

SUB: PLANNING - VUDA - Regularisation of unauthorised layout for S.No.92/p of Green Garden Marrisipalem Approval - Regarding.

....

AGENDA NOTE:

Commissioner, Visakhapatnam Municipal Corporation has forwarded plans for regularisation of unauthorised layout for S.No.92/p of Green Garden (Marrisipalem). It is stated in the reference that the plan has been prepared taking into consideration physical developments taken place in the area. As per the plan, the number of plots existing in the unauthorised layout are 93. Out of these 48 plots are sub-standard and 45 are standard plots. There are 46 R.C.C. roofed buildings. 18 plots were already developed with houses with zinc sheets, tiles and basement. The remaining 29 plots are vacant on ground.

The site has been inspected and during the inspection, it is found that the area is developed duly providing infrastructure facilities like B.T.roads,, street lighting, drains by the Visakhapatnam Municipal Corporation.

VUDA initiated L.A.proceedings but there is no L.A. process and since L.A. notification lapsed long ago. As per the Master Plan, it falls in Residential land use zone.

A suggestive layout has been prepared basing on the ground position. The anlysis is given below:

Extent of layout	Ac.4.40 cts.
Plotted area 3.66 cts.	83.18%
Area covered by roads 0.65 cts	14.77%
Area covered by open space 0.09cts	2.05

	100%

Hence ~~it~~ matter is placed before the Board for approval of regularisation of unauthorised layout for Ac.4.40 cts in respect of S.No.92/p of Gree gardens Marrisipalem by withdrawal of L.A. proceedings since it was also lapsed subject to the conditions:

1. To pay development charges payable to VUDA and development cost as workedout by V.M.C. and other legitimate charges if any including compounding fees.
2. To the conditions specified G.O.Ms.No.65 M.A.,dt.5.2.87.
3. To payment of proportionate cost for open space of 7.95% from the individual plot holders to Visakhapatnam Municipal Corporation.

115

Approved

