

**SUBJECT NO. 145**

**Sub:- PLG – VUDA – VSP – Constitution of Master Plan Cell – Regarding.**

- Ref:-**
1. Resolution No.8 of VUDA Board meeting Dt: 20-7-2013.
  2. Proceedings LT.No.151/2013/L5 Dt: 23-9-2013 & R.C.No23299/2011/Estate/ I-1 Dt: 10-9-2013.
  3. APREDA requisition dated 18-10-2013 to improve distructured infrastructure in VUDA areas.
  4. Representation of Sri P. Ramesh Babu, Hon'ble MLA, Pendurthi dated 29-5-2013 addressed to the Chairman, VUDA.
  5. Letter No.12938/H2/2013 dated 10-6-2013 of the Principal Secretary to Govt, MA & UD Dept, Hyderabad.
  6. Representation of Sri P. Ramesh Babu, Hon'ble MLA, Pendurthi dated 20-9-2013 addressed to the Hon'ble Minister for MA & UD Dept, Govt of AP.

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**AGENDA NOTE :**

It is submitted that earlier in the Planning wing there was separate unit to deal with all Master Plan issues subsequently the same was dissolved due to shortage of technical staff in planning wing and in view of retirements etc., The Master Plan unit mainly deals with the following functions.

1. Preparation of Master Plan and revision of Master Plan
2. Coordination with consultants while preparing and revision of Master Plan
3. Co-ordination with Government and other agencies pertaining to Master Plan issues
4. Conducting meetings with urban local bodies and rural local bodies in connection with preparation of Master Plan
5. Incorporation of change of land uses in the Master Plan and updation of master plan
6. Preparation of area development plans.
7. Preparation of Traffic and Transport plans in coordination with UMTA
8. Incorporation of approved layouts in the Master Plan
9. Preparation of road development plans in coordination with concerned local bodies.
10. Realignment of Master Plan roads and other aspects pertaining to Master Plan
11. Issue of Master Plan extracts to the public and any other specific job assigned by the authority.

In this connection it is submitted that due to non having separate Master Plan unit, the individual zones are dealing with the Master Plan issues pertaining to their respective zone and as a result comprehensive proposals could not be achieved.

Further master plan road network is not being implemented in a systematic manner. During the VUDA board meeting dt 20-07-2013, the matter was discussed in detail and it was resolved to have separate master plan cell to implement the master plan .(copy enclosed ). In view of the above separate master plan cell is constituted.

The main functions of the master plan cell are

1. **Preparation of road development plans and recommendations for approval of them.**
2. **Preparation of area development plans**
3. **Modification to master plan roads.**
4. **Regular updation of Master Plan**
5. **surveys pertains to special studies like traffic and transportation, suo-Motu proposals to Government regarding policy decisions etc.**
6. **Conducting traffic and transportation meetings of the Committee (UMTA)**
7. **Conducting Heritage committee, CRZ committee meetings as and when required.**
8. **Other works as decided by the Vice Chairman.**

The following staff is deputed to work in the cell

1. Planning officer - Either on deputation or through outsourcing – present Sri K.D.Brianard is kept incharge
2. Executive Engineer - Sri M.S.S.Prasad,E.E.(Rtd) who is engaged recently on contract basis in the engineering wing
3. Deputy E.E / Asst. Engineers - 2 Nos
4. Asst Planning officers with P.G in Planning ( Either on deputation or through outsourcing ) - 2 Nos.
5. Auto CAD operator / GIS operator - 1 No
6. SURVEYORS / ADM / S.D Man with DCE / LAA - can be drafted from the planning wing as and when required.

In the above stated functions of the master plan cell, the core function of it is to identify the master plan roads and preparing RDPs and approval of RDPS. In this connection it is to state that the regular practice in VUDA for implementation of master plan roads is as stated below.

The concerned local body requests VUDA for implementation of master plan road and submits request with on ground position of said road .The survey report submitted by local bodies will not have any authentication. Basing on the report VUDA engineering wing gets the road development plan prepared by any Architect or Engineer and gets approval of estimation by the VICE CHAIRMAN and implements on ground. Due to the above said procedure lot of legal issues are arising pertaining to road affected areas and various forums and courts are demanding for approved ROAD DEVELOPMENT PLANS.

In the above explained situation the matter was discussed in the board and it is decided the following procedure for preparation of RDPs.

**PROCEDURE FOR PREPERATION OF ROAD DEVELOPMENT PLANS**

**Master plan roads with in the GVMC Area.**

**Committee**

<b>Commissioner</b>	<b>GVMC</b>	<b>Chairman</b>
<b>Chief Urban Planner</b>	<b>VUDA</b>	<b>Convener</b>
<b>Chief Engineer</b>	<b>VUDA</b>	<b>Member</b>
<b>Chief City Planner</b>	<b>GVMC</b>	<b>Member</b>
<b>Chief Engineer</b>	<b>GVMC</b>	<b>Member</b>

1. The GVMC shall get the survey of the existing road and its abutting properties done by their technical staff and town surveyor or private surveyors and prepare the draft road development plan with counter signatures of town surveyor, Chief City Planner and Commissioner and shall send to VUDA.
2. VUDA master plan cell examine the road development plan and process for further approval.
3. The prepared road development plan will be published in the VUDA office for general public and to that extent a notification will be released through the local news papers and in prominent public offices.
4. The objections and suggestions from the general public will be received for 15 days from the date of publication.
5. All the objections shall be considered /discarded shall be communicated to the petitioner through registered post with proper justification.

6. After the stipulated period the prepared and finalized RDP shall be processed for approval of the Vice Chairman and after approval the same shall be communicated to the implementing agency or VUDA Engineering wing /master plan cell.
7. The final approved RDP shall be given a number and entered in a separate register.
8. All the master plan roads shall be listed out and approved RDPs shall be maintained in chronological order.

The priority for implementation of the master plan roads shall be listed out by Chief Urban Planner duly taking into consideration of all aspects and remarks from all the APO/P.Os of planning wing. The list shall be communicated to GVMC and shall obtain remarks.

After finalization of the list, the list shall be placed before the board of VUDA for in principal approval.

The above committee shall meet every fortnight and shall monitor the work of RDP Preparation and implementation of master plan roads within GVMC Area.

Chief Urban Planner is Responsible to bring the issues before the committee and organize the meetings

**MASTER PLAN ROADS OTHER THAN THE GVMC AREA**

<b>Vice chairman</b>	<b>VUDA</b>	<b>Chairman</b>
<b>Chief Urban Planner</b>	<b>VUDA</b>	<b>Convener</b>
<b>Chief Engineer</b>	<b>VUDA</b>	<b>Member</b>
<b>Estate officer</b>	<b>VUDA</b>	<b>Member</b>
<b>Town Planning Officer of concerned Municipality (In case the road is falling with in municipal limits)</b>		<b>Member</b>
<b>DPO</b>		<b>Member</b>
<b>RDO</b>		<b>Member</b>

**(In case of master plan roads falling in Gram Panchayat )**

The same procedure as mentioned above shall be followed in preparation of RDPs falling within municipal limits. In case of master plan roads falling within Grampanchayat limits, the Mandal surveyor shall sign on the survey report and shall submit with the Signature of DPO/MRO Concerned.

## **PROCEDURE FOR SPECIAL AREA DEVELOPMENT PLANS**

The area development plans minimum area shall be fixed. Areas where it is prone to rapid development it is required to prepare detailed area development plans and shall get approval by the Government .Further in the government level exercise is going on for issue of guide lines for preparation of town planning schemes which are nothing but area development plans.

Once the Government issues guidelines on land pooling (town planning scheme), this can be taken up .

## **MODIFICATION OF MASTER PLAN ROADS**

The local body invariably shall send their remarks along with the traffic study done by any authorized institution or organization. Basing on the above report the master plan cell shall offer remarks duly inspecting the site on ground and shall place the matter before the Board for decision. Basing on the board decision as per the procedure prescribed in the APUAD Act 1975 further action shall be taken.

The above cell may be entrusted with the work related to Master Plan of entire VMR including extended area with the present scenario as well as for review and revision of existing Master Plan and preparation of Master Plan for extended area after award of the work to the consultant.

## **TDR CERTIFICATES ISSUAL**

Transferable Development Right" (TDR) can be awarded only when such lands are transferred to the local body / Urban Development Authority as the case may be by way of registered gift deed. The award would be in the form of a TDR certificate issued by the Competent Authority /Sanctioning Authority

- Commissioner of Corporation for the area falling within the GVMC limits.
- For the areas falling outside the GVMC Limits, Vice Chairman, VUDA or VKPCPIR-SDA.

Accordingly the master plan cell shall extend the TDRs.(instructions were issued vide Proceedings R.C.No.23299/2011/estate/I-1 Dt:10-9-2013) The committees framed for preparation of RDPs shall also monitor this issue also. Accordingly proceedings were issued vide LT.No.151/2013/L5 Dt: 23-9-2013 & R.C.No.23299/2011/estate/I-1 Dt: 10-9-2013.

The master plan wing has identified potential areas prone for development and need of improvement of external connectivity. All the Planning officers and assistant planning officers have given the list of roads needs immediate implementation. The Vice Chairman has conducted a review meeting on the above issue on 28-11-2013 and instructed to list out that

- submit the Master Plan roads already completed/partially completed by Engineering Wing, VUDA.
- Master Plans roads under progress/under taking
- Master Plans roads identified to be exercised in next 1-2 years
- Master Plans roads falling in the limits of VUDA for RDP preparation.
- Important Master Plan roads but could not be taken up by VUDA due to being the existing R&B roads.

Further APREDA was called for the list of prioritised roads. They have submitted the list of roads to the Vice Chairman and Vice Chairman has personally visited some of the roads. Keeping in view of present development and future needs following roads were given priority.

S.No	Name of the road	Width of road	Length of road (Kms)	Remarks
1.	45 Mts wide Jail road via Allipuram Ambedkar jn to convent jn.	45 Mts	1.6 km	GVMC is perusing the matter with railways.RDP to be prepared
2	Krishna Nagar Road Zilla parishad jn –collector office jn.	25Mts	0.5 km	GVMC may be takenup.RDP to be prepared
3.	Kailas Hill at Beach road to Hanumanthwaka Jn.	20Mts	1.80	The existing road is to be widened.
1.	Jaggery Market to State Highway at Anakapalli	30Mts	0.31	Proposed to develop since it connects the “land pooling layout”.
2.	Kapujaggarajupeta to NH-5 at Gajuwaka	30Mts& 20Mts	3.20 0.40	The existing road is to be widened. RDP is to be prepared by GVMC
3.	S.No.110 of Tunglam (V), Gajuwaka	20Mts	0.35	The existing road is to be widened. RDP is to be prepared by GVMC
4.	Yendada Junction (NH-16) to Beach road via Gitam College at Madhurawada	30Mts	2.50	The existing road is to be widened. RDP is to be prepared by GVMC
5.	NH-16 to Sriram Properties project (Law College Road at Madhurawada)	30Mts	2.50	Proposed to be takenup.RDP to be prepared by GVMC.

6.	Bakkannapalem Road (Flyover to Navodaya School at Madhurawada)	24Mts	2.00	Proposed to be taken up. RDP to be prepared by GVMC.
7.	Nagarapalem road (NH-16 to Nagarapalem Village) at Madhurawada	24Mts	1.50	Proposed to be taken up. RDP to be prepared by GVMC
8.	Kommadi Road (NH-16 to Devimetta road at Madhurawada)	30Mts	3.71	Work is under progress by GVMC. RDP to be submitted by GVMC
9.	Gidijala to Padmanabham road via Boni Village at Anandapuram	20Mts	11.00	Proposed to be taken up. RDP has to be prepared.
10.	NH-16 to Dorathota road at Tallavalasa Village	24Mts	1.16	Proposed to be taken up. RDP has to be prepared by VUDA.
11.	Dorathota Road to Tallavalasa Road at Kummaripalem	20Mts	0.74	RDP has to be prepared.
12.	Pendurthi to kotta valasa-kottavalasa to Vizianagaram, Chinnarao palli, Sirlipalem to Sontyam	60Mts & 100 Mts	8.25	Proposed to be taken up. RDP has to be prepared by VUDA.
13.	VIZIANAGARAM dumping yard to Srikakulam highway via nattayavalasa	30mts	1.5 Km	To be taken up. this can be clubbed with restoration of tank existed there.
14.	Korukonda Y junction to Vizianagaram to Raipur NH 43 Via Kanapaka Road.	100Mts	8.13	R&B Road
15.	Srikakulam town Ring road			Proposed to be taken up. Detailed survey to be conducted and RDP to be prepared
16.	Connecting NH-5 to Navodaya School, Madhurawada	30Mts	1.8	Proposed to be taken up. RDP to be prepared by GVMC  As per the report submitted to Hon'ble Lokayukta, HYD in complaint No.3207/2013/B1/Lok/9854/2013 dated 27-7-2013 this road to be taken up on priority basis.

As per the report of the Chief Engineer, VUDA the following Master Plan roads are completed/on-going.

- 100' wide Visakhapatnam-Bheemili beach road from Appughra to Mangamaripeta Jn.
- Madhurawada-Kapuluppada 100' wide road.

- 100' wide road connecting NH-5 at Marikavalasa Jn., and Kapuluppada road.
- 100 wide Boyapalem to Visakhapatnam Bheemili beach road.
- 80' wide Kapuluppada-Boyapalem Link road.
- 80' wide connecting NH-5 to P.M. Palem in Madhurawada.
- 80' wide road Navodaya School Jn., to Devimetta.
- 100' wide link road connecting Kapuluppada and ITSEZ Hill No.2 & 3 of Rushikonda (Madhurawada)
- Widening of Aganampudi-Duvvada 100' wide Master Plan road.
- Approach road in S.No.210/p, 219/p of Edulapaka Bonangi Village, Parawada (M).
- Kaialasagiri Ghat road and extension of road from Railway Track to Telugu Museum on top of Kailasa Hill.
- Alternate approach road from Glider point to Telugu Museum on Kailasa hill.
- 60' wide road opposite to VMC stadium connecting Shipyard Colony (Bindra Nagar) at Madhurawada.

**On-going:**

- 100' wide Kommadi road reaches-I & II at Madhurawada.
- 60' wide road connecting NH-5 and Shivashaktinagar via Ganesh Nagar.
- 100' wide road connecting NH-5 at Endada and Beach road VUDA layout via Gitam University.
- 100' wide road connecting NH-5 and Rushikonda layout via Law College.
- 80' wide Bakkannapalem/Revellapalem road.
- 80' wide Dabbanda road.
- 100' wide road connecting NH-5 and Bakkannapalem behind Durga Theatre in Madhurawada.

**Vizianagaram District**

- 40'/50 wide road connecting Balaji Jn., (RTC complex) to Thotapalem road.
- 40' wide road from Pradeep Nagar to Thotapalem.
- 100' wide ring road from Balaji Jn., to Dasannapeta.
- 80' wide road leading Kanapaka Ayyannapeta from SBI Training centre



## **Srikakulam District**

- 80 wide road connecting Arasavalli Jn., to Collectorate Office.
- 36' wide road from Chinna Bazar-Illisipuram.
- Widening of 60' wide road connecting Balaga Jn., to RIMS Hospital.

The above proposed roads which are falling within GVMC area are communicated to GVMC for preparation of RDPs and for specific remarks.

Further it is felt that it is imperative to erect Boards for all Master Plan roads duly indicating length and width of the road which will reduce the impact on genuine buyers being suffered. Hence Board is requested to approve the same.

Further, the Board is also requested to authorize Vice Chairman, VUDA in coordination with the Commissioner, GVMC to exercise some of the roads/all the roads mentioned above on the priority.

Hence the subject is placed before the Board for necessary decision.

Sl. No.	Subject No.	Subject	Resolutions
93	144	VUDA – Expenditure on the Advertisements and related items in VUDA –A Small analysis for the last three years – Put up for the perusal of the Board – necessary directions – Reg	<ul style="list-style-type: none"> <li>• <b>The I&amp;PR notified rates and approved papers are to be followed scrupulously and avoid having multiple agencies for giving advertisements. The Expenditure has to be reduced drastically and VC, VUDA to take up necessary steps</b></li> <li>• <b>No expenditure towards general advertisement purpose except doing for specific projects.</b></li> <li>• <b>The recovered portion vis-à-vis expended amount has to be worked out which will give a clear picture.</b></li> </ul>
94	145	PLG – VUDA – VSP – Constitution of Master Plan Cell – Regarding.	<ul style="list-style-type: none"> <li>• <b>Seen.</b></li> <li>• <b>In consultation with GVMC, the VC, VUDA is directed to prioritize and take up some works</b></li> <li>• <b>The Infra Structure in other districts like Vizianagaram and Srikakulam should also be given priority duly commensurating the requirement and availability of funds.</b></li> </ul>


