



**VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**  
**PROCEEDINGS OF THE VICE CHAIRMAN, VUDA, VISAKHAPATNAM**

**PRESENT:: Sri.P.BASANTH KUMAR, IAS.**

**Rc.No.366/2018/L8, Dt.7 -07-2018.**

SUB:- VUDA – PLG – VSP – Approval of layout in Sy.Nos.362, 365 & 366 of Bhogapuram East (V), Bhogapuram Mandal, Vizianagaram District – Applied by M/s. Navaratna Estates represented by its Managing Partner Sri.Suresh Kumar Jain for an extent of Ac.28.53 Cts vide **L.P.No.73/2018** – Orders issued.

- READ:-
1. Online layout application No.2018-LA-00611477336, dated 11-1-2018 of M/s. Navaratna Estates represented by its Managing Partner Sri.Suresh Kumar Jain.
  2. Orders of the Vice-Chairman, VUDA dated 8-5-2018.
  3. This office letter even No., dated 9-5-2018.
  4. Letter dt.16-5-2018 of M/s. Navaratna Estates represented by its Managing Partner Sri.Suresh Kumar Jain.
  5. Orders of the Vice-Chairman, VUDA dated 12-6-2018.
  6. This office letter even No., dated 14-6-2018.
  7. Letter dated 26-6-2018 of M/s. Navaratna Estates represented by its Managing Partner Sri.Suresh Kumar Jain.

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**ORDER:-**

In the reference 1<sup>st</sup> cited, M/s. Navaratna Estates represented by its Managing Partner Sri.Suresh Kumar Jain has applied the proposals for approval of layout in Sy.Nos.362, 365 & 366 of Bhogapuram East (V), Bhogapuram Mandal, Vizianagaram District.

The plans so received have been examined in detail and the applicant has furnished land conversion form agricultural to Non-agricultural purpose issued by RDO, Visakhapatnam vide NALA Proceedings R.Dis.Nos.8193/2017/D dt. -12-2017, 2221/2017/D dt.1-4-2017 & applied bearing No.200022000172018 dt.23-4-2018 for Rs.2,15,400/-. The applicant has paid Rs.26,70,083/- vide 1)VUDA Rt.No.2486/2017-18, Dt.12-1-2018, Rs.20,000/-, 2) VUDA Rt.No.384/2018-19, Dt.22-5-2018, Rs.3,31,383/- & 3) VUDA Rt.No.1197/2018-19, Dt.27-6-2018, Rs.23,18,700/- towards processing fees, 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. 157 to 212 & 218 to 228 (total 67 Nos.of plots) to an extent of Ac.2.53 Cts in Sy.Nos.362, 365 & 366 of Bhogapuram East (V), Bhogapuram Mandal, Vizianagaram

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 7<sup>th</sup> cited the applicant has furnished Mortgage deed duly mortgaging the plots in the Joint Sub-Registrar office, Bhogapuram vide document No.2332/2018, Dt: 20-6-2018 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 VUDA 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. 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. 73/2018** and communicated subject to the following conditions.

1. The layout owner is permitted to sell the Plot Nos. 1 to 156, 213 to 217, 229 to 423 (Total No. 356 of plots).
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 VUDA will take up development works.
4. 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.
5. 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.
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 Vice-Chairman, VUDA duly enclosing letter in regard to roads, open spaces taken over by the Panchayat Secretary, Bhogapuram (East) Village & Gram Panchayat, Bhogapuram Mandal, Vizianagaram District.
8. The applicant shall not be permitted to sell the Plot Nos. 157 to 212 & 218 to 228 (total 67 Nos.of plots) to an extent of Ac.2.53 Cts shall ensure that, no

development like buildings authorizedly or unauthorizedly should come up in the 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 VUDA in particular, until and unless the applicant has completed the developmental works and then got released the mortgaged land from VUDA.
11. 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.73/2018, dated -7-2018** 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.
12. The Panchayat Secretary, Bhogapuram (East) Village & Gram Panchayat, Bhogapuram Mandal, Vizianagaram 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, Bhogapuram (East) Village & Gram Panchayat, Bhogapuram Mandal, Vizianagaram 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, Bhogapuram (East) Village & Gram Panchayat, Bhogapuram Mandal, Vizianagaram 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 area reserved for **Utilities Plot No.424** 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. 18-7-2017.

Two sets of Plans duly endorsed and authenticated are enclosed herewith. The Panchayat Secretary, Bhogapuram (East) Village & Gram Panchayat, Bhogapuram Mandal, Vizianagaram 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.**

**Sd/- Chief Urban Planner  
For Vice- Chairman**

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

*P. Ramu*  
**Admn. Officer (L)** 7/7/18

*WA 7/7/18*

**To**

The Panchayat Secretary, Bhogapuram (East) Village & Gram Panchayat, Bhogapuram Mandal, Vizianagaram District.

**Copy to:** M/s. Navaratna Estates represented by its Managing Partner Sri.Suresh Kumar Jain, Door No.10-1-29, 3<sup>rd</sup> Floor, CVSV Raghu Chambers, Asilmetta, Visakhapatnam.

The Joint Sub-Registrar, Bhogapuram.

The Vice Chairman's Peshi.

I.T. Cell incharge for uploading in VUDA website.