

SUBJECT NO. 170 :

RC-NO-581/97-G1,

SUB:- VUDA - PLANNING - VISAKHAPTNAM - Change of land-use in Plot No.180 & 181 in T.S. No.91/50, Dwarakanagar, Visakhapatnam from residential use to Commercial use - Reg.

ORDER :

The Deputy Director, Municipal Administration & Urban Development Department, Hyderabad has forwarded the representation of Smt .J.Vimala & Sri R.A.S. Durgayya Naidu to the Vice-Chairman, V.U.D.A. and requested to offer technical remarks along with specific recommendations for proposed change of land-use in Plot No.180 & 181 in T.S.No.653 to 657 T.P.No.91/50, Dwarakanagar, Allipur Ward, Visakhapatnam. The proposals so received have been examined in detail. The following are submitted for perusal. The applicant site is situated abutting to 75' road of Dwarakanagar layout. There is an existing building in site which is occupied by private officials. The applicant has proposed demolition of existing building. As per the sanctioned Master Plan the site is earmarked for residential use. The applicant has proposed to construct Commercial building by proposing cellar floor for parking in Ground Floor 14 No. of Shops; 4 shop rooms, in 1st floor again 14 No. of shops, 2 Nos. of show rooms and in 2nd floor 14 No. of shops, 1 show-room; The Building Plans submitted by the applicant is satisfying as per G.O. Ms.No.249, M.A., dated 23.05.1996 in respect of coverage, F.A.R.'s Set back, parking and height of the building. The Government has approved the change of land-use in the case of Hotel Ananth and Rednam Towers vide G.O.Ms.No.703, M.A., dated 29.08.1989 and G.O.Ms.No.503, M.A., dated 30.09.96 respectively. The proposed change of land-use site is on the west side of Rednam Towers. On the western side of the above site the Visakhapatnam Municipal Corporation has constructed a Shopping Complex near Diamond Park. It is noticed on ground that there is a demand for commercial activity along the 75' road of Dwarakanagar. The applicant has furnished Urban Land Ceiling Certificate from the Special Officer, Urban Land Ceiling vide letter L.Dis.No.221/97-A1, dated 04.06.1997

VUDA RESOLUTION No. 170, dated 12-5-98.

Resolved to recommend to the Government the change of land use for approval from residential to commercial use in plot No. 180 & 181 in T.S.No.91/50 of Dwarakanagar for an extent of 1491 sq. mts. applied by Smt. J.Vimala and Sri R.A.S. Durga Naidu subject to the following conditions.

1. The applicant has to pay conversion charges of Rs.74,550/- before sending the proposals to Govt.
2. The applicant should obtain approval of building plans from V.M.C.
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 1.30 mts can be below the road level.
4. That the entire cellar floor should be utilised for parking only.
5. The ingress and egress ramp should have minimum 3.5 mts width.
6. 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. Ganey
CHAIRMAN.

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stating that the above property does not lie in surplus under the provisions of Urban Land & (C & R) Act, 1976 and also the Mandal Revenue Officer Certificate in L.Dis.No.127/97-A, dated 28.05.1997 stating that the Plot No.180, 181 in T.S. No.653 to 657 of Allipur Ward, Visakhapatnam Cooperative House Building Society Layout) is a private land as per their Office records.

The Vice-Chairman, VUDA has inspected the site on 18.04.1998 along with Planning Officials.

In view of the above, the change of land-use from residential to Commercial for an extent of 1491 Sq.Mts. in Plot No.180, 181 in T.S. No.653 to 657 of Allipur W Extension Ward, Dwarakanagar is placed before the V.U.D.A. Board to recommend the same to Government for its approval subject to the following conditions :

1. The applicant has to pay conversion charges of Rs.74,550/- before sending the proposals to Govt.;
2. The applicant should obtain approval of Building Plans from Visakhapatnam Municipal Corporation;
3. The entire cellar floor should be utilised for parking only;
4. The Cellar floor meant for parking should have the height of not exceeding 2.5 Mts.out of which 1.2 Mts. should be above the road level and the balance 1.3 Mts. can be below the road level;
5. The ingress and egress ramp should have minimum 3.50 Mts. width and slope 1 in 8.
6. 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.

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