

AGENDA NOTE : NO:121

SUB: PLANNING VUDA - Change of land use for approval of EWS layout in S.No.144/p of Lankalapalem(v) Regarding.

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The Revenue Divisional Officer, Visakhapatnam has forwarded the E.W.S.layout in S.No.144/p of Lankalapalem(v) in his letter dated 9.12.95 for an extent of Ac.4.87 cts. The layout was returned to Revenue Divisional Officer with a request to select the alternative site since the proposed EWS layout site falls in Industrial land use.

In this connection, it is informed that Government in its order NO.G.O.Ms.No.647 M.A., dated 20.4.91 has converted the land use from Industrial to Residential in S.No.150/p of Lankalapalem covering an extent of Ac.4.93 cts and VUDA has released L.P. in S.No.150/p of Lankalapalem(v). The present EWS layout site is adjacent to this residential layout. Further this layout site in Lankalapalem(v) is also adjacent to APIIC acquired industrial lands at Agnampudi village.

The Zonal Manager, APIIC has informed in his letter dated 27.12.96 that the industrial lands in Aganampudi(v) are proposed to be utilised mostly for rehabilitation of displaced persons of Lemarathi, Tadi, Ponnuru, Tanam, E.Bonangi, Jagannadhapuram, Paravada villages concerned under Paravada Industrial Development Area. The remaining extent of if any is proposed for allotment to only Non-polluted industries.

Hence the adjacent lands of this EWS layout site is proposed for rehabilitation colony of displaced persons which is residential character in nature.

In view of the above facts since the pattas have been issued to the beneficiaries and adjacent lands are proposed for rehabilitation purpose the change of land use from industrial to Residential use is considered to recommend the Government for an extent of Ac.4.87 cts.

The matter is placed before VUDA Board for approval.

Praveen
VICE-CHAIRMAN.

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The land use particulars of the proposed Hotel Complex is as follows:

Sl. No.	Details	Allowable	Proposed
1.	Land use as per Master plan/Zonal Dev.Plan.	Residential	Commercial for Hotel complex.
2.	Extent of the plot	600 Sq.mts.	1423 Sq.mts.
3.	Coverage	50%	37.02%
4.	F.A.R.	1:1.50	1:1.25
5.	Front set back	6 Mts	6 Mts
6.	Rear set back	5 Mts	6.20 Mts.
7.	Side set back 1/3 width of plot.	13.50	13.52 - 6 Mts one side 7.52 other side
8.	Parking	500.34 Sq.mts	650.36 Sq.Mts (16 cars, 133 scooters as per DCR)
9.	Height of the bldg.	17.50 Mts	17.50 Mts.

The Building plans submitted by the party has been examined and it is satisfied all the building rules as per G.O.Me.No.249 M.A., dated 23.5.1995.

In view of the above, the change of land use in T.S.No.1032 Block No.45 of Waltair ward from Residential use to commercial use is approved subject to following conditions:

1. The party should provide entire cellar floor for parking, the height of cellar floor should not exceed 2.50 Mts. Out of which 1.20 Mts height should be above the road level and balance 1.30 Mts can be below the road level.
2. Cellar floor ramp should be provided for ^{clear} cellar-~~ingress~~ ingress and egress of vehicles. The width of ramp should not be less than 3.60 Mts and the slopes of the ramps shall not be more than 1 in 8.
3. The building plans shall have to be approved by the Visakhapatnam Municipal Corporation.

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

Praveen
VICE-CHAIRMAN.

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RESOLUTION NO. 122.

Sub:-Change of land use from Residential use to Commercial use in T.S.No.1032/P in Block No.45 of Waltair Ward-Regarding. The Change of land use in T.S. No.1032/P Block No.45 of Waltair Ward from Residential use to Commercial use is approved subject to following conditions.

- 1)The party should provide centre Cellar Floor for parking, the height of cellar floor should not exceed 2.50 Mtrs. Out of which 1.20 Mtrs. Height should be above the road level and balance 1.30 Mtrs. can be below the road level.
- 2)Cellar floor ramp should be Provided for clear ingress and egress of vehicles. The width of ramp should not be less than 3.60 Mtrs. and the slopes of the ramps shall not be more than 1 in 8.
- 3)The Building plans shall have to be approved by the visakhapatnam Municipal Corporation.

Praveen
20.3.97
VICE-CHAIRMAN.

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DISTRICT COLLECTOR & SPECIAL OFFICER.