

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

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential Use to Commercial Use in Plot Nos.1 & 2 in TP No.30/48 in T.S.No.5, Block No.1 of Waltair Ward, Visakhapatnam District to an extent of 1249.16 Sq. Mtrs. – Draft Variation – Confirmed – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 412

Dated : 04.09.2013.
Read the following:-

1. G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30.06.2006.
2. From the VC, VUDA Lr.Rc.No.25810/2011/L4, dt.08.04.2013.
3. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
4. Govt. Memo.No.8936/H2/2013, dt.28.05.2013.
5. From the VC, VUDA Lr.Rc.No.25810/2011/L4, dt.17.08.2013.
6. A.P. Gazette No.383, Part-I, dated 06.06.2013.

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ORDER :-

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region-2021, issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.383, Part-I, dt.06.06.2013. No objections and suggestions have been received from the public within the stipulated period. In the reference 5th read above, the Vice Chairman, Visakhapatnam Urban Development Authority has reported that a Press Notification was issued on 27.07.2013 in two Daily News Papers of Sakshi and New India Express calling objections and no objections have been received within the stipulated period. He also reported that the applicant has paid an amount of ` 1,85,830/- 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)

S.K. JOSHI,
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 Commissioner, GVMC, Visakhapatnam.
The Spl. Officer and Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
The Private Secretary to Minister (MA&UD).
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER

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 Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.383, Part-I, dt.06.06.2013 as required by sub-section (3) of the said section.

P.T.O.

VARIATION

The site falling in Plot Nos.1 & 2 in approved Layout T.P.No.30/48 in T.S.No.5/p of Block No.1 of Waltair Ward, Visakhapatnam Urban (M), Visakhapatnam District to an extent of 1249.16 Sq. Mtrs., the boundaries of which are given in the schedule below, 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 Commercial Use by variation of change of land use, as the proposed site is abutting existing 19.40 m wide road and surrounded by Commercial Complex, Hotels, Shops, Colleges, Office Buildings etc., as shown in Map No.09/2013, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. the applicant shall hand over land for road widening on free of cost to the concerned authority through Registered Gift Deed.
2. 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. 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 applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
6. 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.
7. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Private road and building under construction bearing D.No. 9-14-1 in T.S.No.5/p of Waltair Ward.
- East : Existing building bearing D.No.3-28-7 in Plot Nos.5 & 6 in T.S.No.5/p of Waltair Ward.
- South : Vacant site in Plot No.3 in T.S.No.5/p of Waltair Ward.
- West : 80 feet wide V.I.P. Road.

**S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER.