

SUBJECT NO. 613 :

PEB. RD. NO. 677/94-95

SUB:- V.U.D.A. - PLANNING - Change of land-use in respect of S.No.66 of Addanapalem of Kothavalasa Mandalam from Residential use to Light Industrial use Applied for by Sri V.Appalaraju - Reg.

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AGENDA NOTE:

Sri V.Appala Raju has applied for change of land-use from Residential use to Light Industrial use for (3959.65 Sqm.) in respect of S.No.66/p of Addanapalem village of Kothavalasa Mandalam as he proposed to construct tiles factory. The applicant has paid Rs.15,840/- towards development charges for change of land-use. The applicant furnished Mandal Revenue Officer Certificate stating that the land is not Government land/not 'D' Form Patta land and also not under the purview of the Land Ceiling Act. The matter has been examined.

The site is situated in Addanapalem village which lies 4 K.Ms. away from Kothavalasa Junction. It is observed that there are good number of tile factories functioning on the left and right side of Kothavalasa - Vizianagaram road. As per the approved Master Plan, it is to be developed as Growth Centre but now it is dry land covered by Mango Tope. On the right side of the road a stretch of Bulk land is earmarked for industrial use. The site in question is situated opposite to industrial area and at extreme edge of the earmarked residential expansion. Most of the tile factories have been in existence since long ago. They are within 300' belt on either side to Kothavalasa - Vizianagaram road. Kothavalasa village is an important centre for tiles and truck manufacturing units.

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In order to encourage tile factories a 100' Mt. depth of industrial belt for light industrial use may be proposed from the proposed site to bypass road junction. The green belt of minimum 10 Mts. shall be maintained as buffer between Vizianagaram road and proposed industry.

The matter is placed for consideration of V.U.D.A. to recommend to Government for change of land-use.

G13:- Approved and recommended to the Government for change of land use from Residential to Light Industrial use.

