

SUBJECT NO : 706

Sub:- PLANNING - VUDA - Change of land use from Agricultural to Residential in S.Nos.230, 231,232, 249, 250, 251 and 252 of Pedagantyaada Village - Reg.

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AGENDA NOTE :

Sri D.Appanna & Others of Pedagantyaada (V) have submitted the change of land use proposal from agricultural to residential land use in S.NO.230,231,232, 249/7, 8, 250, 251 and 252 of Pedagantyaada Village covering an extent of Ac. 36.00 of land. The above lands are not under acquisition proposal of VUDA. The Mandal Revenue Officer, Pedagantyaada has issued certificate stating that above lands are not Government lands and do not come under agricultural Land Ceiling Act. These above lands are Roytwari Zirayathi Patta lands.

The proposed change of land use site is located on the southern side of 100' Dibbapalem road. Dibbapalem Rehabilitation Colony is existing on the northern side of road which is very near to the change of land use site. The change of land use site has been inspected by ViceChairman on 1.11.94. The site is adjoining to Steel Plant boundary and at present, it is covered with casuina topes and is acting as a green belt between the Steel Plant and the road leading to Dibbapalem Village.

The Steel Plant is located on the Southern side of the proposed land. The wind direction is Southwest to Northeast. The S.NO.230 of the proposed land is affected by the Steel Plant. However, the balance area comprising the S.NOs. 231, 232, 249/P, 250, 251/P and 252 are shadowed from the Steel Plant hillock. The area is fairly close from Dibbapalem Village and Rehabilitation Colony i.e, 1 Km either side.

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Further, Government has converted the land use from Agricultural to Residential use in S.NO.207,208,209,214, 215 216 of Pedagantyada Village of N.G.O's Society layout and also approved the change of land use from Agricultural to Residential in S.NO.213,216,217 of Pedagantyada Village in favour of Sri T. Nagi Reddy. WUDA has approved these two layouts and released the B.L.Ps. These two layout sites are also nearer to the present change of land use site.

Taking into consideration of steel plant pollution effects, the S.NO.230, 251/P of Pedagantyada facing the steel plant shall be kept as green belt with thick vegetation of casuarina. The balance lands may be converted into residential use. Hence the total area of land which required change of land use is only Ac. 24.50 (Ac. 36.00 (-) 11.50 cts) after eliminating the lands in S.NO.230 and 251/P.

The G.P.A.holder has paid Rs.1,00,000/- (Rupees one lakh) towards change of land use fees and he has to pay the balance of Rs.98,303/- towards change of land use fees to WUDA.

In view of above ground position, WUDA Board may approve the proposal of change of land use from Agricultural to Residential use in S.NO.231, 232, 249/P, 250, 251/P and 252 of Pedagantyada Village covering an extent of Ac. 24.50 cents only subject to condition that (1) the applicant will have to consider and handover 65' depth of his site at free of cost for widening of 100' Dibbapalem road to local authority and (2) also to pay Rs.98,303/- towards balance change of land use fees to WUDA 3) further the S.NO.230, 251/P facing the Steel Plant shall be kept as green belt with thick vegetation of casuarina plantation.

Hence the above subject is placed before WUDA board to recommend to the Government for their approval.

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Subiect no 206.

Approved and recommended for change of  
land use from Agricultural to Residential use.

W. L. S.