

Subject No. 53

AGENDA NOTEGC.No.98/96/G1

Sub:-Planning - VUDA - Change of land use from Agricultural to Institutional zone in S.No. 296/1A & 2 of Dakamarri (v) of Bheemunipatnam Mandal - Regarding.

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Sri K.Raghu & Smt K.Rama Devi have requested in their application dt.13.1.96 for change of land use from Agricultural to Industrial use for an extent of Ac. 9.35½ cts., of land in S.No.296/P of Dakamarri village of Bheemunipatnam Mandal for establishment of a Residential Junior College along with Hostel Facility.

It is a initial proposal for construction of 3 buildings consisting of one hostel each for Boys & Girls and one class room building. Further a spacious Auditorium Library, Play ground and Swimming pool will also be coming up in this Junior College premises.

The proposed site falls in Agricultural land use zone abutting to NH 43 road leading to Vizianagaram town. The proposed educational Institution site is a dry levelled Agricultural land and surrounding lands are vacant and dry lands suitable for educational Institution.

The site is 12 Kms away from Vizianagaram town and it is getting affected for widening proposal of NH.43 and 3488 sq.mts of party's site is getting affected for road widening. The party has not started any construction on ground.

In view of the above, since the lands are dry Agricultural lands, change of land use proposal from Agricultural to Institutional zone is considered to recommend to the Government subject to handing over of 3488 sq.mts of site at free of cost for widening of National High Way No.43 as and when take up widening and subject to approval of detail Junior College Building plans by Visakhapatnam Urban Development Authority.

AGENDA ITEMS AND RESOLUTIONS ON THE BOARD SUBJECTS OF V.U.D.A.

I N D E X.

Sl. No.	Subject	subject	Resolution
1.	2.	3.	4.
1.	53	Approval of Change of land use from Agricultural to Institutional in S.No.296/1A and 2 of Dakamarri Village of Bheemunipatnam Mandal applied by Sri K.Raghu and Smt K.Ramadevi-Reg.	Approved and resolved to recommended to the Government for change of land use from Agricultural to Institutional in S.No.296/1A and 2 of Dakamarri Village of Bheemunipatnam Mandal, subject to payment of development Charges of Rs.1,51,338/- as per G.O., Ms.No.51/MA, Dt.5.2.96.
2.	54	Regularisation of Residential Layout in S.No.21 part, 22 part, 25 part, 33/1 of Kummari-palem Village, Bhimili Municipality in favour of Sri S.P.Ramachandra Raju, Anandi Farm Developers-Reg.	Approved, subject to the conditions laid down in the Subject note.
3.	55	Approval of layout in S.No. 135/part, 136/part of Madhurawada Village applied by Fr.Zacharies Kochupura-Reg.	Approved, subject to the condition that, the layout owner shall furnish an undertaking for payment of proportionate cost of external development as per G.O.Ms.No.911 M.A., dated: 9.11.87.
4.	56	Exemption for payment of proportionate cost of 100' VUDA Road in Madhurawada Layout in favour of the Journalist-Reg.	Resolved to exempt payment of proportionate cost of 100' VUDA road in favour of the Journalists as a Special case.

*Subjects 53, 54, & 55 approved.
S.no 56 is deferred for want of additional information on basis for levying the proportionate cost. Pl. furnish.*

Praveen 2.4.96

VICE CHAIRMAN,
URBAN DEVELOPMENT AUTHORITY,
VISAKHAPATNAM.

COLLECTOR & SPECIAL OFFICER,
URBAN DEVELOPMENT AUTHORITY,
VISAKHAPATNAM.

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Put up details for me to put up to S.O.

*Praveen
2.4.96*

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Hence the subject is placed before VUDA Board for its approval to recommend to the Government the change of land use from Agricultural to Institutional in S.No.296/1A & 2 of Dakkamari (v) of Bheemunipatnam (M) applied by Sri K.Raghu & Smt K.Rama Devi measuring an extent of Ac. 9.35½ cts of land subject to payment of difference of Development charges of Rs. 1,51,338/- as per G.O.Ms.No.51 M.A. dt.5.2.96.

Subject No. 54.AGENDARe.No. 801/95/G5

Sub:- Planning - Regularisation of Residential layout in S.Nos. 21/P,22/P,25/P,33/1 of Kummeripalem Village - Bheemili - Reg.

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1. Name of the person : Sri S.P.Ramachandra Raju
Society and address : Anandi
Farm Developers
2. S.No.Village : S.No.21/P,22/P,25/P,33/P
of Kummeripalem (v)
Bheemili Municipality.
3. Whether the development charges are paid : Paid Rs. 1,07,003/-
4. Whether the particulars required are furnished : Yes
5. Land-use as per Zonal Plan: Residential land use
6. Whether the approach road is available, if so what is the width of the road : Having 40' approach road from Boyapalem Bheemili Road. But to a length of 260' along 24' wide road is there on Govt. Rasta.
He produced Regd.GPA for 0.20 cent of land to widen it to 40' road.
7. Whether it falls in the satellite town, if so name of the Satellite : -No-
8. Whether land falls in Urban Agglomeration or not : -No-
9. Whether ULC/Agriculture land certificate is produced : MRD Certificate that lands of Zerroitipatta lands and not Government lands and not covered by ULC purview (vide Lr.No.9/95 C dt.7.1.95).
10. Whether it is under Land Acquisition : It was proposal for L.A. but subsequently dropped.
11. Land-use analysis in (Total layout area) : Ac. 12.70

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Sl.No.	Land use	Extent Ac.	Perce- nts.	Requi- red	Size of plots	No. of plots
1.	Plotted area	7.60	59.84%	60%	80'x120'	19 Nos.
2.	Area under roads	3.56	28.03	30%	80'x110'	7 "
3.	Area under open space	1.54	12.13	10%	60'x80' 60'x120'	7 " 3 "
		12.70	100%	100%		36 Nos.

Anandi Farm Developers have earlier applied for Agricultural Farm Houses covering 1000 sq.yards each plot. They have also formed roads and therein one farm house was also developed with the Swimming Pool etc. with the approval of Bheemili Municipality. Then the Bheemili Municipality has sought the clarification of VUDA where even such Farm Houses needs approval of the VUDA. The VUDA has informed the Municipality that all the layouts shall obtain the approval of VUDA. The Managing Director Sri S.P.Ramachandra Raju has applied for Farm House layout during November 1994. At that time as per the sanctioned Master Plan (Sanctioned in the year 1989), it was marked for only agricultural use. While the detailed Zonal Development plan prepared for the Bheemili, these areas were also earmarked for residential zone by taking into consideration the potential of the residential development and other existing institutional developments. The Bheemili Zonal Development Plan sent to the Government was sanctioned by the Government in G.O. Ms.No.268 M.A. dt. 25.5.95. As per the zonal Development plan this area is zoned for residential use zone wherein the residential layouts are permissible. The applicant Sri Ramachandra Raju has applied for residential layout covering an extent of Acs. 12.70. It has 40' wide approach road. The part of the approach road is Government Rasta where i.e., MRO has issued NOC for use of Rasta purpose. But to a length of 260' only 24' wide road is there on Govt. Rasta. The applicant has produced Regd.GPA for Acs. 0.20 cts of land to widening to 40' road.

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The above proposal is placed before the VUDA Board for its consideration subject to widen and form 40' wide road for approach road before release of BLP subject to other conditions and subject to payment of difference of Development charges of Rs. 4,06,966/- as per G.O.Ms.No. 51 M.A. dt.5.2.96.

Subject No. 55

PC.NO.253/95-G4

AGENDA NOTE :

SUB: Approval of layout in S.No.135/p and 136/p of Madhurawada(v) - Applied by Fr.Zacharias Kochupura.

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1. Name of the person/
Society and address. : Fr.Zacharias Kochupura.
2. S.No.,Village : 135/p and 136/p of Madhura-
wada.
3. Whether the particulars : Furnished
required are furnished.
4. Whether the development : Paid Rs.59,466/-
charges are paid.
5. Land use as per Master : Residential
plan.
6. Whether the approach : Existing approach through BLP
road is available if : No.21/91 and 22/91
so what is the width
of the road.
7. Whether it falls in the : Rushikonda Satellite township
Satellite town, if so
name of the Satellite.
8. Whether land falls in : Outside Urban Agglomeration.
Urban Agglomeration. or
not.
9. Whether ULC/Agriculture : Furnished vide L.Dis.676/95-B2
land certificate is pro- dated 12.12.95 of Special
duced. Officer,ULC.
- 10.Whether it is under : Not under acquisition.
land acquisition, if
so stage of acquisition.

11.land use analysis (Total layout area):Ac.6.68

Sl. No.	Land use	Extent in Acs.	percentage	Size of plots	No.of plots
1.	Plotted area	3.80	56.89	30'X50'	22 Nos.
2.	Roads area	2.18	32.63	30'X60'	7 Nos.
3.	Open space area	0.70	10.48	40'X60'	42 Nos.
		6.68	100.00		71 Nos.

The suggestive layout is placed before VUDA for its approval subject to condition that the layout owner shall furnish undertaking for payment of proportionate cost of external development as per G.O.Ms.No.911 M.A.,dt.9.11.87.

Subject No. 56.Rc.No.1386/94-G4AGENDA NOTE:

SUB: Exemption for payment of proportionate cost of 100'-0" VUDA road at Madhurawada by the journalists.

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The M.R.O., Visakhapatnam Rural has forwarded the layout for approval in S.No.383/2 of Madhurawada(v) in favour of Journalists for an extent of Ac.1.67 cts. The layout has been examined in detail and placed before VUDA in its meeting held on 26.9.94.

The VUDA in its resolution No.695 dated 26.9.94 has approved the suggestive layout in S.No.383/2 of Madhurawada(v) in favour of Journalists subject to payment of development charges of Rs.14,871/-35ps and Rs.26,620/-towards proportionate cost of 100'-0" VUDA road and furnishing undertaking for payment of external development cost as per satellite G.O.Ms.No.911 M.A., dated 9.11.87.

The Journalists in their letter dated 12.2.95 have paid Rs.25,010/-towards development charges Rs.14,872/- and security deposit of Rs.10,138/-and requested to release the BLP by exempting them from payment of proportionate cost of 100'-0" VUDA road at Madhurawada which gets access to the layout. The matter has been examined in detail with reference to VUDA resolution No.586 dated 15.4.94 in which the VUDA has approved the reduction of proportionate cost from Rs.5/- to Rs.2.50 per Sq.yard over plotted area in favour of Hindustan Shipyard Workman society as a special case considering the society comprising of workmen with indication that the same shall not be taken as a precedent in other cases. In this particular case as the area is only Ac.1.67 cts and the layout is for Journalists which is non commercial nature and since the road length is only 100'-0" the request of the journalist for exempting payment of proportionate cost of 100' VUDA road at Madhurawada is placed before VUDA to take a suitable decision the matter.