

Visakhapatnam Metropolitan Region Development Authority
Proceedings Of The Metropolitan Commissioner

File No. : 1167/0067/LP/VMRDA/2021/Mortgage

Date : 13 March, 2024

L.P.No. : 65/2021/1167/VMRDA

Sub: Land development - approval of layout - layout proposal in **S.NO. 5 / 21 PART, 22, 24, 25, 26, 29, 30; 10 / 2 PART, 4 PART, 5, 6, 7 PART, 10/11A, 11B, 12, 13, 14, 15, 16, 17, 18, 19 PART, 11/1A** belongs to **Kondakarakam** locality/village , Mandal **Vizianagaram** District ,**Vizianagaram** - issue of Land Development Completion Certificate - orders - Issued - Reg.

Ref: 1. T/o TLP Procdgs No. 1167/0067/LP/VMRDA/2021 Dt. 01 November, 2021.
2. T/o FLP Procdgs No. 1167/0067/LP/VMRDA/2021/Mortgage, L.P.No. 65/2021/1167/VMRDA Date: 11 January, 2022
3. Notice of Completion of layout development by the Layout Developer Dt: 23/03/2021
4. Inspection report of the Engineering, Planning wings.

O R D E R:

The Layout Developer M/s **1) Kadiyala Ramakrishna, S/o.Narasimha Rao, 2) Nallimilli Sanjeeva Reddy, S/o.Dhana Reddy, 3) Pilla Adibabu, S/o.Late China Suryanarayana, and 4) Matha Sreedhar, S/o.Ramanamurthy,** , after completion of the layout as per the approved layout L.P.No. **65/2021/1167/VMRDA** has submitted a notice of completion of layout development and requested to issue Land Development Completion Certificate.

A field inspection was caused by the Engineering and Planning Wings of this Authority and found that the Layout developer has completed the layout as per the approved L.P.No. **65/2021/1167/VMRDA** vide reference 2nd cited.

The layout was approved with following specifications:

Area covered under	Proposed Area(sq.mt.)	Proposed Area(sq.yd.)	Percentage (%)
Plotted Area	12,268.45	14,673.07	56.45
Road Area	6,705.35	8,019.60	30.85
Amenity	472.16	564.70	2.17
Public Open Space	2,176.19	2,602.72	10.01
Utility Area	110.35	131.98	0.51
Total Net Layout	21,732.50	25,992.07	100.00

Mortgage Plot Details :

The layout developer has handed over the Layout Open space area of 2176.19 Sq. mtr. in 0 number of pockets, Roads area of 6705.35 Sq. mtr. and Utility area 110.35 Sq. mtr. through Regd. Gift deed No. 2897/2023 to the GP/ULB.

The mortgaged plot Nos. **55, 56, 57, 58, 59, 60, 61, 62, 63, 64** have been released through re-conveyance deed No. 8225/2021 Dt. **30/11/2021**.

In view of the above, the LDCC is hereby issued with following conditions:

1. The Layout Open space earmarked in the layout shall not be utilized for any other purpose, except it is originally intended for.
2. The utility area earmarked in the layout shall be utilized for community facilities such as Electrical Substation, Government school, Government Dispensary, Ward Office, Public Utility Office, Public Library, Water Reservoir, Rain water harvesting structures, Police Station/outpost, Public Parking, Fire Station, Bus Station, Septic Tank, Solid Waste Collection point etc.
3. The area reserved for Amenities shall be used only for the purposes earmarked in the Layout Plan 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].
4. Every plot holder shall obtain prior approval of building plans from the competent authority as per the rules in force.
5. Only Residential buildings shall be permitted in the approved layout except in the earmarked amenities Plots.
6. The local body shall ensure proper and effective maintenance of the civic services provided by the layout developer.

**Metropolitan Commissioner
Visakhapatnam Metropolitan Region Development
Authority**

To,

Sri/Smt. 1) Kadiyala Ramakrishna, S/o.Narasimha Rao, 2)
Nallimilli Sanjeeva Reddy, S/o.Dhana Reddy, 3) Pilla Adibabu,
S/o.Late China Suryanarayana, and 4) Matha Sreedhar,
S/o.Ramanamurthy,

Door No.18-6-141, Vakkalankavari Veedhi, Vizianagaram,
Vizianagaram

Copy To:

The Panchayat Secretary Gram panchayat

Copy to the Sub-Registrar,

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