

Subject No. 61.AGENDA NOTE:Re.No.1521/93/62

Sub:-Planning - Approval of L.P. in S.No.46/P of Chinamushidivada (v) BLP 6/94.

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Sri M.Satyanarayana Rao & Others have applied for approval of layout in S.No.46/P of Chinamushidivada (v) covering an extent of Acs. 0.63 cents. The layout was approved as BLP No.6/94 and directed the layout owner to develop the layout as per BLP conditions and also to pay 10% open space cost of Rs.17,160/- and renewal charges of Rs. 1275/- for consideration of layout.

Sri M.Satyanarayana Rao & Others has requested to approve the L.P. since they have developed the layout as per BLP conditions. The land use analysis of the layout are as follows.

<u>Sl.No.</u>	<u>Description</u>	<u>Extent</u>	<u>Percentage</u>
1.	Plotted area	0.47	74.61
2.	Roads area	0.16	25.39
3.	Open space	Nil	Nil
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		0.63	100%
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The Vice-Chairman, VUDA has inspected the layout on 18.3.96 and considered to approve the L.P. since the layout owner has developed the layout with formation of roads street electrification, pucca masonry drains and plantation. The party has also paid Rs.18,437/- on 16.2.96 towards open space cost and renewal fee.

The VUDA Board is requested to approve the above proposal.

## AGENDA ITEMS AND RESOLUTIONS ON THE BOARD SUBJECTS OF VUDA.

I N D E X

S1. No.	Subject No.	SUBJECT	RESOLUTION
1.	2.	3.	4.
1.	61	Approval of final L.P. for BLP No. 6/94 in Survey No.46 part of Chinamushidivada Village in favour of Sri M. Satyanarayana Rao and Others - Regarding.	Approved.
2.	62	Approval of Final L.P. for BLP No. 6/92 in S.Nos.117/part of Sangivalasa Village in favour of Sri P. Subba Raju - Reg.	Approved.
3.	63	Construction of Commercial-cum-Office Complex by M/s.PalKalapati Town Builders in T.S.No.685/part, 686/B and C part of Contonment Ward and S.No.82/8 part of Vizianagaram 1st bit abutting to lower tank bund road - Approval - Reg.	Approved. Subject to the conditions laid down in the subject note.
4.	64	Approval of EWS Layout in T.S.No. 187/5 of Portward under U.P.H.S. - Reg.	Approved.
5.	65	Construction of Group Housing Scheme in Kanapaka Ayyannapeta Layout Phase-I, II and III at Vizianagaram and Madhurawada Group Housing Scheme at Visakhapatnam - Revised Administrative sanction accorded - Ratification - Reg.	Ratified.
6.	66	Extension of the period of deputation of Sri K. Nageswara Rao, Forest Range Officer - Reg.	Approved and Ratified.
7.	67	Extension of the period of deputation of Sri G.P.Prabhakara Rao, Forest Range Officer - Reg.	Approved.
8.	68	Entrustment of the work of preparation of final Accounts of VUDA with Internal Audit for the year 1995-96 to the Chartered Accountants - Approval - Reg.	Approved.

*Praveen*  
 VICE CHAIRMAN,  
 URBAN DEVELOPMENT AUTHORITY,  
 VISAKHAPATNAM.

*Chandrababu Naidu*  
 COLLECTOR & SPECIAL OFFICER,  
 URBAN DEVELOPMENT AUTHORITY,  
 VISAKHAPATNAM.

Subject No. 62.

AGENDA NOTE:

Rc.No.2581/91/G5

Sub:-Planning - BLP No.6/92 - Approval of L.P. -  
Regarding.

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The Municipal Commissioner, Bheemunipatnam Municipality has originally forwarded the layout plans relating to Smt M. Sujatha and others for approval of layout in S.No.117 of Sangivalasa (v) of Bheemunipatnam for an extent of AC. 6.23 cts.

The layout plans was released vide BLP No.5/86 subject to the layout conditions stipulated therein. Since the layout owner failed to develop the layout even after 4½ years, the BLP 5/86 already released has been cancelled.

Sri P.Subba Raju, the layout owner has requested to revise the layout duly showing small size of plots, i.e., 30'x50' and 30'x60' in lieu of the size of the plots already approved vide 45'x60' and 40'x60'. The revised layout was released vide BLP No.6/92 in S.No.117/P of Sangivalasa (v) covering an extent of Ac. 6.23 cts to the Bheemunipatnam Municipality on 5.3.92 in favour of Sri P.Subba Raju subject to condition to provide infrastructure facilities as per BLP conditions.

