

SUBJECT NO: 576

Re.No-1306/99-G1

Sub:- PLANNING--V.U.D.A.--Visakhapatnam--
Change of land use from Residential use
to Commercial use in Dabagardens, Division-13,
Visakhapatnam--Comprehensive proposals--Reg.

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AGENDA NOTE:

Sri Ramaswarlal Sarma and Others who are the Owners of Plot No.51 (extent 502 Sq.m.), Block No.36 in T.S.No. 1452, Allipur Ward(Dabagardens), Visakhapatnam have requested for change of land-use from Residential use to Commercial use for their site. The applicant's have furnished Sale Deed copy, M.R.O.Certificate for non-involvement of Government lands and J.L.C.Certificate. The Applicant has proposed to construct lodge cum restaurant building in Collar + Ground + 3 Floors in existing Old Building D.No.30-12-19, Dabagardens area, Visakhapatnam. The applicant has not paid development charges of Rs.25,100/- towards conversion from Residential use to Commercial use as per G.O.Ms.No.51, MA, dated:6.2.96.

In this connection, the Commissioner, Visakhapatnam Municipal Corporation was requested to send remarks for comprehensive proposals for change of land use for the applicant's site and its surrounding area since the character of this area changing into commercial and also the said area is abutting to existing commercial belts of Dabagarden area. The Government have also approved change of land use from Residential use to Commercial use on adjacent to applicant's site facing to 40' Road.

In response to the above letter, the Commissioner, Municipal Corporation, Visakhapatnam has furnished their remarks in their letter Re.No.3325/2000/G2, dt:6.5.2000. The Commissioner, V.M.C. has stated in their letter that they have examined in detail on the above subject matter with reference to the state on things on ground and informed

that the character of the area including applicant's site in T.S.No.1452 is fully changed into Commercial use even though residential use earmarked in the Master Plan.

Further, the Commissioner has also informed that the Government have earlier requested M.C.V. and V.U.D.A. to send comprehensive change of land use proposals from Residential use to Commercial use for important roads wherever change are taken place in Visakhapatnam City area. Hence, the Commissioner, M.C.V. requested VUDA to send comprehensive proposals to the said area to the Government since the VUDA is competent Authority.

It is observed that the Government have earlier approved 3 (Three) change of land use cases abutting to 40' Road B13 to B13(Ranga Street). Therefore, this area i.e. XI to X5 covering in T.S.No 1452 is proposed for comprehensive change of land use from Residential use to Commercial use since it is fallen between approved Master Plan existing commercial belts of Saraswathi Junction area (i.e. Babagardens area) and Krishna Road as shown in the Plan. All the blocks proposed for commercial use in this area are abutting to 40' Road except Madhava Road (i.e. B19 to B19) as shown in the Plan. Hence, this Road is proposed for 40' Widening on the both sides since existing road is only 30' Road. The different uses of the existing building details are shown in the enclosed Plan. It is observed that most of the buildings are occupied with commercial use such as Lodges, Business Offices, Institutions and Nursing Homes etc.

The Commissioner, Municipal Corporation, Visakhapatnam was also again requested in this office letter Re.No.1306/99/G1, dt:20.7.2000 to through the proposals prepared by VUDA and send their remarks on the proposals. The Commissioner,

Municipal Corporation, Visakhapatnam has informed in his reply letter Rc.No.3325/2000/G1, dt:9.3.2000 that they have accepted the proposals initiated by VUDA and also requested to send the same to the Government for necessary approvals.

Since, the Government is not considering a single piecemeal of proposal for conversion, the comprehensive proposals may be considered for the said area covering X1 to X5 bounded by Vankatalakshmi Road on North, Madhava Road on South, Krishna Road on west and the existing Commercial belt abutting to Dabagarden main road, as shown in the plan to send it to the Government for their approval subject to the following conditions.

- 1) The applicant has to pay development charges of Rs.25,100/- before sending this proposal to Government.
- 2) The Development charges payable for such land use conversion as per the G.O.inforce shall be paid to the VUDA for every such development of commercial use in that zone with the production of clear title deeds, Ownership document, non-involvement of Government land, U.L.C. aspect.
- 3) All the rules applicable for Commercial Development shall also be applicable in this case. The Building Plans shall have to be approved by the V.M.C. on payment of all the charges as stipulated by the Corporation.

VUDA Resolution No. 576, dt.9-8-2000

Resolved to recommend to the Government the comprehensive change of land use proposals covering X1 to X5 in the site plan bounded by Venkatalakshmi road on North, Madhava Road on South, Krishna Road on West and the existing commercial belt abutting to Dabagarden main road as shown in the plan subject to three conditions mentioned in the subject note for approval of the Government.

K. Ganesh
Chairman