

SUBJECT: 619 dt-13-7-01

Sub:- VUDA--Planning--Visakhapatnam--Change of land use from Residential to Industrial use in S.No. 18/P & 19/P of Mindi(V), Gajuwaka(M) for an extent of Acs.10.86 cts.--Applied by M/s.Sravan Shipping Services Pvt. Ltd., Visakhapatnam--Reg.

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AGENDA:-

The Commissioner, Gajuwaka Municipality, Visakhapatnam has forwarded the above subject proposal in his letter ROC No.1228/2001/G3, Dated:18.6.2001 for change of land use from Residential to Industrial use in S.No.18/P & 19/P of Mindi(V), Gajuwaka(M), Visakhapatnam for an extent of Acs.10.86 cts. applied by M/s. Sravan Shipping Services Pvt. Ltd., Visakhapatnam.

The matter has been examined in detail. As per the sanctioned Master Plan, the site in S.No.18/P & 19/p falls in Residential land use. As per the ground position, the site is located on the northern side of M/s. Hindustan Zinc Factory, Mindi(V), on the Western side of the site separated by Rly. line and Mindi Village road. On the North and Eastern side surrounded by VSP Port Trust lands. Even though the S.No.18/P, 19/P of Mindi(V) is earmarked for residential use in the sanctioned Master Plan, it is not suitable for residential development because of high air & water pollution in this area due to existing M/s. Hindustan Zinc, Coromandal Fertilizers etc. Even the ground water has been polluted and contaminated in this area because of Hindustan Zinc. The Dist. Administration has proposed to shift the residents of Mindi, Chukkavaripalem etc. to other safe places for rehabilitation.

M/s. Sravan Shipping <sup>Services</sup> ~~Corporation~~ Pvt. Ltd. wants to develop container freight station (Construction of few closed godowns for storing of General cargoes, i.e. Machinery, cement, food grains and other cargoes) with infrastructure facilities. There is a 40' wide approach road to the site on the Port Trust lands from the existing 100' Port road leading from NH5 to Naval Dockyard road. This road has to be strengthened and to be made B.T. road with the permission of Port Trust for movement of heavy vehicles for transportation of cargoes.

The M.R.O. in his certificate L.Dis.No.35/2001/Sa,dt: 22.5.2001 has informed that lands in S.No.18/P & 19/P of Chukkavaripalem of Mindi(V) are classified as Private lands and there is no Government lands or "D" form Patta lands are involved in the above lands. The Special Officer, U.L.C., Visakhapatnam in his certificate L.Dis.No.127/2001,dt:29.6.01 has certified that lands (Acs.10.86 cts.) in S.No.18/P & 19/P of Chukkavaripalem(V) H/O of Mindi are not surplus lands as per the general exemption granted vide G.O.Ms.No.733 Revenue(VCIII) Department, dt:30.10.88. The party has produced the copies of Registered <sup>ownership</sup> Documents for entire Acs.10.86 cts. of the land. The public notification is given in the News paper on 13.6.01 regarding the objections if any on the owner-ship of the above land. ~~No~~ objections have been received on owner-ship of the said lands. The party has constructed the Compound wall around the site.

In view of the above, the matter is placed before the Special Officer, VUDA for considering the change of land use from Residential to Industrial use in S.No.18/P and 19/P of Mindi(V), Gajuwaka(M) for an extent of Ac.10.86 cts. applied by M/s. Sravan Shipping Services Pvt. Ltd., Visakhapatnam and to recommend to the Government for approval of the same subject to the following conditions.

- 1) M/s. Sravan Shipping Services Pvt. Ltd., Visakhapatnam should strengthen the <sup>40' x 60' width</sup> 40' road and made it to B.T. <sup>by street light.</sup> with the permission of Visakhapatnam Port Trust for movement of heavy vehicles.
- 2) The party should pay Rs.6,59,257/- towards VUDA development charges as per G.O.Ms.No.51,MA,dt:5.2.96 before sending the proposals to the Government.
- 3) The party should obtain the godown approval plan from Commissioner, Gajuwaka Municipality <sup>VUDA</sup> after the change of land use proposal is approved by the Government.

VUDA R. NO. 619 DT. 13-7-01

Approved

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spl officer

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