

RC.NO.305/96-G1

DRAFT SUBJECT NO: 112

SUB: PLANNING VUDA - VISAKHAPATNAM - Change of land use from Residential to commercial use in S.No.688 of Old Gollalapalem(v) Allipur ward, Near Rama Talkies Junction Srinagar - Approved - Regarding.

...

AGENDA NOTE :

The Municipal Commissioner, Visakhapatnam Municipal Corporation, Visakhapatnam has forwarded an application submitted by Sri P.Somulu for change of land use from Residential to commercial in S.No.688 of Allipur Ward, near Rama Talkies Junction, Visakhapatnam for an extent of 404 Sq.Yds. or 337.98 Sq.Mts.

The change of land use proposal was examined in detail. The proposed change of land use site is abutting to 40' road and it is very close to 100' commercial belt abutting to Hanumanthavaka road and it is very close to Rama Talkies which is opposite to this site. The Government have approved a case on this road for change of land use from Residential to commercial use vide G.O.Ms.No.586 M.A., dated 31.10.1988.

The party has submitted the building plans as requested by Visakhapatnam Urban Development Authority and paid Rs.16,890/- towards development charges as per G.O.Ms. No.51 M.A., dated 5.2.1996.

The building plans examined in detail. It is observed that the applicant's site position of natural ground is 5' below of the road level and having slope from North to South. The party has proposed to construct a commercial building with cellar floor with ramp provision from the road for parking. Floor 1 and Floor 2 for shops and floor 3 for show-rooms.

## :: 2 ::

The Building plans submitted by the party satisfies as per Zoning Regulations in respect of coverage, F.A.R. set backs of all sides and parking norms (as per G.O.Ms.No. 249 M.A.,dated 23.5.1996).

In view of the above, reasons, the proposed change of land use from Residential use to commercial use in S.No. 688 of Allipur ward, near Rama Talkies Junction, Visakhapatnam is considered to recommend to the Government subject to the space under Cellar floor should be used only for vehicular parking.

1. The applicant should provide entire cellar floor for parking;
2. The Cellar floor meant for parking should have the height of not exceeding 2.5 Mts from road level out of which 1.2 Mts height should be the above road level and balance 1.3 Mts can be below the road level.
3. The ingress and egress ramp should have minimum of 3.5 Mts width.
4. The compound wall should not be constructed in front of the gate. However, for safety reasons a gate can be provided so that during business hours there would be free flow of parking.
5. The plan approvals shall be obtained from V.M.C.

Hence, the subject is placed before the Board for its approval.



Sl. No.	Subject	Resolution
1. 112	Change of land use from Residential to Commercial use in S.No.688 of Old Gollalapalem Village - Allipur Ward, Near Rama Talkies Jn., Srinagar, Visakhapatnam.	<p>Resolved to recommend to the Government the change of land use from Residential use to Commercial use in S.No.688 of Gollalapalem (Old) Village - Allipur Ward Near Rama Talkies Junction, subject to the following conditions.</p> <ol style="list-style-type: none"> <li>1) The applicant should provide entire cellar Floor for parking.</li> <li>2) The Cellar Floor meant for Parking should have the height of not exceeding 2.5 Mtrs. from Road level, out of which 1.2 mtrs. height should be the above road level and balance 1.3 Mtrs. can be below the road level.</li> <li>3) The ingress and egress ramp should have minimum of 3.5 Mtrs. width.</li> <li>4) The Compound wall should not be constructed in front of the gate. However, for safety reasons a gate can be provided so that during business hours there would be free flow of parking.</li> <li>5) The Plan approvals shall be obtained from Municipal Corporation, Visakhapatnam.</li> </ol>

*Praveen* 18.12.96.  
 VICE CHAIRMAN,  
 URBAN DEVELOPMENT AUTHORITY,  
 VISAKHAPATNAM.

*Shri* 19/12  
 COLLECTOR & SPECIAL OFFICER,  
 URBAN DEVELOPMENT AUTHORITY,  
 VISAKHAPATNAM.

*6/12/96*