

SUBJECT NO. 101 :

RC-NO-514/96-G3,

SUB:- PLANNING - V.U.D.A. - Change of land-use from Residential to Mixed Residential use in S.No.671 of Allipuram Ward - Reg.

AGENDA NOTE :

The Government in letter No.10597/12/96-1 M.A., dated 15.04.1996 while enclosing a copy of representation dated 16.04.1996 of Sri G.Satyanarayana have requested to offer remarks of Visakhapatnam Urban Development Authority to Government on the proposed change of land-use from residential to Mixed residential for an extent of ^{393 1/3} 395 Sq.Yds. or 746.96 Sq.Mts. in S.No.671 of Allipur ward.

The proposed site fallen in the Residential use zone as per the approved Master Plan. The extent involved for change of land-use in 393 1/3 Sq.Yds. or 746.63 Sq.Mts. There is an existing 40' approach road to the proposed Commercial Complex.

The party has paid Rs.37,345/- vide Receipt No.966/96560, dated 26.07.1996 and also submitted the Building Plans.

The applicant has proposed Snopping in Ground + 1st floor, balance 2,3,4th floors proposed for residential use. Hence, it has become Mixed Residential use. The Building Plan satisfies all rules as per G.O.Ms.No.249, M.A., dated 23.03.1996.

The Vice-Chairman, VUDA has inspected the site on 03.07.96 and considered to recommend the change of land-use from Residential to Mixed Residential in S.No.671 of Allipur Ward, D.No.47-7-24 & 24/A of Dwarakanagar for an extent of 393 1/3 Sq.Yds. or 746.63 Sq.Mts. to the Government subject to the following conditions, since the surrounding area of the applicant site was ~~thickly~~ developed into commercial such as shops, offices, Nursing Homes etc.

1. The stillt floor (at road level) should be exclusively left for parking only.

contd..2/-

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The proposed site fallen in the Residential use zone as per the approved Master Plan. The extent involved for change of land-use in 893 1/3 Sq.Yds. or 746.63 Sq.Mts. There is an existing 40' approach road to the proposed Commercial Complex.

The party has paid Rs.37,345/- vide Receipt No.966/96560, dated 26.07.1996 and also submitted the Building Plans.

The applicant has proposed Shopping in Ground + 1st floor, balance 2,3,4th floors proposed for residential use. Hence, it has become Mixed Residential use. The Building Plan satisfies all rules as per G.O.Ms.No.249, M.A., dated 23.05.1996.

The Vice-Chairman, VUDA has inspected the site on 03.07.96 and considered to recommend the change of land-use from Residential to Mixed Residential in S.No.671 of Allipur Ward, D.No.47-7-24 & 24/A of Dwarakanagar for an extent of 393 1/3 Sq.Yds. or 746.63 Sq.Mts. to the Government subject to the following conditions, since the surrounding area of the applicant site was thickly developed into commercial such as shops, offices, Nursing Homes etc.

1. The stillt floor (at road level) should be exclusively left for parking only.

contd..2/-

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2. Floor (1) and Floor (2) can be used for Commercial Shopping Complex.
3. The other floors as per allowable limit can be used only for residential use.
4. Should obtain Building Plan approval from Visakhapatnam Municipal Corporation, Visakhapatnam.

Hence, the matter is placed before V.U.D.A. for approval to recommend to Government the change of land-use from residential to Mixed residential subject to the above conditions.

S/13/991

19/1/94

Praveen
29.10.96

RC.NO.513/96-G1DRAFT SUBJECT : 102

SUB: PLANNING - VUDA - Change of land use in S.No.671 of Allipuram ward, D.No.49-7-23 of Visakhapatnam - From Residential use to Mixed commercial use - Regarding.

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AGENDA NOTE :

The Government in their letter No.10597/12/96-M.A., dated 16.4.96 while sending representation of Sri Y.Rama Rao have requested V.U.D.A. to offer remarks on the change of land use proposal from residential use to commercial use in T.S.No.671 of Allipur ward for an extent of 267 Sq.yards.

The proposal has been examined in detail. The site is located abutting to 80' Seethammapeta road and also 40' road. As per approved Master Plan 50' depth on either side of Seethammapeta road is earmarked for commercial belt. The depth of the applicant's site of Seethammapeta road is 70'. Hence change of land use for an extent 2467 Sq.yards is required from residential to commercial. The applicant site is already covered 70% of commercial use. The site has been inspected by the Vice-Chairman,VUDA on 3.7.96. The building plan submitted by the party satisfies the Zoning Regulations. The party has paid development charges of Rs.11,150/- as per G.O.Ms.No. 51 M.A., dated 5.2.96. Hence, it is considered to recommend the Government the change of land use from residential to commercial for an extent of 267 Sq.yds. subject to the condition that the entire cellar floor shall be reserved for parking :

1. The applicant should provide entire cellar for parking only;
2. The cellar floor meant for parking should have the height not exceeding 2.5 Mts from road level out of which 1.2 Mts height should be above the road level and balance 1.3 Mts can be below the

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3. Cellar ramp shall be provided for clear ingress and egress of vehicles, the width of a ramp shall not be less than 3.5 Mts and the slope of the ramp shall not be more than 1 in 8.
4. The compound wall should not be constructed in the front and only gate can be provided so that during business hours, there would be free flow of parking.
5. The plan approvals shall be obtained from Visakhapatnam Municipal Corporation.

