

SUBJECT NO : 88

Sub:- PLG – VUDA – VSP – Reclassification of land use in respect of Hill / Forest in VMR – Reg.

AGENDA NOTE:

It is submitted that the Master Plan for Visakhapatnam Metropolitan Region was prepared during the year 2004 and the same was approved by the Government vide G.O.MsNO.345, M.A., dated 30.06.2006. During the revision of Master Plan all hills were marked as Hill/Forest without specifically confirming whether it is Hill or Forest. Master Plan is only an indicative document and does not establish the nature of the land as recorded in Revenue records. As such all Hills in Visakhapatnam Metropolitan Region have been classified as Hill/Forest. But in reality all of them are not Forest lands and each case to be decided as per the entries in the Revenue records. Due to this land classification many of the Hills which can be utilized for important projects could not be utilized properly.

It is also submitted that in reference 2nd cited, Smt Chandana Khan, I.A.S, Special Chief Secretary to Government, Youth Advancement Tourism & Culture Department, Government of Andhra Pradesh has also requested to change the land use pertains to Survey Nos: 179/1, of Yendada (V) Madhurawada (Rural) Mandal, S.Nos: 392/2, 393/3, 394/2 & 395 of Kapuluppada (V) Bheemili (M) and S.Nos: 409, 336/p of Madhurawada (V) Visakhapatnam (Rural) Mandal of Visakhapatnam District from Hill/Forest land use to multipurpose use so as to facilitate Tourism development projects. Most of these areas are not actually reserved forests.

Further some of the foot hills are suitable for catering the demand of Affordable Housing. Whereas the same cannot be taken up without the change of land use from Hill/Forest to Residential use.

It is further submitted that the Forest Department is objecting to development of such areas which are actually Hills and are most suitable for Tourism Projects/housing projects. Further the Government of Andhra Pradesh has also announced incentives for development of Tourism Projects. At the same time unless we re-classify such land use, the projects such as Tourism Projects and Housing projects in the economical range, to facilitate Housing for the needy people of Middle Income Group (MIG); Low Income Group (LIG); and Economically Weaker Sections (EWS) Sectors also can not be taken up.

In view of the above, it is desirable to reclassify each and every case basing on Revenue records. The proposals for reclassification of land use from Hill / Forest use into specific use keeping in view of the Revenue records is placed before the VUDA Board for perusal and for forwarding to the Government as per the procedure laid down in the AP.U.A.D. Act 1975 U/s 12 and under Rule 13 of A.P. Urban Areas (Development) rules 1977.

 19/12/12

VICE CHAIRMAN


CHAIRMAN

VUDA RESOLUTION NO. 88, DT. 15-12-2012

The Board discussed the matter and resolved to send comprehensive proposals to the Government.


CHAIRMAN