

SUBJECT No. 49Rc.No.430/B/93/A1.

Sub:- ESTABLISHMENT - VUDA - Visakhapatnam -  
Sanction for further continuance of  
certain posts in Engineering Wing of  
VUDA - Reg.

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AGENDA NOTE:

The Government have accorded sanction for continuance of the following temporary posts in Engineering Wing of VUDA upto 28-2-95.

| Sl. No. | G.O.No. & Date                     | Name of the Post                    | No.of posts sanctioned. | Date of expiry of the Government sanction. |
|---------|------------------------------------|-------------------------------------|-------------------------|--|
| 1.      | 2.                                 | 3.                                  | 4.                      | 5.   |
| 1)      | G.O.Rt.No.953,M.A.,<br>dt.23-8-94. | 1) Executive Engineer ..            | 1                       | 0  |
|         |                                    | 2) Dy.Executive Engineers ..        | 2                       | 0  |
|         |                                    | 3) Assistant Executive Engineers .. | 10                      | 0  |
|         |                                    |                                     |                         | 28-2-95                                    |
| 2)      | G.O.Rt.No.954,M.A.,<br>dt.23-8-94. | 4) Superintending Engineer. ..      | 1                       | 0  |
|         |                                    | 5) Dy.Executive Engineers. ..       | 2                       | 0  |
|         |                                    |                                     |                         | 28-2-95                                    |

The Government were requested in this office letter Rc.No.430/B/93-A1,dt.15-2-95 to accord sanction for continuance of all the above posts upto 29-2-96. The orders of the Government are still awaited. The sanction sought for from the Government for all the above posts will expire by 29-2-96.



I N D E X

| Sl. No. | Subject No. | Subject  | Resolution   |
|---------|-------------|--|--|
| 1.      | 2.          | 3.   | 4.   |
| 1.      | 49          | Sanction for further continuance of certain posts in Engineering Wing - Reg.   | Approved and resolved to recommend to the Government for continuance of posts for a further period of 2 years from 1-3-96.   |
| 2.      | 50          | Approval of Hatchery in S.No.296/P,297/P and 298/P of Kapuluppada Village applied by M/s.Integrated Aqua Farm (Pvt.)Ltd.,-Reg. | Approved subject to the conditions laid down in the subject note.  |
| 3.      | 51          | Regularisation of site in T.S.No.125/P of Waltair Ward belonging to Sri P.S.N. Raju and Others -Reg.                           | <p><u>Resolved to:-</u></p> <ol style="list-style-type: none"> <li>1) Withdraw the land from acquisition.</li> <li>2) Approve the site for construction of Apartment in Bit No.I for an extent of 4280 Sq. mtrs., subject to the conditions laid down in the subject note.</li> <li>3) Approve for conversion of land use from open space to residential in Bit No.II for an extent of 3,312.26 sq. mtrs. and recommend the same to the Government for approval duly shifting the proposed 40'road in the site in Bit No.II to Northern edge of the site as proposed in the plan subject to payment of conversion charges as per G.O.Ms.No.51 M.A., dated:5-2-96.</li> </ol> |
| 4.      | 52          | VISAKHA UTSAV - Decoration and renovation of Old monuments at Bhimili - Administrative sanction accorded - Ratification -Reg.  | Ratified.  |

**VICE CHAIRMAN**

11 MAR 1996

*[Signature]*  
 VICE CHAIRMAN, 11-3-96  
 URBAN DEVELOPMENT AUTHORITY,  
 VISAKHAPATNAM.

*[Signature]*  
 15/3/96  
 COLLECTOR & SPL.OFFICER,  
 URBAN DEVELOPMENT AUTHORITY,  
 VISAKHAPATNAM.



:: 2 ::

There is sufficient work-load in VUDA in view of the proposed works to be executed during the year 1996-97. The Budgetary provisions proposed for the year 1996-97 and the cost of the works i.e., about Rs.15.83 crores as detailed below:

| Sl. No. | Description of work                                 | Budget provision (Rs. in Lakhs) |
|---------|---|---------------------------------|
| 1.      | Sites & Services.                                   | 1,002.00                        |
| 2.      | Housing Schemes.                                    | 399.00                          |
| 3.      | Deposit works.                                      | 14.50                           |
| 4.      | Road Widening.                                      | 22.00                           |
| 5.      | Other works such as maintenance of VUDA properties. | 145.40                          |
|         | Total   | <u>1,582.90</u>                 |

In view of the above work-load there is every need to continue all the above posts for a further period of 2 years.

Hence, the matter is placed before the VUDA Board to recommend to the Government for continuance of all the above posts for a further period of 2 years from 1-3-96.



