

SUBJECT NO. 187 :

PLG.RC.NO.689/92-G3,

SUBJECT:- V.U.D.A. - PLANNING - Change of land-use in T.S.No.68 in Block No.7, Ward No.19, Plot No.43 & 44 of Balajinagar from Residential use to Commercial use applied by Mrs.M. Komali - M/s.Laxmi Enterprises Limited - Reg.

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AGENDA NOTE :

M/s.Lakshmi Enterprises applied for change of land-use to Government from Residential to Commercial use for Plot No.43 & 44 in Balajinagar situated in T.S.No.68/P of Waltair Ward, and Government requested Visakhapatnam Urban Development Authority to send its detailed remarks :

The above proposals have been examined in detail and it finds that the total area of the site is covering to an extent of 2611.17 Sq.Yds. or 2183.20 Sq.Mts. excluding Road widening Portion. As per Visakhapatnam Municipal Corporation road widening sketch, it observes that the party's site is effected by Road widening by 215.00 Sq.Yds. of site. Further, the applicant's site is abutting to 60' & 80' roads as per the scheme plan. As per ground 60' scheme road is totally formed by Visakhapatnam Municipal Corporation by ~~party~~ paying compensation to the applicant, whereas the 80' Travellers Bungalow road on ground is formed from centre to applicant's site (ie.) 40' in width on the other side of the centre widen only 35' road widening has to be done on the other side as per schemes.

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In this context, it is also to submit that Government have already approved change of land-use from Residential to Commercial for Dutt Bungalow site nearby the proposed site and there are another 3 shops Video Library shop etc. existing at Siripuram Junction, it is considered for change of land-use proposal (i.e.) from Residential to Commercial use as applied for by Mrs. M.Komali Partner, M/s.Lakshmi Enterprises, Visakhapatnam in T.S.No.68, Block No.7, Ward No.19, Plot Nos.43 & 44 of Balajinagar of Visakhapatnam subject to the following conditions :

- (a) Two entry gates one at 60' wide road and another at 80' road for smooth traffic flow ~~convenience~~ convenience.
- (b) Only 75% of F.S.I. admissible in that area as per the recent orders of Government at the Junction.
- (c) The party should leave 6 Mts. set backs on both the road sides besides road widening area.
- (d) Subject to payment of Rs.4,367/- (Rupees four thousand three hundred sixty seven only) being development charges for conversion of land-use.

The matter is placed before VUDA BOARD for its approval and to recommend the same to Government for orders.