

SUBJECT NO. : 662RC.NO.1055/94-G3

SUB: PLANNING - VUDA - Regularisation of unapproved layout for S.No.4/1 and 4/2B of Butchirajupalem Extent Acs.0.47 cts applied for by Sri N.Managana and others.- Regarding.

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AGENDA NOTE:

Commissioner & Special Officer, Visakhapatnam Municipal Corporation, Visakhapatnam has forwarded the application of Sri N.Managana and others for regularisation of un-approved layout for extent of Acs.0.47 cts covered by S.No.4/1 and 4/2B of Butchirajupalem.

Commissioner Visakhapatnam Municipal Corporation in the remarks offered stated that the land is earmarked for residential land use and is situated in the vicinity of thickly built up area with 10' existing C.C. roads.

The matter has been examined by inspection of site. It is found that the site of the applicant in S.No.4/1 and 4/2B Butchirajupalem and is adjacent to the western boundary of St Anna School and Church compound. The surrounding area is covered by thickly built up area with 10' wide approach roads. The site is included in sanctioned scheme of Butchirajupalem.St.Anns School covered 3/4th area in the T.P. Scheme and the 1/4th open space area is in the proposed layout while approving St.Ann's School, this pattern was changed.

The layout areas an extent of Acs.0.47 cts. It is subdivided into 15 plots of 100 Sq.mts. with 6 mt.frontage. 13 of the 15 plots satisfy extent norms and the remaining 2 plots are less than extent norms. The sites are having sale deeds registered in 1992. The applicants have paid regularisation fees.

A suggestive layout is prepared for Ac.0.47 cts. The salient features of the suggestive layout are as follows:

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<u>S.No.</u>	<u>Particulars</u>	<u>Extent Ac.cts.</u>	<u>Percentage</u>
1.	Plotted area	0.36	77%
2.	Area covered by roads ...	0.11	23%
		<u>0.47</u>	<u>100%</u>

NO.OF PLOTS:

S.No.4/1 : 5 Nos.

S.No.4/2B : 9 Nos.  
15 Nos.

The road pattern proposed is only 10' wide. However 10' wide roads are proposed to be widened to 15' wide by widening at 2'6" on both sides. The surrounding road net work pattern has been drafted duly providing 24' and 15' wide approach roads. The maintenance of open space in this layout is not insisted upon.

Hence it is felt desirable to regularise the un-approved layout in terms of G.O.Ms.No.65 M.A.,dt.5.2.87 imposing following conditions:

1. To hand over road widening portion i.e., 2'-6" width on the both sides of road to Visakhapatnam Municipal Corporation.
2. To pay necessary development charges and development cost as worked out by Vsp.Municipal Corporation.
3. To pay 10% open space charges to V.M.C. as the D.C.R. provides for payment of market value when the layout is less than Acs.1.24 cts (5,000 Sq.mts) area for regular layout.

Suggestive layout for Acs.0.47 cts for S.No.4/1-2B of Butchirajupalem is placed before VUDA for approval.

Approved

A handwritten signature in blue ink, appearing to be 'Ran' followed by a flourish.