Subject No. 521

RC. NO. 591/95-G4

AGENDA NOTE:

SUB: Approval of hatchery in S.No.296/p and 297/p  
298/p of Kapuluppada(v) - Applied by M/s  
Integrated Aqua Farm (P) Limited - Reg.

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M/s Integrated Aqua Farm (P) Limited has applied for permission for establishing Hatchery along Beach Road near Mangamaripeta in S.No.296/p, 297/p, 298/p of Kapuluppada village in an extent of Ac.1.28 cts. The party has submitted F.M.B. 10(1) M.R.O. Certificate. The lands are not under acquisition of WUDA at present. The party has paid the development charges of Rs.26,694.65 and development cost of Rs.12,490/-. The site falls in Hatchery zone and by the side of V.B.C.Hatchery towards southern western side. The proposed building plans satisfy the building norms like set backs coverage etc., The party also submitted A.P.Pollution Control Board no objection certificate. The party further submitted an undertaking that he would produce SADA clearance within one year. The party undertook to pay external development cost as per Satellite G.O. and also agreed to hand-over 25' of land all along Beach for future widening of Beach Road from their site at free of cost to WUDA.

The proposed site is just adjacent to coast line and less than 100 Mtrs. from High tide line. In this connectbn, it may also be brought to the kind notice that the Hatchery construction proposal that is falling within 100 mts. from High Tide Line has to be placed before the Board with details in pursuance of WUDA Resolution No.612 dated 3.7.94. Therefore the proposal is placed before the Authority for consideration. The Hon'ble Supreme Court in their judgement dated 24.3.95 have issued orders directing that all the State Govts not to give fresh licence/permissions for setting up of establishment of any aqua farm in their respective territories in W.P.No.561 of 1995 with AP(C) No.664/94. The Supreme Court did not mention hatcheries. They have quoted Aqua Farms. Hatcheries are not prohibited in Coastal Zone as per Government of India Notification.

In view of the above the matter is placed before the WUDA to consider permission for establishment of



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Hatchery along Beach road near Mangamaripeta in S.No. 296/p,297/p,298/p in an extent of 5220.45 mts. which is falling within 100 mts H.T.L. as was permitted in the case of V.B.C. which is adjoining to this site subject to the following conditions to M/s Integrated Aqua Farms (P) Limited.

1. No residential accommodation shall be allowed to be constructed. However ~~the~~ temporary structures for the stay of essential staff is allowed.
2. The roof of the building should be temporary in nature and the premises should be exclusively used for hatchery purpose.
3. Only sea water is expected to be used. If ground water is required from bore well specific permission should be obtained from SADA.
4. Adequate provision should be made providing greenary aesthatic cover.
5. Tapping of inlet and outlet pipes through shelter belt plantation or through Government land should be within the prior permission with the Revenue & Forest departments.
6. The party should set apart 25' land for 150' beach road widening and should handover the same to VUDA at free of cost as and when widening taken place. The party has also furnished undertaking accordingly.
7. Also should furnish an undertaking for payment of proportionate cost of external development as per G.O.Ms.No.911 M.A., dated 9.11.87.
8. Also should adhere to all the conditions imposed by the other competant authorities.



Subject No.51AGENDA NOTE:Re.No.759/95/G3.

SUB:- Planning - VUDA - Regularisation of site in T.S.No.125/P of Waltair ward by withdrawing L.A.Proceedings-Reg.

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Commissioner, Visakhapatnam Municipal Corporation has forwarded 2 applications together with plans covering an extent of 3312.26 sq.mts + 4280 sq.mts (7592.26 sq.mts) purchased by 42 individuals who have requested the authorities to accord approval for construction of Apartments. The site is situated in T.S.No.125/P of Waltair ward. The V.M.C. has stated that the following issues are involved in the site approval.

1. Deletion of 40' T.P.Scheme road.
2. Change of land use from public open space to residential area.
3. Approval of layout under Hyderabad Municipal Corporation Act 1956.

The matter has been examined. The site of the applicants is situated near the VUDA park area. It is bounded by existing 100' wide beach road on the Eastern side, 40' existing East Point colony road and 30' wide existing road are the western side of the site. The site is purchased with petty extent of plots. It has neither layout nor with any proposals for roads. Hence the plots in the middle of site have not been connected by any approach road. The applicants have furnished site plan according to which the site of the applicants is split up into 2 bits with individual plots in each bit. The same is marked in the sanctioned Waltair ward part.III T.P.Scheme. The land use as per the sanctioned T.P.Scheme of Waltair Ward Part.III is as follows.



