

SUBJECT NO. 20 :

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RC.NO. 931/96-G1.

SUB:- PLANNING - Change of land-use in S.No.671 of Allipuram Ward of Dwarakanagar - D.No.47-10-21, and Plot No.215 - Applied by G.Govinda Rao - Reg.

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AGENDA NOTE :

The Government has forwarded the application of Sri G.Govinda Rao for change of land-use proposals in Government Letter No.20166/I2/96-I, M.A., dated 09.03.96 and requested this Office to send the remarks on change of land-use in S.Nos.671, Plot No.215 of Dwarakanagar, from Residential to Commercial use for an extent of 945 Sq.Yds. (733.67 Sq.Mts.). The site is part of Dwarakanagar Cooperative Housing Society. He has demolished the existing Building.

The proposals so received have been examined in detail. The proposed site is abutting to 75'-0" road of Dwarakanagar layout. As per the approved Master Plan the proposed change of land-use site is fallen in partly commercial belt and partly residential use zone, on the side of the proposed site it is a commercial use zone as per the approved Master Plan. The applicant's site is located on adjoining to junction of 30' Seethammaveta Scheme Road and 75' Diamond park road. The site is affected 2'-6" deep under 30' road widening. As per approved Master Plan, 50' depth on 30' Eastern road is earmarked for commercial use. The applicant's site depth on Seethammaveta road is 35'-0". Out of this 32'-6" depth is covered under residential use. It requires change of land-use from Residential to Commercial use. The party has produced the title deeds.

Since only small part of the extent of site requires change of land-use from Residential to Commercial use. The subject may be placed before the V.U.D.A. Board to recommend to Government for change of land-use subject to the following conditions :

contd..2/-

VUDA RESOLUTION No.20, dated 22---9---97.

Resolved to recommend to the Govt. the change of land use from residential to commercial use in S.No. 671 of Allipuram ward of Dwarakanagar D.No. 47-10-21 and plot No. 215 applied by Sri G.Govinda Rao for an extent of 945 sq. yds. subject to the following conditions.

1. The party has to handover the road widening area 2' X 100' eastern side at free of cost to V.M.C.
2. The party has to leave the entire cellar floor for parking of vehicles.
3. The party has to leave splay 15' X 15' in view of the fact the site is abutting to 80' and 75' roads.
4. The party has to observe set backs as per the G.O. Ms. No.249, M.A. dated 23-5-90 and he has to take permission from V.M.C.
5. The party has to pay the development charges of Rs.15,100/- for conversion of land use.
6. No compound wall shall be constructed at the frontage for free movement of vehicles for security they may provide gate.

K. Jayaram
CHAIRMAN.

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1. The party has to handover the road widening area 2'-0" X 100' eastern side at free of cost to Visakhapatnam Municipal Corporation.
2. The party has to leave entire cellar floor for vehicle parking.
3. The party has to leave splay of 15' X 15' because the site is abutting to 80' and 75' road.
4. The party has to observe set backs as per the G.O.Ms.No.249, M.A., dated 23.05.1990 and he has to take permission from Visakhapatnam Municipal Corporation.
5. The party has to pay the development charges ~~to~~ of Rs.15,100/-.
6. No compound wall shall be constructed at the frontage for free movement of vehicles for security, they may provide gate.