 Sq.yds) in S.No.204/1p of Tallavalasa (V), Bheemunipatnam (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, Anandapuram vide document No.4/2012 dated 2-1-2012 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 VUDA at the layout site and requested to release approved L.P. The applicant has also submitted an Indemnity Bond for payment of conversion charges to RDO, Visakhapatnam as per interim direction of Hon'ble High Court order vide WP.M.P.No.36899 of 2011 dated 9-11-2011.

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.2/2012 and communicated subject to the following conditions:

1. The applicant has to pay Agricultural Land Conversion Charges, as per Agricultural Land Conversion and Balance Development charges Act before the release of the final layout or incase the applicant fails in the main W.P, which is pending before the Hon'ble High Court, as per the Hon'ble orders in W.P.M.P.No.36899 of 2011, W.P.No.29787 of 2011 dated 9-11-2011 which ever is earlier.
2. The layout owner is permitted to sell the Plot Nos.1 to 33, 36 to 74 & 79 to 87 (Total 81 plots).
3. That the Layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 if any.
4. This permission of developing the land shall not be used as proof of the title of the land.
5. The applicant shall solely be responsible for the development of the layout and in no way VUDA will take up development works.
6. 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.
7. 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.
8. The layout development work as per the specifications enclosed.
9. 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, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam District.

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10. The applicant shall not be permitted to sell the plot Nos. 34, 35 & 75 to 78 (total 6 No. of plots) and the Panchayat Secretary, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam District shall ensure that, no development like buildings authorisedly or unauthorisedly should come up in the site.
11. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item No.2 above.
12. 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.
13. 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.2/2012 dated 12-1-2012 S.No. & Village, extent of layout, No., 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.
14. The Panchayat Secretary, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam 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.
15. The Panchayat Secretary, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam 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.
16. 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, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam District.
17. The applicant has to shift the electrical lines along with 40'-0" road.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Tallavalasa (V), Bheemunipatnam (M) Visakhapatnam 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.

o/c

lit 21/1/2012

For VICE-CHAIRMAN

To
The Panchayat Secretary, Tallavalasa (V), Bheemunipatnam (M), Visakhapatnam District.

Copy to: Smt Meena Jain & Sri M. Shyam, Flat No.31-A, Nawka Nagar, Pedawaltair, Visakhapatnam.

Copy to: Sub-registrar, Anandapuram.

Received Proceeding Copy B. Reddy