

SUBJECT VUDA R. NO. 591

Sub:- Planning--VUDA--Change of land use from
"Agricultural use to Commercial use" in
S.No.127/10 of Vellanki(V)--Anandapuram(M)
--Applied by Sri G.V.N.Rae--Reg.

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AGENDA:-

The applicant Sri G.V.N.Rae has started construction of Building for Hotel purpose in S.No.127/10 of Vellanki(V), Anandapuram(M) without seeking approval of plans by VUDA and hence the notices were served to the applicant for unauthorised construction of the said Hotel. In response to the notices issued by VUDA the applicant has submitted building plans to VUDA for approval. Since the subject land is earmarked for "Agricultural Use" which requires change of land use to permit commercial purpose, the plans were returned to the party with a direction to apply for change of land use from "Agricultural use to Commercial use" duly paying necessary conversion fees. Now the applicant has requested VUDA for change of land use duly paying the necessary charges of Rs.49,779/- to VUDA for change of land use and also furnished the following documents.

- 1) Copies of Regd.sale deed (2Nos.) covering an extent of 4957.40 Sqm.
- 2) F.M.B.Copy for S.No.127 of Vellanki(V).
- 3) Copy of 10(1) Adangal.
- 4) Certificate from M.R.O. regarding classification of land.
- 5) Receipt for payment of land use conversion charges of Rs.49,779/- to VUDA.

The subject site is situated abutting to NH5 and is located in between Anandapuram Junction and Tagarapuvalasa Junction and is nearer to Bheemili Town and also the surrounding area was developed commercially with Petrol Bunks and Hotels etc.

of Tourists visiting Visakhapatnam District and also the Traffic passing through National Highway-5 in view of its locational importance. The plans submitted by the party were scrutinised with reference to the G.O.Ms. No.423, M.A., dated:31.7.98 and the details of the set-backs available are as follows:

- 1) Front open space : 6.00 Mtrs. (after leaving road widening portion)
- 2) Rear open space : 19.20 Mtrs.
- 3) Side set backs : 3.00 Mtrs. on one side and 23.00 Mtrs. on the other side.
- 4) Parking requirements : 75% of the total floor area (as per D.C.R.)

Total floor area:664.96 M2
Parking area required:498.72sqm.
or say 499.00 sqm.

Net vacant area avai-:3161.93 M2
lable.

The above set-backs observed by the Party satisfies the norms with reference to the Said G.O. The party has constructed the Hotel building in the above site but not started the functioning. The subject proposal for change of land use was already notified in the News Paper dated: 2.7.2000 under item at Sl.No.31, but no objections were received by this office in the stipulated time. Out of the total extent of 4957.40 sqm., an extent of 1315.30M2 is falling in 200' NH Road widening. Hence, the balance extent of 3642.10M2 is to be considered for change of land use.

In view of the above, the request of the applicant for change of land use from Agricultural to Commercial use in S.No.120/10 of Vallanki(V) of Anandapuram (M) covering an extent of ^{3642.10}~~3642.10~~ sqm. may be considered ~~to be~~ recommended to Government for approval subject to the following conditions.

- 1) The applicant should give an undertaking on N.J. Stamp

worth of Rs.100/- stating that he will handover the site

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required for road widening to an extent of 1315.30M2 to the local authority/VUDA whenever required at free of cost.

- 2) The party should get the approval/Regulationisation of building plans by VUDA for the proposed hotel complex after getting the approval of change of land use by the Government.
- 3) The party should also pay necessary charges to the local authority if any.
- 4) The party should pay Rs.5,000/- towards compounding fees to VUDA for the unauthorised construction made.

Hence, the above subject is placed before the Spl. officer, VUDA for approval. *to be held at the office*

VUDAR. NO. 591 Dated 29-1-01

Approved :

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12/1/2001

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CPO
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Spl Officer