

SUBJECT NO. 99 :

RC.NO.759/95-G3,

SUB:- PLANNING - V.U.D.A. - Regularisation of layout in S.No.125/p of Waltair ward - Reg.

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AGENDA NOTE :

The Commissioner, Visakhapatnam Municipal Corporation in letter Rc.No.2808/95/ACP.II, dated 14.06.1995 has sent the proposals of Sri P.Satyanarayana Raju & Others to accord site approval measuring 7592.26 Sq.Mts. covered by S.No.125/p of Waltair ward, Beach road, Visakhapatnam. The V.U.D.A. in its Resolution No.51, dated 15.03.1996 has resolved to withdraw the land from acquisition and also approved the site for construction of apartment in Bit No.1 for an extent of 4230 Sq.Mts. subject to the conditions laid down for the subject note. Further resolved to approve for conversion of land-use from Open space to residential in Bit, No.II for an extent of 3312.26 Sq.Mts. and recommended the same to Government for approval duly shifting the proposed 40' road in the site in Bit No.II to southern edge of the site as proposed in the plan subject to payment of conversion charges as per G.O.Ms.No.51, M.A., dated 05.02.1996. The party has paid conversion charges of Rs.1,65,613/- on 17.04.1996 towards conversion fees. As such the proposals for conversion of land-use from open space to residential for an extent of 3332.23 Sq.Mts. have been sent to Government vide this Office letter dated 16.05.1996.

While the matter stood thus, in this Office letter dated 05.07.1996 the Visakhapatnam Municipal Corporation has been informed by this Office that the proposals in Bit No.I & II have been examined with reference to Visakhapatnam Municipal Corporation letter dated 14.06.1995 as the schedule of boundaries in the title deeds according

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to which the proposals is abutting to beach road in the east and 30' & 40' on west on the southern side respectively. On a close examination of records it is found that the southern road of 40' wide East Point colony road is passing through T.S.No.124, but not in T.S.No.125 as has been stated and thus a bit of land in T.S.No.124 of about 2180 Sq.Yds. of land is available in between 40' east point colony road and T.S.No.125 southern boundary as per the records. The said land covering an extent of 2180 Sq.Yds. in T.S.No.124, also in these proposals of Bit No.1, covering T.S.No.125, in the sale deeds and also as per the plans submitted by the party through Visakhapatnam Municipal Corporation. Thus, the Commissioner, Visakhapatnam Municipal Corporation has been requested by this Office to clarify this discrepancy of inclusion of land to T.S.No.124, into T.S.No.125 by the Town Surveyor, with reference to records and if the land is found to be falling in T.S.No.124 as pointed by Visakhapatnam Urban Development Authority the same area has to be deleted from the proposals duly rectifying the sale deeds indicating the T.S.No. with revised site plans. The Commissioner, Visakhapatnam Municipal Corporation in his letter dated 14.05.1996 has informed that it is a fact that there is an extent of site measuring 2180 Sq.Yds. in between the southern ~~edge~~ boundary in T.S.No.125 of Waltair ward of 40' wide east point colony layout road. The site is also falling in T.S.No.124 of Waltair ward as pointed by the Visakhapatnam Urban Development Authority and hence the particular portion has to be deleted from the site plan submitted by the applicant. It was also informed by the Visakhapatnam Municipal Corporation that there is no need to rectify the sale deeds and the correction shall be made in site plan only. The Visakhapatnam Municipal Corporation in their letter dated 14.08.1996 also informed this office that the boundary for the above proposals will be shifted towards north but fall in T.S.No.125 lands in T.S.No.124 has to be deleted. Sri P.Satyanarayana Raju to alteration of above proposed site submitted the revised site plan for the total

RESOLUTION NO. 99.


1. Planning-VUDA-Regularisation of layout in S.No.125/p of Waltair Ward-Reg.

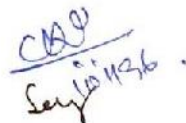
Resolved to recommend to the Government the change of the Land use from Open space to Residential for an extent of 5135 Sq.mts. instead of 3312.26 sq.mts. earlier approved in VUDA. Resolution No.51, dated 15.03.1996 from open space to Residential subject to the conditions already mentioned in the VUDA Resolution No.51, dated 15.03.1996.


Vice-Chairman, VUDA.

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Special Officer & District
Collector, Visakhapatnam.

28/10/96


5/10/96
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