

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential use to Multipurpose use in Sy.Nos.129/1(p), 348/2, 353/1(p), 4(p), 6(p), 108/3, 108/6, 108/7, 108/8(p), 331/6, 331/7(p), 331/8(p), 331/9(p), 131/2, 130/4(p), 355/7(p), 355/8(p), 130/1(p), 355/3, 355/4(p), 355/5(p), 108(p), 110(p), 111(p), 126/3(p), 126/3(p), 126/6(p), 126/7(p), 128/2(p), 128/3(p), 350/1(p), 350/2(p), 351/1(p), 351/2(p), 351/3(p) and 351/4(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District to an extent of Ac.68.37 Cts. – Draft variation – Confirmed - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.593

Dated:28-08-2008
Read the following:-

- 1) G.O.Ms.No.345, M.A. & U.D. (H2) Dept., dt.30-6-2006.
- 2) From the Vice Chairman, V.U.D.A. letter Rc.No.7039/04/L4, dt. 3-3-2008.
- 3) Government letter No.4876/H2/2008-1, M.A. dt.26-3-2007.
- 4) From the Vice Chairman, V.U.D.A. letter Rc.No.7039/04/L4, dt.23-6-2008.
- 5) Government Memo No.4876/H2/2008-4, M.A. dt.1-7-2008.

-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 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.379, Part-I, dt.3-7-2008. No objections and suggestions have been received from the public within the stipulated period. 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.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Hyderabad.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
Copy to:
The Special Officer and Competent Authority, Urban Land Ceiling,
Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.

//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 variations to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the sanctioned in G.O.Ms.No. 345, M.A. & U.D. (H2) Department, dt. 30-6-2006, which it is proposed is hereby published in the Extraordinary issue of Andhra Pradesh Gazette No.379, Part-I, dt.3-7-200 as required by sub-section (3) of the said section.

(p.t.o.)

::2::

VARIATION - I

The site falling in Sy.Nos.129/1(p), 348/2, 353/1(p), 353/4(p), and 353/6(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 10.32 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : S.No.348 (p) of Madhurawada (V)
East : S.No.348 (p) of Madhurawada (V)
South : S.No.353 (p) of Madhurawada (V) and 80'-0" road
West : S.No.126(p), 354(p) of Madhurawada (V)

VARIATION - II

The site falling in Sy.Nos.108/3, 108/6, 108/7 and 108/8(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 11.82 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Kapuluppada (V), 100'-0" Road
East : S.No.108(p) of Madhurawada (V) and 100'-0" Road
South : S.No.108(p) and 109(p) of Madhurawada (V)
West : S.No.108(p) of Madhurawada (V)

VARIATION - III

The site falling in Sy.Nos.331/6, 331/7(p), 331/8(p) and 331/9(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 10.20 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : S.No.336 of Madhurawada (V)
East : S.No.336 of Madhurawada (V) and 9 Mts. Buffer for gedda.
South : 80'-0" Road and S.No.336(p) of Madhurawada (V)
West : S.No.331/5 of Madhurawada (V)

VARIATION - IV

The site falling in Sy.Nos.131/2 and 130/4(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 2.60 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential

(contd. on page 3)

::3::

use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : S.No.131/1 of Madhurawada (V)
East : 100'-0" Road and S.No.130/4(p) of Madhurawada (V)
South : ---
West : S.No.146(p) of Madhurawada (V)

VARIATION - V

The site falling in Sy.Nos.355/7(p), 355/8(p), and 130/1(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 4.83 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : S.No.355/7(p), 355/8(p) of Madhurawada (V)
East : S.No.130/1A and 130/2A of Madhurawada (V)
South : S.No.130/2(p) of Madhurawada (V)
West : 100'-0" Road and 355/2B of Madhurawada (V)

DRAFT VARIATION - VI

The site falling in Sy.Nos.355/3, 355/4(p) and 355/5(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 6.70 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : 40'-0" Road and S.No.355/4 of Madhurawada (V)
East : 60'-0" Road and S.No.336(p) of Madhurawada (V)
South : S.No.355/2 and 355/5(p) of Madhurawada (V)
West : S.No.355/11(p) of Madhurawada (V)

VARIATION - VII

The site falling in Sy.Nos.108(p), 110(p) and 111(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 6.48 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

(p.t.o.)

::4::

SCHEDULE OF BOUNDARIES

North : S.No.108(p), 109 of Madhurawada (V)
East : 100'-0" Road
South : Existing 80'-0" Road
West : S.No.111, 112 of Madhurawada (V)

VARIATION – VIII

The site falling in Sy.Nos.126/3(p) of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 2.52 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : 60'-0" wide Road
East : 100'-0" wide Road
South : S.No.126/p of Madhurawada (V), Chinagadila (M)
West : S.No.126/p of Madhurawada (V) Chinagadila (M)

VARIATION – IX

The site falling in Sy.Nos. 126/3p, 126/6p, 126/7p, 128/2p, 128/3p, 350/1p, 350/2p, 351/1p, 351/2p, 351/3p and 351/4p of Madhurawada (V), Chinagadila (M), Visakhapatnam District admeasuring an area of Acres 12.90 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Residential use as per the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Multipurpose use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : 100'-0" wide Road
East : S.No.351(p) of Madhurawada (V)
South : S.No.347(p) of Madhurawada (V) and 60'-0" road
West : 100'-0" road

ALL THE ABOVE DRAFT VARIATIONS ARE SUBJECT TO THE FOLLOWING

CONDITIONS; NAMELY:-

- 1) 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.
- 2) 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.
- 3) 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.

(contd. on page 5)

:5::

- 4) The applicant should obtain approval of layout plan from V.U.D.A. after approval of change of land use.
- 5) The applicant shall form 80'-0" road in this site by widening the existing road.
- 6) The change of land use shall not be used as the proof of any title of the land.
- 7) The change of land use shall be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 8) After approval of the change of land use the applicants have to apply to GVMC/VUDA for necessary development permission duly paying the charges/fees to the GVMC/VUDA.
- 9) Any other conditions as may be imposed by the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER