

SUBJECT NO. 115 :

RC.NO.1620/95-G2,

SUB:- ~~PENNING~~ - V.U.D.A. - Change of land-use from Town centre (Institutional use) to residential in S.No.164/5A 2 to 22 for an extent of Ac.3.10 cts.

AGENDA NOTE :

Sri D.Narasa Raju has submitted the layout Plan for approval of layout in S.Nos.164/5A 2 to 22 of Vepagunta village for an extent of Ac.3.10 cts. The proposed layout site in S.No.164/5A 2 to 22 of Vepagunta village has been verified on ground and found that the proposed site is having approach from existing Gosala road through 100' wide proposed road. As per the ground position, the proposed site is situated in between Simhapuri Plotted Development scheme on east Simhapuri Housing colony on North and Appannapalem village built-up on west. As per the sanctioned Visakhapatnam Metropolitan Region, the proposed layout site is earmarked for town centre (Institutional use) and situated in the midst of Simhapuri Plotted Development Scheme and Simhapuri Housing Scheme, and Appannapalem village built-up. This land involves change of land-use from Town Centre to Residential use. Originally, the Visakhapatnam Urban Development Authority proposed to acquire an extent of Ac.45.06 cts. of land in S.Nos.164/5, 1 & 2, 5A, 5A23 of Vepagunta village under Sites & Services Scheme. Out of which Ac.42.23 cts. was acquired by V.U.D.A. under private negotiations. The land measuring Ac.3.37 cts. could not be acquired and no award was passed for this land.

Vepagunta Town structure plan was prepared for an extent of Ac.1245 of land covered in Vepagunta, Purushotham puram part and Cheemalapalle part villages to accommodate about 20,000 population. An extent of Ac.48.49 cts.(approx.) area is earmarked for town centre facilities in S.Nos.28, 32, 163 and 164/p including town park, to cater to the needs of higher order facilities such as educational (college), Health (Hospital), recreational (Park play ground, stadium) Shopping, and Market facilities and bus terminus.

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An extent of Ac.3.16 cts. of V.U.D.A. land which was fallen in town centre area was developed under Housing Scheme (Simhapuri) since it was felt that the balance area is sufficient for town centre facilities. In addition to this, Ac.5.00 of V.U.D.A. land which is fallen in town centre area is allotted to A.P.S.R.T.C. for the development of Bus terminus.

The applicant's site is located in the contiguous stretch of land by the side of gedda which includes V.U.D.A. developed Housing colony and village built-up. Existing gedda is bifurcating the major land earmarked for town centre on western side of the site. An extent of about Ac.32.00 of land is available for proposed town Centre, in addition to Ac.5.00 of land which is allotted to APSRTC for development of Bus terminus. The total extent of Ac.37.00 available for town centre facilities may be sufficient after deletion of Ac.3.37 cts. of land in S.Nos.164/5A2 to 22.

The site has been inspected by the Vice-Chairman, V.U.D.A. and considered to recommend to the Government the change of land-use from town centre (Institutional) to residential for an extent of Ac.3.10 cts. subject to the condition that the party should pay an amount of Rs.35,128/- towards the conversion fee and also furnish 10(1) Adangal/sale deed copy for an extent of Ac.0.60 cts.

Hence, the matter is placed before V.U.D.A. Board for approval.

RESOLUTION NO: 115

Sl.	Subject No.	Subject	Resolution
1.	Change of land use from Town centre (institutional use) to residential in S.No.164/5A 2 to 22 for an extent of Ac. 3.10 cents		<p>Resolved to recommend to the Govt. the change of land use from town centre (institutional use) to residential in S.No. 164/5A 2 to 22 for an extent of Ac.3.10 cents subject to the following conditions.</p> <p>1. To pay an amount of Rs.35,128/- towards conversion fee</p> <p>2. To furnish 10(1) adangal/sale deed copy for an extent of Ac.0.60 cents.</p>

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VICE CHAIRMAN. 28.12.96



COLLECTOR AND SPECIAL OFFICER

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