

SUBJECT NO. 172 :

RC.NO.936/95-G1,

SUB:- PLANNING - Conversion of land-use from partly industrial partly agricultural-use in residential in S.Nos.163,164 & 165 of Venkannapalem village, Pedagantyada Mandal - Visakhapatnam - Reg.

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AGENDA NOTE :

The layout site of Coromandal Fertilisers Employees Cooperative House Building Society in S.Nos.163,164 & 165, of Pedagantyada village falls in partly industrial, and partly agricultural land-use as per the sanctioned Master Plan.

Earlier the layout was approved by V.U.D.A. in its Resolution NO.13, dated 17.01.1983 subject to certain conditions. The Society has not fulfilled these conditions. They have neither developed the layout nor produced the Bank Guarantee at Rs.25/- per Sq.Mt. of plotted area as per the V.U.D.A. Resolution.

The Government in its Letter Rc.No.173/I(2)/83, dated 10.02.1983 has stayed the approval of layout. Accordingly, V.U.D.A. has informed to the Society not to develop the layout or not to sell the plots in the said layout till further orders from V.U.D.A. vide V.U.D.A. Letter No.42/83-G4, dated 22.06.1983. The layout which is approved is not as per the layout norms.

Subsequently when the Master Plan was prepared it has been earmarked part for Agricultural and part industrial land-use. Accordingly, the Government have also sanctioned the Master Plan (vide G.O.Ms.No.3274, M.A., dated 23.05.1989). The Society have applied for change of land-use from Industrial use and Agricultural use to residential land-use. The Society has paid an amount of Rs.1,99,598/- on 25.09.1995. They have been requested to pay the difference conversion charges i.e. Rs.12,60,398/- as per G.O.Ms.No.51, M.A., dated 05.02.1996 to send the proposals to the Government for

VUDA RESOLUTION No. 172, dated 12-5-98.

Resolved to recommend to the Government the change of land use for approval from partly industrial and partly agricultural to residential in S.No. 163, 164 & 165 of Venkannapalem (v) Pedagantya(M) Visakhapatnam applied by Coromandel Fertilisers Employees Cooperative House Building Society ~~and~~ subject to production of balance document for an extent of Acs. 2.03 & F.M.B. Sketches before sending the proposals to Government.

K. Srinivas
CHAIRMAN.