

DRAFT SUBJECT TO VUDA BOARD : NO: 119

RC.NO:356/96-C1,

SUB:- PLANNING - V.U.D.A. - VISAKHAPATNAM -

Approval of change of land-use from  
residential to Institutional in T.S.  
No.1196, Block No.56 of Waltair  
Ward - Regarding.

REF:- Letter Rc.No.498/96 ACP-I, dated  
11.03.1996 of Commissioner, Visakhapatnam  
Municipal Corporation.

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AGENDA NOTE :

Dr. Jitendra Das Maganti, Managing Director  
of Seven Hills Hospital Limited, Visakhapatnam has  
requested V.U.D.A. for approval of change of land-use  
from residential to Institutional in T.S.No.1196  
Block No.56 of Waltair Ward for construction of Hospital  
Building in an extent of 1529.26 Sq.Mts. The applicant  
has proposed to construct a building meant for -

- (1) Diagnostic Centre;
- (2) Impatient and Out Patient Ward;
- (3) Pharmacy;
- (4) Canteen;

in the two existing plots bearing No.1-A & 1-B into  
one in T.S.No.1196 of Waltair Ward. As per the  
sanctioned Master Plan, the area falls in residential  
land-use. The site is abutting to existing 80'  
Waltair main road and it is observed on ground that  
few commercial developments have come up along with  
residential building adjacent to this site. At present  
there are old buildings in the said plot with separate  
compound walls. The contour of the site is 4'6" to 8'  
height from the road level. In the rear side of this  
plot there is existing Seven Hills Hospital building of  
the applicant. Earlier the V.U.D.A. has approved the



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building plans for construction of existing Hospital building vide Prods. O. Dis. No. 2037/86-F1, dated 13.06.1986. The party has constructed the hospital building in violation of side and rear side set backs 4th floor and 5th floor part without approval of V.U.D.A. or Visakhapatnam Municipal Corporation and also filed a case against V.U.D.A. in G.S. No. 1129/87 for issuing unauthorised construction notice. The party has given concurrence for withdrawal of the court case and also to submit plans to Visakhapatnam Municipal Corporation for regularisation of 4th & 5th floors construction and set backs violation. A separate action is being taken in the violation of existing building. The present construction of proposed hospital building satisfies the norms. The site was also inspected by the Vice-Chairman, V.U.D.A. on 14.11.1996 and considered to recommend to the Government the change of land-use from residential to Institutional for an extent of 1529.26 Sq. Mts. subject to the following conditions:

1. To pay the development charges of Rs. 22,940/- as per G.O. Ms. No. 51, M.A., dated 05.02.1996 towards conversion fee;
2. The entire still floor shall be utilised for parking only;
3. The entire still floor reserved for parking should have the height not exceeding 2.5 Mts. from the road level;
4. The applicant has to obtain permission from Visakhapatnam Municipal Corporation for building plans by observing front set back 9 Mts. all other sides 6 Mts. and in an F.S.I. 1:5 as per G.O. Ms. No. 249, M.A. Dated 23.05.1996.

contd..3/-

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Hence, the matter is placed before V.UOA.  
Board for approval.

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RESOLUTION NO. 119, DATED : .02.1997.

Resolved to recommend to the Government the change of land-use from residential to Institutional in T.S.No.1196, Block No.56 of Waltair Ward for an extent of Ac.1529.26 Sq.Mts. applied by Dr.Jitendra Das Maganti subject to the following conditions :

1. To pay the development charges of Rs.22,940/- as per G.O.Ms.No.51, M.A., dated 05.02.1996 towards conversion fee;
2. The entire stilt floor shall be utilised for parking only;
3. The entire stilt floor reserved for parking should have the height not exceeding 2.50 Mts. from the road level;
4. The applicant has to obtain permission from Visakhapatnam Municipal Corporation for building plans by observing front set back 9 Mts. all other sides 6 Mts. and in an F.S.I. 1:5 as per G.O.Ms.No.249, M.A., dated 23.05.1996.

*Praveen 5.297*  
VICE-CHAIRMAN,  
V.U.D.A.

*W. S. Srinivas*  
SPECIAL OFFICER, *W*  
V.U.D.A.