

SUBJECT: VUDA - PLANNING - Approval of layout in T.S. No.152/2 of 1st bit of Vizianagaram - Applied by Smt.P.Ramanamma - Regarding.

AGENDA NOTE

Municipal Commissioner, Vizianagaram has sent the layout proposals relating to Smt.P.Ramanamma W/o Sri P. Satyanarayana Raju of Vizianagaram in T.S.No.152/2 of 1st bit of Vizianagaram for its approval.

In this context it is submitted that originally the proposed site has fallen in town centre as per approved zonal Development Plan. Sri P.Sanyasi Raju & others have applied for change of land use i.e., from Town Centre to Residential use to an extent of Acs.36.75 cts. of land covering the proposed layout site.

Government have approved the change of land use proposals for an extent of Acs.22.82 cts from Town Centre to Residential use vide G.O.Ms.No.104 M.A., dated 15.2.93 subject to the following conditions:

- 1) That the applicant should obtain the approval of layout plan from VUDA.
- 2) That the applicants should develop the community facilities proposed in Acs.13.93 cts. of land by themselves.
- 3) In case of requirement of land to Post office, Police Station, and bus terminals, they have to give the site to concerned departments at nominal cost spent on land and development.

It is also to submit that out of the approved Acs.22.85 cents of land, an extent of Acs.4.30 cts. covered in Municipal limits and the balance land covering an extent of Acs.18.55 cents in Dharmapuri Panchayat. The applicant Smt.P.Ramanamma has come forward for approval of layout to an extent of Acs.3.00 covered in municipal area. The applicant submitted documentary evidence for an area of Ac.15.28 cts for future development in Dharmapuri village, out of which an extent of Acs.12.54 had fallen in residential and Acs.5.09 fallen is Town Centre. He has given a letter that he will develop the entire layout including town centre as and when coming for approval of layout

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falling in Dharmapuri village.

The layout site is having approach through the neighbours land bearing S.No.144/5C for formation of 100' existing inner road, for which the land owner has given the consent letter. The following is the land use analysis of this case.

Sl. No.	Land use	Extent Ac.cts.	Percentage	Required	Size of plots	No.of plots
1.	Plotted area	1.77	59%		30' X 50'	32 Nos.
2.	Roads area	0.93	31%		40' X 60'	10 Nos.
3.	Open space	0.30	10%			
	Total	3.00	100%			42 Nos.

The proposed layout is not covered under L.A. of WUDA. It satisfies as per norms. Since the party has proposed only for the land covered within Municipal limits, the V.U.D.A. may consider approval of the suggestive layout as sought for by Smt. P. Ramanamma subject to the conditions stipulated in the Government Order.

Hence, the matter is placed before V.U.D.A. Board for its approval.

SUBJECT NO.382 : Approved subject to the conditions laid down in the subject note.

R. Ram