

SUBJECT NO. 464 :

PLG.RC.NO.1143/93

SUB:- V.U.D.A. - PLANNING - Change of land-use from Town Centre to Residential-use in respect of S.No.152/3 of Vizianagaram - Extent Ac.3.09 cts. Applied by Smt.Alla Mahalaxmi - APPROVAL - Reg.

AGENDA NOTE :

Smt.Alla Mahalaxmi has applied for change of land-use from Town Centre to Residential use in respect of S.No.152/3 of Bit-I,Vizianagaram for an extent of Ac.3.09 cts. The said site is located in Town Centre area, but it was reserved for residential use if any developer comes forward to develop the Town Centre i.e. she has to commit Ac.1.90 cts. by acquiring in Town Centre area. The applicant has represented that she has no land in the proposed Town Centre area and could not ^{acquire} require from the owners. She is willing to pay the market value for the lands required for Town Centre.

The matter has been examined. The Town Centre is a common facility which needs to be developed either by private or public Agency or jointly. The cost of such development shall have to be borne by the beneficiaries who are going to be benefitted due to escalation of land value. In order to develop Town Centre, the following strategies are proposed.

1. The land owners/developers whose lands are covered by Town Centre area shall develop Town Centre as per specifications stipulated by V.U.D.A. Such development should be in sizeable form instead of piece-meal approach. In case the land owners do not opt for it the same can be acquired by V.U.D.A. for which the funding has to be created ~~XXXX~~ with V.U.D.A. as follows :

(a) The Town Centre development would give immediate benefit both in terms of escalation of land value and community facilities. About Ac.350.00 are in the immediate vicinity of Town Centre. The cost for Town Centre development of Ac.35.00 cts. shall have to be borne by the land owners of Ac.350.00. Hence, by that formula one has to hand over to V.U.D.A. by Gift Deed a site equivalent to 10% of the proposed layout coming up for approval within that of Ac.350.00

contd..2/-

..... Or

Payment of equivalent market value of that land to Visakhapatnam Urban Development Authority.

- (b) They should also pay the proportionate cost for formation of 100' Ring road invested by V.U.D.A.

Subject to the approval of about strategies the request of Smt. A. Mahalaxmi may be considered ^{for} change of land-use from Town Centre to Residential use imposing condition that she should pay the cost of land equivalent to 10% of the total layout area at the market rate and also proportionate cost for already formed 100' Ring Road.

The above proposal is placed for consideration of the V.U.D.A. to send the proposal to Government for approval of the change of land-use from Town Centre to Residential.

SUBJECT NO : 464: Approved and resolved to re-
comand to the Government for
change of land use from town
centre to residential use sub-
ject to the conditions stipu-
lated in subject note.

R. S.