

Rc.No.490/01/G1

SUBJECT NO: 15

Sub:- Change of land use from Residential to Institutional use in S.No.45/P and 46/P of Chittivalasa (V) and S.No.74/P of Sangivalasa(V), Bheemilli (M) – Applied by the Secretary, Anil Neerukonda Educational Society, Visakhapatnam – Reg.

AGENDA:

The Secretary, M/s Anil Neerukonda Educational Society (ANES) has submitted the plans for change of land use from Residential use to Industrial land use in S.No.45/P and 46/P of Chittivalasa (V) and S.No.74/P of Sangivalasa (V), Bheemunipatnam (M) covering an extent of Ac.12.00 for construction of Engineering College.

The matter has been examined in detail. The party has started the construction without obtaining approval of plans by VUDA and hence 1st, 2nd and 3rd notices were issued to the party for such unauthorized construction. The party while enclosing copy of order of All India Counsel for Technical Education as stated that the All India Counsel for Technical Education have permitted them to start Engineering College from the Academic year 2001-2002. Also as seen from the order No.F.N.730-50-098 (NDEG) / ET / 2001, dt.19.7.2001 All India Counsel for Technical Education, New Delhi, it was found that All India Counsel for Technical Education has permitted Anil Neerukonda Educational Society to start Engineering College from the academic year 2001-2002 and in order to start the academic classes, they construction its main Block in anticipation of the approval by the Authority.

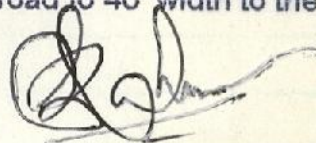
The party has furnished document copies, M.R.O. Certificate, F.M.B.Sketches, 10 (1) Adangal, combined sketch etc. The party has paid an amount of Rs.6,500/- on 10.7.2001 towards processing fee and also paid Rs.2,42,775/- on 19.5.2001 and Rs.4,85,685/- on 31.7.2001. (Total Rs.7,28,460/-) towards conversion charges.

The said land is falling within the purview of Bheemunipatnam Municipality. The said land is earmarked for Residential use as per Master Plan. The proposed site is nearer to Bheemilli Town and Tagarapavalasa and the development of this Engineering College would help the planned development of Bheemilli vicinity area.

VUDA Resolution No.15 dated 2.4.2002

Resolved to recommend to the Government the change of land use from residential to institutional use for approval in an extent of Acs.12.00 in S.No.45/p and 46/p of Chittivalasa village and S.No.74/p of Sangivalasa Bheemili Mandalam subject to the following conditions:

1. The party should get the approval of building plans from VUDA after getting the approval of change of land use from Government.
2. The party should strengthen the approach road to 40' width to the college site.



CHAIRMAN

The road leading from NH-5 to the Engineering College site is having 24' - 30' wide at Village builtup area and for the remaining part, the party has formed 40'-0" wide roads in their land duly connecting to existing village road leading to Thagarapuvalasa. As such the part of the road falling in the builtup area which is less than 40' wide has to be widened to 40'-0" by the party or the party should provide alternative road with a minimum width of 40' from NH-5 to Engineering College site.

The subject site was notified in News Paper "Hindu and Vaartha" on 13.6.2001 duly calling objections from public on owner-ship aspect but no objections have been received from the public within the stipulated period.

In view of the above, the request of the applicant for change of land use from Residential to Institutional use for an extent of Ac.12.00 in S.No.45/P and 46/P of Chittivalasa (V) and S.No.74/P of Sangivalasa (V), Bheemili (M) may be considered to recommend to Government for approval subject to the following conditions.

1. The Party should get the approval of building plans by VUDA after getting the approval of change of land use by the Government.
2. The party should strengthen the approach road to 40'-0" width to the college site.

The matter is placed before VUDA Board for approval for sending to the Government.