

Sub: Change of land use from Residential to Light Industry in S.No.29/2D2 & 29/1A1 of Maddilapalem village to establish printing press by Smt.T.Annapoorna & 3 others -Reg.

## AGENDA NOTE :

Smt.T.Annapoorna, W/o Sri T.Suryanarayana Reddy & 3 others have applied for change of land use from Residential to Light Industrial use zone covering an extent of 1535 Sq.yards in S.Nos.28/2D2 & 29/1A1 of Maddilapalem village, Visakhapatnam Mandal to establish a printing Press with modern machinery. The Change of land use proposals submitted by the applicant have been examined in detail and WUDA has written a letter to M.R.O. Visakhapatnam (Urban) in Rc.No.1145/99-81, dated 8.12.99 requesting to inform the present classification and ownership of the above land as per revenue records and copy of letter was marked to Smt.T.Annapoorna also.

After receiving letter Smt.T.Annapoorna & others have submitted the following documents to scrutinise the change of land use application by WUDA.

1. M.R.O. Letter in Rc.No.2433/92-A dated 17.10.92 addressed to the Special Officer, ULC Visakhapatnam indicating that the land in S.No.28 & 29 of Maddilapalem village are classified as patta land.
2. U.L.C.Clearance Certificate from the Competent Authority.
3. Copy of the 10(1) Adangal indicating the changes incorporated as per the proceedings of the Director of Settlement, Andhra Pradesh, Hyderabad.
4. Xerox copy of five registered sale deed documents.
5. Letter of the Municipal Commissioner, Visakhapatnam Municipal Corporation in Rc.No.5644/92-ADP-II dated 4.2.94 addressed to the Vice Chairman, WUDA indicating that the site in S.No.28p of Maddilapalem (V) has classified as private land.
6. Copy of Xerox copy of the Building plan of small shed approved by the Municipal Commissioner, V.M.C., Visakhapatnam.



7. Court judgement in O.S.No.664/90-91 of the III Addl.District Munsif, Visakhapatnam indicating the judgement in favour of the plaintiff i.e., Yellapuvvari family against the Defendant i.e., Visakhapatnam

Municipal Corporation and Project Director, U.C.D. Visakhapatnam.

In this connection, it is submitted that the proposed change of land use site falls in residential zone as per the sanctioned Master Plan. The site is surrounded by existing 30' road on Northern side, residential houses at eastern side, existing gedda on southern side and 60' road along 10' regularised gedda on western side.

The M.R.O. Visakhapatnam (Urban) has given his reply in Lr.Rc.No.2363/99-A, dated 9.12.99 informing that on verification of Settlement Fair Adangal entries made in respect of S.No. are not visible as it is in torn condition. Therefore he has informed that further details in respect of the above S.Nos. will be informed after verifying the Settlement Fair Adangal available in Collector's Office. The M.R.O. Visakhapatnam (Urban) has sent a letter addressed to District Collector, Visakhapatnam vide Rc.No.2363/99-A dated 1.2.2000 stating that on verification of this office records Survey No.28 measuring an extent of Ac.1.28 cts and Acs.0.99 cents in S.No.29 are originally classified on Government pomboboke. Subsequently, the same was incorporated and classified as Dry land in favour of Sri Yellapu Adamma (2) Yellapu Venkata Rao (3) Yellapu Suryanarayana and Sri Yellapu Parvathamma under T.D.No.164 in the fair Adangal of Maddilapalem (v) as per the orders of Settlement A.P. Hyderabad A1/210 dated 6.5.76. Further, M.R.O. has also mentioned that it is not known whether any petition is pending before the Commissioner, Survey, settlement and land records, Andhra Pradesh, Hyderabad or any orders confirming the orders of Director of Settlement by Commissioner, Survey & Land Records are issued. Finally he has requested the District Collector to issue clearance basing upon the present status of records or otherwise.

In view of the above, whatever documents and certificates produced by Smt.T.Annapurna & 3 others have been verified and examined in detail and it is found that the above lands are patta lands as per records produced by the applicant. Hence, the change of land use from Residential to Light Industrial covering an extent of 1535 sq.yards in T.S. No .28/202 and 29/1A1 of Maddilapalem village may be

considered subject to the following conditions:

1. That the party should pay the conversion fees as per G.O Ms.No.51 M.A.,dated 5.2.96.
2. The Building Application will be approved by the Visakhapatnam Municipal Corporation, Visakhapatnam only on approval of the change of land use proposal by the Government.
3. The change of land use has been recommended basing upon the documents produced by the applicant. if something is found false in future the entire change of land use proposal will be declared null and void.



VUDA RESOLUTION NO.526 DT.30-3-2000

Resolved to inspect the site in question by Building Permission Committee regarding sending the change of land use proposals to Government in S.No.29/2D2 & 29/1A1 Maddilapalem village.

The Building Permission Committee is 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. G. Srinivas*  
CHAIRMAN