

SUBJECT NO. 189 :

PLG.R.C.NO.973/92-G3,

AGENDA NOTE :

Srinivasa Co-operative House Building Society Limited applied for approval of layout in S.No.7/P of Resapuvanipalem for an extent of Ac.26.50 cts. through Commissioner, Visakhapatnam Municipal Corporation on 08.01.1988. The society has paid development charges to a tune of Rs.1,05,222.00 on 30.12.1987 in Municipal Treasury. The change of land-use proposals from Pic-nic resort use to residential use was approved by the Government in G.O.Ms.No.421, M.A., dated 16.08.1988. The Society produced the title deeds for an extent of Ac.20.50 cts. vide document No.9837, dated 20.11.81 in terms of the U.L.C. exemptions granted by the Government in G.O.Ms.No.1682 Revenue (UCI) Department dated 09.11.1981. The Society furnished a list of 242 members to whom the sites were registered, whereas the Government approved a list of only 223 members for allotment in the above G.O.

After due process of the case, the Municipal Commissioner, Visakhapatnam Municipal Corporation has been requested to get certain particulars from the Society and to re-submit the layout proposals, after attending the clarifications sought by the Visakhapatnam Urban Development Authority as per letter dated 23.10.1987 of the Commissioner, Visakhapatnam Municipal Corporation.

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After prolonged correspondence, the Society re-submitted layout plans on 05.05.1992 requesting Visakhapatnam Urban Development Authority to approve the plans in an extent of Ac.20.50 + 0.83½ cts.

The matter has been examined in detail. The Mandal Revenue Officer, Visakhapatnam has informed Visakhapatnam Urban Development Authority regarding the boundary encroachment of the said society into the Adivivaram village in S.No.275, and requested Visakhapatnam Urban Development Authority not to approve the layout in the encroached portion demarcating in the Plan furnished by him as per letter Rc.No.1484/92-H.A., dated 18.07.1992.

The Andhra Bank Co-operative House Building Society, Visakhapatnam have filed a suit in O.S.No.302/92 etc. and obtained an Injunction order against the Srinivasa Co-operative House Building Society and 25 others and Vice-Chairman, V.U.D.A. in I.A.No.463/92, from raising any construction temporary or permanent in the scheduled property shown in the Green colour in the Plan submitted by the Plaintiff. The scheduled property under dispute relates to 25 plots in this proposed layout. Further on the west of the layout, it has been identified that the society has encroached the V.U.D.A. land also in about 0.12 cts.

contd. 3/-



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Considering all the above disputes and also court orders covered by Injunction, the proposal for regularisation of layout in terms of G.O.Ms.No.65, M.A., dated 05.02.1987 have been worked-out by deleting the areas under dispute. The proposed layout for Regularisation will have the following salient features.

1. Extent considered for regularisation of layout area.	:	Ac.	14.10 cts.
2. Plotted area.	:	Ac.	10.66 - 75.60%
3. Roads area.	:	Ac.	03.44 - 24.40%
4. Open space area.	:		Nil.
5. Plots now regularised.	:		147 Nos.

In view of the above, the regularisation proposals may be CONSIDERED with the following conditions as per G.O. Ms.No.65, M.A., dated 05.02.1987.

1. Payment of betterment charges to the Visakhapatnam Municipal Corporation.
2. Payment of 10% Open space charges to the Visakhapatnam Municipal Corporation.
3. Compounding fees over the buildings already constructed without approval.
4. Visakhapatnam Municipal Corporation should ensure that the layout Plan regularised and strictly be enforced on ground by removing encroachments if any.
5. The visakhapatnam Municipal Corporation should ensure and thoroughly check-up title deeds and Urban Land Ceiling Clearance before approving any plan.
6. All other legitimate charges if any.

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The matter is therefore placed before V.U.D.A. BOARD  
for considering approval of the regularisation of layout  
belonging to Srinivasa Co-operative House Building Society.

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