

SUBJECT NO. 137 :

RC.NO.1054/97-G1.

SUB: - V.U.D.A. - PLANNING - VISAKHAPATNAM - Change of land-use in T.S.NO.20/2,3,4, covering an extent of 1367 Sq.Mts. G.M.Ward of Anakapalle from Residential to Commercial for construction of Cinema Theatre - Reg.

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AGENDA NOTE :

The Commissioner, Anakapalle municipality has forwarded the change of land-use proposal of Sri M.Narasinga Rao from Residential to Commercial use for construction of Cinema Theatre in T.S.NO.20/2,3,4 of G.M.Ward of Anakapalle Town, for an extent of 1367.28 Sq.Mts.

The site has been inspected by Vice-Chairman, VUDA along with Chief Planning Officer, Planning Officer-I & Asst.Plg.Officer-II on 12.12.1997.

The proposed site falls in Residential use zone as per sanctioned Zonal Development Plan of Anakapalle town. Residential houses are sporadically developed nearby the proposed site. The applicant has produced the title deed for an extent of 1367.00 Sq.Mts. He has produced the Municipal Revenue Officer Certificate stating that the land in G.M.Ward of Anakapalle are classified as T.D.Inam Dry lands as per the Settlement Fair Adangal of Anakapalle and they are not assigned lands.

There is a 30' Quarry rubbish road in 'Z' shape with a length of 500' existing on ground which is the approach road connecting the main road to the proposed change of land-use site. The Municipal Commissioner, informed that Anakapalle municipality has taken over the same 30' road vide his letter Roc.No.1934/97-G2, dated 16.10.1997. However, it is the part of earlier cancelled B.L.P.No.22/89 by V.U.D.A. since the layout was not developed by the party.

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Upon this aspect, Commissioner, Anakapalle Municipality has been addressed on 03.02.1998 to clarify "How this road was taken over by Municipality through registered Gift Deed" since B.L.P. is cancelled, and also to examine proper circulation system since the above road is dead end.

The Commissioner, Anakapalle municipality sent reply vide his letter Roc.No.1934/97-G1, dated 26.03.1998.

The Commissioner, has informed that the Municipal Council in its Resolution No.168, dated 14.10.1997, has accepted the Gift deed for handing over the road to the municipality since it is an obligatory on the part of the Municipal Council to take over the property on Gift extension by way of road or site to the Municipal Council which will be useful for public purpose. Further he has also stated that the records pertaining to the layout which was approved for the site is not available in Anakapalle Municipality.

Further, the Commissioner, has informed that the same road is in the possession of Anakapalle municipality. Commissioner has also informed that there is a private road, through Satya Sai marg which is 20' C.C. road connecting to Pudimadaka road. So there are two roads approaching to Cinema theatre - (1) from Opp: to R.T.C. Ingate, and (2) another from Opposite to Out-gate of R.T.C. Complex through Satya Sai marg.

Further Municipal Commissioner has stated that, there is every possibility for developing the proposed change of land-use site in future since R.T.C. Complex,, and other Commercial complexes are in existence nearer to the site.

Lastly Commissioner, has submitted that, if permission is accorded for the Cinema Theatre in the municipal area, there is a possibility of raising income to the municipality by way of entertainment tax, since the present financial position of Municipality is very poor, and unable to pay the salaries to the staff for months together.

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It is a source of income to the municipality, as such this aspect may also be taken into consideration.

A Topo Plan showing the proposed change of land-use site, existing 1/4" shape road, and 20' existing cement concrete road through Satya Sai Marg, connecting Pudimadaka road is put up at Flag 'X' for kind perusal.

In view of the above, and the letter of the municipal Commissioner, Anakapalle municipality dated 26.03.1998, the change of land-use proposals from Residential to Commercial in T.S.No.20/2,3,4 of G.M.Ward of Anakapalle is placed before the Board to recommend to Government for approval of the change of land-use subject to the following conditions :

1. The applicant should form existing 30' quarry rubbish road into B.T.road, and also the existing 20' Satya Sai Marg road upto Cinema Hall site should also be made black top by the applicant.
2. To pay conversion charges of Rs.41,020/- in terms of G.O.ms.No.51, M.A. dated 09.02.1996.

VUDA RESOLUTION No. 137, dated 28-3-98.

Resolved to recommend to the Government the change of land use from residential to commercial in T.S. No. 20/2,3,4 of G.M. Ward of Anakapalli for approval subject to the following conditions.

1. The applicant should form the existing 30' quarry rubbish road into B.T. road and also the existing 20' Satya Sai Marg road upto cinema hall site should also be made bāack top by the applicant.
2. To pay the conversion charges of Rs.41,020/- in terms of G.O. Ms. No. 51, M.A. dated 5-2-96.

K. Gopali
CHAIRMAN.