

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Industrial Use to Residential Use in T.S.No.25/1p of Madhavadhara (V), Visakhapatnam Urban (M), Visakhapatnam District to an extent of Ac.2.843 Cents or 11,506.70 Sq. Mtrs.– Draft Variation – Confirmed – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 101

Dated:22.02.2012.

Read the following:-

1. G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30.06.2006.
2. From the Vice Chairman, VUDA, Visakhapatnam Lr.Rc.No.26063/11/L4, dt.22.11.2011.
3. Govt. Memo.No.29784/H2/2011, dt.25.11.2011.
4. From the Commissioner of Industries, Hyderabad Lr.No.29/1/2011/543, dt.09.12.2011.
5. Govt. Memo.No.29784/H2/2011, dt.24.01.2012.
6. A.P. Gazette No.76, Part-I, dated 02.02.2012.

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ORDER :-

The draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.76, Part-I, dt.02.02.2012. No objections and suggestions have been received from the public within the stipulated period. In the reference 2nd read above, the Vice Chairman, Visakhapatnam Urban Development Authority has reported that the applicant has paid an amount of Rs.4,69,400/- towards development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Vice Chairman, VUDA, Visakhapatnam.

Copy to:-

The individual through Vice Chairman, VUDA, Visakhapatnam.
The Spl. Officer and Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
The Private Secretary to Minister (MA&UD).

//FORWARDED BY ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.76, Part-I, dt.02.02.2012 as required by sub-section (3) of the said section.

V A R I A T I O N

The site falling in T.S.No.25/1p of Madhavadhara (V), Visakhapatnam Urban (M), Visakhapatnam District and measuring to an extent of Ac.2.843 cents

P.T.O.

or 11,506.70 Sq. Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Industrial use in the Zonal Development Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dt.30.06.2006 is designated for Residential use as shown in Map No.18/2011, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that the applicant has to form the 60 feet and 30 feet roads in the road widening area handed over to Greater Visakhapatnam Municipal Corporation, Visakhapatnam before taking the building construction in the premises.
2. that the applicant shall obtain approval of building plans for construction of residential buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
3. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. after approval of the change of land use the applicants have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
6. the applicant shall surrender the required land if any for road widening on free of cost to the concerned authority through Registered Gift Deed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : 60 feet wide Master Plan road.
- East : Existing buildings bearing House Nos.39-21-40/10/1;
39-21-40/11; 39-21-40/10; 39-21-39/1; 39-21-39.
- South : 30 feet wide existing road.
- West : Existing buildings bearing House Nos.39-21-40/2 to 31;
39-22-55/7/2; 39-22-55/12/1; 39-22-56/12/1.

**B.SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER.