



**VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
PROCEEDINGS OF THE METROPOLITAN COMMISSIONER, VMRDA,
VISAKHAPATNAM**

PRESENT: Dr.A.MALLIKHARJUNA, I.A.S

RC.No.9105/2016/L7, (e-128501) dt. 22/07/2022

Sub:-VMRDA-PLG-Visakhapatnam- Layout approved vide LP.No. 78/2018 in Sy.No.116/1p, 117/1&2 of Tatituru (V), Bheemunipatnam (M), Visakhapatnam District-Complaint received from M/s Datta Karunya Trust- Show cause Notice Issued- No explanation received - Cancellation of LP.No.78/2018 - Orders Issued -Reg.

Ref:- 1. This office proceeding vide Rc.No.9105/2016/L7, Dt.24-07-2018 granting LP No. 78/2018 in favour of M/s. Hasini Estates and Constructions.
2. Complaint letter dt.24-01-2019 of M/s Datta Karunya Trust.
3. Report dt.23.12.2018 of Mandal Surveyor, Bheemunipatnam
4. Lr.Rc.No.11/2019/A dt.27.06.2019 of the Tahsildar, Bheemunipatnam, along with Joint Survey Report dt.17-04-2019.
5. Show Cause Notice to the developer dt.15.09.2019.
6. Complaint letter dt.16.05.2022 of M/s Datta Karunya Trust.

ORDER:

M/s. Hasini Estates and Constructions represented by the Managing Partner, Sri Addala Venkata Varma Raju, S/o. Addala Krishna Raju has submitted proposals to the Visakhapatnam Urban Development Authority (now VMRDA) for approval of layout in an extent of Ac.8.84Cts, comprising of Ac.1.12Cts in Sy.Nos.116/1 and Ac.7.72Cts in Sy.No.117/1,2 at Thatituru Village, Bheemunipatnam Mandal, Visakhapatnam District. Upon examination of the Layout Plan, Title Deed documents and other supporting documents, VUDA (Now VMRDA) has granted LP.No.78/2018 for development of the Layout within a

period of three years, subject to the terms and conditions as stipulated in the proceedings vide Rc.No. 9105/2016/L7, Dt. 24-7-2018, in favour of M/s. Hasini Estates and Constructions (Developer).

Later, a complaint vide reference 2nd cited, has been received by this office from M/s Datta Karunya Trust, Registered No.39/2001 at Guduru, Krishna District, represented by its Managing Trustee, Dr.G.Venkata Ratnam, alleging that the land to an extent of Ac.0.32 Cts in Sy.No.116/1 and an extent of Ac.0.04 Cts in Sy.No.112/1 of Thatituru village, Bheemunipatnam Mandal, Visakhapatnam District, was gifted by Smt.Gadde Sulochana to the "Datta Karunya Trust" vide Registered Gift Settlement Deed bearing Doc. No.1372/2010, dt. 22-6-2010, for the purpose of construction of old age home by the Trust as a welfare service to the public, and that they have recently come to know that the above gifted land to the Trust was illegally included in the layout bearing LP.No.78/2018 and developed by M/s.Hasini Estates Constructions Pvt. Ltd., represented by Managing partner Sri Addala Venkata Varma Raju S/o. Addala Krishna Raju, and these plots have been formed in the land belonging to the Trust along with other lands covered in the above approved layout, thus it found true would be a serious offense under Civil and Criminal Laws.

Finally, M/s Datta Karunaya Trust has requested the Visakhapatnam Metropolitan Region Development Authority to survey the land which has been illegally and unauthorizedly included in the layout vide LP.No.78/2018, issued in favour of M/s. Hasini Estates & Constructions, and to delete the lands gifted to the Trust.

In this regard, this office has addressed a letter to the Tahsildar, Bheemunipatnam Mandal stating that the lands have been included in the layout granted by VMRDA, and that joint inspection needs to be conducted to arrive at

conclusion as to whom the said lands belong. In reply to this office letter Tahsildar, Bheemunipatnam Mandal, has informed that the Revenue records were verified and indicated that the land measuring an extent of Ac.1.44Cts in Sy.No.116/1 of Tatituru village is classified as private land, and hence an inspection has been undertaken by the Mandal Surveyor, Bheemunipatnam Mandal, and has reported that the above land was included in LP.No.78/2018.

Further, a joint survey was taken up by the planning official of VMRDA, and Mandal Surveyor Bheemunipatnam, and it was observed that land in Sy.No. 116/1p to an extent of Ac0.32Cts of Tatituru belongs to the Trust and the same has been developed by M/s.Hasini Estates and Constructions Pvt Ltd, which was approved by VMRDA vide LP.No.78/2018, and hence called upon to answer as why the developer has illegally and unauthorizedly encroached and developed the said land, and also as to why the said layout should not be cancelled or revised by removing the extent of the said land belonging the complainants i.e. M/s Datta Karunaya Trust.

Vide reference 5th cited, a Show Cause Notice has been issued to the developer duly explaining the above facts and stating that if the developer choose to reply to the show cause notice and the same should reach this office of the under signed within 10 days from the date of receipt of the notice, failing which it shall be deemed that the developer have accepted for removal of the land belongs to the complainants, and that there is no explanation to offer and action as may be deemed fit and appropriate shall be taken without any further notice.

Further, the complainant has again complained vide reference 6th cited, requesting to cancel the approved layout LP.No.78/2018, as the developer has illegally shown in the proposed layout of M/s Hasini Estates in Tatituru Village, for

which the developer has no right over the land in Sy.No.116/1 Ac-32 Cts and S.No.112/1 Ac-0.04 Cts belongs to their trust.

The Developer has not given any reply to this office for the Show Cause Notice with in stipulated time, for which it is deemed that the developer have accepted for removal of the land belonging to the complainants, and further no explanation to offer from their side.

The above act of the Developer confirms that, he has obtained layout permission in Sy.No.116/1p, 117/1&2 of Tatituru (V), Bheemunipatnam (M), Visakhapatnam District vide LP.No.78/2018 by misrepresentation of the facts.

Hence, the layout approved vide LP.No.78/2018 in the reference 1st cited, is hereby cancelled under section 87 of the APMR & UDA Act-2016.

**METROPOLITAN
COMMISSIONER ,
VMRDA, Visakhapatnam**

To
Sri Addala Venkata Varma Raju,
S/o. Sri Addala Krishna Raju
Managing Partner M/s. Hasini Estates and Constructions
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