

SUBJECT NO.25

Sub : VUDA-VSP-PLG- MVP Layout – Exercise with respective to approved layout plan and ground status – Exercise done evaluate public opinion – objections received - policy decision on it & similar layouts-Regarding.

Ref : Public notice issued dt. 17-11-2012 regarding revision of MVP Township layout.

The Erstwhile Town planning trust formulated M.V.Palem Township under Integrated Urban Development Programme (IUDP) in the year 1975-1976 with a proposed area of 400 Acres. During the implementation of the project, the layout plan has undergone several changes to cope up with the dynamics of growth and demand perspective. The scheme was originally designed for an area of about 400 Acres with division of 13 sectors based on the Neighborhood principles by linking open space and service amenities for optimum utilization. Actual plan was approved in the year 1978 i.e. on 24-4-1978 by the town planning trust.

Detailed land use analysis of the plan was as follows.

Total township area 400 acres (excluding hills and Geddas)

S.No	Description	Extent in Acs	Percentage	Remarks
1	Plotted area & housing	182.24 24.12 6.75		
	Total	213.11	52.6%	
2	Roads	105.20	26.30%	
3	Open spaces and Community use	75.14	18.79%	
4	Commercial belt	6.50	2.31%	
Total township area		400.00	100%	

Subsequently, VUDA (Visakhapatnam Urban Development Authority) was constituted on 17th June 1978, under AP Urban Areas (Development) Act, 1975.

VUDA has acquired 336 acres of land during 1978 to 1986.

Basing on the feasibility on ground and demand from the various stakeholders groups, the original layout was modified in the year 1985 and the same map was reproduced in the year 1986.

The following statements illustrate the changes in the TOWNSHIP.

Land use analysis of Township layout which was revised by VUDA in the year 1985-86.

S.No	Description	Extent in Acres	Percentage	Remarks
1	Plotted area & housing	195.06	58.05%	
2	roads	97.83	29.12%	
3	Open spaces	5.97	1.78%	TOTAL 12.83%
4	community use	23.85	7.10%	
	schools, hospital	13.29	3.95%	
		336.00	100%	

Subsequently in the year 1999, the layout has undergone for modifications.

The following statement illustrate the land use analysis as modified.

S.No	Description	Extent.	REMARKS
1	Total township area	336.00 Ac.	<ul style="list-style-type: none"> Land covered by geddas:16.00 Ac. Land acquired by VUDA: 352.00 Ac. Land exchanged to Andhra University: 3.96 Ac. Land allotted for slum Rehabilitation viz, Adarshnagar Fishermen Rehabilitation for Jalari Endada:42.04 Ac.
2	Net area developed for township	290.00 Ac.	$336.00 - (3.96 + 42.04) = 290.00 \text{ Ac.}$

The following statements shows the changes in the TOWNSHIP and Land use analysis of layout revised by VUDA in the year 1999

S.No	Description	Extent in Acs	Percentage	Remarks
1	Plotted area, housing and commercial	167.08	57.62	
2	roads	78.05	26.91%	
3	Open spaces	14.95	5.16%	TOTAL 15.47%
4	community use	29.92	10.31%	
		290.00	100%	

Comparative statement for both the layouts 1978, 1985 and 1999.

S. No	Description	1978	1986	1999
	Total township area	400 acres	336 acres	290 Acres
1	Plotted area & housing	213.11 (52.6 %)	195.06 (58.05%)	167.08* (57.62%) *Plotted area, housing and commercial
2	Roads	105.20 (26.3%)	97.83 (29.12 %)	78.05 (26.91%)
3	Open spaces	75.14 (18.79 %)	5.97 (1.78%)	14.95 (5.16%)
4	(i) Community use		23.85 (7.10%)	29.92 (10.31%)
	(ii) Schools, Hospital		13.29	
5	iii) Commercial	6.5 (2.31 %)	(3.95%)	Commercial area was included in the plotted area.

It has to be verified whether the then officials have followed the procedure while making modifications to the plan. But several modifications were noticed.

During the master plan preparations (in the year 1986 and 2006), VUDA has followed the procedure as prescribed in the APUAD Act 1975 and finalized the road network and other city level, zonal level infrastructures. At that time, the layout pattern which was approved in the year 1999 was also incorporated in the Zonal Level Development Plans. In this connection sub sections (2)&(3) of section 11, Chapter III of A.P.UAD Act 1975, narrates that :

“(2) Any detailed town-planning scheme under the A.P. (Andhra Area) Town Planning Act, 1920, any improvement scheme under the Hyderabad Municipal Corporation Act, 1955, or any town development plan under the Andhra Pradesh Municipalities Act, 1965 already prepared and published by the local authority concerned and sanctioned by the Government before the commencement of this Act, with respect to any area now forming part of a development area under this Act, shall be deemed to be a Zonal Development Plan, so prepared and published by the Authority and sanctioned by the Government, subject to such alterations and modifications as may be considered necessary under this Act.

(3) In respect of plans of the nature specified in subsection 1 or 2 which are at different stages or preparation or publication or pending sanction of the Government at the commencement of this Act, such plans shall be deemed to be a Zonal Development Plan".

Though the MVP town ship layout was approved as a layout, during the master plan preparation, it was considered as a part of Zonal development plan. Hence it is deemed to be approved as zonal development plan as mentioned above. In view of that any modifications need to be made to this layout shall be as per the procedure laid down in the Act.

Further it is very much required to keep in view of Hon'ble High Court Judgment in W.P.NO.16591/2001 and Hon'ble Supreme Court Judgment in Civil appeal No.2707/2002 dt.06.05.2009, where in it was categorically stated that while making any modifications to the layout plan, the procedures mentioned in the APUAD Act to be followed.

Further at this juncture, it is needed to identify the reserved open spaces approved and its status on ground and to hand over the same to GVMC for protection and maintenance. Hence all the community level facilities, public semi public buildings parks and play grounds are listed out and enclosed herewith for perusal.

SECTORS	SL. NO	AS PER TOWN PLANNING TRUST PLAN 1978	AS PER APPROVED LAYOUT PLAN IN 1986	AS PER APPROVED LAYOUT PLAN IN 1999	AS ON GROUND	EXTENT
Sectors - 1	1	Open Space	Park	Park	Open Space & K.A.D. Tennis Academy	Ac. 1.10Cts.
	2	Primary School	Play Ground	Play Ground	Open Space	Ac. 0.21Cts.
	3	Open Space	Primary School.	Primary School	Open Space 8th ward G.V.M.C office & Watch Man Room	Ac. 1.10Cts.
	4	Plots	Plots	Community Hall	Kalyana Mandapam	Ac. 0.23Cts.
Sectors - 2	1	Open space	Park	Park	West - End Park Maintained by Residents Welfare Association	Ac. 0.70Cts.

	2	Primary School & Open Space Hatch	Primary School	Primary School & Open Space Hatch	Balaji Park Maintained by Vijaya Hospital	Ac. 0.83Cts.
	3	Open Space	Open Space	Open Space	Haritha Gardens(park)	Ac. 0.64Cts.
	4	OPEN SPACE	Tribal Welfare Boys Hostel	GCC, MD Bungalow	GCC, MD Bungalow	Ac. 0.67Cts.
	5	Community Center	Not Mentioned any Name	Community Centre /Open space	Apartments & Library Building (Disputed)	Ac. 1.06Cts.
Sectors - 3	1	Primary School	Primary School	Primary School	Little Angle School	Ac. 1.20Cts.
	2	Open Space	Park & Community Hall	Park & Community Hall	Park & Sai Temple	Ac.0.48Ct.
Sectors - 4	1	Group housing	Temple	Temple	Temple	Ac.0.30Cts.
	2	Group Housing	Park	Park	Open Space Dhyana Mandir & GVMC Ward Office	Ac.0.957Cts
	3	Group Housing	Play Ground	Play Ground	Open Space & Rajiv Gandhi Memorial Gymnayisam Club	Ac.0.35Cts.
Sectors - 5	1	Not Mentioned	Plots	Girijan Bhavan	Girijan Bhavan	Ac.0.15Cts.
	2	Primary School	Primary School	Seventh Day School	Seventh Day School	Ac.1.01Cts.
	3	Shopping	Nursing Home	Park	Open Space & Rajiv Gandhi Memorial Gymnayisam Club	Ac.0.26Cts.
	4	Shopping	T.T.D.Kalyana Mandapam	T.T.D.Kalyana Mandapam	T.T.D.Kalyana Mandapam	Ac.1.78Cts.
	5		Primary School	Mosque	Mosque	Ac.0.116Cts.
Sectors - 6	1	Nursery School	Not Mentioned Any	Park	Park	Ac.0.44Cts.

