SUBJECT: 150

Sub:- To approve Draft Master Plan for Visakhapatnam Development Area and its vicinity.

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AGENDA NOTE:

The VUDA has taken up the preparation of Master Plan u/s of A.P. Urban Areas (Dev.) Act, 1975 for Visakhapatnam Development Area and its vicinity covering an area of 1721 sq.kms. encompassing 4 Municipal towns viz., Visakhapatnam, Anakapalle, Vizianagaram, Bheemunipatnam and 287 villages. The preparation of Master Plan was entrusted to a joint consultancy with Operations Research Group, Baroda and Environmental Planning and Design consultants, Panaji, Goa as consultants in December, 1985. The consultants, have conducted Socio-economic and physical survey in the Visakhapatnam Metropolitan Region in association with VUDA and submitted the following Reports.

1. Regional Economic Analysis of the V.M.R.
2. Physical Development Plan for V.M.R.
3. Investment and Implementation Plan along with physical development Plan.

The entire process of preparation has been monitored by a Steering Committee consisting of Town Planning experts and noted economists in the country and the State. The experts are (a) Sarvasri G.Venkataramana Reddy, Special Architect and Additional Secretary to Government, Prof. B.Sarveswara Rao, Director, Institute of Development Studies, Prof. Dr. G.Pardhasardhi, Prof. Dr. B.Prasadarao of Andhra University. Prof. Dr. Amitab Kundu of Jawaharlal Nehru University, New Delhi, J. C.Gambhir, Director, Perspective Planning Division, Delhi Delhi Development Authority, New Delhi, Sri G.Dattatri, Chief Urban Planner, Madras Metropolitan Development Authority and also representatives from Port Trust, Steel Plant, S.E. Railway etc., In 5 Steering Committee Meetings the plan and report have been discussed at length and suggestions incorporated. As the matter stood thus, the concept of Satellite Townships

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around Visakhapatnam has been announced by the Hon'ble Chief Minister. The proposals in the Master Plan have been further discussed eleborately with Sri G.Venkataramana Reddy Additional Secretary to Government of Andhra Pradesh and also in consultation with the Operations Research Group. Environmental Planning and Designs consultants, a final draft Master Plan is prepared keeping inview the latest developments like setting up of Satellite Towns and Industrial area near Vada Cheepurupalli etc., The cherished ideas of Green belts around and within the proposed Satellite towns have been incorporated in the proposed Plan.

The plan has been again placed before the Steering Committee for the 6th time on 2-11-87 and Steering Committee has finally approved the plan.

The salient points of the draft Master Plan are explained in brief as below:

Visakhapatnam the second important city next to Hyderabad in Andhra Pradesh has been facing formidable problems of tremendous population explosion due to rapid industrialisation, massive urbanisation and the concommittent in adequacies in the urban infrastructure. The population of the Visakhapatnam city was 6.03 lakhs. Vizianagaram 1.15 lakhs, Anakapalle 0.73 lakh, Bheemunipatnam 0.35 lakh while the rest of the rural population was 5.79 lakhs totalling to 14.05 lakhs popplation in the entire Visakhapatnam Metropolitan Region as per 1981 census. The annual growth rate of population for Visakhapatnam city has been 6.0% and 6.3% in the last two decades. The growth trends set in motion during last 2 decades by the establishment of port based industries have been continuously propelled and geared up making the city of 1.08 lakhs of 1851 into a city of 6.3 lakhs in 1981. The location of integrated Steel Plant and other industries with their multiplier effects would transform this city into a Metropolis by 1995. The Regional Economic Analysis has projected the population of V.M.R. to 25.53 lakhs by 1995 and 31.85 lakhs by 2001. The proposed employment projected for V.M.R. in the horizon year 1995 as 7.76 lakhs as for 2001 as 9.87 lakhs.

The Master Plan area covers an extent of 1720.50sq.km and divided into 7 divisions and sub-divided into 44 zones

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as per section 2(a) of A.P. Urban (Dev.) Act, 1975 and the same is indicated in the Map. The anticipated investment of about Rs. 10,000 crores being pumped into the economy of this Region would naturally create enormous demands for infrastructural growth, besides affecting healthier environment and ecological conditions. In order to avoid a chaotic situation, this growth in the next 20 years has to be regulated with a clear perspective and objectives. A comprehensive development strategy has been drafted with the following policy objectives.

1. Dispersal of population through the development of Satellite Townships.
2. Allocation of industrial areas in the appropriate places by considering the Environmental aspects.
3. Preserving the Eco-system and development of green belt around the city.
4. Creation of nodal growth centres for minimising immigration to the city.
5. Development of the appropriate transport net work linking the Visakhapatnam city, small and medium towns and other nodal growth centres.

