

DRAFT SUBJECT TO V.U.D.A. BOARD:**RC.NO. 1659/2003/L1,****SUBJECT NO. 66 :**

SUB:- VUDA – PLG. – VSP.- Delegation of Development Control Powers to Greater Visakhapatnam Municipal Corporation – Reg.

- REF:- 1) Govt. Memo NO. 11668/ELEC.II/2005-B, dated 21.11.2005.
2) G.O.Ms.NO. 937,M.A. & U.D. Dept., dated 21.11.2005.
3) G.O.Ms.NO. 938, M.A. & U.D. Dept., dated 21.11.2005.

AGENDA NOTE:

The Government of A.P. in Memo No. 11668/ELEC.II/2005-B, dated 21.11.2005 and G.O.Ms.NO. 937, M.A. & U.D. Department dated 21.11.2005 of M.A. & U.D. Department have constituted Visakhapatnam Municipal Corporation as Greater Visakhapatnam Municipal Corporation by merging the surrounding 32 Gram Panchayats and Gajuwaka Municipality.

In this regard it is to state that the Government have earlier issued orders in G.O.Ms. NO. 502, M.A. & U. D. Dept., dated 23.10.1991 to the effect that the powers for approval of Sub-division of Plots, Building Plans, Multistoried Building Plans and also demolition of building shall be delegated by the V.U.D.A. to Visakhapatnam Municipal Corporation. Accordingly the V.U.D.A. in its Resolution NO. 200, dated 21.10.1992 has resolved to delegate the powers to Visakhapatnam Municipal Corporation and Visakhapatnam Municipal Corporation has been exercising the powers delegated by V.U.D.A.

Now that since the Government have issued orders for constitution of Greater Visakhapatnam Municipal Corporation by merging surrounding 32 Gram Panchayats

and Gajuwaka Municipality, it is necessary to formally delegate the powers to the Greater Visakhapatnam Municipal Corporation.

As per A.P. Urban Areas (Development) Act, 1975, Section 56 (1) of the Authority may, by notification direct that any power exercisable by it under the Act except the power to make regulations may also be exercised by such Officer or Local Authority as may be mentioned therein.

Accordingly powers need to be delegated to the Commissioner, Greater Visakhapatnam Municipal Corporation and the same need to be published in the A.P. Gazette to prevent possible legal litigations not only to the Greater Visakhapatnam Municipal Corporation but also to the V.U.D.A.

The matter is placed before V.U.D.A. Board for approval to delegate the following powers to the Commissioner of newly created Greater Visakhapatnam Municipal Corporation as was earlier delegated to Visakhapatnam Municipal Corporation in the year 1992:

- Powers for approval of Sub-Division of Plots in approved layouts only.
- Approval of all Building Plans including Multi-storied Building Plans in approved Layouts of Directorate of Town & Country Planning/Visakhapatnam Urban Development Authority and in Gram Kantam areas of villages. The Commissioner of Greater Visakhapatnam Municipal Corporation should not give permission in unauthorized layouts and layouts approved by village Panchayats similarly Building Permissions should not be given in unauthorized layouts in the name of built up areas.
- Demolition of buildings which are constructed in violation of Rules, deviation to approved Plan etc.
- No Objection Certificates for installation of Petroleum Outlets, and establishment of Cinema Theatres as per rules.

The above powers shall be exercised strictly in accordance with the provisions of the Act, Rules, Regulations issued/approved from time to time by the Government.

The above powers have been delegated subject to fulfillment of the following:

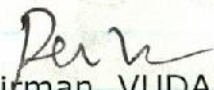
- The Greater Visakhapatnam Municipal Corporation shall either ensure payment of Development Charges directly to the V.U.D.A. by the applicants or remit the Development Charges collected to V.U.D.A. quarterly through E-Seva centers.
- The Commissioner, Greater Visakhapatnam Municipal Corporation is responsible to monitor and enforce the provisions of Coastal Regulations Zone laid down in the Environment Protection Act, 1986 read with Environment Protection Rules, 1986 notified in the Notification of Government of India, Ministry of Environment and Forests, New Delhi.
- The Commissioner, Greater Visakhapatnam Municipal Corporation is responsible for strict implementation of Master Plan /Zonal Development Plan within the Greater Visakhapatnam Municipal Corporation.
- It is the responsibility of the Commissioner to ensure that nobody build structures in the alignment of roads of the sanctioned Master Plan / Zonal Development Plans. In this regard Commissioner, may take necessary measures such as demarcation of roads on ground, erection of Boards clearly specifying the road widths etc. shall be done.
- The Commissioner, Greater Visakhapatnam Municipal Corporation shall not permit apartments in the name of individual residential buildings.
- No constructions such as Temples, Community Halls etc. shall be allowed in the layout open spaces.

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- Infrastructure shall not be provided by the Greater Visakhapatnam Municipal Corporation in unauthorized layouts as a measure of discouragement to the unauthorized layouts.
- Permissions shall not be given in unauthorized layouts unless and until such unauthorized layouts are regularized by V.U.D.A.
- In Beach Front Areas (Rushikonda, Kapuluppada etc.) permissions shall not be given for constructions exceeding 10 Mts. height i.e. 3 Floors only.

VUDA Resolution No.66, dated 16-12-2005

Resolved to approve the proposals to delegate the certain powers as indicated in the Agenda note to the commissioner of newly created Greater Visakhapatnam Municipal Corporation as was earlier delegated to VMC in the year 1992.


Chairman, VUDA