The matter is placed before VUDA for approval.

Rc.No.879/96-G4

DRAFT SUBJECT : 103

SUB: PLANNING - VUDA - Visakhapatnam - Change of land use from residential use to commercial use in S.Nos.82/8p & 9p of Vizianagaram Ist Bit - Regarding.

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AGENDA NOTE :

The Managing Director of Pakalapati Town Builders Private Limited, Vizianagaram in his representation dated 12.8.1996 has requested VUDA for change of land use from residential use to commercial use in T.S.Nos.82/8p & 9 p of Vizianagaram Ist Bit covering an extent of 1920 Sq.mts.

The proposals have been examined in detail.

As per the sanctioned Zonal Development Plan the site falls in residential land use. This site is adjoining to the proposed commercial complex already approved by VUDA in favour of Pakalapati Town Builders Private Limited and is located at the southern edge of the commercial complex site surrounded by residential areas. The already approved commercial complex site, the present change of land use site and the proposed three nursing home sites are located within one premises surrounded by compound wall. The applicant has informed that the entire stilt floor would be exclusively used for parking with further floors as per VUDA Rules. He has submitted plans showing the stilt floor parking with parking provision of 50 cars, 23 scooters and 54 cycles. The applicant desires that the entire stilt floor parking shall have to be accounted for the entire commercial complex. The VUDA has also informed to the Government that necessary change of land use proposals from residential to commercial in this case will be submitted vide this office letter Rc.No.879/96-G2, dated 12.8.96 to the Secretary to Chief Minister in response to the letter dated 6.8.96 of the Secretary to Hon'ble Chief Minister, Andhra Pradesh Hyderabad. The party has paid an amount of Rs.57,600/- towards conversion charges as per G.O.Ms.No.51 dated 5.2.96.

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In view of the above, since the proposed change of land use site of an extent of 1920 Sq.Mts. is adjacent to the already approved commercial complex site and is located within one premises surrounded by compound wall is is considered to recommend to the Government the change of land use from residential to commercial subject to the following conditions:

1. The detailed commercial complex plan approved shall be obtained from VUDA.
2. The entire stilt floor ie., 2.5 Mts. above road level should be exclusively used for parking only as applied by the applicant.

Hence, the matter is placed before VUDA Board for approval.

DRAFT SUBJECT : 1074

SUB: PLANNING - VUDA - Visakhapatnam - Change of land use from residential to Institutional use in T.S.No.82/8p & 686/p of Vizianagaram Ist Bit for construction of Nursing Homes - Regarding.

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AGENDA NOTE :

The following doctors have applied for change of land use from residential to institutional use in S.No. 82/8p & 686/p of Vizianagaram Ist Bit for construction of Nursing Homes as detailed below:

Sl. No.	Name	Survey No. & area	Remarks
1.	Dr.K.Tirumala Prasad Dr.Smt.K.K.Shanti	82/8p 3510 Sq.yds or 2935.56 Sq.Mts.	The doctor has paid Rs.44,040/- towards conversion fees Rc.No.882/96-G2.
2.	Dr.M.Kumara Swamy Dr.M.Bharati.	82/8p 838 Sq.yds or 700.56 Sq.Mts.	The doctor has paid Rs.10,515/- towards conversion fees Rc.No.925/96-G2.
3.	Dr.A.Srirama Murthy Dr.A.Lakshmi	82/8p & 686/p 987. Sq.yds. or 833.72 Sq.Mts.	The doctor has paid Rs.12,255/- towards conversion fees Rs.924/96-G2.

As per the sanctioned Zonal Development Plan, the above site in S.No.82/8p & 686/p falls in residential use, abutting to the existing 80' Tank Bund Road. The total change of land use site of above doctors is 4470 Sq.mts. which is located towards western side of the already approved commercial complex of M/s Pakalapati Town Builders. Visakhapatnam Urban Development Authority has approved the commercial complex plan of M/s Pakalapati Town Builders in S.Nos.685,686, 82/p of Vizianagaram Ist Bit for an extent of Ac.1.94 or 7858.40 Sq.Mts. Further, Visakhapatnam Urban Development Authority has also considered the change of land use proposal from residential to commercial use of additional acquired

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site of 1920 Sq.Mts. of site in S.No.82/8p & 9p of Vizianagaram Ist Bit in favour of M/s Pakalapati Town Builders vide file Rc.879/96-G2.

