

SUBJECT NO. 664RC.NO.408/93-G1

SUB: PLANNING - VUDA - Approval of Shopping Complex - S.No.19/1 of vadlapudi(v) - Change of land use from Residential to commercial - Regarding.

Ref: Lr.Roc.No.6383/92-G1,dt.2.2.93 of the Commissioner, Gajuwaka Municipality.

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AGENDA NOTE:

The Commissioner, Gajuwaka Municipality has forwarded the plans for approval of Shopping Complex in S.No.19/1 of vadlapudi(v) abutting to Kurmannapalem E.P.Z. road submitted by Sri K.V.Narasimha Rao.

As per the sanctioned Master Plan, the proposed site falls in residential land use abutting to two major roads, i.e., one existing Kurmannapalem - E.P.Z. Road and other is existing Rehabilitation colony road. In the residential zone, petty shops covering floor area of 20 Sq.mts. are permissible, but in this case, the party is proposing 8 shops covering a plinth area of 140.43 Sq.mts. which requires change of land use from residential to commercial use. The total change of land use site is 1091.60 Sq.yards or 912.58 Sq.mts. after eliminating 160.11 Sq.yards for future road widening.

The party has agreed to handover an extent of site measuring 160.11 Sq.yards at free of cost for widening of 100' Kurmannapalem EPZ Road which is getting affected for road widening of 100' Kurmannapalem road.

The plans submitted by the party has been examined as per the recent G.O.Ms.No.275 M.A., dated 19.5.94 and the land use analysis of the proposed shopping complex is as follows:

Sl. No.	Details	Allowable	Proposed
1.	Land use as per Master Plan.	Residential	Commercial (Plinth area of 140.43 sq.mts)
2.	Extent of plot	90 Sq.mt.	912.58 Sq.mts.
3.	Coverage	40%	40%
4.	F.A.R.	--	--

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Sl. No.	Details	Allowable	Proposed
5.	Front set back	3 Mts (10')	3 Mts (10'-0")
6.	Rear set back	4.57 Mts (15'-0")	63.32 Mts
7.	Side set back	4.57 Mts	4.57Mts and another side <i>more than</i> norther requirement

As per the G.O. 3 mts front set back is required. The rear set back, coverage etc., satisfy the zoning regulations.

The party has paid an amount of Rs.7,228/- towards development charges to VUDA and he has started the work and ~~completed~~ the basement long back and stopped further construction.

Since the party has given undertaking to handover 160.11 Sq.yards of site at free of cost for road widening purpose and since the 8 shop rooms plan satisfies the Zoning Regulations, the above proposal for change of land use from residential to commercial covering an area of 1091.60 Sq.yards or 912.58 Sq.mts. in S.No.19/1 of Vadlapudi(v) ^{may be approved} for sending the same to the Government for their approval.

Approved and recommended to
the Government for change of land
use from residential to commercial

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