

SUBJECT NO. 550 :

PLG.RC.NO.1187/93-01,

SUB: - PLANNING - V.U.D.A. - Regularisation
of unauthorised layout in S.Nos.102/2D &
103 of Thunglam village near Sheelanagar
Colony - Reg.

REF: - Lr.Rec.No.1916/93-01, dt/18.06.1993
of the Commissioner, Gajuwaka Municipality.

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AGENDA NOTE:

The Commissioner, Gajuwaka Municipality has requested in his letter Roc.No.1916/93-01, dated 18.06.1993 for regularisation of unauthorised layout in S.No.102/2D & 103 of Thunglam village near Sheelanagar Colony.

V.U.D.A. has withdrawn the lands in Survey Nos.102/2D & 103 of Thunglam village in its Resolution No.282, dated 04.01.1993. The Mandal Revenue Officer has informed in his letter dated 14.02.1994 that an extent of Ac.0.2793 Sq.Mts. of land in S.No.102/2D of Thunglam village has been declared as surplus land under the provisions of Urban Land Ceiling Act, 1982 in S.No.103 is Zyroithi land covered by Patta No.84. As such there is no Government land or assigned lands involved in S.No.103 of Thunglam village. An extent of 6108 Sq.Mts. of lands have been eliminated from the layout site, since the above extent of surplus land in S.No.102/2D, 2B, 2D4 & 2D7 have been allotted to different departments by Special Officer, Urban Land Ceiling.

The layout site falls in residential land-use as per sanctioned Master Plan.

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The layout site is having approach road from the existing 60' Sheelanagar colony road. There are already 49 buildings and 10 basements have come-up in this unauthorized layout. The main 40' approach road and few other internal roads have been formed, street lighting poles have been provided all along the main road.

The Welfare Association have paid the development charges of Rs.55,185/- to V.U.D.A.

In the regularised layout the existing 20' roads have been proposed 24' width by putting 2' widening proposal on both the sides.

The land-use analysis of regularised layout is as follows:

Sl. No.	Details.	Extent. Ac. cts.	Percentage.
1.	Plotted area.	23.82	78.95
2.	Roads area.	06.35	21.05
TOTAL.		30.17	100.00

There are no public open spaces in the layout site. Hence, the proportionate cost of open space for community purpose has to be collected from all the plot owners.

In view of the above, facts, since V.U.D.A. has withdrawn L.A. and the Commissioner, Sajuwaka Municipality has recommended for regularisation of layout, the layout in S.No.132/2D & 133 of Thunglam village may be regularised subject to the following conditions :

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1. that the Commissioner, Gajuwaka Municipality should take responsibility for developing the layout duly collecting the betterment charges and other legitimate charges if any from the Plot Holders.
2. The proportionate cost of 10% open space for community purpose is to be collected from the Plot Holders.

In view of the above, the regularisation of * layout in S.No.102/2D & 103 of Thunglam village is placed before the V.J.D.A. Board for its approval.

SUBJECT NO: 550 :: Approved.

G. B. [Signature]