The Commercial Complex site, proposed change of land use site (Nursing Homes) and the newly acquired site of 1920 Sq.Mts. of M/s Pakalapati Town Builders are located in one premises surrounded by compound wall in four sides. The 40' road is already formed which is the approach to the shopping complex as well as to the proposed Nursing Homes. The proposed three Nursing Homes will serve the surrounding residential colonies of Vizianagaram town.

The above doctors have already submitted the xerox copies of sale deed, 10(1) adangal and also M.R.O. certificate. The documents have examined in detail and found that the titles in favour of the doctors' are in order. All the doctors have paid Rs.66,810/- towards conversion fees as per G.O.Ms.No.51, dated 5.2.1996.

In view of the above, since the proposed Nursing Home site of 4470 Sq.Mts. is located in one premises along with already approved commercial complex plan of M/s Pakalapati Town Builders, it may be recommended to the Government for change of land use from residential to institutional use for an extent of 4470 Sq.Mts. in favour of above doctors for construction of three Nursing Homes in their respective sites subject to the following conditions:

1. The doctors should obtain the specific plan approval of VUDA.
2. Dr.A.Srirama Murthy & Dr.A.Lakshmi should handover an extent of 73.23 Sq.Mts. of site to Vizianagaram Mply. for road widening of Lower Tank Bund road at free of cost.
3. The 40' road abutting to Nursing Homes shall be handed over to Vizianagaram Municipality on completion of formation of the same.

The matter is placed before the VUDA for approval.

Rc.No.1560/95-G3

AGENDA NOTE : 105

SUB: PLANNING VUDA - Change of land use from residential to Institutional in S.No.2C at Madhurawada village for construction of Engineering college approval - Reg.

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The Secretary, Gayatri Vidya Parishad has applied for change of land use from residential to Institutional in Madhurawada area for construction of Engineering college. The site is abutting to residential layouts. The land use as per sanctioned Master Plan and Zonal plans is residential. The Gayatri Vidya Parishad has taken an extent of Ac.17.14 cts in S.No.2C of Madhurawada from Jakari Cooperative House Building Society Visakhapatnam on 99 years lease. Out of Ac.13.14 cts the Gayatri Vidya Parishad has proposed to construct Engineering College in an extent of Ac.6.50 cts in the IIInd phase. There is an existing road from N.H.5 to Navodaya School and from which 33' road is shown as approach road to the proposed college site. For which the Secretary of Gayatri Vidya Parishad has produced a N.O.C. from the adjacent land owners for utilisation of 33' road laid in his layout under BLP No.18/88 as approach to the proposed Engineering college.

The A.I.C.T.E., New Delhi has accorded approval for establishment of Gayatri Vidya Parishad college of Engineering at Madhurawada with an annual intake of 200 students. The society has paid development charges at Rs.84,764/-. The Vice-Chairman, VUDA has inspected the site on 2.8.96 and considered to recommend to the Government the change of land use from residential to institutional for an extent of Ac.6.50 cts in Ist phase in S.No.2C for construction of Engineering College subject to the following conditions:

- a) To pay balance development charges to VUDA of Rs.1,78,242/-.

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- b) To strengthen existing major approach road of 30' road leading to Navodaya School.
- c) Should obtain building permission from VUDA.
- d) Should also obtain the change of land use from residential to institutional for the balance land in the 2nd phase before taking up any construction in the 2nd phase area.

SUBJECT NO. 106 :

SUB:- PLANNING - V.U.D.A. - Change of land-use from Agricultural to Institutional use in S.No.185/27p, 186/p of Gambhiram and S.No.7/2p,3p of Paradesipalem - Reg.

AGENDA NOTE :

The United Christian Interior Ministries Mission Centre in Paradesipalem has applied for change of land-use from Agricultural use to Institutional use for construction of orphanage for poor and orphan girl children in an extent of Ac.4.66 cts. in S.Nos.7/2p,3p of Paradesipalem and S.Nos.185/27p and 186/p of Gambhiram villages. The Mission centre has furnished title deeds FMB Sketches. The Mandal Revenue Officer, Visakhapatnam (Rural) in his letter No.L.Dis.365/96-HDT, dated 29.03.1996 certified that these lands are not Government lands and also ^{not} affected under Agriculture land Ceiling. He has also paid conversion fees of Rs.94,310/- vide receipt No.970/97927, dated 20.03.1996. As per the sanctioned Master Plan the site is earmarked for agricultural land use. The site has an approach road of about 30' wide B.T.road from Boyapalem - Bheemili beach road and Kapuluppada. The nearby sites are being developed with light industries and also few residential houses near the N.H.5. In view of the above the conversion of land use from Agricultural to Institutional use may be considered to be recommended to the Government subject to the following conditions :

1. That the party should leave 1554 Sq.Mts. of land from their land for widening of the existing 30' road to a width of 100' wide as per Master Plan and from the widening portion.
2. That the party should submit detailed plans for approval of VUDA after the change of land-use was approved by the Government as per rules.