The layout owner has requested to release the L.P. since he has developed the layout. The layout was inspected and found that the layout owner has provided all infrastructural facilities as per BLP conditions, i.e. WBM roads, Pucca Masonary drains, fencing of open space with barbed wire and avenue plantation.

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The layout owner has paid Rs. 78,240/- to APSEB towards electrification charges. He has produced the original receipt of Rs. 78,240/- and also provided a open well in the open space area as per the request of the Authority.

The Municipal Commissioner, Bheemunipatnam Municipality has sent his remarks and recommended for release of the final layout. The layout has been inspected by the Vice-Chairman VUDA.

In view of the above, since the layout owner has provided all the infrastructural facilities and the Commissioner, Bheemunipatnam Municipality has already sent his remarks for approval of L.P. it is considered to approve the layout plan in S.No. 117/P of Sangivalasa (v) for an extent of Ac. 6.23 sts in favour of Sri P. Subba Raju.

Hence the subject is placed before the VUDA Board for approval.

Subject No. 63.AGENDA NOTE: -Rc.No.87/96/G2

Sub:-Construction of Commercial cum Office complex by M/s Pakalapati Town Builders in T.S.No.685/P,686/B & C part of contonment ward,S.No.82/8P of Vizianagaram 1st bit abutting to Lower Tank Bund Road.

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The Commissioner, Vizianagaram Municipality, Vizianagaram has forwarded the plans submitted by M/s Pakalapati Town Builders for Construction of Commercial Cum Office Complex in T.S.No.685/P,686/B&C part of contonment ward and in S.No.82/8P of Vizianagaram 1st bit abutting to Lower Tank Bund road for an extent of Acs. 1.94 cents or 7858.40 sq.mts.

The proposals so received have been examined in detail and the following are the details of Commercial complex.

Sl.No. Details	Allowable	Proposed
1. Land use as per Zonal Plan	Partly Residential Partly Industrial	Commercial
2. Extent	500 sq.mts	7858.40 sq.mts
3. Coverage	40%	39.70%
4. F.A.R.	1:1.50	1:0.65
5. Front set back	6.10 Mtrs	6.96 Mtrs (Average)
6. Rear set back	3.00 Mtrs	4.57 Mtrs (4.65 Mts average) 4.72 Mts
7. Side set back (Both sides)	16.26 mts	17.07 mts
8. Parking	1038.44 sqmt	1038.44 sq.mts
9. Height of the building (with stilt floor)	17.50 Mtrs	7.31 Mtrs
10. No.of floors	G + 2 floors	G + 1 floor

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The proposed site is earmarked as Industrial and residential land use as per the sanctioned Zonal Development Plan and situated on the Southern side of 80' Lower Tank Bund Road. The existing 80' Lower Tank Bund road is proposed 100' width and as per the approved road alignment plan, the entire 20' road widening proposal is falling in the party's site. Hence 20' road widening proposal has been shown in the site plan.

As per the sanctioned Master Plan/Zoning Development control Regulations, Commercial use is permissible in the Industrial use Zone with special sanction of the Authority. In this proposed Commercial Cum Office Complex site the residential site of 1860.93 sq.mtrs., is involved which is within permissible limit with the special sanction of the Authority. The party has paid Rs. 2,42,205/- towards development charges as per G.O.Ms.No.51 dt.5.2.96.

The Vice-Chairman, VUDA has inspected the proposed Commercial cum Office complex site. As the proposed Commercial cum Office complex plan satisfies the Zoning Regulations, permission may be granted subject to the following conditions.

1. That M/s Pakalapati Town Builders (P) Ltd., should strictly follow the parking plan and should provide 55 car parking and 30 scooter parking with a parking space of 1038.44 sq.mtrs with a parking area + 1978.37 sqmts indicated in the plan.

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2. The ground and 1st floor plan is approved. In future, no further floor is permissible. If taken up further floors, he should show sufficient parking for the proposed construction.
3. M/s Pakalapati Town Builders (P) Ltd. should handover the possession of 20' width land all along the site, i.e., 325.16 sq.mts of land at free of cost to Vizianagaram Municipality after widening the Lower Tank Bund Road.
4. M/s Pakalapati Town Builders should form 40' private road on the Eastern side of the site as jointly agreed by them mutually and same shall be handed over to Vizianagaram Municipality.
5. M/s Pakalapati Town Builders should strictly follow the approved plan while constructing the proposed commercial cum office complex on ground and also see that no parking is permissible in the building line.
6. The proposed store and toilet blocks in the rear set back shall be deleted. The toilet block should come in the main complex in the Ground floor as shown in the plan.
7. In case, if it is found in future that the front open space abutting to 100' lower tank bund road & 40' road area used for parking purpose for the proposed complex the permission will be cancelled and the structures will be demolished if necessary or necessary action will be taken to create the parking within the shopping complex.

