

SUBJECT NO. :669RC.NO.434/94-G3

SUB: VUDA - PLANNING - Regularisation of unapproved layout in S.No.47p & 48P of Madhavadhara applied for by Sri G.Mohana Rao and others - Regarding.

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AGENDA NOTE:

Sri G.Mohana Rao and 31 others have applied for regularisation of unapproved layout in S.No.47 and 48/3 of Madhavadhara on 17.3.94. The applicants have enclosed a copy of endorsement of Visakhapatnam Municipal Corporation to seek approval for regularisation from VUDA. The VUDA has sought for remarks of Visakhapatnam Municipal Corporation on the representation of the above individuals. The applicants have paid Rs.24,000/- towards development charges for 36 plots at Rs.250 per Sq.mt. and submitted certificate from U.D.C.Authorities that the lands covered by S.No.47 and 48/3 of Madhavadhara do not come under the purview of surplus lands. 22 copies of documents have been submitted by the applicants.

In their remarks Visakhapatnam Municipal Corporation has stated that the area in question is designated for residential use and the roads shown in the layout are in conformity as per the norms except 10% open space reserved for parks and lung space.

The matter has been examined in detail. The lands in question is towards eastern side of the existing Muralinagar layout. Roads have been formed upto this layout already. 60' Master Plan road is passing through this land. This land is abutting to the Adavivaram hill range towards North. In the northern end of this layout a big ditch was formed by the quarry operations. ^{The} houses are constructed in the layout. It is observed that the 60' existing Master Plan road has been deviated in this layout to an extent of 16' towards South which requires a little modification to be in the line with the existing alignment. Out of 61 plots proposed by the applicants 7 are found to be falling in Adavivaram hill covered by S.No.275. The road falling in the ditch as per plan has to be formed carefully to have proper gradient

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as per Engineering norms.

At this stage the applicant have represented that members of building society have purchased sites independently, that some sites have fallen in the area covered by reserved open space, in the draft Zonal Plan scheme that these sites covered by open space cannot be handedover and that they are ready to pay value of land in terms of G.O.Ms.No.65 ^{at 5.2.87} at the time of seeking approval of building plans.

The instructions of Government in G.O.Ms.No.65 provides regularisation of plot in such unapproved layout subject to the condition of ^{collection of} development charges and ~~development~~ betterment charges along with the charges for external development and market price for the 10% open space.

A suggestive layout for regularisation of the unauthorised layout is prepared considering all the above factors. A 60' road alignment has been slightly modified to suit to the existing alignment as per ground.

The layout regularisation proposals are placed before VUDA for its consideration subject to the following conditions.

1. Plots falling in Adavivaram hill boundary as shown in the plan may be deleted from the regularisation purview.
2. Fulfillment of condition imposed as per the provisions of G.O.Ms.No.65 dated 5.2.87 as explained above i.e., (1) Collection of development charges, betterment charges, external development charges should be collected by V.M.C.
(2) 10% open space charges as per market price to be fixed and collected by V.M.C.
3. 60' road alignment as shown in the plan should be strictly adhered to and formed accordingly.

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4. The V.M.C. should thoroughly verify the title deeds of the individuals before according permission to the building application.

AREA : Acs.4.40

Plotted area	: 2.53	57.5%
Roads area	: 1.87	42.5%
Open space	: Nil	
	<u>4.40</u>	<u>100%</u>

plots : 54

Approved

