

DRAFT SUBJECT: 231

Sub:- VUDA – Visakhapatnam – Planning – Change of land use from Green belt to Residential use – Misused for commercial purpose
Revocation of earlier orders of change of land use by restoring the land use for Green belt in TS No.125/3 of Waltair Ward measuring an extent of 2711 sq.yds. – Reg.

AGENDA NOTE:

Sri V.Padmanabham and others have applied for approval of change of land use from Green belt to residential in TS No.125/3 measuring an extent of 2711 sq.yds. The land is located between 80' old Jalaripeta beach road on the east and 100' beach road on the west. The Green belt is a linear strip in the angle shape in between already developed residential area. The VUDA in its R.No.204, dated: 6.6.98 resolved to recommend to the Government for approval of change of land use from green belt to residential use. The Government was addressed vide Ir. dated: 23.1.98 duly recommending as per VUDA R.No.204, dated: 6.6.98 for orders.

The Government has confirmed vide G.O.Ms.No.533, MA, dated: 20-9-99 subject to following conditions:

- 1) The applicant has to obtain the regularization of sub-division of the site from VUDA.
- 2) The development should be in accordance with the coastal regulation zone.
- 3) The development on the site may be restricted to 1+1 in order to merge with the Jalaripeta (V) character.
- 4) Any other conditions as may be imposed by the Vice-chairman, VUDA.

Further, the Commissioner, Municipal Corporation, Visakhapatnam has forwarded the application of Sri V.Padmanabham and others for regularization of the above site.

The proposed land is regularized as per G.O.Ms.No.65, MA, dated: 5.2.87 and also Zoning Regulations since the total extent of the above site is less than 0.5 hectares.

During the field inspection of the Jt. Collector, recently along with the Municipal Corporation / VUDA officials it has been observed that the land for which residential land use has been accorded is utilized for commercial purpose like running as office and parking of Tourism Buses in the premises, for commercial purposes. The area surrounded by the subject land is vacant with compound walls, here and there and no construction activity is permitted, since it was reserved for green Belt zone in the Master Plan.

The matter has been examined in detail with reference to the ground position and Master Plan proposals.

On inspection it is found that all the surrounding area was reserved for Green Belt, as the eastern side of the existing beach road and old beach road and that the conversion of land from Green Belt to Residential area is in a small extent of 2711 sq.yds. and that the benefit granted by the Government for utilizing it for residential use has been misused for commercial purpose violating the Government orders and that it would be in the public interest that the said land should be designated for green Belt area.

In the first instance, the VUDA proposal to convert from green belt to residential resulting in change of land use ought not to have been considered against the existing provisions and recommended to the Government accordingly. The instance case has set in a bad precedent for getting open spaces on the beach road converted to residential use and regularization thereof. Therefore, a thorough reviews of all such cases is needed at a time when R.K.Beach road is getting congested and real estates owners developing flats (multi- storied structure) in the surroundings warranting encroachmental protection.

As per the Coastal Zone Management Plan approved by the Ministry of Environment and Forest, Government of India (Coastal Zone Regulations) This area is categorized as green belt / open space and can not be converted without charge in C.R.M.P.

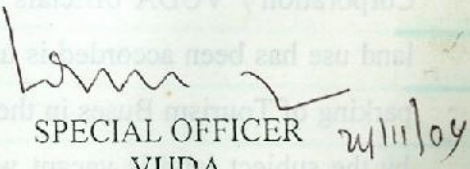
In view of the above circumstances, the matter is placed before the VUDA Board to request the Government to revoke the earlier orders of change of land use by restoring the land use for Green Belt zone as was originally earmarked in the Master Plan for the violation stated.

This resolution is in supersession of the R.No.204, dated: 6.6.98 on the subject land.


VICE-CHAIRMAN

RESOLUTION: 231 - dt 24-11-04

Approved.


SPECIAL OFFICER
VUDA