

SUBJECT NO 573

**SUBJECT: PLANNING WUDA - Approval of Building plans for the construction of Post Graduate & Research Centre in S.No. 174/1 (Old S.No.20) of Yendada(v), Visakhapatnam - Change of land use from Agricultural zone to Institutional use - Recommending to the Government - Regarding.**

Ref: Application dated 13.7.2000 of Gayatri Vidya Parishad, Visakhapatnam.

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AGENDA NOTE:

M/s Gayatri Vidya Parishad, Visakhapatnam has applied for permission for construction of Post Graduate and Research Centre in S.No.174/1 of Yendada (Old S.No. 20) village, Visakhapatnam rural mandal. The proposed construction is educational Institution (ie) Post Graduate & Research Institution. The Government have already alienated an extent of Acs.3.00 in favour of the Institution vide G.O.Rt.No.1920 Rev.Assignment-I (Department) dated 18.12.1992 on payment of Market value of Rs.1,57,960/- per acre. Accordingly the District Collector in Rc.No.190/91-B2,dt.15.7.1991 directed Mandal Revenue Officer to handover the lands on collecting market value. The M.R.O. has also in Rc.No.887/91-HA handedover the 3 Acs. of lands to Gayatri Vidya Parishad on 10.5.93 delivery receipt is also produced by the applicant. Further to this, the request of the Gayatri Vidya Parishad to alienate an additional extent of Acs.5.70 cts in the same S.No. was also under consideration in favour of the Institution by the Government in Revenue Department vide reference CCLA's Lr. No.B3/2749/99 dated 16.10.99 addressed to the Secretary to Government (Revenue). The Institution requesting conversion for the entire Acs.8.70 cts.

The site is located towards western side of the Beach road adjoining Gitam College. There is a kutchra road leading to the valley from the beach road during quarry operations. This should be made into 60' pucca road by providing necessary culverts across

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gedda which should become main approach to the site. Previously in Rushikonda sanctioned Zonal Development plan some part of the valley is earmarked for residential zone for locating police quarters and part of the land is earmarked for Agricultural zone. On the Western side, the institutional zone was earmarked where firing range was located. Due to the change of land use, the area will develop as an Institutional area along the beach road by the side of the Gitam Engineering College Complex which should be covered with good land scapping areas abutting the beach road. By this development, quarrying will stop and the side by hills could be protected.

The change of land use from Agriculture/Residential (Part) to Institutional use is proposed only for Acs.3.00 for which the land was already alienated by the Government. Further the Acs.3.00 land allotted to Gayatri Vidya Parishad is not falling within C.R.Z. zone.

The Institution should pay necessary development charges for conversion of land use Rs.66,979/- for Acs.3.00 only where alienation was given by the Government.

The matter is placed before VUDA Board for recommending to the Government for approval of Acs.3.00 of land for which alienation was given by the Government subject to

- a) Strengthening existing quarry rubbish road to 60' wide B.T.Road with necessary cross drainage works.
- b) Shall obtain plan approvals from VUDA.

VUDA Resolution No. 573, dt.9-8-2000

Resolved to recommend to the Government the approval of change of land use from Agricultural / residential use to Institutional use for Acs.3.00 for construction of Post Graduate and Research centre in S.No.174/1 by M/s Gayatri Vidya Parishad subject to two conditions mentioned in the subject note.

*K. Srinivas*  
Chairman