The proposal for construction of shopping complex in S.No. 685/P, 686/B & C part of contention ward and in S.No.82/8P of Vizianagaram Ist bit abutting to Lower Tank Bund Road by M/s Pakalapati Town Builders is placed before UDA Board for approval subject to the above seven conditions.

Subject No. 64.

AGENDA NOTE:

Rc.No.269/96/63

Sub:-VUDA Visakhapatnam - Planning - Approval of E.W.S. layout in T.S.No.187/5 of Port ward under UPHS - Reg.

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The Commissioner, Municipal Corporation Visakhapatnam in his letter No.2973/96/ACP-I/dt.26-2-96 has forwarded an E.W.S. layout in T.S.No.187/5 Block No.3 Port ward No.1 copy an area of 1.01 Acs for approval. He also stated that the District Manager Housing in his letter No.3056/95/APUD dt.24.2.96 requested for layout to take up Urban permanent Housing Scheme in his area.

The matter has been examined in detail and found that the area is earmarked for park and play ground as per sanctioned Master Plan and Town Planning Scheme. The area is under the occupation of slum dwellers for a long time and the list was also communicated by the District Collector, Visakhapatnam for regularisation of encroachments as per the G.O.Ms.No. 508 dt.20.10.95. It is also opined by the Collector in the meeting held on the reference of encroachment of Government lands that since the slum is in existence the same may be considered for regularisation as it would be very difficult to rehabilitate them. The C.C.roads and drains are also laid in the colony.

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The layout has been drafted as per norms.

	<u>Ac.</u>	<u>Percent</u>	<u>Size of plots &amp; No. of plots</u>
Plotted area	0.52	51.49	15' x 22' = 65 Nos.
Roads area	0.38	37.62	
Open space & community Hall	0.11	10.89	
	<u>Ac.</u>	<u>100%</u>	
	1.01		

In view of above, the E.W.S. layout may be considered for approval duly earmarking this area as Residential use in the draft city Zonal Development Plan to incorporate the above proposal and the change of land use proposals may be sent to the Government for ratification subject to deleting the area covered under conveyor belt.

The matter is placed before YUDA for its approval.

Subject No. 65.

Subject: - Works - Engg. C.E. - Construction of Group Housing Scheme in Kanapaka Ayyannapeta Layout Phase.I,II & III at Vizianagaram and Madhurawada Group Housing Scheme at Visakhapatnam - Revised Administrative Sanction ; Ratification - Reg.

Read: - 1) Note orders of the Special Officer Dt.15-2-96 ratifying the revised Administrative Sanction accorded by Vice-chairman.

AGENDA NOTE:

The Vice-chairman, VUDA has accorded revised Administrative Sanction as against Original Sanctions for the following works as follows:-

Sl. No.	Name of the Project.	Original. (Rs. in lakhs)	Revised.
1)	Construction of Group Housing Scheme at Kanapaka Ayyannapeta, Vizianagaram Phase.I	212.54	260.81
2)	Construction of Group Housing Scheme at Kanapaka Ayyannapeta, Vizianagaram Phase.II	210.64	265.85
3)	Construction of Group Housing Scheme at Kanapaka Ayyannapeta, Vizianagaram Phase.III	526.92	615.45
4)	Group Housing Scheme at Madhurawada Layout, Vizianagaram.	147.00	170.00

The matter has been placed to the VUDA Board Dt. 10-7-95 wherein a technical committee was constituted to examine the Revised estimates pertaining to Kanapaka Ayyannapeta Housing Scheme Phase.I, II, III and Madhurawada Housing Schemes. The committee discussed and recommended that the expenditure is reasonably deviated above the sanctioned estimate in view of the details explained.

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There upon the matter has been placed before the Special Officer for ratification of the revised Administrative sanction accorded by the Vice-chairman. The Special Officer vide note orders dated, 30-12-95 has instructed to put up a detailed note showing the deviations etc., Accordingly the detailed note was submitted to Special Officer submitting the detailed reasons, comparative statements etc., The Special Officer there upon approved the note dated. 15.2.96 and ratified the action taken by Vice-Chairman in according revised administrative sanction.

