

SUBJECT NO. 347

RC No. 1129/A/96/G1

Sub: PLANNING VUDA - VISAKHAPATNAM - Change of land use from residential to commercial - Regarding.

Ref: 1.VUDA Board Resolution No.19 dated 22.9.97.
 2.D.O.Lr.No.21225/II/98-1 M.A.,dt.18.8.98.
 3.Fax Message No.21225/2/98-MA dated 2.11.98 of the Principal Secretary to Govt, MA & UD Department.
 4.Letter from the Commissioner, VMC vide letter No.CP/PS/No.2/99 dated 4.1.99.

In the VUDA Resolution No.19 dated 22.9.97 resolved to request the Chief Planning Officer,VUDA to examine the feasibility by identifying the areas where commercial activities have already come up viz., Waltair Main Road from Jagadamba Junction to Siripuram Junction, Main Roads at Dwarakanagar and Kancharapalem main road from new bridge industrial estate area and other related areas also and put up comprehensive proposal to VUDA Board to recommend the change of land use proposal to Government from residential to commercial subject to the condition of payment of conversion fee by individual developers at the time of approval of Building Applications. Accordingly the commercial belt to a depth of 100' (30 mts on both sides) of the following roads were proposed to commercial belt.

1. Waltair Main Road.
From Jagadamba Junction to Siripuram junction.
2. Dwarakanagar - Diamond park junction to N.H.5
3. Dwarakanagar - Anantha Hotel junction to Dondaparthy.
4. Visakhapatnam Station Road - Near Dondaparthy junction to Institution of Engineers 75' Sri Kanya Theatre road.
5. Akkayypalem Main Road - From Jaggarao Bridge to NH.5 (Narona Road).
6. Kancharapalem junction to Industrial Estate - Bowdara Road fly over bridge to Industrial Estate area Bowdara Road.

The Municipal Commissioner in his letter dated 4.1.99 addressed to the Vice Chairman, VUDA has also proposed the following roads for declaration of commercial belt.

1. M.V.Palem double road from Isakhathota junction (restricted upto TTD Kalyanamandapam)
2. Appughar N.H.5 Via Pylon junction.

VUDA Resolution No.347 dated 28.1.99

Resolved to approve the above proposals for declaration of commercial belt and the mixed residential use along the roads detailed herein and to recommend to the Government for their sanction subject to the following conditions:

1. Where there is an approved layout/approved sub-division by the Competent authority (VMC/VUDA) the plot depth for commercial zone shall be as per the approved depth of plot in the layout or sub-division. But however the depth of the commercial belt from the road shall be restricted to 150' in all such of those plots.

2. The development charges payable for such land use conversion as per the G.O. in force shall be paid to the VUDA for every such development of commercial use in that zone.

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 VMC on payment of all the charges as stipulated by the Corporation.

4. In case of mixed residential use, out of total allowable FSI 40% for commercial and 60% of residential with ground floor for parking shall have to be followed. The set back norms, FSI shall be according to residential use norms.

In addition to above proposals, the following roads shall also be included for commercial depth ____

A depth of the plot as per approved layout on both the sides of the 40' road parallel to Seethampeta road connecting Seethampeta 80' and station approach road (C11-C11,C26-D15, D12-D12) as indicated the scheme plan is also proposed for commercial belt for residential use.

The CPC,VUDA is also requested to identify all the other roads which has been developed as a commercial area in the city and the same is to be placed before the Board.


CHAIRMAN