

SUBJECT NO. 460 :

PLG. NO. 1279/93-33,

SUB:- VUDA - PLANNING - Approval of layout for
S. No. 6/p of Dharmapuri (v) of Vizianagaram.

AGENDA NOTE :

1. Name of the Person Society and address. : Sri P. Sanyasi Raju, G.P.A.
2. S.No., Village. : 6 of Dharmapuri (village).
3. Whether the particulars required are furnished. : Furnished.
4. Whether the development charges are paid. : Paid Rs. 77,700/-
5. Land-use as per Master Plan. : Residential converted from Agricultural-use to Residential use in G.O. Ms. No. 104, dated 15.02.1993.
6. Whether the approach road is available if so what is the width of the road. : 33' wide approach road from BLP 19/93. 60' wide road is proposed from the existing 100' Ring Road.
7. Whether it falls in the Satellite Town, if so name of the Satellite. : -NO-
8. Whether land falls in Urban Agglomeration or Not. : -NO-
9. Whether ULC/Agriculture land certificate is produced. : Produced vide Rc. No. 1353/93 HA, dt/12.05.93 of MRO, Vizianagaram.
10. Whether it is under land acquisition, if so stage of acquisition. : -NO-
11. Land-use analysis in (Total layout Area) :- Ac. 16.00

Sl. No.	Land-use.	Extent. Ac. cts.	Percentage.	Required.	Size of Plots.	No. of Plots.
1.	Plotted area.	9.53	59.55%	50%	40' X 65'	47
2.	Area under roads.	4.87	30.44%	30%	40' X 50'	51
3.	Area for open space.	1.60	10.00%	10%	30' X 50'	93
TOTAL :		16.00	100.00	100%		201

12. Layout conditions. : General layout conditions.

Sri P. Sanyasi Raju has applied for approval of layout plan for Acs. 15.00 of land in Dharmapuri village which was earlier covered in Town centre. Government have approved change of land-use for an extent of Ac. 22.82 cts. with a condition to develop the area of Acs. 13.93 cts. as a part of Town Centre. Out of this an extent of Ac. 3.00 was approved vide B.L.P. No. 19/93 subject to condition that the applicant develop the Town Centre at the time of approaching for approval of layout for balance area. The payment of proportionate cost of 100' ring road development was exempted since the layout owner agreed to develop the Town Centre area. Now the applicant requests for approval of layout of Ac. 15.00. As per the condition imposed by the Government the applicant has to develop Ac. 12.70 cts. as Town Centre as against the area of Ac. 19.00 (including Ac. 3.00 layout for which B.L.P. was released) proposed for layout. Against this the applicant has shown Ac. 10.10 cts. for Town Centre and for the balance area he agreed to pay Rs. 1.00 lakh per acre towards security deposit as per the rate of latest sale deed submitted by him.

In view of the above, a suggestive layout is prepared and placed before V.U.D.A. for consideration subject to the following conditions.

1. To pay interest-free deposit of Rs. 2,60,000/- (Rupees two lakhs sixty thousand only) with V.U.D.A. required to be developed in Town Centre towards balance area Ac. 2.50 cts. or the land for balance of Ac. 2.50 cts. to be acquired in Town Centre area. The deposit should be paid before release of B.L.P.
2. To form all the roads simultaneously in Town Centre area covered in his lands along with development of B.L.P.
3. To form 60' approach road after obtaining permission from the Revenue Authorities for partly covered in Government lands in S. No. 6/73 of Dharmapuri village.
4. To abide and fulfil the conditions stipulated in 3.0. - Ms. No. 104 M.A., dated 15.02.1993.

SUBJECT NO : 460: Approved subject to the conditions stipulated in the subject note.

