

Rc.No.427/01/G1/Plg./VUDA

SUBJECT NO. 16

Sub:Approval of change of land use from "Residential to Commercial use" in S.No.28/1 of Vadlapudi(V), Gajuwaka(M) - applied by Sri K.Ramamohana rao - reg.

Sri K.Ramamohana rao has directly submitted application to VUDA for the change of land use of his site from "Residential use to Commercial use" to an extent of 1251 Sq.Yds. covered in plot Nos.20 and 21 of Narasimhanagar layout situated in S.No.28/1 of Vadlapudi (V), Gajuwaka(M) for approval of the same.

The matter has been examined in detail. The party has furnished the particulars i.e. copies of Registered documents of the site, ULC clearance certificate, F.M.B.sketch of S.No.28 of Vadlapudi(V), 10(1) Adangal. The MRO, Gajuwaka Mandal, Visakhapatnam has stated in his letter Rc.No.479/2001/SA, dated 18-8-2001 that the land in Vadlapudi(V), Gajuwaka(M) covered by S.N.28/1A is a Zeroyati land. The site was inspected and found that the above site is abutting to 200'-0" wide NH5 and also 100'-0" VEPZ road. The surrounding area was developed with Commercial belt abutting to both NH5 and also EPZ road. The nearby site was also considered for change of land use by VUDA from Residential to Commercial use. As per the sanctioned Master Plan this site is earmarked for residential use where as in the draft Gajuwaka ZDP this site was proposed for commercial use. The proposal was notified in the news paper "Vaartha" dated 13-6-2001 duly calling for objections if any from the public but no objections were received by VUDA in the stipulated time. The site is located nearer to Vadlapudi-Steel plant rehabilitation colony and regarding the land acquisition by Steel plant, in the 10(1) adangals issued by MRO it was stated that "S.No.28/1A, Acs.1.75 cts. was not acquired.

The said site is falling in 200'-0" wide NH5 widening to a width of 29'-0" and also a splay of 20' x 20' has to be provided from the site since it is a corner plot which is abutting to both 200'-0" NH5 and also 100'-0" VEPZ road and as such the analysis of the site is as follows:

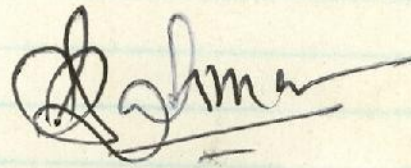
Total extent of the site	: 1251.00 sq.yds.
Extent falling in NH5 widening including 20' x 20' splay	: 320.00 sq.yds.
Net extent available for change of land use	: 931.00 sq.yds. =
778.29 sq.mts.	

The party has to pay the development charges Rs.23,349/-

VUDA Resolution No.16 dated 2.4.2002

Resolved to recommend to the Government the change of land use for approval for an extent of 778.29 Sq.Mts in S.No.28/1A of Vadlapudi village from residential use to commercial use subject to the following conditions:

1. The party should pay an amount of Rs.23,349/- to VUDA towards development charges.
2. The applicant should get the building plans of the proposed commercial complex approved by the Competent Authority.
3. The party should pay necessary charges to Gajuwaka Municipality.
4. The party should give an undertaking on non-judicial paper worth of Rs.100/- stating that the road widening portion of 320 Sq.yards shall be handedover to the Local Authority / concerned department at free of cost by executing the registered gift deed.



CHAIRMAN

In view of the above, the request of the applicant for change of land use of his site to an extent of 778.29 sq.mts. in S.NO.28/1A of Vadlapudi(V) from "Residential use to Commercial use" may be considered to send the same to the Government for approval subject to following conditions:

- 1) Payment of Rs.23,349/- to VUDA towards development charges.
- 2) The applicant should get the building plans of the proposed commercial complex approved by the competent authority.
- 3) Should pay necessary charges to Gajuwaka Municipality, Gajuwaka
- 4) Should give an undertaking on non-judicial stamped paper worth of Rs.100/- stating that the road widening portion of 320.00 sq.yds. shall be handed over to the Local Authority / concerned department at free of cost by executing the regd. Gift Deed.

Hence, the matter is placed before the VUDA Board for approval to recommend to the Government.