

SUBJECT: 35

Re.No.801/2000/G2/VUDA

Sub:- VUDA—Planning—Visakhapatnam—Change of Land use  
Land use from Agricultural use to Residential use to in S.No.179/2  
of Chinamushidivada(V) for an extent of Ac.21.45 cts. - Reg.

M/s. Ravi Taj Constructions represented by its Managing Partners Sri V.V.S.Mallikarjuna Rao and Sri GNageswaru Rao have applied on 17.1.2000 for approval of Layout for an extent of Ac.25.95 cts. In S.No.179/2 of Chinamushidivada(V) of Pendurthi(M)

The plans so received have been examined in detail and found that out of the above extent, an extent Ac.4.50 cts. is fallen in residential land use and the remaining land of Ac.21.45 cts. is ear-marked as agricultural land use as per the approved Master Plan. Hence, they were requested on 6.1.2001 to apply for change of land use for the above land. Accordingly, they have submitted their proposal on 19.2.2002 for approval of change of land use for an extent of Ac.21.45 cts. for agricultural use to residential use.

The above site is having an approach through the Government land. There is an existing B.T.Road formed through the B.H.P.V.Employees layout to Venkatadrinagar for a length of 519 feet in Government Land upto the applicant's site in S.No.180 of Chinamushidivada(V) and the approach for the above land is 80' wide road as per the Master Plan. The District Collector, Visakhapatnam in rogs.Rc.No.207/2001/E2, dated:11.2.2002 has permitted the applicants to form the road in S.No.180 of Chinamushidivada(V) in an extent of Ac.0.87 cts. of Government land duly taking the applicant's land by them for an extent of Ac.0.52 cts. in S.No.179 of the layout site. The applicant has furnished the copies of the Sale Deeds. They have paid an amount of Rs.50,000/- towards processing fees and part of the conversion charges. They have also furnished the certificates issued by the M.R.O., Pendurthi and R.D.O., Visakhapatnam to the effect that the applicant's site is a Zeroyati land and the Government land or assigned land was not involved and not attracted the provisions of the Land Ceiling Act, 1973.

A Notification was issued in the News papers on 15.12.2000 calling for objections, if any, on the ownership of the above land giving 15 days time. But no objections have been received within the stipulated period. Subsequently, one Miss. R.J.Paul has filed a complaint on 25.1.2001 stating that the above land belongs to her.

The above complaint has been verified with reference to the documents furnished by the applicants. In this connection, it is to submit that Sri S Pydiah purchased an extent of Ac.25.95 cts. from Sri Robert James Griffin in two sale deeds bearing Document Nos.3546/68 and 877/78. Sri Sadaram Pydiah sold the above extent in favour of Sri Malla Chinnappa Rao and others in 6 Documents in the years 1978 and 1979.

**RESOLUTION NO.35**

DT. 15-5-2002

Resolved to recommend to Government for approval of the change of land use from Agricultural to Residential use for an extent of Ac.21.95 cts in S.No.179/2 of Chinamshidivada (V), Pendurthy (M), Visakhapatnam District subject to the following conditions.

1. The applicant has to pay Rs.3,85,109/- towards development charges at the rate of Rs.5/- per sq. mtr of land.
2. The applicant has to form 80' Master Plan road in Ac.0.87cts of land in S.No.180 of Chinamshidivada (V) as per proceedings of District Collector, Vsp.
3. Shall obtain layout approval from VUDA



Sri M.Chinnappa Rao & Others have filed a petition to the R.D.O., Visakhapatnam for issue of Pattadar pass Books and title deeds. The R.D.O., Visakhapatnam in Progs.No.50/97/RI, dated:21.5.99, after a detailed enquiry and as reported by M.R.O., Pendurthi has ordered to cancel the Pattadar Pass Book issued in favour of Miss. R.J.Paul (Title Deed was not issued to her) and directed the M.R.O., Pendurthi to issue Pattadar Pass Books for the above land to the eligible persons. Miss. R.J.Paul filed an appeal to Joint Collector, Visakhapatnam against the above orders of the R.D.O., Visakhapatnam. The Joint Collector, Visakhapatnam after detailed enquiry has confirmed the orders of the R.D.O., Visakhapatnam vide Progs.Rc.No.1499/2000/D2,dated:5.7.2000, The M.R.O., Pendurthi has issued pattadar pass books and title deeds in favour of eleven persons as per the above orders. The Pattadar Pass book holders have registered the above land in favour of the applicants firm.

Sri K.R.Singh, GPA holder of Sri A.Sundar Singh who said to have been purchased the above land from Miss.R.J.Paul has filed a suit in O.S.No.36/2001 in the Hon'ble Court of the 1<sup>st</sup> Addl.Sr.Judge, Visakhapatnam and also filed IA No.42/01 for an injunction order. Sri T.V.S.K.Kanaka Raju, S.C., VUDA has informed in his letter dated:27.3.02 that the IA.No.42/01 in OS.No.36/01 was dismissed on 18.12.01 and there is no interim application pending now.

Regarding ground position, it is submitted that the proposed site is surrounded by the 4 approved residential layouts by VUDA. The site is dry land with ditches and it is suitable for residential development. There is no agricultural activity in the above site and also in the surrounding area and it is suitable for change of land use from Agricultural use to Residential use.

The matter is therefore placed before VUDA Board to recommend to Government for approval of change of land use from Agricultural to Residential use for an extent of Ac.21.95 cts. in S.No.179/2 of Chinamushidivada(V), Pendurthi(M), Visakhapatnam District subject to the following conditions.

1. The applicant has to pay Rs.3,85,109/- towards development charges at the rate of Rs.5/- per sq.mtr of land.
2. The applicant has to form 80' Master Plan road in Ac.0.87 cts. of land in S.No.180 of Chinamushidivada(V) as per Proceedings of District Collector, Visakhapatnam.
3. Shall obtain layout approval from VUDA.