

SUBJECT NO. 110 :

RC.NO.712/96-G3,

Sri G.V.Rangaiah has submitted the proposal for change of land-use from residential to commercial for Plot No.197-B in S.No.653 to 683 of Allipur ward at Dwarakanagar for an extent of 902.77 Sq.Yds. or 754.83 Sq.Mts. The proposals received have been examined with reference to ground position. As per sanctioned Master Plan the proposed site is earmarked for residential use. The site is vacant on ground and is abutting to facing 75' wide Diamond park road leading to Sri Kanya Theatre and is very nearer to the R.T.C. Complex and Railway station. The surrounding areas are fully developed commercially such as offices, shops, hotels etc. The party has submitted the detailed drawings of building plans, site plans, top plans etc., The party has also paid an amount of Rs.10,000/- (Rupees ten thousand only) towards development charges and he has to pay Rs.27,741/- towards balance of development charges as per G.O.Ms. No.51, M.A., dated 05.02.1996. The Vice-Chairman, VUDA has inspected the site on 18.09.1996 and considered to recommend to the Government the change of land-use from residential to commercial, since the surrounding areas are developed with commercial use subject to payment of balance development charges of Rs.27,741/- (Rupees twenty seven thousand seven hundred forty one only) and also provision of entire cellar floor for parking as detailed below :

1. The entire cellar floor shall be used for parking.
2. The cellar floor meant for parking should have the height of not exceeding 2.50 Mts. out of which 1.2 Mts. height should be above the road level and balance 1.3 Mts. can be below the road level.
3. The ingress and egress ramps should have minimum 3.5 Mts. width.

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4. The compound walls should not be constructed. However, for safety reasons a gate can be provided for entire frontage of the building. So that the entire frontage would be opened during business hours where parking flow would be easy.
5. The plans shall be approved by the Visakhapatnam Municipal Corporation.
The matter is placed before V.U.D.A. for approval.

RC.NO.930/95-G3

AGENDA NOTE : 111

SUB: PLANNING VUDA - Change of land use for plot No.45 & 45A in S.No.71 of Waltair Ward from Residential to mixed residential use - Regarding.

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Sri K.Krishnamacharyulu has requested for change of land use from Residential use to Mixed Residential use (partly commercial and partly Residential use) for plot No.45 & 45A covering an extent of 1003.38 Sq.mts. in S.No. 71 of Waltair ward. Earlier the party had applied through Government for change of land use from Residential to commercial use. The VUDA has not recommended conversion of land use proposal from Residential to Commercial use zone since the applicants site is located in Residential layout and approach road is already loaded with traffic. The Government have also rejected the change of land use proposal from residential to commercial use submitted by Smt.K.Krishnamacharyulu.

Sri K.Krishnamacharyulu has now requested for change of land use from residential to mixed residential use by submitting detailed building plans.

The applicants's site is abutting to 80' wide scheme road which is connecting R.T.C. complex (Aseelanetta) and Siripuram junctions. There are few commercial shops developed on this road. Number of educational institutions are occupied in residential buildings facing this 80' road. Earlier the Government have approved a change of land use case for a plot relating to Sri Mangalagiri Sudarsana Swamy from residential to commercial use in this road.

The proposed site is earmarked for residential use as per sanctioned Master Plan. The applicant has proposed to construct the building with basement floor for vehicular parking ground and first floor for show rooms (commercial use) and 2nd, 3rd and 4th floors for residential apartments. The plans submitted by the party are satisfies coverage,

Sl. No.	Subject No.	Particulars	Resolution
1)	(2)	(3)	(4)
1.	110	Change of land use from residential to commercial for the plot of 197-B S.No.653 to 683 of No.47-10-32, of Allipur ward, Dwarakanagar, Division No. 28, Visakhapatnam - Req. Regarding.	<p>Resolved to recommend to the Govt. the change of land use from residential to commercial use for the plot of 197-B S.No. 653 to 683 of No. 47-10-32 of Allipur ward, Dwarakanagar Division No. 28 - Visakhapatnam subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The entire cellar floor shall be used for parking. 2. The cellar floor meant for parking should have the height of not exceeding 2.50 mts. out of which 1.2 mts. height should be above the road level and balance 1.3 mts. can be below the road level. 3. The ingress and egress ramps should have minimum 3.5 mts. width. 4. The compound walls should not be constructed. However for safety reasons a gate can be provided for entire frontage would be opened during business hours where parking flow would be easy. 5. The plans shall be approved by the V.M.C.
2.	111	Change of land use from residential to mixed residential use - For the Plot No. 45 & 45 ^A in S.No. 71 of Waltair ward - Reg.	<p>Resolved to recommend to the Govt. the change of land-use from residential to mixed residential use for Plot No. 45 & 45 A in S.No. 71 of Waltair ward subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The party has to pay an amount of Rs. 43,374/- towards balance of development charges as per G.O.Ms.No. 51 M.A. dt. 5-2-96.

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F.S.I., Parking, Set back norms of all sides as per the G.O.Ms.No.249 M.A., dated 23.5.96. The proposed 80' scheme road is affecting 5' wide in applicant's site since the existing road width is only 70'.

The party has paid Rs.4,015/- towards development charges.

The Vice-Chairman has inspected the site on 24.1.96.

The dominant use proposed is for residential with of commercial use, the change of land use from Residential to mixed residential in plot No.45 & 45A in S.No.61 of Waltair ward is considered to recommend to Government subject to the following conditions.

1. The party has to pay an amount of Rs.43,374/- towards balance of development charges as per G.O.Ms.No.51 M.A., dated 5.2.96.
2. The party has to handover 55.60 Sq.mts. at free of cost to V.M.C. for observation of 5' road widening.
3. The party has to provide 6 Mts building line in frontage of site after observing road widening.
4. The party has to observe stilt floor exclusively for vehicular parking at ground level with not exceeding 2.5 mts height other than stair case, lift.
5. The party should obtain building plan approval from V.M.C.

Hence the subject is placed before Board for its approval.

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Praveen
VICE CHAIRMAN 13/12/96

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COLLECTOR & SPECIAL OFFICER

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