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SUBJECT NO.152 SUBJECT TO VUDA.

SUBJECT: To approve draft Zonal Development Plan to Vizianagaram town.

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AGENDA NOTE:

Under Section-7 of A.B.Urban Areas (Dev.) Act, 1975 the Zonal Development has to be prepared within the overall frame work of the Master Plan. Vizianagaram town is the second most important town in the jurisdiction of Visakhapatnam Urban Development Authority, besides it is a district head quarters, of Vizianagaram District. Vizianagaram town is a regional centre for trade and commerce and other Social facilities to its district and other surrounding areas. In the Master Plan the role of Vizianagaram is identified to be, that of a subsidiary urban centre. The present population of Vizianagaram town is 1.15 lakhs as per 1981 census and is expected to be 3.30 lakhs 2001 A.D. It is imperative that such an important town needs to be regulated according to the plan. Hence the Zonal Development Plan for Vizianagaram town and its vicinity area has been prepared.

ZONAL DEVELOPMENT AREA:

The total Zonal Development area is about 17930.04 acres i.e., 70.12 sq.kmts. comprising of zone Nos 35, 38, 39, 40, 36 part and 37part. The villages falling in the boundary besides to Vizianagaram town are as follows:

	<u>Area in Acs.</u>
1. Vizianagaram town.	2180.13
2. Contonment.	213.10
3. Gajuleréga.	1254.40
4. Venugopalapuram Ist bit.	141.44
5. Venugopalaparnam IInd bit.	437.11
6. Kanapaka Ayyannapeta.	560.57
7. V.T.Agraharam.	844.32
8. Vizianagaram Ist bit.	1059.95
9. Vizianagaram IInd bit.	2585.64
10. Dharnapuril	966.40
11. Jammunarayanapuram.	1750.19
12. Hazesahebpetta.	609.99
13. Nellimerla.	4357.92
14. K.L.Puram (Part)	768.97
15. Dummada (Part)	

Salient features of Zonal Plan:

The Zonal Development Plan for Vizianagaram and its vicinity area is formulated within the frame work of draft Master Plan for the harizon year 2001 A.D. Accordingly the population and employment have been projected. Area requirements for different land use and Social amenities have been worked out basing on Planning standards.

Urbanisable areas have been identified to accommodate high growth rate of population (52%) decadal growth rate duly allocating the various land uses for residential, industrial, commercial, institutional etc.

Decongestion of the old town is ensured by providing new commercial areas and the town centre at the South East of the present city. - Appropriate road net work is also suggested with H.N.-43 by pass and ring road around the city to open up new areas for development.

- To avoid ribbon development along the corridors, community facilities with commercial areas are proposed at various hierarchal levels like cluster, neighbourhood and town level facilities.

The major proposals of the Zonal Development Plan are briefed below:

1. Residential:

Taking into consideration the projected population of 2001 A.D. adequate residential areas have been earmarked, towards growth directions viz., Dharmapuri, V.T.Agraharam, K.L.Puram, Vizianagaram IIInd bit. While Planning for the facilities for future population care has been taken to provide the facilities as per standards.

The community facilities proposed in the Vizianagaram Zonal Development Plan are in three different levels.

- a) Cluster level serving a population of 3000 - 5000.
- b) Neighbourhood level population of 15000 - 20,000.
- c) Town level population of 1 lakh to 1.5 lakhs.

Based on the above standard the future residential areas have been divided into 12 sectors while each sector will have a 3-4 cluster centres. In total 43 cluster centres have been proposed in Zonal Development Plan.

<u>Cluster level facilities.</u>	<u>Acres.</u>
Primary school.	1.00
Dispensary.	1.00
Totlot & play ground.	1.50
Shopping.	0.50

29.

Neighbourhood facilities.

Shopping.	2.00 Ac.
Cinema hall.	0.60
High school.	5.00
Park.	6.00
Play ground.	7.00
Library & religious building.	2.00
Other facilities.	2.40
(Police station, Post office, Health centre)	-----
	25.00

TOWN CENTRE:

For the projected population of 3.3 lakhs 2 town centres are required and one town centre i.e., the C.B.D. is already existing in the old town and the other is proposed South East corner of the town.

2. Commercial:

At present the concentration of commercial activity, whole sale business have been concentrated all along the M.G.Road and spill over to the narrow roads resulting congestion and traffic problems. Hence the existing whole sale cloth market has been proposed to be shifted to North-West part of the city and also the public market have been proposed to be shifted to Southern part of the town.

3. Industrial:

At present the industrial activity has been concentrated in V.T.Agraharam area. As per Zonal Development Plan the additional industrial area Ac.720 has been proposed near by Hajesahebpetta, Mellimerla area in continuation to the existing Industrial Estate etc.

4. Transportation:

In general the schemes prepared under the I.D.S.M.T. have been incorporated in the Zonal Development Plan. The inner ring road, intermediate ring road, outer ring road have been proposed to reduce the traffic congestion and for allowing free flow of traffic. A 100'-0" peripheral road is also proposed at South of the urbanisable area to accommodate the future traffic of the growing city.

At present N.H.-43 is passing through the thickly builtup area of the town.

the 200'-0" bye-pass road to N.H.-43 is proposed which starts near the Southern boundary of V.T. Agraharam to meet N.H.-43 at K.L.Puram, Gajulerega road junction crossing the Railway lines of Madras, Rayapur, duly providing Rail Over bridges.

5. Truck terminal:

3 In order to have free movement of goods a truck terminal is proposed by the side of 200'-0" bye-pass to N.H.-43.

The following table shows the existing and proposed land use analysis for Vizianagaram Zonal Development area.

Sl.No.	Land use.	Existing land use analysis. 1987.		Proposed land use analysis 2001.	
		Area in Ac.	%.	Area in Ac.	%.
1.	2.	3.	4.	5.	6.
1. Residential.		1791.85	9.99	4724.17	26.35
2. Commercial.		67.38	0.38	149.47	0.84
3. Institutional.		400.82	2.24	588.97	3.28
4. Industrial.		247.99	1.38	718.81	4.01
5. Recreational.		24.07	0.13	456.88	2.55
6. Transportation.		903.86	5.04	1364.38	7.61
7. Water bodies		1765.74	9.85	1543.36	8.60
8. Agricultural.		8208.18	45.78	4810.17	26.83
9. Hills.		4052.83	22.60	3573.83	19.93
10. Vacant.		467.32	2.61	-	-
		17,930.04	100.00	17,930.04	100.00

The Vizianagaram Zonal Development Plan is placed before the VUDA for its approval for calling objections and suggestions from the public Under Section 8 of A.P.Urban Areas (Dev.) Act, 1975.

152.

Resolved to approve draft Zonal Development Plan to Vizianagaram Town.

see MV trip
19/12/87.
CHAIRMAN.

విజయనగరము ప్రాంత భూసేవ కేంద్రం
లోనున్న విజయనగరము అభివృద్ధి పథకం
మంజూరు. ముద్ర
- 19.12.87.