

SUBJECT NO. 171 :

RC.NO. 536/96-G1,

SUB:- PLANNING - Change of land-use from Mixed Residential to Commercial and from Residential use to Commercial use for construction of Apartment Building for Commercial and Residential purpose in S.Nos.11,10/1 of Resapuvanipalem - Reg.

AGENDA NOTE :

Sri K.Subba Raju, Smt. D.Sree Dovi, Sri K.Narasimha Rao & Sri K.Rama Raju, Partners of M/s.Ramraj Enterprises have applied for change of land-use from Mixed Residential to Commercial and from Industrial use to Commercial use in S.Nos.11,10/1 of Resapuvanipalem for an extent of 5133 Sq.Mts. Sri K.Subba Raju is the Managing Director, as per the Partnership deed and the remaining partners have authorised Sri K.Subba Raju to apply for approval and for payment of required charges to V.U.D.A.

The Partners of Ramraju Enterprises have purchased the land from the applicants who have purchased the Government land on payment of market value. The Government alienated 208 Sq.Yds. vide G.O.Ms.No.539, M.A., dated 27.10.1995, and 0.25 cts. vide G.O. Ms.No.540, dated 27.10.1995. The total area required for change of land-use in both S.Nos. is 5133 Sq.Mts. and the land is abutting to 80' Seethammadhara road.

The applicant has furnished the Mandal Revenue Officer Certificate for non-involvement of Government land vide L.Dis.No.1510/97-A, dated 26.06.1997 and Urban Land Ceiling Certificate dated 29.10.1991.

The details of change of land-use as follows :

- | | |
|---|---|
| 1. S.No.11 of 4720 Sq.Yds. Mixed
Resapuvanipalem. Residential. | It was earlier Industrial land-use and subsequently by G.O.Ms. No.569, M.A., dt/9.9.93 approved the change of land-use from |
|---|---|

VUDA RESOLUTION No.171, dated 12-5-98.

Resolved to recommend to the Government the change of land use for approval from mixed residential to commercial in S.No. 11 of Resapuvanipalem for an extent of 4,720 sq. yards and from industrial to commercial in S.No. 10/1p of Resapuvanipalem for an extent of 1,410 sq. yds. total extent of 6,138 sq. yards subject to the following conditions.

1. He has to pay the conversion charges of Rs.2,68,810/- before sending the proposals to Govt
2. The applicant should obtain approval of building plans from V.M.C.
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 1.20 mts height should be above the road level and balance 1.30 mts can be below the road level.
5. The ingress and egress ramp should have minimum 3.5 mts width.
6. The front compound wall ~~shall~~ 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.

XVEX

K. Ganesan
CHAIRMAN.