

SUBJECT NO. 477 :

P.L.G. NO. 2041/93-95,

SUB:- V.U.D.A. - PLANNING - Change of land-use from Agriculture use to Residential use - S.No.55/7, 57/p, 53/p, 59/p & 73/p and 79/p of Nerellavalasa - Applied for by Sri V.K. Prasad.

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AGENDA NOTE :

Sri V.Krishna Prasad, Managing Partner, Kiran Real Estate Constructions G.P.A. Holder of Smt. Ulla Dasamma and some others has requested for change of land-use from Agriculture use to Residential use in respect of S.No.56/11-13 57/1p, 2, 3; 53/1 to 22; 59/9 to 11; 73/6p & 7 and 79/8 of Nerella Valasa village of Bheemunipatnam Mandal.

The request of the applicants has been examined.

The site proposed for change of land-use from Agriculture use to Residential use is situated close to Visakhapatnam - Bheemili Beach Road and by the side of I.N.S.Kalinga. A 40' B.T.Road leading from this Beach road to Nidigattu is the approach road to the site. It is about 1 Km. away from the residential use zone earmarked in the approved Master Plan. There are Nerella Valasa village, Nidigattu village, Rama Sagar Agraharam village, Kalinga (New) Naval Quarters and also E.W.S.Housing Scheme are situated at 100 Mts. distance. The lands are dry lands and are not under cultivation.

The party has paid an amount of Rs.76,934/- (Rupees seventy six thousand nine hundred thirty four only) towards conversion fee for land-use vide Challan No.765/76496, dated 21.12.1993. As per the remarks of L.A.Section, all the above S.Nos. are not covered by acquisition proposals of Visakhapatnam Urban Development Authority. Applicant has produced Registered G.P.A. for Acs.9.94½ cts. with Adangal particulars and for Acs.9.06 cts. the remaining owners have signed the <sup>Common</sup> conversion application and produced Adangal particulars. The Land Owner have also furnished certificate from Mandal Revenue Officer that the proposed

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lands are not zeroity lands and are not covered by the Urban Land (Ceiling & Regulations) Act.

Hence, the matter is placed for consideration of W.U.D.A. for change of land-use from Agricultural use to Residential use in respect of S.Nos. 55/11-3, 57/1 p, 23; 58/1 to 12; 59/9 to 11; 73/5p, 7 and 79/3 of Nerellavalasa village of Bheemili Mandal.

SUBJECT NO : 477: Approved and resolved to re-  
comand to the Government for  
change of land use from agri-  
culture to residential use.

