

SUB : - PLANNING - Change of land-use from "Residential" to " Institutional" in T.S.NO.687/2c of Contonment ward, Vizianagaram in favour of M/S L.I.C. of India, Vizianagaram.

AGENDA NOTE :

The Senior Divisional Manager, L.I.C. of India has submitted Plans for approval for construction of Branch Offices in T.S.No. 687/2c of Contonment Ward, Vizianagaram and the same was forwarded by the Commissioner, Vizianagaram Municipality vide letter dated 03.10.1998. On security of the above proposal it was found that the subject land is earmarked for "Residential Use" as per Vizianagaram Zonal Development Plan whereas the applicant has proposed for "Institutional Use". Hence, the applicant was advised vide this office letter dated 16.10.1998 to apply for Change of land-use from Residential to Institutional use. He was also requested to submit certain documents required for considering the proposal for Change of land-use. Again the applicant has requested to permit them for construction of compound wall with certain conditions and the same was communicated them vide this office orders dated 04.11.1998.

Now the Senior Divisional Manager, L.I.C. of India, Vizianagaram vide their letter dated 10.12.1999 has submitted the copy of certificate issued by the Commissioner, Vizianagaram Municipality stating that the land is a private land, and he has also requested for change of land-use of their site from "Residential use to Institutional use" for construction of Branch Office Building at Vizianagaram.

The said site is abutting the Lower Tank bund, road and as per the copies of Registered documents submitted by the applicant the extent of their site is 1793.72 Sq.Mts. Out of which an extent of 1040 Sq.ft. (96.65 Sq.Mts) was acquired by VUDA for widening L.T.B. Road into 80' road vide VUDA Award No.3/96 dated 16-08-1996, and accordingly the said land was handed over to VUDA by the staff of L.A.O. on 13-09-1996.

Further, it is proposed to widen the said 80' L.T.S. road into 100' wide road and as such the site belongs to the applicant to width of 10' will be affected in the said road widening. The details of the site belongs to the applicant is as follows :

Total extent of site as per registered document.	: 1793.72 Sq.Mts.
The extent of site as per site Plan certified by the applicant and Vizianagaram Municipality.	: 1723.32 Sq.Mts.
Site acquired by VUDA for 80' Road widening.	: 96.65 Sq.Mts.
	<hr/>
	1626.69 Sq.Mts.
Site yet to be handed over to further road widening i.e. from 80' to 100' road (20' wide required is divided to both sides equally i.e. 10' wide is proposed to be taken-up from the site belongs to the applicant).	: 98.82 Sq.Mts.
: 32.40 X 3.05 = 98.82 Sq.Mts.	
	<hr/>
Net area available to the applicant.	1527.92 Sq.Mts.
	<hr/>

The site requested for change of land-use from "Residential to Institutional use" is 1527.92 Sq.Mts.

Regarding the conversion charges the applicant has to pay the conversion charges at the rate of Rs.15/- per Sq.Mt. i.e., Rs. 22,919/- (1527.92X15) against which the applicant has paid Rs.21,750/- only and he has to pay the balance amount of Rs.1,169/- to VUDA.

Since, The Senior Divisional Manager, L.I.C. has furnished required documents such as copier of registered documents, certificate from Commissioner, Vizianagaram Municipality etc. the request of the applicant for change of land-use from "Residential to Institutional use" covered in T.S.No. 681/2C of Contonment Ward, Vizianagaram is recommended to Govt. to consider since it is an institutional use proposed to construct L.I.C.Branch Office and that the site is abutting to the important 100' Lower Tank Road,

Subject to :

1. Handing over the 10' road widening portion on this at free of cost to the Vizianagaram Municipality through on undertaking and. Rs 100/- Non-Judicial stamp paper to maintain 100' road alignment.
2. Payment of balance conversion charges of Rs. 11690/- to VUDA and

25

Obtaining approval of building plans from the Vizianagaram municipality duly paying necessary fees etc.

The matter is placed before WUDA for approval of Change Land use to recommend the same to Govt.

VUDA RESOLUTION NO.517 DT 30-3-2000

Resolved to recommend to the Government the change of land use from Residential to Institutional use for approval in T.S.No681/2C of Contonment ward Vizianagaram measuring an extent of 1527.92 sq.mts. for construction of L.I.C branch office subject to the following conditions.

- 1. To handover 10' road widening portion at free of cost to the Vzm. Municipality through an undertaking on Rs.100/- non judicial stamp paper to maintain 100' road alignment.**
- 2. Payment of balance conversion charges of Rs.11690/- to VUDA.**
- 3. To obtain approval of building plans from the Vizianagaram Mupty. duly paying necessary fees etc.**

K. G. S.

CHAIRMAN