

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 laying ring road development was exempted since the layout owner has 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 has 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 as 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 area.

DRAFT SUBJECT TO VUDA :

RC.NO.1521/93-32.

SUBJECT NO. 461 :

SUB:- Approval of suggestive layout in S.No.46/p of Chinamushidivada village, Pendarthi - Reg.

AGENDA NOTE :

1. Name of the Person Society and address. : Sri M.Satyanarayana & Others, Visakhapatnam.
2. S.No., Village. : 46/9A, B, C, 16, 17A & 17B of Chinamushidivada.
3. Whether the particulars required are furnished. : Furnished.
4. Whether the development charges are paid. : Paid Rs.3,100/-
5. Land-use as per Master Plan.: Residential.
6. Whether the approach road is available, if so what is the width of the road. : Access from approved layout L.P.No.22/91.
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 Rc.No.337/92-B, dt/21.5. of MRO, Pendarthi. 1992
10. Whether it is under land acquisition, if so stage of acquisition. : -No-

11. Land-use analysis in (Total layout area) :- Ac. 0.53 cts.

Sl. No.	Land-use.	Extent. Ac.cts.	Percentage.	Required	Size of plots.	No. plots
1.	Plotted area.	0.47	74.51%		30' X 60'	12
2.	Roads area.	0.16	25.39%			
TOTAL :		0.53	100.00%			

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12. Conditions imposed if any. : General layout conditions.

*x The layout owner has to pay 10% open space cost at present market value in lieu of open space as per the Regulation 26(A) of Development Control Regulation.

The suggestive layout is placed before VUDA Board for consideration, subject to payment of the 10% open space cost at present market value.

SUBJECT NO : 461: Approved.

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