

SUBJECT NO. 169 :

RC.NO.1114/97-G1,

SUB:- PLANNING - V.U.D.A. - VISAKHAPATNAM -
Change of land-use for an extent of 944 Sq.Yds.
in D.NO.47-10-26, Dwarakanagar, Visakhapa-
tnam from Residential use to Commercial - Reg.

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AGENDA NOTE :

The Officer-On-Special Duty, Municipal Administra-
tion & Urban Development Department, Hyderabad has forward-
ed the representation of Smt.R.Saetharatnam to V.U.D.A.
and requested to offer remarks along with specific remarks
for the proposed change of land-use in Plot No.211B, T.S.
No.653 to 683 of Allipur Ward, Visakhapatnam.

The proposals so received have been examined in
detail and the following are submitted for perusal. The
applicant site is situated abutting to 75' road of
Dwarakanagar layout. There is an existing building in the
site which is private Offices. The applicant has proposed
to demolish the existing building before construction of
new building. As per the sanctioned Master Plan, the site
is earmarked for residential use. The applicant has proposed
to construct commercial building by proposing parking in
Cellar floor shops in Ground, Ist, IInd, IIInd, 4th floors
in Offices. The building Plan submitted by the applicant are
satisfying as per G.O.Ms.No.245, M.A., dated 23.05.1995 in
respect of coverage, F.I.R., Set backs, Parking, and height
of the building. The Government has approved the change
of land-use in the case of Hotel Anantha, vide G.O.Ms.No.703,
M.A., dated 29.08.1989, and another site also approved
vide G.O.Ms.No.503, M.A., dated 30.09.1996, and G.O.Ms.
No.533, M.A., dated 12.10.1992. Both sides of 75' road of
the Dwarakanagar is fastly developing as Commercial area
by taking change of land-use approval from Government.
The applicant has furnished Urban Land Ceiling Certificate
from Special Officer, Urban Land Ceiling vide letter
L.Dis.No.562/97-A1, dated 15.10.1997 stating that the above
site does not lie in surplus and Mandal Revenue Officer
Certificate in L.Dis.No.2622/97-A, dated 25.10.1997 stating

VUDA RESOLUTION No.169, dated 12-5-98.

Resolved to recommend to the Govt. the change of land use from residential to commercial to an extent of 944 sq. yds. in T.S. No. 653 to 683 of Allipur ward, Dwarakanagar applied by Smt. R.Sitaratnam for approval 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 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.

K. Ganes
CHAIRMAN.