

DRAFT SUBJECT TO VUDA BOARD**RC.NO: 3736/05/L3****SUBJECT NO 67 :**

Sub:: VUDA-Planning-Application for development of land in
 S.Nos: 471/P, 472/1,2&476 of Ravada (V), Parawada (M),Pendurthi (V)
 Pendurthi (M) of Visakhapatnam District- Approval-Accorded-Reg.

AGENDA NOTE:

In the VUDA area the following layout developers have applied
 for approval of sub-division of land basing on draft Master Plan.

Sl.No	Name of the Developer	S.No & Village	Extent
1	Sri.S.Rambabu Raju Managing Partner J.B.Visakha	471/P, 472/1,2 & 476 of Ravada (V) Parawada (M)	Ac.86.26 Cents
2	A.Ramesh Babu managing Partner M/s. R.R.Promoters Vsp.	273/20P, 281,282/P, 283/P &284/P Ravada (V) Parawada (M)	Ac13.64 Cents
3	T.Satyanarayana & others	77/1B, 2B &3B Pendurthi (V) Pendurthi (M)	Ac.9.15 Cents

The above proposals submitted by the applicants have been examined with the provisions of A.P. Urban Areas (Development) Act, 1975 and also in accordance with the Statutory Master Plan along with existing G.O's and rules and Regulations, which are in force and approval accorded.

As per the sanctioned Master Plan the land falls in Agricultural use zone but as per draft Master Plan the land-use is residential use zone. The Government of Andhra Pradesh, M.A & U.D Department vide letter No: 23784/H2/02/2, MA, dated 15.04.05 has agreed in principle for approval draft Master Plan.

Pending formal sanction by the Government to the draft Master Plan, approval has been accorded to the layouts relying on the strength of Government letter. However, keeping in view the financial interests of VUDA, conversion charges from the applicants have been collected. This will not only improve the financial position of VUDA but also facilitates development. Accordingly all the Development proposals for layouts/Apartments etc., in conforming land uses in the draft Master Plan, are also proposed to be approved after collecting conversion charges in order to promote orderly development.

Accordingly, the subject is placed before the board for ratification of the action in according approval to the layouts and for considering similar proposals in conforming land uses pending formal approval of draft Master Plan by the Government.

VUDA Resolution No.67, dated 16-12-2005

Resolved to ratify the action in having accorded approval to the three layouts indicated in the subject note in order to promote orderly development and also further resolved to consider similar proposals in conforming land uses pending formal approval of draft Master Plan by the Government.


Chairman, VUDA