

SUBJECT NO. 368

RC.NO.1215/92-G3

SUBJECT:VUDA - PLANNING - Construction of Group Housing for Weaker Section in T.S.No.1031/p Block No.45 of Waltair ward, Ramanagar - Approval of E.W.S.Layout - applied by Sri A.Vijayakumar - Regarding.

....

AGENDA NOTE:

The Commissioner and Special Officer, Municipal Corporation, Visakhapatnam has forwarded the E.W.S. layout plan proposed by Sri A.Vijayakumar for construction of Group Housing for Weaker Section in T.S.No.1031/p, Block No.45 of Waltair Ward, Ramanagar in the U.L.C.Surplus land for an extent of 2490 Sq.mts. of land as exempted by Special Officer and Competant Authority, Urban Land Ceiling for the construction of Building units for weaker section of the society under section 21 of U.L.C. Act 1976.

The Commissioner, Municipal Corporation, Visakhapatnam has also informed that the Special Officer and Competant Authority, U.L.C. has issued a certificate stating that the land measuring an extent of 4812 Sq.mts. in T.S. No.1031 part, Block No.45 of Waltair Ward, Ramanagar belonging to Sri A.Vijayakumar Visakhapatnam has been exempted from the purview of U.L.C.Act 1976,

The Commissioner, Municipal Corporation has requested the WUDA to examine the proposals of proposed type design as furnished by the party for weaker Section housing scheme and revise the same if needed for adoption.

The proposals so received have been examined in detail and the following are the salient features in the case.

1. The Special Officer and Competant Authority, U.L.C. has accorded necessary sanction permitting the declarant to utilise the excess land bearing plot Nos.1 to 7 total admeasuring 0.2490 Sq.mts. for construction of dwelling units for weaker Section of the society with the following conditions vide proceedings CC No.4844/76-B2,dt.21.8.81.
 - a) 50 percent of the building unit must be with a maximum extent of 0.0040 Sq.mts. and rest of the 50 percent quarters should be not more than 0.0080 Sq.mts.

- b) The construction should be completed within a period of 2 years.
- c) They should submit the approved building plan by the Urban Development Authority, or the Municipal Corporation.
- d) The declarant shall not dispose of the dwelling units prior to the completion of the dwelling units and without prior permission of the competent Authority.
- 2) The total extent of the site including U.L.C. surplus land is 4837 Sq.mts, as per the U.L.C. certificate issued by the Special Officer, U.L.C. As per the ground position, the site measures 4785 Sq.mts. only. The applicant has submitted the revised plan as per ground position duly showing 2490 Sq.mts. of surplus land, and other land 2295 Sq.mts.
- 3) The layout plan for U.L.C. Surplus land i.e., 2490 Sq.mts. has been prepared according to weaker Section housing norms of HUDCO. The other bit of party's land has not been taken into consideration for calculation of 10% of open space. It will be considered separately at the time of receipt of specific proposals from the party for the construction of building/buildings to Visakhapatnam Municipal Corporation.

It is also to be stated that the plinth area fixation of 80 Sq.mts. and allotment of houses by surplus land owner himself would give lot of scope for mischevous and defeat of very purpose of social objection of U.L.C. Act. The Commissioner, U.L.C. was addressed by VUDA on 22.9.92 and requested to amend the U.L.C. Act suitably by substituting the cost ceiling limit of Rs.22,000/- per unit to a maximum of Rs.40,000/- for weaker section housing by deleting the extra plinth area of 80 Sq.mts.

The above layout is proposed for EWS as per E.W.S. norms only i.e., 15' X 30' - 50 Sq.yards only (plot size) with condition of allotment. The allotment should be cleared by Collector, Commissioner, Visakhapatnam Municipal Corporation and Vice-Chairman, VUDA. The EWS layout is placed before the VUDA Board for its approval and to release the layout subject to the following conditions:

:: 3 ::

1. EWS Units plinth area shall not exceed 20 mts (200 sft)
2. The cost of each EWS dwelling unit shall be less than 50,000.
3. The EWS dwelling units shall be handedover to Visakhapatnam Municipal Corporation for allotment to EWS people, and selection of EWS beneficiaries to be done by either by V.M.C. or committee constituted with the District Collector, Commissioner, Visakhapatnam Municipal Corporation, Vice-Chairman VUDA.
4. Verification of area as per the document before release of the layout by Visakhapatnam Municipal Corporation.
5. 10% open space should be provided for entire site area whereas VUDA has provided the open space of 10% for EWS layout area only and hence for 2nd bit area also Visakhapatnam Municipal Corporation should provide the 10% open space as and when the party applied for approval of plan.

The land use Analysis of the layout:

No. of plots 29 Nos.
 Size of each plot 15' x 30'
 Area of each plot 50 Sq.yds.(42 Sq.mts.)

Sl. No.	Description	Extent in Acs.	Percentage
1.	Plotted area	1389 Sq.mts. (0.34 Acs.)	55.78%
2.	Roads area	650 Sq.mts. (0.21 Acs.)	34.14%
3.	Open space area	251 Sq.mts. (0.062 Acs.)	10.08%
		2490 Sq.mts.	100.00

The subject is placed before the approval of
 VUDA.

375

SUBJECT NO.368 : Approved subject to the conditions
laid down in the subject note.

P. Som