

SUBJECT NO.523

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Rc.No.762/97-61

Sub: PLANNING - Change of land use in T.S.No.66
Poolbagh, Anakapalli from commercial use to
Residential for an extent of Acs.27.71 - Regarding.

AGENDA NOTE :

The Deputy Secretary to Government, Andhra Pradesh, Hyderabad has forwarded the application of Sri B.V.A.S.Naidu, Anakapalli vide Government letter No.12083/12/97-1 M.A., dated 13.6.97 for change of land use from commercial use to residential use in T.S.No.66, Poolbagh, Anakapalli and requested to send detailed remarks on the change of land use proposal.

Sri B.V.A.S.Naidu has requested for conversion of land use for an extent of Acs.22.71 cts from commercial to residential and the balance Acs.7.00 should be retained on commercial use for out of the total extent of land of Acs.29.71 in T.S.No.66, Poolbagh, Anakapalli. As per the sanctioned Zonal Development Plan of Anakapalli Town, the total extent of Acs.29.71 of land is earmarked as commercial use zone. The proposed site is having existing 32'.0" B.T.Road as approach towards eastern side of site which is leading to Nookalamma Temple and existing 10' cart tracks on three sides. As per Zonal Development plan proposals the roads on three sides of above site are proposed to be 60' width.

As per the sanctioned Zonal Development Plan in T.S.No.66 of Poolbagh area is earmarked as commercial area since Agricultural market yard was supposed to be constructed there. But subsequently the Agricultural Market Committee had withdrawn the land acquisition proposal in T.S.No.66 of Poolbagh area vide letter Rc.No.178/B1 dated 18.10.91 and the Agricultural Market yard is under construction at Cherlopalakhandam area abutting to existing 80' ring road, Sri B.V.A.S.Naidu has filed a writ petition in Hon'ble High Court since VUDA has returned the change of land use proposal earlier. The Hon'ble High Court of Andhra Pradesh in W.P.No.16612/97 dated 13.5.97 has ordered that in view of the fresh notification under the land acquisition act, the petitioner is entitled to develop his land by submitting the layout plan for that proposal and Vice Chairman, VUDA will consider the same in accordance with law.

The M.R.O. in his certificate L.Dis.No.384/97A dated 2.7.97 has certified that as per "Settlement Fair Adangal of Anakapalli South I, General Market ward available for an extent of Acs.29.71 cts in S.No.66 is Inam dry land under T.D.NO.3274 and noted the pattadar as Chemudi Estate vari Poolavanam.

The Commissioner, Anakapalli Municipality in his letter Rc.No.28/98-61, dated 28.1.98 has informed that T.S.No.66 classified as Estate land to an extent of Acs.29.30 cts in the name of Sri Sita Bhavani Shaib Flower gardens in the T.S.R as per survey records.

The M.R.O. Anakapalli addressed to the Collector, Visakhapatnam and copy marked to this office has informed that the land in T.S.No.66 covered by T.D.NO.3274 of G.M.Ward, Anakapalli, South I measuring Acs.29.71 stands registered as Inam Dry "Chemudu Estate Poolavanam" in the settlement Fair Adangal and V.A.No.10(1) and also informed that Sri B.V.A.S.Naidu and 11 others are the present land holders of T.S.No.66 of G.M.Ward, Anakapalli. The M.R.O. has further stated that the present owner have got title over the land through sale deeds from the heirs of the Chemudu Estate i.e., Smt.Rukmini Devi and Kamala Devi, VUDA in its letter Rc.No.762/97-81, dated 18.5.99 has requested D.R.O. Visakhapatnam for clarification on the ownership of land and whether these lands can be considered for layout approval.

Regarding title/ownership of this land in T.S.No.66 of G.M.Ward, Anakapalli, the Revenue Divisional Officer, Visakhapatnam has informed in his proceedings dated 25.10.99 that the entries recorded in V.A.No.10(1) and VA No.3 Adangal, the report of the M.R.O. the registered sale deeds shows that the land is in possession and enjoyment of the applicants. Further he has construed that the under the provision of A.P.Inams Abolition Act was already conducted as reported by M.R.O. Anakapalli and therefore conduct of the Re enquiry under the provisions of Inams Abolition Act does not arise. Finally, Revenue Divisional Officer, Visakhapatnam has conducted that since for the above reasons and due to non submission of any other documentary evidence the claim of the Endowment Department, Visakhapatnam is dismissed. The Revenue Divisional Officer has also directed, M.R.O. Anakapalli to take further action in issuing pattadar pass Book to the eligible person as already the Inam enquiry was deemed to have take place.

Some residential houses have developed towards eastern side of the proposed change of land use side, VUDA has proposed residential land use towards eastern and southern sides of the Poolbagh area. In future this area is likely to be developed as residential areas. Whatever commercial area

is proposed in and around RTC complex will be adequate for requirement of Anakapalli town.

In view of the above, part of the lands in T.S.No.66 ie., Acs.22.71 cts is placed before VUDA Board to recommend to Government for change of land use from commercial to residential submit to the following conditions:

1. The applicant has to pay Rs.9,19,074/- towards conversion fees as per G.O.Ms.No.51 M.A.,dated 5.2.96.
2. The applicant has to wide and form 48' width of road in the northern side of his site to make the existing road to 80' wide as per sanctioned Zonal Development Plan.
3. In the Eastern side the existing road of 32' width has to be widened to 60' width by forming 28' width of road in his site.
4. The applicant has to form 40' width of road in his site in his western and southern sides of his proposed change of land use site.

VUDA RESOLUTION NO.523 DT.30-3-2000

Resolved to inspect the site in question by Layout Committee, VUDA regarding sending of change of land use proposals to Government

in T.S. No.66, Poolbagh, Anakapalli. The Layout committee has been requested to inspect the site within 15 days and submit its report failing which the matter will be recommended to the Government basing on the records available with VUDA.

K. Ganesh
CHAIRMAN