

SUBJECT NO. 476 :

P.L.G. NO. 2054/93-G3,

SUB:- Change of land-use from Residential use to Commercial use for S.No. 1035/2 of Block No. 46 of Waltair Ward - Applied for by Sri K.V. Ravindra.

AGENDA NOTE :

Commissioner and Special Officer, Visakhapatnam Municipal Corporation has forwarded application of Sri K.V. Ravindra for change of land-use from Residential use to Commercial use in respect of P.S.No. 1035/2 of Waltair Ward. The extent involved is 432.28 Sq.Mts. and the applicants wants to construct Commercial Complex.

In his remarks Commissioner and Special Officer, Visakhapatnam Municipal Corporation stated that the site is effected by the road widening by about 5' and surrounding area is developed with Commercial activity in the shape of shops Work shops and other commercial institution.

The matter has been examined. As per the ground position the site is covered by terraced building with compound wall. It is facing 80' G.N.T. road and 40' existing road. On ground the G.N.T. road is covered by 75' width instead of 80' width. Thus the site of the applicant is affected by 5' for road widening. It is also found that the surrounding area is well developed with commercial activity.

As per the Visakhapatnam Draft Zonal Development Plan 50' Commercial Belt is market for 80' G.N.T. road. Party has produced documents also.

In view of Commercial development all along the area and the site abuts the Rama Picture Palace and the Old G.N.T. road, the request of the applicant for change of land-use for an extent of 432.28 Sq.Mts. in P.S.No. 1035/2 of Waltair Ward is felt desirable subject to the following conditions :

1. To handover the site covered by 5' road widening at free of cost to Visakhapatnam Municipal Corporation.
2. To take permission for the Sub-division of Plot as it is a part of plot covered by approved layout and payment of all the charges.
3. To payment of development charges, of Rs. 1,732/- (Rupees one thousand seven hundred thirty two only) to V.U.D.A.

:: 2 ::

- lands are not zeroity lands and are not covered by the Urban Land (Ceiling & Regulations) Act.

Hence, the matter is placed for consideration of V.J.D.A. for change of land-use from Agricultural use to Residential use in respect of S.Nos. 55/11-3, 57/1 p, 23; 58/1 to 12; 59/9 to 11; 73/5p, 7 and 79/3 of Nerallavalasa village of Bheemili Mandal.

SUBJECT NO : 476: Approved and resolved to re-  
comand to the Government for  
change of land use from re-  
sidential to commercial subject  
to the conditions stipulated  
in the subject note.