Hence the matter is placed before VUDA Board/Special officer for ratification of the revised administrative sanctions accorded by Vice-Chairman.

SUBJECT NO: 66.

Rc.No. 1121/95 A1

Sub:- Estt - UDA, Vsp. Sri K. Nageswara Rao,  
Forest Range Officer - Extension of the  
period of deputation - Approval - Reg.

Sri K. Nageswara Rao, F.R.O. is working on  
deputation in V.U.D.A. since 3-4-95. His period of  
deputation (1st year) ~~will~~ expired by 2-4-96.

Sri K. Nageswara Rao, F.R.O. is looking after the  
following works:

1. Kailash Hill
2. Avenue Plantation at Madhurawada layout
3. Avenue plantation at Kanapaka Ayyannapeta layout  
at Vizianagaram.
4. Tenneti Park.
5. Block Plantation of Jodugullapalem.

The services of the above F.R.O. are essential to  
take up Avenue and Block - Plantation works during the  
year 1996-97 and also to look after Kailash Hill and  
Tenneti Park. The D.F.O. VUDA has recommended for exten-  
sion of the period of deputation of the F.R.O. for a  
further period of one year from 3-4-96. Accordingly the  
Principal, Chief Conservator of Forests, A.P. Hyderabad has  
been requested to extend the period of deputation of Sri K.  
Nageswara Rao, F.R.O. for a further period of one year  
in this office letter Rc.No. 1121/95 A1, dt. 21-3-96.

The matter is therefore placed before the Special  
Officer for approval and ratification of the action taken  
by the Vice Chairman in the matter.

SUBJECT NO: 67.

Rc.No. 1874/93 A1

Sub:- Estt - UDA, Vsp. Sri G. P. Prabhakar Rao,  
F.R.O. - Extension of the period of deputation for a further period of two years -  
Reg.

AGENDA NOTE:

Sri G. P. Prabhakar Rao, F.R.O. has been working in VUDA on deputation since 1-5-93 F.N. The period of deputation (3rd year) will expire by 30-4-96 A.N.

Sri G. P. Prabhakar Rao, F.R.O. is looking after the following works:

1. Maintenance of VUDA Park including Fountain Plaza.
2. Avenue Plantations raised at Kapuluppada.
3. Avenue Plantations raised at Rushikonda.
4. Avenue Plantations raised at Kurmannapalem
5. Avenue Plantations raised at Pedagantyada.
6. E.P.D.P. Plantations
7. M.V.P. Central Nursery.

The D.F.O. VUDA in his note Rc. No. 2/96/UFD/K1, dt. 15-3-96 has recommended for extension of the period of deputation of the Forest Range Officer for a further period of 2 years from 1-5-96.

As per G.O. P.No. 10 Fin & Plg. Dept. dt. 22-1-93, the period of deputation shall be subject to a maximum of five years of which the initial period of 3 years shall be sanctioned by the Head of the Department and extension beyond 3 years i.e. for the further period upto 2 years shall be decided by the Govt. concerned, where such extension is considered necessary in public interest.

The matter is therefore placed before the Spl. Officer to approve the proposal for extension of the period<sup>of</sup> deputation of Sri G.P. Prabhakar Rao, F.R.O. for a further period of 2 years beyond the initial period of 3 years.

SUBJECT NO: 68.

Sub:- Entrustment of the work of preparation of Final Accounts of VUDA with internal Audit for the year 1995-96 - Appointment of Auditors - Reg.

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AGENDA NOTE:

The VUDA has engaged Auditors M/s. Y. Narayana Murthy & Co. Visakhapatnam for preparation of Final Accounts of the VUDA for the year 1994-95. Similarly for the preparation of Final Account for the year 1995-96 the following two firms has submitted their request for appointment as Auditors.

1. INTURI Association,  
Visakhapatnam.
2. M/s. Y.Narayanamurthy & Co.,  
Visakhapatnam. Earlier Auditor  
for re-nomination.

The matter has been examined in detail and taking into consideration of the services rendered by the earlier Auditors in preparation of Final Accounts etc., it has been considered to re-nominate M/s. Y. Narayana Murthy & Co., Visakhapatnam as Auditors for the year 1995-96 on the same rate of remuneration of Rs.45,000/- (Rupees Forty five thousand only) fixed for the previous year and without any other benefits for preparation of Final Accounts and internal audit on the same terms and conditions of the previous year.

The matter is placed before the Authority to approve the above proposal.