

Subject No : 37

Sub: VUDA – Planning – Change of land use from Residential to commercial use in S.No.58/2, Block no.5 of Waltair Ward, Visakhapatnam applied by Sri V.Prabhukishore & other Director of Varun Vehicles & other Co Private Limited Approval – Regarding.

AGENDA NOTE :

The Commissioner, Municipal Corporation, Visakhapatnam has forwarded the change of land use proposal applied for by Sri V.Prabhu kishore & other Director of Varun Vehicles & other Co., Private Limited from residential to commercial use in S.No.58/2, Block No.5 of Waltair Ward, Visakhapatnam covering an extent of 4673.52 Sq.yards along with their technical remarks duly recommending the said change of land use proposal.

The matter has been examined in detail. The Additional Commissioner, MCV in his certificate C.A.No.9/1446/02/D4 has informed that the land in T.S.No.58/2 measuring an extent of Ac.2.10455 sq.ft is a private land as per the entries recorded as per Town survey register of 1922. The Special Officer, ULC Visakhapatnam in his certificate L.Dis.No.32/02/C2, dt.2.1.2.2002 has stated that the land covered by S.No.58/2 of Waltair ward is not attracted by the provision of Urban Land (C & R) Act, 1956. They have furnished the title deeds.

The above change of land use proposal was notified in Vaartha dated 17.3.2002 and no objections have been received from public on the title of the lands.

The site is abutting to the existing Karakachettu Road which is proposed to be widened to 80' width as per Town Planning Scheme. As per approved road widening alignment, 8' to 25' width of the applicant's site is getting affected for the future road widening proposal. The details are given below:

1. Total site area 3908.84 M2 (4673.23 Sq.yards)
2. Road widening portion 327.69M2 (391.77 Sq.yds.)
affected.
3. Net site area 3581.15M2 (4281.46 sq.yds.)

As per the ground position, a major commercial complexes ie., in Dutt's island Varun Motor Bajaj show room and another commercial complex have already came up abutting to this Karakachettu road. The site is located adjacent to Vignan School, D.I.G. & Rural S.P's Bungalow and also adjacent to District Judge's residence abutting to Karakachettu road. At present, the party is using the premises as stock yard of their two wheelers, tempoes, auto rickshaw and changing the spare parts of the above vehicles.

They have furnished their tentative plans for the proposed constructions with the elevations ie., is show room, service center, office building. The drawing submitted by the party satisfies the commercial building regulations ie., FAR, coverage, set backs, height of the building etc., but only the ramp shown in the cellar is to be modified while submitting the final drawing to MCV for approval. They have proposed the cellar for parking, ground floor for service center and other 4 floors for office-cum-show rooms.

In view of the above position, the change of land use proposal from residential to commercial use in S.No.58/2 Block No.5 of Waltair Ward, Visakhapatnam for an extent of 3908.84 M2 (4673.23 Sq.yds) applied by Sri V.Prabhu Kishor & other Director of Varun Vehicles & other Co. Private Limited deserves consideration subject to the following conditions:

1. The applicant should handover 391.77 sq.yards (327.69M2) of site at free of cost through registered gift deed to MCV for future road widening proposals.
2. The applicant should pay Rs.1,79,058/- towards conversion charges for the change of land use purpose.

3. The applicant should obtain the approval of proposed commercial complex from the MCV after obtaining the change of land use approval from the Government.

Hence, this matter is placed before the VUDA Board for a decision to send the change of land use proposal to Government.

RESOLUTION NO.37

DT. 15-5-2002

Resolved to request the Government for approval the change of land use from residential to commercial use in S.No.58/2 Block No.5 of Waltair Ward , Visakhapatnam for an extent of 3908.84 M² (4673.23 sq. yds) applied by Sri V.Prabhu Kishor and other Director of Varun Vehicles and other Co. Pvt. Limited subject to the following conditions.

1. The applicant should handover 391.77 sq. yards (327.69 M²) of site at free of cost through registered gift deed to MCV for future road widening proposals
2. The applicant should pay Rs.1,79,058/- towards conversion charges for the change of land use purpose.
3. The applicant should obtain the approval of proposed commercial complex from the V.M.C after obtaining the change of land use approval from the Government



CHAIRMAN