

62
Subject no. 45.

RC.NO.367/95-G4

AGENDA NOTE:

SUB: Approval of layout in S.No.383,391/p and 296/p of Madhurawada(v) in favour of The Revenue Department, Non-Gazetted Employees Cooperative House Building Society Limited.

1. Name of the persons/ society and address: : Secretary, The Revenue Department
Non Gazetted Employees Cooperative House Building Society Limited.
2. S.No.Village : S.No.383, 391/p and 296/p of Madhurawada(v).
3. Whether the particulars required are furnished. : Furnished
4. Whether the development charges are paid : Paid Rs.2,46,421/-
5. Land use as per Master plan: Residential
6. Whether the approach road is available if so what is the width of the road. : Approach through Madhurawada VUDA
: y layout.
7. Whether it falls in ~~Urban~~ Satellite town if so name of the Satellite. : Madhurawada Satellite town
8. Whether land falls in Urban Agglomeration or not. : Land alienated by Govt vide G.O.Ms. No.111 dated 7.2.94 to Revenue Department, Non Gazetted Employees House Bldg.Society Limited.
9. Whether UIC/Agriculture land certificate is produced. : |
: | Government lands alienated.
: |
10. Whether it is under land acquisition, if so stage of acquisition. : |
: |
: |

11. Land use analysis (total layout area): Ac.26.87.

S.No.	Land use	Extent in Acs.	Percentage	Size of plots	No.of plots
1.	Plotted area	15.51	57.73	40'X80'	10
2.	Roads area	7.20	26.79	40'X60'	237
3.	Open space area	4.16	15.48		

247

12. Conditions imposed if any: General layout conditions.

RC No. 367/92-04

:: 2 ::

The suggestive layout is placed before VUDA for its approval subject to condition that (1) The society shall pay proportionate cost of Rs.3,75,342/- ie., Rs.5/- per Sq.yard over plotted area) worked out as proportionate cost in having formed the 100' wide road formed by VUDA since the layout get access through VUDA (Madhurawada) layout.

(2) Should give an undertaking to pay the external development cost as per Satellite G.O.

the charges are paid : Paid Rs.2,45,411/-

Residential : Residential

Approach through Madhurawada VUDA : y layout.

Madhurawada Satellite town : Madhurawada Satellite town

Subject No.46,AGENDA NOTE

Sub:-Planning - VUDA - Change of land use proposal in S.No.247/P of Rebaka and S.No.199/6 of Koduru (v) - Extent Ac. 3.08 cts - Anakapalli (M) - Regarding.

---*---

The Managing Director, M/s Jaya L.P.Gas Bottling Limited in his application dt.23.8.95 has requested for change of land use from Agricultural to Industrial use covering the total extent of Ac. 3.08 cts in S.No.247/P of Rebaka(V) and in S.No. 199/6 of Koduru (v) of Anakapalle Mandal.

The Managing Director, M/s Jaya L.P.Gas Bottling Limited has furnished the following documents along with the change of land use application.

1. M.R.O. Certificate.
2. Adangal copy of Lr.S.No.247 of Rebaka and S.No.199/6 of Koduru (v).
3. Copy of 10 (1) Adangal for S.No.247 & 199/6 of Koduru (v).
4. Site Plan and Topo plan.
5. Registered Sale deed for total extent of Ac. 3.08
6. FMB Sketches of S.No.247 & 199 and also the surrounding FMB sketches.
7. The party has paid Rs. 49,860/- towards Development charges to VUDA.
8. A.P.Pollution control Board consent letter for establishment of L.P.G. Bottling plant.
9. Clearance from Dept. of Explosives, Govt.of India.
10. A stamped paper under taking indicating to handover the part of the land in S.No. 199/6 of Koduru (v) to VUDA if it is proved that this part of land is not Zerroti land.

I N D E X.

Sl. No. 1.	Subject No. 2.	Subject 3.	Resolution 4.
1.	45	Approval of layout in S.Nos.383, 391 pt. and 296 pt of Madhura-wada Village in favour of the Revenue Department Non-Gazetted Employees Co-operative House Building Society Ltd.,-Reg.	The suggestive layout approved subject to payment of Rs.3,75,342/- towards proportionate cost of 100' approach road and subject to furnishing of an undertaking for payment of external development cost as per G.O.Ms.No.911 M.A. Dated.9.11.87.
2.	46	Approval of change of land use from Agriculture to Industrial in S.No.247/part of Rebaka Village and S.No.199/6 of Koduru Village of Anakapalli Mandal for extent of A.C.308 cents in favour of the Managing Director, M/s. Jaya L.P.-Gas Bottling Ltd., Reg.	Resolved to approve and recommend for change of land use from Agricultural to Industrial subject to the conditions land down in the subject note.
3.	47	Approval of layout regulations and other rules for granting permission for FARM houses-Reg.	Approved.
4.	48	Adoption of revised rates of development charges approved in G.O.Ms.No.51, M.A., Dated.5.2.96-Reg.	Adopted.

Basis for laying the rate of Rs. 3.75 may be disallowed

Praveen
Vice-Chairman,
Urban Development Authority,
Visakhapatnam.

W.M.J.
15/3/96
Collector & Spl. Officer
Urban Development
Authority,
Visakhapatnam.

*Disass reg; cllrs;
observation on Subject No. 45
Praveen*

:: 2 ::

The matter was examined in detail. The proposed change of land use site falls in Agricultural land use as per sanctioned Master Plan and abutting to NH.5 in the South and one 20' black top road on the West leading to Chintanippula Agraharam (v). On the Western side of the village road, Government have accorded change of land use for an extent of Ac. 4.00 in S.No. 245/P,246/2,247/P of Rebaka (v) from Agricultural to Industrial use and VUDA has approved two stone crushers in the same S.No.247 of Rebaka Village which is in vicinity of the proposed change of land use site. Already these two stone crushers are functioning on the ground.

As per the ground position already industries are existing on the Western side of this proposed change of land use site. Government have also approved one more change of land use in S.No.245/1 of Rebaka (v) for an extent of Ac. 1.00 for installation of one more stone crusher at Rebaka (v). Further the surrounding lands are dry agricultural lands, having some casuarina trees. This proposed change of land use site is having approach from National Highway as well as 20' village road also.

The party has already completed the Office building and also compound walls. The basement of Cylinder storage shed have been constructed on ground. The site is getting affected by 60' depth facing Anakapalli-Sabbavaram road, and the party has constructed compound wall facing the Anakapalli-Sabbavaram Road.

In view of the above facts, since the party has produced the Registered sale deed for an extent of Ac. 3.08 cts in S.No.247/P of Rebaka and also 199/6 of Koduru Village and produced on stamped paper undertaking

:: 3 ::

and as the proposed change of land use site is adjacent to the Industrial land use where two stone crushers are running on ground, the change of land use from Agricultural to Industrial in S.No.247/P of Rebaka and S.No.199/6 of Koduru for an extent of Ac. 3.08 cts to establish L.P. Gas bottling plant subject to handing over of 60' width of site at free of cost for widening of N.H Bypass road, ie. Anakapalle-Sabbavaram-Pandurthi road and also subject to payment of difference of Development charges revised in G.O.Ms.No.51 M.A. dt.5.2.96.

AGENDA NOTE :

SUB: PLANNING VUDA - Layout Regulation and other rules in respect of grant of permission for Farm Houses - Regarding.

....

VUDA has been receiving applications from time to time for approval of Farm House layout and for guide lines to be followed for approval of Farm House layouts. In order to ~~prevent~~ prevent unauthorised Farm House layouts coming up indiscriminately, it has been considered necessary to frame rules and regulations to permit Farm Houses.

In this regard, Bangalore Development Authority and Madras Metropolitan Development Authority have been addressed and obtained the regulations under force by them. The regulations obtained from the Bangalore Development Authority and Madras Metropolitan Development Authority have been studied in detail and it may be desirable to follow the zoning regulations for approving the Farm Houses in Agricultural use ^{Zone} as being followed by the Bangalore Development Authority. The comparative details are furnished below:

VISAKHAPATNAM URBAN DEV.AUTHORITY

BANGALORE DEVELOPMENT AUTHORITY

(1) -----

(2) -----

Rule 19

a) In the Agrl.use zone building or premises shall be normally permitted only for the following purposes and accessory uses.

- (1) All Agrl.uses (ii) Farm Houses and building for agrl. activities subject to plinth area not exceeding 5% of continuous agrl.holdings.(iii)All the uses permissible in residential use zone and ancillary to it within the Gram Kantam boundaries (Settlements) (iv) Diary and cattls farms, fish farms (v) Piggeries and poultry farms (vi) water tanks and reservoirs (vii) Forestry (viii) Storing and drying of fertilisers incidental to the agricultural operations (ix) Installation of electric machinery of not exceeding 15 hrs. power may be allowed for the uses mentioned above.

a) Uses that are permissible: Agriculture, horticulture, dairy and poultry, farming, milk chilling centres, farm houses and their accessory building and uses not exceeding 200 Sq.mts. of plinth area within the within a minimum agricultural layout of 1.20 hectas. Uses specially shown as stated in the land use plan like; urban village, brick kilns, quarrying and removal of clay and stone upto 3.0 mtr.depth, gardens, orchards, nurseries and other stable crops, grazing pastures, forest lands, marshy land barren land and water sheet highway amenities viz., filling stations weigh bridges and check posts.

1.

2.

19 (b)

The following uses may be permitted with special sanction of Authority.

1) Parks and play grounds, camping sites and other recreational uses.

ii) Sewage farms and garbage dumps burial/burning grounds or crematoria and brick kilns.

iii) Temporary touring cinemas subject to cinema rules issued from time to time.

c) All uses not specially permitted under rules ~~and~~ a and b above shall be prohibited.

d) buildings that may be permitted in the area will be subject to such conditions as may be stipulated by the Authority.

e) Residential layout may be approved for the growing population of the Rural settlements upto a radius of 1/2 Km. around the existing built up area of the villages like weaker sec. colony Government housing etc. residential developments incidental to natural growth of particular settlements alone may be allowed with the specific approval of VUDA. in such rural settlements in a specific identified areas the authority may permit only service industries like flour mills rice mill oil grinders etc., operated by electric motors not exceeding 15 horse power.

b) Uses that are permissible under special circumstances by the Authority; Places of worship, schools, hospitals, libraries, sports, clubs, cultural buildings, exhibition centres park and open spaces, storage and sale of farm products, where it is produced, the service and repairs of farm machinery and agricultural supplies, residential developments within the area reserved for natural expansion of villages and building in such areas should not exceed two floors (ground + one)

NOTE: 1) Diesel generators equivalent to the quantity of power supplied by the K.E.B. may be permitted to substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generators required from the KEB. However, in residential zone, installation of diesel generators be discouraged and shall be given in exceptional cases after spot verification and obtaining NOC from the people living within a distance of 100 Mts. from the location point of the generators.

2. The land use indicated towards road side of a property shall be the land use for the entire property (one property depth) without identifying it for different uses by measuring as per the scale of the maps.

3) Different uses permitted in a given zone may be allowed in different floors of the building. in such cases, the regulations applicable to the use of ground floor shall apply to the entire building.

It may be brought to the kind notice of VUDA THAT THE Bangalore Development Authority zoning Regulations in respect of agricultural zone accommodate the following additional activities/uses in the Agricultural zone.

1) Agro based industries like milk chilling centres, institutions, buildings, service and repairs of farm machinery etc.

:: 3 ::

In addition~~al~~, farms houses and their accessory buildings not exceeding 200 Sq.Mts. of plinth area within the plot area limitation of 1.20Hects. are permissible. High way amenities like petrol filling stations, weigh bridges, check posts are also permissible.

Hence the matter is placed before the VUDA to consider approval of the additional uses permissible in Bangalore Development Authority zoning regulations to be incorporated in the VUDA Zoning regulations and recommend the same to Government for necessary approval.

Subject NO. 48

AGENDA NOTE :

SUB: PLANNING - VUDA - Revision of Development charges by Government - Adoption of the same - Regarding.

...
The Government in their G.O.Ms.No.51, M.A., dated 5.2.96 have issued orders revising the rates of development charges for all Urban Development Authorities in the state indicating that the orders shall come into force with immediate effect. It was also ordered by the Government that apart from the development charges no other charges i.e., green belt charges etc., shall be collected by U.D.As. The Government also directed that separate account shall be opened for these amounts and the Urban Development Authorities shall utilise 85% of the income to implement the provisions of Master Plan viz., (a) Traffic improvement (b) construction of bridges and development of green belt and parks etc., The remaining 15% can be utilised for the admn. and other maintenance. Further it was requested by the Govt to prepare the Action Plan every year for the implementation of Master Plan proposals utilising the amount received towards development charges.

Hence the provisions of the G.O.(Copy enclosed) may be made applicable to VUDA with immediate effect. The matter is placed before VUDA for approval.