

AGENDA NOTE: 83

Rc.No.1625/95/G1

Sub:-Planning - VUDA - Approval for change of land use from Residential to Industrial use in S.No.94,95,96 & 97 of Sarivada (v) of Gajuwaka Mandal - Applied by M/s Sarita Steel Mills Ltd. Regarding.

The Joint Managing Director M/s Sarita Steel Mills Ltd has applied for change of land use from Residential to Industrial use for an extent of Ac. 10.89 cents in S.No.94, 95,96 & 97 of Sarivada Village of Gajuwaka Mandal for locating a Steel Rolling Mill with installed capacity of 60,000 mts per annum.

As per the sanctioned Master Plan, the proposed site falls in residential land use zone and abutting to Kurmannapalem main approach road. The party has already formed the approach road from Rajeevnagar Road upto his site and demarcated the site with boundary.

This is a medium scale industry with an investment proposal of 13.14 crores and a production capacity of 60,000 mt per annum. This medium scale steel mill is proposed near Rajeev Nagar Housing colony having approach from Kurmannapalem Township road. Hence, there will be lot of traffic on this Rajeevnagar road because of this steel mill besides the regular traffic to this residential colony. Hence, it is desirable that the industry should have separate approach road from National Highway No.5.

Accordingly the Sarita Steel Mill owner has proposed 40' approach road from NH.5 which passes through the Govt. land in S.No.93 of Sarivada and Ac. 0.37 cents Govt. lands is required for the formation of 40' approach. Sarita Steel Mill owner has informed that NOC for approach road passing through the Government land will be obtained from joint Collector, Visakhapatnam shortly. Regarding Air & Water pollution, the Sarita Steel Mills Ltd has informed that they would use a reheating furnace run by Furnace Oil, hence there will be no heavy smoke emission etc., However, Sarita Steel Mills will have to produce NOC from A.P. Pollution Control Board since it is absolutely necessary for the conversion of land use issue.

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M/s Sarita Steel Mills Ltd., has produced necessary documents and Certificates in connection with the change of land use proposal.

M/s Sarita Steel Mills Ltd has paid Rs. 1,76,287/- towards conversion fee and also paid Rs. 2,64,432/- towards difference of development charges as per G.O.Ms.No.51 MA dt. 5.2.96.

Hence the matter is placed before VUDA to consider to recommend to Government the change of land use proposal from Residential use to Industrial use in S.No.94,95,96 & 97 of Sanivada village for an extent of Ac. 10.89 cts, subject to the condition that Sarita Steel Mill Ltd., should produce the NOC from A.P. Air & Water pollution control board and also formation of independent 40' approach road from NH-5 upto the factory site before approval of detailed factory building plan by VUDA.

We may insist on a resolution from the local body that residents of the area have no objection to the industry coming up in residential area, lest there should be subsequent protests from the residents, before we recommend to government.

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