

SUBJECT NO. :668RC.NO.1050/94-G3

SUB: VUDA - PLANNING - Change of land use from Residential use to commercial use for Door No.26-15-150 in T.S.No.4 of Waltair Main Road and covered by the T.P.Scheme of Chengalaraopeta ward - Applied for by the Manager Andhra Bank - Regarding.

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AGENDA NOTE:

Manager, Andhra Bank has applied for change of land use from Residential use to commercial use in respect of Door No.26-15-150 in T.S.No.4 of Waltair Main Road of Chengalaraopeta T.P.Scheme area. The extent of the site is 748.29 Sq. Mts. The applicant has paid Rs.1300/- towards conversion charges and furnished title deeds.

The matter has been examined. It has fallen in the area covered by T.P.Scheme of Chengalaraopeta which has been approved by the Government.

As per the approved T.P.Scheme and Master Plan there is 100' (30 Mts) commercial belt to 60' Waltair Main Road. The proposed site is facing to ~~Waltair~~ Waltair Main Road having depth of site of 54.86 Mts. Hence proposed site has fallen partly in commercial belt and partly in Residential use.

Details are furnished below:

1. Total extent	748.29 Sq.mts.
2. Area already covered by commercial belt.	408.00 Sq.mts.
3. Area affected by road widening of 60' Waltair Main road.	24.82 Sq.mts.
4. Area for which change of land use is required from Residential use to commercial.	315.47 Sq.mts.

As explained above 60% of the area of the applicant has already been covered by commercial use. Hence the request of the applicant deserve consideration for change of land use subject to condition that the land required for road widening is handedover to Visakhapatnam Municipal Corporation for free of cost.

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The change of land use from Residential use to commercial use in T.S.NO.4 of Waltair Ward applied by Manager, Andhra Bank has already sent to Government for approval in anticipation approval of the Board vide letter dated 25.8.94.

The matter is placed before Board for ratification.

Approved and ratified