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Bit-I of the proposals:

This bit covers an extent of 4280 sq.mts. It is abutting the existing 100' beach road and 40' wide East point colony road. The land use is residential as per sanctioned Master Plan.

Bit-II of the proposals:

This bit covers an extent of 3312.26 sq.mts. and is bounded by 100' beach road on the East 30' wide road on the west and Bit.I land on the South. As per the sanctioned T.P.Scheme this bit is affected by a proposed 40' wide road all along the southern edge and proposed open space for the remaining area.

As per the draft Zonal Development Plan the existing 40' wide east point colony road on the southern side of the Bit.I has been proposed to be widened to 60' which would affect 10' in Bit.I site which has to be left by the party to facilitate road widening (10'x30'=300 sq.yds).

The applicants have furnished sale deeds along with ULC clearance. The individuals have authorised Sri P.S.N. Raju to apply for change of land use. The authorisation letter was attested by Notary. In view of the residential land use as per sanctioned T.P.Scheme there may not be any objection to permit residential land use in Bit.I. But for Bit.II, it requires deletion of 40' wide road and change of land use from open space to residential use to permit residential apartments in the land. The <sup>C-13-</sup>C13 scheme road for 40' wide may be shifted towards northern boundary of the site of Bit.II by reducing to 30' leaving the area of 842 sq.mts for formation of road. It is also observed that V.M.C. has accorded approval for construction of Kurupam towers apartments in the same T.S.No.towards north of the site in question.



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The VUDA earlier proposed for L.A. for site and the land acquisition reached award stage, but it was not passed since there was a tenure dispute. Subsequently the VUDA has not initiated L.A. Now this tenure dispute of the lands has been settled in favour of land owners by the Court and Government have also issued G.O.Rt.No.91 dt.25.1.94 that the lands are not Govt. poramboke lands. Now they are declared as Private lands. As the tenure dispute has been settled the land owners have resorted to sell away the lands by laying unauthorised layout and by ULC clearance.

In this connection it is necessary to take into account the steep increase in the amounts of L.A. compensation payable to the lands basing on the present day market rate and in the shape of additional payment at 12% on the market value and increased solatium. Hence it may not be desirable to initiate L.A. and to regularise the site in T.S.No.125 by recommending to Govt. for change of land use from open space to residential use in respect of Bit.II covering an extent of 3312.26 sq.mts.

The site has been inspected by the Vice-Chairman and the then Chairman also.

There are three issues to be decided.

1. To consider withdrawal of land from acquisition due to steep increase in the amounts of L.A. compensation payable to the lands basing on the present day market rate.
2. To approve the site for construction of Apartment in Bit.I in an extent of 4280 sq.mts. subject to the following conditions.



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- a) The applicant should utilise the entire site for apartment complex and no single plot shall be allowed for individual construction. They should have plan approval from V.M.C. as per the regulations in force.
  - b) Open space norms of 10% shall be left while getting approval for apartment complex.
  - c) The applicants should leave 10' for East Point colony road widening free of cost and should develop and handover the road portion to V.M.C.
  - d) The applicants should pay the development charges to VUDA for regularisation of site and for proposed conversion of use of plot as per rules.
  - e) The applicant should pay external development cost and the betterment charges to V.M.C. as fixed by V.M.C. by taking necessary plan approvals from V.M.C.
- 3) To consider conversion of land use from open space to residential in Bit.II 3312.26 sq.mts by recommending the same to Govt. for approval duly shifting the proposed 40' road in the site in Bit.II to the northern edge of the site as proposed in the plan subject to payment of conversion charges as per G.O.Ms.No.51 M.A. dt.5.2.96.

The matter is placed before VUDA Board for approval.



SUBJECT NO. 52.

Subject:- Engg. VUDA--Visakha Utsav - Decoration and renovation of certain old monuments at Bheemili--Administrative sanction accorded--Ratification--Reg.

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In view of the proposed Visakha Utsav from 24.2.96 to 26.6.96, the Visakhapatnam Urban Development Authority proposed to decorate and renovate the old monuments namely St. Peter Church, Clock Tower, Port Office, Port Signal House, Light House, Dutch Cemetery, Municipal Office, Dutch Building, Old Dutch Building, Rippon Poor House etc., at Bheemili, Visakhapatnam District.

The estimated cost for the above works out to Rs. 1.56 lakhs. Since the VUDA has responsibility to preserve buildings of Architectural importance under Section 35 of the Master Plan, Administrative sanction has been accorded by the Vice-chairman for a total amount of Rs.1.56 lakhs.

Hence the matter is placed before the Special Officer for ratification of the Administrative approval accorded by the Vice-chairman for Rs.1.56 lakhs.