The physical development strategy for V.M.R. kept inview the issue arising out of projected growth in population, employment and overall industrial development in the region. The undersired growth in the urban core and corridor developments are proposed to be obviated through the following strategies so as to achieve balanced physical development of the Region.

1. Development of Radial transport corridors along ~~with~~ west up to Lankalapalem, along north upto Pendurthi - Kothavalasa, and along north east upto Madhurawada and Rushikonda. This is to be accompanied by orbital corridors.
2. Development of Urban Nodes (Satellite towns) to absorb future population basing on the availability of land transportation linkages and environmental conditions.
3. Industrial location as strategy to cater to the needs of the future as also conducive to the environmental factors. The nearness to proposed residential areas is also considered.
4. Development of transport infrastructure including circular railway to achieve the proposed land development particularly opening up of New areas and linking up the main city with small and medium towns.
5. Development of Nodal growth centres to cater to the needs of the rural hinterland.

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6. Afforestation and development of green belt to maintain ecological balance.

The proposed Land use Plan - 2001 A.D.

The land use plan for Visakhapatnam Metropolitan Region for the horizon year 2001 has been prepared based on the above stated development strategy. Planning norms and standards have been adopted for working out the areas required for different uses not only for the additional population, but also be elimimate the short coming of the existing urban areas. In general 25% of additional residential areas and industrial areas are proposed in the plan over the above the requirements to absorb the unforseen developments considering the growth dynamics of the city. However, care has been taken to ensure minimum of 40% of total Visakhapatnam Metropolitan Region are as green area in the Plan.

The land use analysis existing and proposed is given in the Annexure:

Salient features of the Land use Plan:

The Land use plan (Master Plan) envisages 15 Satellite towns in 44 zones. The total Urban population is distributed in the Visakhapatnam Metropolis Vizianagaram, Anakapalle, Bheemunipatnam towns and 15 Satellite towns. They are 1. Endada - Rushikonda 2) Madhuravada 3) Kurmannapalem, 4) Narava 5) Vepagunta 6) Pendurthi 7) Lankalapalem, 8) Paravada, 9) Gandigundam -Sontyam 10) Anandapuram 11) Padmanabham 12) Cheepurupalli 13) Kottavalasa 14) Sabbavaram 15) Jonnada. A total area of 35,493 acres is proposed for the projected Residential population by 2001 A.D.

Industrieal Use:

The development of Visakhapatnam is basically depending on its industrial growth. It is anticipated that impact of Steel Plant, Free Trade Zone and petrochemical complex proposals would triger off the Industrial developments and for which an area of ac. 7877 has been allocated in addition to existing Industrial areas. Industrial locations proposed are based on scientific studies viz.,

taken to ensure the environmental protection in the location of Industrial areas.

Residential:

The concept of self contained Satellite Towns based on sound planning principles of residential neighbourhood design, coupled with development of nodal growth centres and small & medium towns has been adopted.

Housing:

Additonal housing demand is estimated at 2,43,400 dwelling units, plan recommends for environmental improvement slums, large scale development of plots for E.W.S. and L.I.G. through sites and services schemes and construction of dwelling units for different income groups in the public sector.

Commercial areas:

Commercial areas are provided at the following levels duly considering the needs of the population.

1. Whole sale markets.
2. Central Business District.
3. Nodal and sector commercial centres.
4. Neighbourhood commercial centres.

Recreational areas:

* Development of parks and Play grounds at a rate of 1.25 acres per 1000 population.
* Natural parks incorporating exising hilly areas.
* Regional park to an area of 14,500 acres (Mudasarlova) area.
* Development of Sea beaches.

Transport:

* Total length of roads to be constructed is about 380kms
* Construction of Inner Ring Road, intermediate ring road and outer ring roads to provide linkages in between the radial corridors to facilititate development of new areas.
* Improvement of existing arterial roads to about 89kms in length.

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However, the VUDA has entrusted the Traffic and Transportation plan to I.I.M., Banglore, It is under preparation and the same would be incorporated in the Master Plan on its completion

Bus Transport:

Development of Mass Transport (Bus and Rail Ratio (80:20)

Development of Regional Bus terminals and nodal bus terminals.

Provision of depot facilities.

Goods Transport:

Proposed to shift the whole sale trade away from the core area of the city - places indentified are Duvvada, Pendurthi and Anandapuram.

Rail Transport:

Development of Duvvada Station.

Concept of circular Railway system.

Doubling of rail line and suburban Railway system.

Water supply:

Total requirement by 2001 is 138 million gallons per day

Polavaram, Yeluru and Raiwada projects are envisaged in the plan to cater to the industrial and drinking water requirements.

Sewerage:

* Underground sewerage system for all four urban centres (Visakhapatnam, Vizianagaram, Anakapalle & Bheemunipatnam)
* Proposed Satellite Town are also to be provided with Sewerage system.
* Low cost sanitation for urban poor
* Low cost sanitation for Rural areas based on the concept of Sulabh Shauchalay Latrines.

Storm water drainage:

* Improvement of gedda and natural streams, Flood protection measures in and along Sarada river in Anakapalle town.
* Under ground system in Visakhapatnam city.

Solid waste desposal:

Compost plant for Visakhapatnam, Anakapalli, Vizianagaram and Bheemunipatnam have been envisaged.

Social Infrastructure:

Adequate areas have been earmarked for education,

SCHEDULE OF BOUNDARIES.

NORTH : Starting from the North West corner of Nellimerla village of Nellimerla Mandal and running in the Eastern direction along the Northern boundary of Nellimerla village till it meets the North East corner of Nellimerla village.

EAST : Proceeding from the above point i.e., North East corner of Nellimerla and running in Southern direction along the Eastern boundaries of Nellimerla, Nazersahebpeta, Vizianaguram IInd bit, Jammunarayanapuram, Dharmapuri, Chintalavalasa, Bodduvalasa, Dakamarri, Modavalasa, Rajapulova, Cherukupalli, Jonnada, Bodamettapalem, Gadivada, Mulakuddu villages and turns towards South West and running in South western direction along the Coast line and Eastern boundaries of Bheemunipatnam Municipality, Neralla-valasa, Chapuluppada, Kapuluppada, Madhuravada, Rushikonda, Endada, Chinagadila, Visakhapatnam city, Dolphins Nose, Yarada, Pedagantyada, Nellimukku and Siddeswaram till it meets the South east corner of Appikonda village on the coast line.

SOUTH : Proceeding from the above point i.e., South East corner of Appikonda, and running in South West direction along the Southern boundaries of Appikonda, Devada-Cheepurupalli (East)Tantadi, Jogannapalem, Chippada villages till it meets the South West corner of Chippada village of Atchuthapuram Mandal on the coast line.

WEST : Proceeding from the above point i.e., South West corner of Chippada village of Atchuthapuram Mandal and running in Northern direction along the Western boundaries of Chippada, Jogannapalem, Dosuru, Ravipalem (Agraharam), Gangamambapuram and Pavada and turns towards West running in Western direction along the Southern boundary of Bharanikam and Rajupeta (Agraharam) till it meets the South west corner of Rajupeta (Agraharam) and turns towards North running in Northern direction along the Western boundary of Rajupeta (Agraharam) till it meets the North West corner of Rajupeta (Agraharam) and turns towards west and running in Western direction along the Southern boundaries of Patipalli, Munagapaka, Arabhupalem, till it meets the South West corner of Arabhupalem and turns towards North and running in Northern direction along Western boundaries of Arabhupalem, Vompolu, Nagalapalli till it meets the North west corner of Nagulapalli and turns towards

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Master plan proposes education, health, recreational needs considering backlog of 243/187 primary schools, 122/62 Secondary schools are proposed in Urban/Rural divisions. 100 new dispensaries and Hospitals are also proposed for the Urban centres a.c. 1400 are proposed for recreational purposes.

Environmental Conservations

Eco-development plan as special project along Vizag-Bheemili Beach front has been prepared and same has been incorporated in the Master Plan. Afforestation programme on the hills, protecting catchment area of Reservoirs, preserving forests and green belts. Architectural control for building activities.

Investment and Implementation plan:

The investment plan quantified the financial requirements of the physical plan but also assessment of major thrust areas required to achieve the objective of balanced regional development. The total investment is worked out to be of Rs. 1060 crores to be in vested in a span of 12 years in two phases. Phase-I is upto 1994-95 and Phase-II upto 2001. 70% of the investment is proposed by 1994-98 and the balance is proposed by 2001 A.D. Strengthening of various Agencies for implementation of the plan more particularly the Role of VUDA is emphasized.

The Master Plan for Visakhapatnam Urban Development area and its vicinity is therefore prepared under Section 6 of A.P. Urban Areas (Dev.) Act. The schedule of boundaries is appended and the procedure duly following the procedure for the preparation of the Master Plan, as laid downU.R. 12 read with Section 58 of A.P. Urban Areas (Dev) Act has been complied with. The proposed Master Plan is placed before the Authority for approval for publishing the same inviting objections and suggestions from public as laid down u/s 8(2) of the A.P.U.A (Dev) Act.

West and running in Western direction along the Southern boundaries of Vummalada, Pisinikada and turns towards North running in the Northern direction along the western boundary of Pisinikada, Tummapala, Bavulavada, and turns towards North East and running in North Eastern direction along the Northern boundaries of Bavuluvada, Martur, Makavaram, till it meets the North East corner of Makavaram and turns towards North running in Northern direction along the Western boundary of Kondapalem, and turns towards West running in Western direction along the Southern boundary Nallaregulapalem, and turnsx towards North and running along the Western boundaries of Nallaregulapalem, and turns towards East and running in Eastern direction along the Northern boundary of Nallaregulapalem, Lagisettipalem and turns towards North and running along the Western boundaries of Gotivada, Teldkalipalem and turns towards East and running along the Northern boundary of Teldkalipalem and again turns towards North and running in Northern direction along the Western boundaries of Antakapalli, Ayyannapalem, and turns towards East and running along the Northern boundary of Ayyannapalem, Ellappi and turns towards North running along the Western boundary of Cheepurvalsa and turns towards East and rugning along the Northern boundary of Cheepuruvalsa. Again turns towards North and running along the Western boundary of Sundarayyapeta, Veerabhadrapuram, Rayapurajupeta, till it meets the North West corner of Rayapurajupeta and from there it turns Eastx towards East running in Eastern direction along the Northern boundaries of Rayapurajupeta, Datti, Archannapalem, Rolli, Tangudubilli, Mutcherla, Bakurupalem, Jagannadhapuram Gottipalli, Tatituru till it meets the North West corner of Tatituru and turns towards North, running in Northern direction along the Western boundary of Sniganabanda and turns towards West along the Southern boundary of Narayanarajupeta and turns towards North and running along the Western boundary of Narayanarajupeta, Dakamarri, till it meets the North West corner of Dakamari and turns towards West and running in Western direction along the Southern boundary of Bapiraju-tallavalsa and Western boundary of Bapirajutallavalsa, Ayinada, and turns towards North

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running along the Western direction of Ayinada, Cheluvuru, Sarika, till it meets the North West corner of Sarika and turns towards East running along Northern boundary of Sarika, and turns towards North and running along the Western boundary of Duppada, Kanapaka Ayyannapeta and Northern and Western boundaries of Kukkalametta Laxmipuram till it meets the North West boundary of Venugopalapuram Ist bit and turns towards East running along the Northern boundary of Venugopalapuram Ist bit, Gajularega, Vizianagaram IInd bit, and turns towards North and running along the Western boundaries of Venugopalapuram IInd bit and Nellimerla till it meets the original starting point i.e., North West corner of Nellimerla village.

EXISTING LAND USE IN VMR – 1985

(AREAS IN ACRES)

Planning Division	Residential	Commercial	Institutional	Industrial	Transportation			Defence	Total Agricultural	Water Bodies	Waste Lands	Hills Forest	Recreational	Vacant	Burial ground	Salt pans	Total
					Roads	Rlys	Port										
I	4066-58	216-22	1066-71	1568-03	976-00	436-70	7250-17	182-43	1237-82	234-45	—	1311-73	193-92	2004-95	39-34	—	20785-05
II	2783-30	47-43	159-96	1194-30	566-35	1346-43	946-23	—	7541-16	833-80	3686-95	4113-74	25-7	1877-17	—	1065-69	26286-21
III	2173-13	55-43	72-32	75-12	419-52	313-02	—	—	57959-97	3747-50	9327-43	10929-48	7-97	47-72	7-42	S.P = 24754-34 860-56	85985-64
IV	1858-43	10-26	87-14	219-30	352-61	516-62	—	—	46057-42	8863-78	9725-02	11888-55	—	197-79	—	—	80116-92
V	1384-08	28-01	304-05	22-88	811-27	—	—	500-00	30153-85	5062-36	17541-02	37086-63	337-37	491-80	5-77	—	93729-09
VI	1669-47	85-24	285-89	293-89	607-67	248-90	—	—	23468-78	4165-89	913-33	2715-12	28-66	917-13	19-83	—	35419-80
VII	862-63	—	205-00	180-57	166-42	201-49	—	—	31767-50	5626-46	5881-86	7514-75	—	—	—	—	57906-68
Total	14857-62 (3-69)	442-64 (0-10)	2181-07 (0-51)	3554-09 (0-83)	3899-84 (0-92)	3063-16 (0-72)	8196-40 (1-93)	682-43 (0-16)	204576-50 (48-14)	28934-24 (6-71)	46575-61 (10-91)	75559-00 (17-78)	593-62 (0-141)	5536-56 (1-30)	72-36 (0-02)	1926-25 (0-45)	400231-39 (94-17) 24754-34 (5-83) 425085-73 (100-00)

NOTE : FIGURES IN PARANTHESIS ARE % TO TOTAL V M R AREA.
S.P = STEEL PLANT (24754-34 , 5·83%)

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TABLE-A

PROPOSED LAND USE IN VMR – 2001

(AREAS IN ACRES)

Planning Division	Residential	Commercial	Institutional	Industrial	Transportation			Defence	Total Agricultural	Water Bodies	Waste Lands	Hills Forest	Recreational	Vacant	Burial ground	Salt pans	Total
					Roads	Rlys	Port										
I	6306-24	458-42	1272-60	1594-84	1295-75	436-70	7250-17	182-43	—	234-45	—	1311-73	402-38	—	39-34	—	20785-05
II	4214-20	145-39	224-96	2617-30	778-06	1346-43	946-23	—	6101-14	833-80	3686-95	4113-74	214-32	—	—	1065-69	26288-21
III	7002-34	383-60	520-86	2443-34	1252-14	313-02	—	—	48834-73	3747-50	9327-43	10928-48	364-22	—	7-42	860-56	SP 24754-34 85995-64
IV	6350-93	156-04	241-91	2360-77	1662-87	516-62	—	—	38379-90	8863-78	8925-02	11888-55	270-53	—	—	—	80116-92
V	4235-95	121-53	596-90	1222-78	2238-59	—	—	500-00	24142-76	5062-36	17541-02	37086-63	974-80	—	5-77	—	93729-09
VI	5707-67	203-34	502-08	833-89	1538-30	248-90	—	—	18071-06	4165-89	913-33	2715-12	500-39	—	19-83	—	35419-80
VII	1166-16	56-38	171-65	358-57	188-43	201-49	—	—	37205-82	5626-46	5381-86	7514-75	35-11	—	—	—	57906-68
Total	35483-49 (8-35)	1524-70 (0-36)	3530-96 (0-83)	11431-49 (2-69)	8954-14 (2-11)	3063-16 (0-72)	8196-40 (1-93)	682-43 (0-16)	172735-41 (40-64)	28534-24 (6-71)	45775-61 (10-77)	75559-00* (17-78)	2761-75 (0-65)	—	72-36 (0-02)	1926-25 (0-45)	400231-39 (94-17) SP 24754-34 (5-83) 425985-73 (100-00)

NOTE: FIGURES IN PARANTHESIS ARE % TO TOTAL VMR AREA.

SP = STEEL PLANT (24754-34 . 5-83%)

* THE PROPOSED REGIONAL PARK WITH AN AREA OF ABOUT 14500 ACRES IS INCLUDED IN THIS AREA.

PARTICULARS OF SATELLITE TOWNS

S.No.	Name of the satellite town	Population Projected	Area Proposed (Acres)	Zones No.
1.	Rushikonda (Yendada)	35,000	1162 - 00	21
2.	Madhuravada	88,563	2327 - 00	21
3.	Kurmannapalem	1,20,420	2007 - 23	16,42
4.	Narava	63,600	2000 - 00	18
5.	Vepagunta	63,000	2610 - 00	18
6.	Pendurti	31,400	1094 - 00	19
7.	Lankalapalem	78,100	1961 - 00	28,29
8.	Paravada	98,000	1662 - 00	42,29
9.	Gandigundam (Sontyam)	30,000	500 - 00	25
10.	Anandapuram	34,770	894 - 00	25,23
11.	Padmanabham	30,000	500 - 00	43
12.	Cheepurupalli	40,000	1000 - 00	34
13.	Kottavalasa	32,663	933 - 23	26
14.	Sabbavaram	30,000	600 - 00	41
15.	Jonnada	25,000	500 - 00	24

151. Resolved to approve draft Master Plan for Visakhapatnam Development Area and its vicinity.

[illegible] 19/12/87.
CHAIRMAN.

విశాఖ పట్టణము మరియు పరిసర ప్రాంతములకు డ్రాఫ్టు మాస్టరు ప్లాను ఆమోదించుటకు తీర్మానించడమైనది.

[illegible]
19.12.87.