

SUBJECT NO. 26 :

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RC.NO.1625/95-G1,

SUBJECT:- Sarita Steel Mill in Sanivada (v), Comprehensive Industrial Zoning covering an extent of Ac.74.00 - Reg.

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AGENDA NOTE :

M/s. Sarita Steel Mill has submitted the change of land-use proposal from residential to industrial use in S.Nos. 94, 95, 96 & 97 of Sanivada village covering an extent of Ac.10.89 etc. for setting up a new steel rolling Mill to produce structurals flats, rounds and re-bars to a annual production capacity of 60,000 metric tonnes. The change of land-use application submitted by the party has been examined in detail. As per the sanctioned Master Plan, the site falls in residential use zone, abutting to Kurmannapalem Main approach road. The party has produced the land documents, Mandal Revenue Officer Certificate, Urban Land Ceiling Clearance certificate and non-acquisition certificate from Deputy Collector, L.A., Steel Plant stating that the lands of Sarita Steel Mill are not under acquisition proposal by Steel Plant. The Sarita Steel Mill has shown the existing Rajeevnagar road as approach to the proposed Steel Plant, but Visakhapatnam Urban Development Authority did not agree to this proposal since there be lot of traffic on this Rajeevnagar road because of the Steel Mill besides regular traffic to this residential colony and suggested to have alternative 40' approach road from N.H.-5 to the factory site. Accordingly, the Sarita Mill owner has proposed 40' approach road from N.H.-5 which passes through S.No.53 of Sanjiv Sanivada village and Ac.0.60 etc. of Government land is required for the formation of 40' approach road. The Joint Collector for Visakhapatnam has issued No Objection Certificate to form approach road in Government land vide Proceedings D.Dis. No.2354/96-B2, dated 21.06.1996, M/s. Sarita Steel Mill has paid Rs.4,40,719/- towards conversion fee as per G.O.Ms.No.51, M.A., dated 05.02.1996.

contd..2/-

VUDA RESOLUTION No. 26, dated 22---9---97.

Resolved to recommend to the Govt. the comprehensive land use change proposals from residential to industrial use covering an extent of Ac. 74.00 cts. including Ac.10.89 cents of Sarita Steel Mill site in Duvvada, Sannivada, Kurmannapalem & Aganampudi village subject to the following conditions.

1. That the development charges for conversion of land use from residential to industrial use shall be paid by industrial enterprenous as and when they come for plan approval.

2. This Ac. 74.00 proposed industrial zone is earmarked only for small and medium (General category) of industry. Special hazardous type of industry shall not be permissible in this zone.

3. The industrial enterprenous should submit the individual industry plan to VUDA and get the approval.

4. Industrial enterprenour should obtain the specific clearance from A.P. Pollution Control Board.

5. The enterprenous shall widen the Rajeevnagar Housing colony road to 100' wide road within their premises at their own cost. Then it should be handed over to Gajuwak-a Municipality for its maintenance.

6. They also should maintain 50' green belt along the 100' Rajeev nagar colony road.

R. G. G. G.
CHAIRMAN.

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The matter was placed before the Board and V.U.D.A. in its Resolution No.83, dated 07.08.1996 has resolved to insist a Resolution from the local body that residents of the area has no objection to the Industry coming up in that area. The Gram Panchayat of Aganampudi vide Resolution No.59, dated 14.11.1995 has resolved that they have no objection for installation of Sarita Mill in S.No.94 to 97, of Saniwada village. The draft variation Map, Schedule of boundary along with development charges receipts were sent to Government and Visakhapatnam Urban Development Authority has recommended to the Government to approve the change of land-use proposal from residential to industrial in S.No.94, to 97 of Saniwada (village) subject to condition that M/s.Sarita Steel Mill should produce No Objection Certificate from Air & Water Pollution Control Board and also formation of independent 40' approach road ~~and~~ from N.H.-5 upto the factory site before approval of detail factory building plan by Visakhapatnam Urban Development Authority (vide this Office Letter Re.No.1625/95-G1, dated 02.09.1996).

The Government, after examining the proposal in detail has confirmed the land use change from residential to Industrial in its order No.643, M.A., dated 03.12.1996 subject to production of No Objection Certificate from A.P. Pollution Control Board and also to form alternative 40' approach road from N.H-5 to the site by the party. After issue of the Government order, the party has submitted the detail factory building plans for approval of V.U.D.A. Further, Visakhapatnam Urban Development Authority has asked the party to produce No Objection Certificate from A.P.Pollution Control Board and form the approach road from N.H.-5 to the site. As the matter stood thus, the Member Secretary, A.P. Pollution Control Board in its letter dated 31.05.1997 has requested V.U.D.A. to take up change of land-use issue with V.U.D.A. Board to take a decision to convert the entire area around the proposed site of Sarita Steel Mill to industrial zone.

contd..3/-

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In this connection, the site plan prepared and put up at Flat 'X' may please be seen. The lands surrounding to Sarita Steel Mill are dry lands and suitable for industrial development. Taking into consideration of ground position, a comprehensive industrial zone has been demarcated upto the northern boundary wall of Star Wire factory and in the south West - A.P. Refractory factory it extends upto old G.N.T. Road. The comprehensive industrial zone covers an area of about Ac.74.00 including Sarita Steel Mill. The extents in each village proposed in the industrial zone are as follows :

Duvvada village	:	Ac.	18.23	ets.
Sanivada village.	:	Ac.	34.86	ets.
Kurmannapalem.	:	Ac.	04.00	ets.
Ayanampudi.	:	Ac.	16.44	ets.
TOTAL.	:	Ac.	73.53	Say Ac.74.00

The proposed Ac.74.00 of land includes Ac.10.89 ets. of land of Sarita Steel Mill proposal for which Government have already confirmed the change of land-use from residential to industrial use vide G.O.Ms.No.643, M.A., dated 03.12.1996.

The Rajeev Nagar Housing colony road as at present formed only to a width of 50' wide. It is, proposed, to widen to 100' wide road with 50' Green belt along the road where industrial zone is proposed so that it can meet the traffic and environmental requirements.

In view of the above facts and as suggested by A.P. Pollution Control Board, the comprehensive land use change proposal from residential to industrial use covering an extent of Ac.74.00 including Ac.10.89 ets. of Sarita Steel Mill site may be placed before the V.U.D.A. Board for sending the proposal to Municipal Administration & Urban Development

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Department and A.P. Pollution Control Board subject to the following conditions :

1. That the development charges for conversion of land-use from residential to industrial use shall be paid by industrial entrepreneurs as and when they come for plan approval.
2. This Ac.74.00 proposed industrial zone is earmarked only for Small & Medium (General category) of industry. Special and hazardous type of industry shall not be permissible in this zone.
3. The industrial entrepreneur should submit the individual industry plan to Visakhapatnam Urban Development Authority and get approval.
4. Industrial Entrepreneur should obtain the specific Clearance from A.P. Pollution Control Board.
5. The entrepreneurs shall widen the Rajeevnagar Housing colony to 100' wide road within their premises at their own cost. Then it should be handed over to Gajuwaka Municipality for maintenance.
6. They also should maintain 50' green belt along the 100' Rajeevnagar colony road.

The subject is placed before V.U.D.A. Board for approval to communicate to A.P. Air & Water Pollution Board and for approval of Municipal Administration & Urban Development Department ~~xxxxxxx~~ in the Government for acceding change of land-use in a comprehensive extent of Ac.74.00 subject to above conditions.