

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of Land use from Residential use to Commercial use in T.S.No.78/P of Waltair Ward, VUDA Visakhapatnam to an extent of 1460.88 Sq. Mtrs. – Draft Variation – Confirmed – Orders – Issued.

=====

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 472

Dated.22.10.2011

Read the following:-

1. G.O.Ms.No.345 M.A. & U.D. (H2) Department, dated 30.06.2006.
2. From the Vice-Chairman, Visakhapatnam Urban Development Authority, Letter L.T.No.188/2010/L4, Dated.11.06.2011.
3. Government Memo.No.16003/H2/2011 M.A.Dated.20.08.2011.

-oOo-

ORDER:-

The draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in the Government Memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.479, Part-I, dt.25.08.2011. 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.1,91,680/- towards processing fees, development charges and paper notification 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 (UD).

To
The Commissioner of Printing, Hyderabad.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:-

The individual through V.C. Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special 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.

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.479, Part-I, dt.25.08.2011 as required by sub-section (3) of the said section.

VARIATION

The site falling in Town Survey No.78/Part of Waltair Ward, Visakhapatnam Urban Mandal Visakhapatnam District to an extent of 1460.88 Sq.Mtrs, the boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dated 30.06.2006 is

Contd.....2.

designated for Commercial use as shown in Map No.7/2011, 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 the land portion free of cost for widening of the approach road from 40 feet to 60 feet
2. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. 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.
4. the change of land use shall not be used as the proof of any title of the land.
5. 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.
6. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. the applicant shall take all steps to preserve and protect the environmentally sensitive areas.
8. Any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North	: 25 feet wide private road.
South	: 40 feet wide existing road.
East	: Deepanjali and Geetanjali Apartments Buildings.
West	: Property belongs to M/s Viswapriya Agro Farms (P) Ltd.

**B.SAM BOB.
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

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.479, Part-I, dt.25.08.2011 as required by sub-section (3) of the said section.

Contd.....2.

-2-

VARIATION

The site falling in Town Survey No.78/Part of Waltair Ward, Visakhapatnam Urban Mandal Visakhapatnam District to an extent of 1460.88 Sq.Mtrs, the boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H₂) Department, dated 30.06.2006 is designated for Commercial use as shown in Map No.7/2011, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

9. that the applicant shall hand over the land portion free of cost for widening of the approach road from 40 feet to 60 feet
10. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
11. 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.
12. the change of land use shall not be used as the proof of any title of the land.
13. 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.
14. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
15. the applicant shall take all steps to preserve and protect the environmentally sensitive areas.
16. Any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : 25 feet wide private road.
South : 40 feet wide existing road.
East : Deepanjali and Geetanjali Apartments Buildings.
West : Property belongs to M/s Viswapriya Agro Farms (P) Ltd.