

SUBJECT NO. 185 :

PLG.RC.NO.985/92-G3,

SUB:- V.U.D.A. - PLANNING - Regularisation of the Plot carved out in the Open space - Plot No.24 & 25 of Madhavadhara Layout - S.No.50/5 - APPROVAL - Reg.

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AGENDA NOTE :

Sri M.R.K.Ranga Rao & Others of Visakhapatnam have applied for regularisation of Plots bearing No.24 & 25 of Madhavadhara layout situated in S.No.50/5 of Madhavadhara village for their approval. The Municipal Commissioner in Rc.No.12016/90-G4, dated 15.06.1992 also sent proposals with Ground Plan.

The proposals have been examined in detail as follows :

The Director of Town Planning Layout T.P.No.17/71 approved for S.No.50/5 of Madhavadhara village duly showing the open space at two places.

The central open space was already converted into plots. The other open space of 60' X 160' was made in to two plots and sold by the owner on the plea that the open space was shifted to the eastern edge of the layout as per the layout issued by Visakhapatnam Municipal Corporation. The plots have come into existence with numbers as 18 and 25 on ground. The said open space kept on the east has also been sold. This open space was earmarked as plot in the Director of Town Planning Layout. Hence, the second open space is not to be seen on ground and there is a deficit of 7% open space in the said layout.

The plot owners have purchased the plots have come for regularisation of the Plots, since their plots are effected by

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60' road alignment now being formed by Visakhapatnam Urban Development Authority/Visakhapatnam Municipal Corporation, jointly and these plots are effected. A slight curve has been proposed to ^{convert} ~~convert~~ both ends of the 60' Master Plan road which has been marked on ground by which the plots are effected.

The details are furnished below :

Sl. No.	Plot No.	Approximate extent effected.	Name of the owners.
1.	Plot No.24.	24.44 Sq.yds.	Sri M.R.K.Ranga Rao.
2.	Plot No.25.	105 Sq.yds.	Sri B.Anjan Kumar.
3.	Plot No.21 (as per DTP Layout)	472 Sq.Yds.	Sri Y.Poornachandra Rao.

Regarding Plot No.21, an alternative site was already proposed to be given by Visakhapatnam Municipal Corporation, in the space left out for old 60' road (i.e.by the side of realigned 60' road).

In the other plots 24, & 25 an extent of 129.44 Sq.yds. has been effected by 60' alignment and a reasonable compensation may be paid by the Visakhapatnam Municipal Corporation.

The layout which has been developed on the ground in deviation to the layout approved by Director of Town Planning may be considered for its regularisation due to the registration already made subject to fulfilment of the following conditions :

1. Handing over of road widening portion in advance to Visakhapatnam Municipal Corporation with compensation as per regulations to form 60' wide scheme road as agreed by the applicants of respective plots effected under road widening.

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2. Payment of cost of open spaces to visakhapatnam Municipal Corporation for the balance of 7% of total area by the layout owner.

Hence, the above proposals are placed before V.U.D.A. BOARD for its approval in this regard.

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