

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential use to Institutional use in Sy.No.148/2 of Madhurawada (V), Visakhapatnam Rural (M), Visakhapatnam District for an extent of Ac.7.20 cents (29137.41 Sq. Mtrs. net area) – Draft Variation – Confirmed – Orders -Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT**

**G.O.Ms.No. 114**

**Dated: 11.04.2014.**

**Read the following:-**

1. G.O.Ms.No.345 M.A.& U.D. (H2) Dept., dt.30.06.2006.
2. From the VC, VUDA Lr.Rc.No.988/2012/L5, dt.21.04.2013.
3. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
4. Govt. Memo.No.9258/H2/2013, dt.25.05.2013.
5. From the VC, VUDA Lr.Rc.No.988/2012/L5, dt.06.02.2014.
6. A.P.Gazette No.384, Part-I, dated, 06.06.2013.

\* \* \*

**ORDER :-**

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region-2021 issued in the Government Memo 4<sup>th</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.384, Part-I, dt.06.06.2013. No objections and suggestions have been received from the public within the stipulated period. In the reference 5<sup>th</sup> read above, the Vice Chairman, Visakhapatnam Urban Development Authority has reported that a Press Notification has been issued on 16.07.2013 in two Daily News Papers of Andhra Jyothi and Indian Express calling objections and no objections have been received within the stipulated period and also reported that the applicant has paid an amount of Rs.16,18,800/- towards conversion 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)**

Dr. S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

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

**Copy to:**

The applicant through Vice Chairman, VUDA, Visakhapatnam.  
The Commissioner, GVMC, Visakhapatnam.  
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.  
The District Collector, Visakhapatnam District, Visakhapatnam.  
SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER.

**NOTIFICATION**

In exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) 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 Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 384 Part-I, dated, 06.06.2013 as required by sub-section (3) of the said section.

**VARIATION**

The site falling in Survey No.148/2 of Madhurawada (V), Visakhapatnam Rural (M), Visakhapatnam District for an extent of Ac.7.20 cents (29137.41 Sq. Mtrs. net area), the boundaries of which are given in the schedule below, which is presently earmarked for Residential 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 now designated as Institutional land use by variation of change of land use, as the site is getting access through 40 feet and 60 feet wide roads and the Bus Depot proposed by the APSRTC is required in the area as a facility to support the existing infrastructure, as shown in Map No.14/2013, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that the applicant shall hand over Ac.0.80 cents (32374.90 Sq. Mtrs.) land for road widening on free of cost to the concerned authority through Registered Gift Deed.
2. that the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
3. that the applicant shall obtain permission for commercial building complying to the parking norms.
4. 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.
5. 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.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
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 : Sy.No.148/1 (A.U. Waltair), A.P.H.B. Colony.  
East : Sy.No.147 (VUDA Layout).  
South : Sy.No.267 and 268.  
West : 148/1 (A.U. Waltair), VUDA Lakeview Layout.

**Dr. S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER.**