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The proposed site is located adjoining to existing village B.T. road (40' road) and very nearer to Pedagadi Village built-up area. Earlier the Government have approved change of land-use for an extent of Ac.43.24 in S.Nos.83, 91 to 96 in Pedagadi village which is very nearer to the proposed site. The V.U.D.A. also approved layout Plan vide B.L.P.No.3/95. It is about $1\frac{1}{2}$ Kms. from Laxmipuram village residential zone boundary ~~marked~~ in the Master Plan. At present, the lands proposed for conversion are vacant and dry.

The applicant have paid an amount of Rs.5,65,605/- towards development charges vide Receipt No.1013/101292, dated 21.05.1997 as per G.O.No.51, M.A., dated 05.02.1996.

In view of the above, the subject for change of land-use from Agricultural to Residential is placed before the Board to recommend to Government for approval of the change of land-use.

SUBJECT NO. 106 :

RC.NO.1053/97-G1,

SUB:- Change of land-use in S.No.679/2 of G.M. Ward of Anakapalle from Agricultural to Industrial use - Applied by Sri B.M.P.V. Gupta - Reg.

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AGENDA NOTE :

The Commissioner, Anakapalle Municipality has forwarded the change of land-use application of Sri B.M. P.V.Gupta, in S.No.679/2 of G.M.Ward of Anakapalle from Agricultural use to Industrial use for establishment of 20 H.P. Cool Drink Bottling Plant.

The proposal so received have been examined in detail. The applicant has purchased the site for an extent of Ac.0.39 cts. (1590 Sq.Mts.). The site is located towards Southern side of 200' N.H. Bye Pass road and abutting to 29' width Thotada village road. As per the sanctioned Zonal Development Plan, the entire Southern side of 200' N.H. Bye Pass road (including the change of land-use site in T.S.No.679/2) is earmarked for Agricultural land-use. As per ground position, the site is covered with Coconut Topa and there are 35 Coconut trees existing in the site. The party has not taken-up any construction on ground. The party has paid Rs.32,000/- towards conversion fee as per G.O.Ms.No.51, M.A., dated 05.02.1996. The approach to the change of land-use site is existing 29' C.C.road leading to Thotada village. As per the G.O.Ms.No.335, the minimum approach road to any industrial plot is 12 Mts. or 40' width. Hence, the party has to widen the existing road to 40' width by widening 11' width in his site for road widening purpose. He has to form the road in his site and hand it over to Anakapalle Municipality.

VUDA RESOLUTION No. 106, dated 28-3-98.

Resolved to recommend to the Govt. the change of land use from Agricultural to Industrial in S.No. 679/2 of G.M. Ward of Anakapalli covering an extent of Ac. 0.39 cts. for approval subject to the following conditions.

To form and handover an extent of 275 sq. yds. of site at free of cost to Anakapalli Municipality after widening of the existing Thotada village road to 40' wide (12 mts). The access to the Industries should be from village road and not from N.H.5 for access control.

To obtain the approval of plan from VUDA / ANAKAPALLI Municipality.

K. Srinivas
CHAIRMAN.