			Name			
	2	Primary School	Park	Park	Park	Ac.0.99Cts.
	3	Plots	Port Dock People Open Theater	Port Dock People Open Theater	Port Dock People Open Theater	Ac.0.72Cts.
	4	Not Mentioned	Anjaneya Swamy Temple	Temple	Temple	Ac.0.37Cts.
	5	Community Center	HUDCO	Community Centre	Community Centre	Ac.0.55Cts.
	6	Shopping	Park & Community hall	Park	Park	Ac.0.20Cts.
Sectors - 7	1	Hospital, Auditorium & Library	Hospital, Auditorium & Zonal Park	Cancer Hospital, Town Centre, Vuda Nursury, Rythu Bazar & APSEB Sub Station, Junior College, Commercial COMPLEX	Cancer Hospital, VUDA nursery, Visakha Hospital, Rythu Bazar & New Rythu Bazar, APSEB Sub Station	Ac.9.18Cts.
	2	Zonal Park	Junior College	Junior College	Junior College	Ac.5.33Cts.
	3	Site Allotted to S.B.I Co-Op Society	Commercial Complex	Commercial Complex	Park & VUDA Proposed Shopping Complex	Ac.1.34Cts.
Sectors - 8	1	Post Office, Market Bus Stand	Vacant Land, Not Mentioned any Name	Postal Building, T.T.D. Office, Telecom Office, C.B.I. Office & quarters, Gayatri College, Income tax office, r.t.c. bus stand	Postal Building, T.T.D. office, telecom office, C.B.I. office & quarters, gayatri college, Income tax office, R.T.C. Bus Stand	Ac.0.59Cts. Ac.0.55Cts. Ac.0.10Cts. Ac.0.97Cts. Ac.0.45Cts. Ac.0.63Cts. Ac.1.39Cts.
	2	Primary School	Sri Satya Sai High School	Sri Satya Sai High School	Sri Satya Sai High School	Ac.1.77Cts.

	3	Play Ground & Community Center	Alloted To Sri Venkateswara Vidya Parishad Play Ground	Alloted to Sri Venkateswara Vidya Parishad Play Ground	Alloted To Sri Venkateswara Vidya Parishad Play Ground	Ac.3.16Cts.
	4	Shopping	Tribal Welfare Office	Tribal Welfare Office	Tribal Welfare Office	Ac.0.70Cts.
	5	--	Plots	VUDA Land	VUDA Land	Ac.1.12Cts.
	1	Plots	Primary School	Primary School	Primary School	Ac.0.32Cts.
Sectors - 9	2	Pre-Cast R.C.C Panelled Units	Not Mentioned any Name	Temples & Sangam Office	Temples & Yuvajana Sangam	Ac.0.54Cts.
	3	Open Space & Plots	Not Mentioned Any Name	Primary School	Lebenshilfe School	Ac.0.975Cts.
	4	Shopping	Not Mentioned Any Name	Market	Market	Ac.0.207Cts.
Sectors -10	1	High school	Srinivasa Vidyaparishad, Social Welfare Hostel & Tribal Welfare School	High School, SRinivasa Vidya Prarishad, Social Welfare Hostel & Tribal Welfare Hostel.	Samatha College M.V.P. School hostels & I.T.D.I Project Officers Camp office	Ac.4.096Cts.
Sectors- 11	1	Shopping	Post office & Police Station	Post office & Police Station	Post office & Task Force Police Station	Ac.0.295Cts.
	2	Open Space	Play Ground	Park	Park, Office Of The Welfare Association Of Residents	Ac.0.537Cts.
	3	Plots	Vacant	Vacant	Burial Ground	Ac.0.756Cts.
Sectors -12	1	Plots	Park	Park	Park	Ac.0.45Cts.