The matter is placed before V.U.D.A. for approval.

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STATEMENT OF RESOLUTIONS

Sl. No.	Subject No.	Particulars	Resolution
1	2	3	4
1.	101	Change of land use from Residential to commercial use in S.No.671 of Allipur Ward applied by Sri G.Satyanarayana	<p>Resolved to recommend to the Govt. the change of land use from residential to commercial use in S.No:671 of Allipur ward subject to the following conditions</p> <ol style="list-style-type: none"> 1. The stilt floor (at road level) should be exclusively left for for parking only. 2. Floor (1) and Floor (2) can be used for commercial shopping complex. 3.The other floors as per allowable limit can be used only for residential use. 4. Should obtain Building Plan approval from visakhapatnam Municipal Corporation,Vsp.
2.	102	Change of land use in S.No.671 of Allipuram ward, from Residential use to Mixed commercial use. applied by Sri Y. Rama Rao.	<p>Resolved to recommend to the Government the change of land use from residential to commercial for an extent of 267 Sq. yds. subject to the condition that the entire cellar floor shall be reserved for parking.</p> <ol style="list-style-type: none"> 1. The applicant should provide entire cellar for parking only. 2. The cellar floor meant for parking should have the height not exceeding 2.5 Mts from road level out of which 1.2 Mts height should be above the road level and balance 1.3 Mts can be below the road level. 3. Cellar ramp shall be provided for clear ingress and egress of vehicles, the width of ramp shall not be less than 3.5 Mts and the slope of the ramp shall not be more than 1 in 8

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| | | | <p>4. The compound wall should not be constructed in the front and only gate can be provided so that during business hours, there would be free flow of parking.</p> <p>5. The plan approvals shall be obtained from Visakhapatnam Mpl. Corporation.</p> |
| 3. @ 103 | Change of land use from residential use to commercial use in S.Nos. 82/8p & 9p of Vizianagaram applied by Pakalapati Builders. | Resolved to recommend the Government the change of land use from residential to commercial use subject to the following conditions: | <p>1. The detailed commercial complex plan approved shall be obtained from VUDA.</p> <p>2. The entire stilt floor i.e., 2.5 Mts above road level should be exclusively used for parking only as applied by the applicant.</p> |
| 4. 104 | Change of land use from residential to Institutional use in T.S.No. 82/8p & 686/p of Vizianagaram applied by 6 Doctors. | Resolved to commend the Government the change of land use from residential to institutional use for an extent of 4470 Sq.Mts. in favour of above doctors for construction of three Nursing Homes in their respective sites subject to the following conditions: | <p>1. The doctors should obtain the specific plan approval of VUDA.</p> <p>2. Dr.A.Srirama Murty & Dr.A.Lakshmi should handover an extent of 73.23 Sq. Mts of site to Vizianagaram Mpty. for road widening of Lower Tank Bund Road at free of cost.</p> <p>3. The 40' road abutting to Nursing Homes shall be handed over to Vizianagaram Municipality on completion of formation of the same.</p> |
| 5. 105 | Change of land use from Residential to Institutional in S.No. 2C at Madhurawada applied by Secretary Gayatri Vidya Parishad. | Resolved to recommend the Government the change of land use from Residential to Institutional for an extent of Ac.6.50 cts in Ist phase in S.No.2C for construction of Engineering College subject to the following conditions: | <p>a) To pay balance development charges to VUDA of Rs.1,78,242/-</p> |

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- b) To strengthen existing major approach road of 80' road leading to Navodaya School.
- c) Should obtain building permission from VUDA.
- d) Should also obtain the change of land use from residential to institutional or the balance land in the 2nd phase before taking up any construction in the 2nd phase area.

6. 106

Change of land use from Agricultural to Institutional use in S. No.185/27p,186p of Gambhiram and S. No.7/2p,3p of Paradesipalem.

Resolved to recommend to the Government the change of land use from Agricultural to Institutional use in S.No.185/27p,186p of Gambhiram and S.No.7/2p,3p of Paradesipalem subject to the following conditions:

- 1. That the party should leave 1554 Sq. Mts of land from their land for widening of the existing 30' road to a width of 100' wide as per Master Plan and from the widening portion.
- 2. That the party should submit detailed plans for approval of VUDA after the change of land use was approved by the Government as per rules.

B. Venkatesh
VICE CHAIRMAN
VUDA

[Signature]
COLLECTOR & SPECIAL OFFICER

5/11/86
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