

SUBJECT NO. 173 :

RC.NO. 279/98-G1,

SUB:- PLANNING - V.U.D.A. - VISAKHAPATNAM - Change of land-use in Plot No.187, T.P.No.91/50, T.S.No.648 to 684 of Allipur Ward, Dwarakanagar, Visakhapatnam from Residential to Commercial - Reg.

AGENDA NOTE :

The Officer-On-Special Duty, Municipal Administration, & Urban Development Department, Hyderabad in his letter No.6230/H2/98- M.A., dated 19.03.1998 has forwarded the representation of Sri V.Venkateswarlu to the Vice-Chairman, V.U.D.A. and requested to the Vice-Chairman, VUDA to offer technical remarks along with specific recommendations for the proposed change of land-use from Residential to Commercial in Plot No.187 T.P.No.91/50, T.S.No.648 to 684 of Allipur Ward, Dwarakanagar, Visakhapatnam.

The proposals so received have been examined in detail. The applicant's site is situated abutting to 75' road of Dwarakanagar layout. There is an existing building in the site which occupied by the private Offices. 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, 1st, Ground, 2nd, 3rd and 4th floors for construction of shops. The building Plan submitted by the applicant has not satisfying the building rules as per the G.O.Ms.No.249, M.A. dated 23.05.1996 in respect of side and rear set backs only. The remaining that is coverage, F.A.R. & Front set back, height of the building, parking norms are satisfying as per the said G.O. The Government have approved the change of land-use in the case of Hotel Anantha, Rednam Towers etc. in the same road.

The applicant has forwarded Urban Land Ceiling Certificate from Special Officer, Urban Land Ceiling vide L.Dis.No.700/97-A2, dated 29.11.1997, and also Mandal Revenue Officer Certificate vide L.Dis.No.765/98-A, dated 02.05.1998 stating that it is private land. The applicant has paid an amount of Rs.37,400/- towards conversion charges vide V.U.D.A. Receipt No.105372, dated 02.05.1998.

contd..2/-



VUDA RESOLUTION No.173, dated 12-5-98.

Resolved to recommend to the Government the change of land use for approval from residential to commercial in plot No. 187, T.S. No. 648 to 684 of Allipur ward applied by Sri V.Venkateswarlu for an extent of 746.75 sq. mts. subject to the following conditions.

1. The applicant has to submit the revised plan in accordance with the rules before sending the land use proposals to the Government,
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~~ 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. Gopay*  
CHAIRMAN.