	2	Plots	Play Ground	Play Ground	Primary School & Sanitary Inspector Office	Ac.0.787Cts.
	3	Shops	Shops	Shops	Shops	
Sectors -13	1	Open space	Not drawn Pattern in Layout	Open Space	Temple & Park	Ac.0.35Cts.
	2	Primary school	Not drawn Pattern in Layout	Open Space	Temple, Anganvadi Centre & Community Centre	Ac.0.11Cts.
	3	E.W.S plots	Not drawn pattern in layout	Open Space	Community Building & Open	Ac.0.41Cts.
	4	Shopping	Shopping	Plot	Plot	
	5	Plots	Shopping	Open Space with hutting.	Encroachments	

Regarding to inform community Level facilities and open spaces status, and to freeze the layout, a detailed notification has been given to the general public on 17-11-2012. In response to that many objections were received with a request to observe the present layout norms. The issue is pending for the decision of the authority.

At this juncture it is also to submit that so far VUDA has approved 42 No. of layouts (Other than Town Planning Trust approved). In some layouts, the percentage of open space was observed less than the present norms or lesser than the required norms of the particular year of layout approval. As per the present layout norms, we have to maintain 10% open space in layouts and shall observe 40'-0" roads. To have enhanced open spaces as per layout rules in vogue it is required to identify area either within the layout or adjoining the layout and shall notify it as an open space.

The following are the list of layouts approved by VUDA wherein the required percentage of open spaces are not available in the layout.

Sl. No	Layout Name	Approved by VUDA/TPT with L.P.No.	Total Area	Open Space % (Area)	Falling Under GVMC/MP/GP
1	CHINAWALTAIR LAYOUT	VUDA	16.21	3.04% (0.49)	G.V.M.C.
2	CHITTIVALASA LAYOUT	VUDA L.P.NO.24/90	1.7	8.24% (0.14)	BHEEMILI MUNICIPALITY
3	K.L.RAO NAGAR	VUDA	11	2.36% (0.26)	G.V.M.C.

4	SIMHAPURI LAYOUT	VUDA L.P.NO.39/91	22.3	4.49% (1.00)	G.V.M.C.
5	MADHAVADHARA LAYOUT	VUDA	61.12	8.92% (5.45)	G.V.M.C.
6	LAKE VIEW LAYOUT	VUDA	20.87	4.98% (1.04) INCLUDING GREEN BELT	G.V.M.C.
7	GOPALAPATNAM	VUDA	7.17	4.18% (0.30)	G.V.M.C.
8	OCEAN VIEW LAYOUT	VUDA	3.05	6.9% (0.21)	G.V.M.C.
9	M.V.P. LAYOUT	VUDA	290	5.16% (14.95)	G.V.M.C.
10	ADIBATLA NAGAR LAYOUT	VUDA L.P.NO.04/1989	6.75	5.04% (0.34)	G.V.M.C.

In view of the above, the subject is placed before the board for taking a decision on revision of layouts other than Town Planning Trust approved so as to arrive the required percentage of open space within each layout.

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Sl No	Subject No	Subject	RESOLUTIONS
24	24	VUDA - PLG - VSP - Disposal of E.W.S. plots reserved in VUDA approved private layouts in VMR - constitution of Committee for evolving guidelines/modalities for the disposal of E.W.S. plots - Reg.	<p>The item was discussed elaborately. It is directed that eligibility criteria given under Rajiv Gruha Kalpa Scheme have to be examined and if required, can be adopted with minor modifications or technical support.</p> <p>VC should explore the possibility of introducing the conditions of construction of EWS housing scheme under G+3 pattern by the developers in lieu of earmarking for EWS plots within 5 KM radius of the layout or handing over the EWS plots developed to VUDA which will maintain the pool of such plots for subsequent allotment by the administrative machinery like District Collector after identification of eligibility by concerned urban local body.</p> <p>VC to come up with solid proposal for the next meeting.</p>
25	25	VUDA-VSP-PLG- MVP Layout - Exercise with respective to approved layout plan and ground status - Exercise done evaluate public opinion - objections received - policy decision on it & similar layouts-Reg.	<p>There is no requirement to revise the layout already approved and hereafter, no layout should be developed by VUDA and no layout should be approved by VUDA without sticking to the norms prescribed by government and the authority</p>



CHAIRMAN, VUDA

