

Rc.No.726/2000-G3

Subject No. 14

Sub: VUDA – PLANNING – Change of land use from Town Centre for Public Purpose to residential land use and Vice Versa in S.Nos. 148/p, 161/p, 174/p and 175/p of Madhurawada Village – Approval Regarding.

Agenda Note :

The District Administration has requested VUDA Vide D.O.Rc.No.2024/98-E2 of the Joint Collector, Visakhapatnam to prepare a comprehensive layout for allotment of Government lands in favour of various departments, organizations & Slum rehabilitation purpose in S.No.148p,161p,174p & 175p of Madhurawada (v) the land covered an area of about Acs.125.00 cts.

VUDA has prepared and communicated the Block Layout Plan for Government lands vide BLP No.9/2000 duly considering the Master Plan, road net work for 80' & 60' roads and earmarking areas for residential / public purpose.

The Revenue Authorities have handedover Acs.21.00 for development of EWS layout for rehabilitation purpose and Ac.20.76 cts development as a Model residential layout by VUDA. It has also been considered subsequently to develop a housing project in the same area to accommodate 1200 beneficiaries of slum dwellers of Visakhapatnam and areas have been earmarked accordingly.

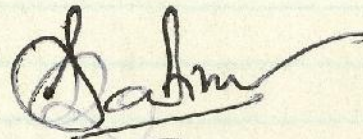
In the Government land area a perennial gedda by name of "Sudda Gedda" is passing which has been considered to be preserved for drinking water purposes by providing green belt area and check dams across the gedda. An area of Ac.6.00 cts has also been preserved as lake in the upstreams of the check dams so as to preserve the water body with its natural environment.

In view of these developments and in view of the sloppy terrain the location of the residential colonies have been identified on a joint inspection by the Collector, Vice Chairman, VUDA, Joint Collector, Visakhapatnam.

Therefore the block layout plan issued vide BLP No.9/2000 has to undergo changes as to the location of the residential areas and town center public purpose areas. The modified sectors plan showing the above modification has also been communicated to the Collector for their reference and necessary action.

VUDA Resolution No.14 dated 2.4.2002

Resolved to approve and recommend the proposals of change of land use to Government from town center for public purpose to residential land use and vice versa in S.No.148/p, 161/p,174/p and 175/p of Madhurawada village by re-locating the above residential and town center areas without change the extents and without changing the density. The proposed variation plan may be notified in News papers as required under section 12(1) and (5) of A.P.Urban Areas (Development) Act, 1975 to invite objections and suggestions as per rules.



CHAIRMAN

Out of the Acs.125.00 cts Government land ⁱⁿ an extent of Acs.55.00 cts has been earmarked for Town Centre that is meant for public purpose like Bus Terminus, Commercial, Public & Semi public, Educational, Hospital, Parks & Play grounds etc., as per the sanctioned Rushikonda Zonal Development plan. The location of town center is towards eastern side of the proposed 80' road in the Zonal Development plan.

Due to the change of location for residential area meant for EWS Rehabilitation center, VUDA Lake View residential layout, EWS Housing project etc., towards the eastern side of the 80' road, the town center area is partly relocated towards the western side of the 80' road to balance the areas earmarked for residential and town center areas. The extent involved in the relocation is Ac.44.97 cts while the total area of Town Centre is kept intact ie., Ac.55.00. Though the locations have been shifted, there is no change of density or areas.

In view of the above, the matter is placed before VUDA Board for approving the change of land use from Town Centre for public purpose to residential land use and vice versa in S.Nos.148p, 161p, 174p & 175p of Madhurawada (v) by relocating the above residential and town center areas without change the extents and without changing the density. The proposed variation plan showing the above change of land use may be notified in as required under section 12(1) and (5) of A.P.Urban Areas (Development) Act, 1975 to invite objections and suggestions by giving 15 days from the date of publication of notification in daily News Papers for taking further action.