

SUBJECT NO. 27 :

RC-NO.1326/96-G1,

SUB:- VUDA - PLANNING - VISAKHAPATNAM - Construction of Group Housing Scheme in T.S.No.153A1 & B-part of Maharaniyata ward - Deletion of proposed 30' Scheme road - Reg.

AGENDA NOTE :

Sri Madanahand Sahukar has applied for deletion of the proposed 30' scheme road in T.S.Nos.153A & B Part, of Maharaniyata ward for construction of Group Housing Scheme in an extent of 7129 Sq.Yds. (5964.03 Sq.Mts.).

The proposals so received have been examined in detail.

The site has also been inspected by the Vice-Chairman, VUDA along with Chief Planning Officer, Planning Officer-II and Asst. Planning Officer-III and observed that the applicant has total land of Ac.2.14 etc. (11180 Sq.Yds./9353.04 Sq.Mts) and the applicant has donated a part of the land to the Jain Temple and part of the land affected under road widening scheme of beach road total land affected under Road widening and Jain Temple area is 4051 Sq.Yds. (3389.01 Sq.Mts.). The balance land of 7129 Sq.Yds. (5964.03 Sq.Mts.) is now proposed for construction of Group Housing Scheme. There is existing nature cure Hospital building and few huts are in existence on the site. The site is adjoining to beach road on east and 20' existing road on south. The adjoining temple is situated on North west corner of the site having approach from existing 40' road on west. In the sanctioned scheme Map a 30' road is proposed through the middle of the site from beach road is passing through the existing temple site upto 40' existing road on the West.

VUDA RESOLUTION No.27, dated 22---9---97.

Resolved to approve the proposals for deletion of ~~proposed~~ proposed 30' scheme road in T.S.No. 153 A & B part of M.R. peta ward for construction of Group Housing Scheme since it will not disturb the circulation system subject to the following conditions.

1. The applicant has to handover 924 sq. mts. of land for road widening and proposed new road portion to V.M.C. at free of cost as shown in the plan.
2. The applicant should form by widening to 30' and new road portion as per standard specifications of V.M.C. for having proper approach to this side and existing Jain Temple
3. To notify in the local news papers in Form No.III of Rule 13 (2) by giving 15 days time for calling objections and suggestions from the public before it is confirmed.

K. G. G. G.
CHAIRMAN.

The following is the rule position as per the sanctioned Town Planning Scheme :

As per sanctioned Maharanipeta Town Planning Scheme. 1.	Modifications sought. 2.	REASONS. 3.
30' Scheme road is proposed connecting C4 C4 40' road and C5 C5 Beach Road.	The applicant is requesting for deletion of 30' sanctioned Town Planning scheme road since it is diverting the party's land into 2 small pieces of land and not useful for development.	<p>The 30' Town Planning Scheme road may be deleted since :-</p> <p>(1) It is passing through existing Jain temple and hence not possible for formation of 30' road;</p> <p>(2) The adjoining 20' road proposed to be widened to 30' on western side of site connecting Beach road will serve the same purpose on deletion of proposed scheme road;</p> <p>Further the applicant has given his concurrence to give 10' wide space for widening of said existing 20' to 30' road at free of cost and also agreed for forming the road.</p>

The party has submitted Urban Land Ceiling Clearance Certificate in L.Dis.No.129/96-C2, dated 23.06.1996; 130/96-C2, dated 23.06.1996; 131/96-C2, dated 23.06.1996.

:: 3 ::

In view of the above, the applicant's request for deletion of proposed 30' scheme road fallen in the site and site approval are considered since it will not be disturb the circulation system subject to the following conditions :

1. The applicant has to handover 924 Sq.Mts. of land for road widening and proposed new road portion to Visakhapatnam Municipal Corporation at free of cost as shown in the plan;
2. The applicant should form by widening to 30' and new road portion as per standard specifications of Visakhapatnam Municipal Corporation for having proper approach to this site and existing temple.

The matter is placed before V.U.D.A. for approval of the proposed 30' scheme road deletion as the authority may make this minor modification U/s-12(1) of A.P. Urban Areas (Development) Act, 1975. If approved the same will be notified in Local News papers in Form No.III, of Rule 13(2) by giving minimum 15 days time for calling objections and suggestions from the public before it is confirmed.

The matter is placed before V.U.D.A. for approval.