

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of Land use from Recreational use to Residential use in S.No.294/1P of Appikonda(V), Pedagantyada Mandal, Visakhapatnam to an extent of Ac.25.02 Cts - Draft Variation – Confirmed – Orders- Issued.

=====

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

**G.O.Ms.No. 5**

**Dated: 06.01.2011**

**Read the following:-**

1. G.O.Ms.No.345, M.A. & U.D. (H2) Dept., dt.30-6-2006.
2. From the V.C.VUDA Lr.Rc.No.5019/2007/l3, Dt.30.10.2007.
3. Government Letter No.23582/H2/2007 M.A.Dated.22.11.2007.
4. From the V.C.VUDA Lr.Rc.No.5019/07/Plg/L3, Dated.17.12.2007
5. Government Memo.No.23582/H2/2007 M.A.Dated.21.9.2010.

-- o0o --

**ORDER:-**

The draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in the Government Memo 5<sup>th</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.518, Part-I, dt.24.9.2010. No objections and suggestions have been received from the public within the stipulated period. In the reference 2<sup>nd</sup> read above, the Vice Chairman, Visakhapatnam Urban Development Authority, has reported that the applicant has paid an amount of Rs.50,94,800/- towards processing fee, conversion charges and notification charges for land use. 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)**

**T.S.APPA RAO.**  
**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 M(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.518, Part-I, dt.24.9.2010 as required by sub-section (3) of the said section.

Contd....2.

**VARIATION**

The site falling in S.No.294/1P, of Appikonda Village of Pedagantyada Mandal Visakhapatnam District to an extent of Ac.25.02Cts, the boundaries of which are given in the schedule below, which is presently earmarked for Recreational use in the Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H<sub>2</sub>) Department, dated 30.06.2006 is designated for Residential use as shown in Map No.24/2007, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that while approving any development on the site, VUDA shall take into account the policy framework evolved for development of Beach front as envisaged in the Master Plan for Visakhapatnam Metropolitan Region and CRZ regulations.
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. that 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. that the change of land use shall not be used as the proof of any title of the land.
5. that 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. that 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 : S.No.294/P of Appikonda.  
South : S.No.294/P of Appikonda.  
East : Proposed 40 feet and 60 feet roads.  
West : S.No.294/P of Appikonda.

T.S.APPA RAO.  
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER