

SUBJECT NO: 575

SUB: VUDA - PLANNING - Change of land use from Agricultural use to Residential use in S.No. 97 to 100, 103 to 108, 120, 121, 123 to 130 of Paradesipalem(v) - Comprehensive change of land use proposals - Regarding.

AGENDA NOTE:

M/s G.P.R.Housing Private Limited have applied for change of land use from Agricultural use to Residential land use for an extent of Ac.9.73 in S.No.97/1, 3, 100/2p and 105 of Paradesipalem village. There is a 40' approach road for this site which leads to the existing village from the N.H.5. The G.P.R.Housing Private Limited has furnished the following particulars.

- 1) M.R.O. Certificate for non-involvement of Government land for S.No.97/1 * 3, 100/2p and 105 of Paradesipalem and not covered by Agriculture land ceiling Act.
- 2) F.M.B.Sketches with M.R.O.Signatures.
- 3) 10(1) Adangal copies (title deeds).
- 4) The party has paid development charges Rs.1,96,887/- for an extent of Acs.9.73 cts for conversion.

The matter has been examined in detail and it is proposed to have a comprehensive change of land use proposal in this area taking into consideration for an extent of Ac.86.26 cts covering the following S.Nos. of Paradesipalem village which forms the contiguous block upto N.H.5. in terms of Government instructions in Lr.No.24692/H2/99-1 M.A., dated 27.11.99 stating to send comprehensive proposals for change of land use but not to send individual proposals for change of land use.

A circulation system is proposed with 80', 60' roads in the structural plan. The details are given below:

Sl. No.	Survey No.	Name of the village	Extent in Acs.	Extent applied by the applicant
1.	97/p	Paradesipalem	4.79	4.34
2.	98	-do-	6.50	--
3.	99	-do-	0.62	--
4.	100	-do-	3.68	0.35
5.	103	-do-	1.41	--
6.	104	-do-	0.53	--
7.	105	-do-	5.04	5.04

No.	No.	Villago	in Ac.	by the applicant
8.	106	Paradesi- palem	6.14	--
9.	107	-do-	5.04	--
10.	108	-do-	2.23	--
11.	120	-do-	2.58	--
12.	121	-do-	2.20	--
13.	123	-do-	1.95	--
14.	124	-do-	9.48	--
15.	125	-do-	1.18	--
16.	126	-do-	9.20	--
17.	127	-do-	1.43	--
18.	128	-do-	8.54	--
19.	129	-do-	6.78	--
20.	130	-do-	6.94	--
XXX			<u>86.26</u>	<u>9.73</u>
	Total:			

The comprehensive proposal covering an area of 86.26 cts would be implemented after approval of the Government whenever residential layout proposals are received for layout development subject to submission of all the relevant records by ^{concerned} developers, such as title deeds 10(1) Adangals, H.R.O. Certificate for non-involvement of Government land/land ceiling etc. Necessary Development charges would be collected from the developers for the change of land use and layout charges as and when ^{than} come forward for approvals.

Regarding 60' approach road M/s. G.P.R. Housing Pvt. Limited in their earlier letter dt:19.1.2000 requested VUDA to acquire the private land required for widening of 40' road to 60'-0" under L.A. Act and they will bear the proportionate cost of land and charges for the formation of existing 40' road to 60' Road because the owner of the Private land is not willing to sell his land inspite of their repeated requests. The L.A. cost for 60' widening of the 40' approach road should be totally borne by the Agency.

The matter may be placed before the VUDA Board for approving the proposals and the same may be sent to Government for recording the proposals.

VUDA Resolution No. 575, dt.9-8-2000

Resolved to recommend to the Government the comprehensive change of land use proposals covering an area of Acs.86.26 cts. in S.Nos. 97 to 100, 103 to 108, 120, 121, 123 to 130 of Paradesipalem village for approval.

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