

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 TS.No.5/3 and 5/4 of Waltair Ward, Visakhapatnam to an extent of 1170.58 Sq. Mtrs. – Draft Variation – Notification – Confirmed – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 485

Dated : 09.12.2013.

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.L.T.No.467/2011/L4, dt.14.12.2011.
3. Govt. Lr.No.32621/H2/2011, dt.19.01.2012.
4. From the VC, VUDA Lr.L.T.433/12/L4, dt.07.03.2013.
5. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
6. Govt. Memo.No.32621/H2/2011, dt.25.05.2013.
7. From the VC, VUDA Lr.Rc.No.467/2011/L4, dt.03.09.2013.
8. A.P. Gazette No.383, Part-I, dated 06.06.2013.

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ORDER :-

In the G.O. 1st read above, Government have issued orders for Master Plan for Visakhapatnam Metropolitan Region-2021.

2. The Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) in his proposals 2nd read above has forwarded the change of land use proposal from Residential Use to Commercial Use in TS.No.5/3 and 5/4 of Waltair Ward, Visakhapatnam to an extent of 1170.58 Sq. Mtrs., and requested the Government to issue notification for change of land use to the above effect in the Zonal Plan.

3. Since, certain complaints have been received by the Government on the proposals, the Government in the letter 3rd read above, the Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) has been requested to examine the complaints and furnish detailed report in the matter.

4. The Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) in his letter 4th read above, has submitted a detailed report on the objections and on the objections received by issuing Public Notices on 26.05.2012, 27.05.2012 and 28.05.2012 in five Local Daily News Papers calling for objections and suggestions on the proposed change of land use sites. The Government after careful examination of the report of the Vice Chairman, VUDA issued draft variation in the Government Memo. 6th read above.

5. The Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) in his letter 7th read above reported that the applicant has paid an amount of ₹ 1,46,323/- towards conversion charges.

6. Government after careful examination of the above proposal, hereby disposes the objections received basing on the report of Vice Chairman, VUDA and confirm the draft variation issued in the Government Memo. 6th read above which was published in the Extraordinary issue of Andhra Pradesh Gazette No.383, Part-I, dt.06.06.2013.

P.T.O.

7. 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).
This G.O. is uploaded in www.apmaud.govt.in
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, dated 06.06.2013 as required by sub-section (3) of the said section.

V A R I A T I O N

The site falling in Town Survey No.5/3 and 5/4 of Waltair Ward, Visakhapatnam Urban Mandal, Visakhapatnam District to an extent of 1170.58 Sq. Mtrs. (1400.00 Sq. Yards), 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 Commercial land use by variation of change of land use, as the proposed site is abutting 80 feet wide road and surrounded by Commercial activity subject to widening of existing 23 feet road on Eastern side to 30 feet so as to have proper access to the internal locality, as shown in Map No.20/2011, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. 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.
2. the GVMC shall ensure the development of 30 feet wide road on Eastern side of the site at the time of using building permission.
3. the applicant shall hand over the land for road widening on free of cost to the concerned authority through Registered Gift Deed.
4. the applicant shall obtain permission for commercial building complying to the parking norms.

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5. 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.
6. 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.
7. 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.
8. 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.
9. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Property belongs to M/s. Neelima Times.
East : Siddardha Nagar Housing Colony.
South : Proposed 30 feet wide road.
West : 80 feet V.I.P. road.

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

SECTION OFFICER.