

SUBJECT NO. 168 ;

RC.NO-163/98-G1,

SUB:- **PLANNING** - Change of land-use from Residential to Commercial for the Plot No.184/D, Dwarakanagar Layout land in T.S.No.658 of Allipuram Extension Ward, Visakhapatnam - Reg.

AGENDA NOTE :

The Officer-On-Special Duty, Municipal Administration and Urban Development Department, Hyderabad has forwarded the representation of Sri/S. Saraswathi Enterprises to V.U.D.A. and requested to offer technical remarks along with specific recommendation for the proposed change of land-use in Plot No.184-D, Dwarakanagar layout in T.S.No.658 of Allipur Extension Ward, Visakhapatnam.

The proposals so received have been examined in detail. The applicant site is situated abutting to 75' road in Dwarakanagar layout. There is an existing Building in the site which is occupied by the private Offices. As per the sanctioned Master Plan, the site is earmarked for Residential use. The applicant has proposed to construct a Commercial Building by proposing parking in Cellar floor, and Shops in 1st and 2nd floor, 3rd & 4th floor residential use. The Building Plans submitted by the applicant are satisfying as per G.O.Ms.No.249, M.A., dated 23.05.1996 in respect of coverage, F.A.R., Set backs parking and height of the building. The Government has approved the change of land-use in the case of Hotel Ananth vide G.O.Ms.No.703, M.A., dated 29.08.1989; Rednam Towers vide G.O.Ms.No.903, M.A., dated 30.09.1996 and other site opposite to Ananth Hotel in the same area. There is also a Visakhapatnam Municipal Corporation Shopping Complex near Diamond Park which is also situated nearer to the applicant site.

The applicant has furnished Urban Land Ceiling Clearance Certificate from the Special Officer, Urban Land Ceiling, vide Letter L.Dis.No.742/97. A1, dated 29.12.1997, and also Mandal Revenue Officer Certificate in L.Dis.No.309/98, A, dated 07.03.1998 stating that it is a private land. He has paid an amount of Rs.37,950/- on 16.03.1998 towards conversion charges. The Vice-Chairman, V.U.D.A. has inspected the site along with Planning Officials.

The change of land-use from Residential to Commercial for an extent of 758.10 Sq.Mts. for Plot No.184-D, in T.S.No.658, Allipur Extension Ward, Dwarakanagar is placed before the V.U.D.A. Board to recommend to Government for approval subject to the following conditions :

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1. that the applicant should obtain approval of Building Plans from Municipal Corporation from Visakhapatnam;
2. that the entire cellar floor should be utilised for parking only;
3. that the Cellar floor meant for parking should have the height of not exceeding 2.50 Mts. out of which 1.20 Mts. height should be above the road level and balance 1.3 Mts. can be below the road level;
4. the ingress and egress ramp should have minimum 3.50 Mts. width;
5. the front compound wall should not be constructed. However, for safety reasons a gate can be provided for entire frontage of the Building. So that the entire frontage would be opened during business hours where parking flow would be easy.

VUDA RESOLUTION No. 168, dated 12-5-98.

Resolved to recommend to the Government the change of land use for approval from residential to commercial for an extent of 758.10 sq. mts. for plot No.184/D, in T.S.No. 658 of Allipur Extension Ward, Dwarakanagar applied by M/s. Saraswathi Enterprises subject to the following conditions;

1. The applicant should obtain approval of building plans from V.M.C.
2. That the entire cellar floor should be utilised for parking only.
3. The cellar floor meant for parking should have the height of not exceeding 2.5 mts. out of which 1.20 mts. height should be above the road level and balance 1.3 mts can be below the road level.
4. The ingress and egress ramp should have minimum 3.5 mts. width.
5. The front compound wall should not be