

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**REVISION OF LAYOUT NORMS**

Visakhapatnam Urban Development Authority (VUDA), constituted on 17th June 1978, under Andhra Pradesh Urban Areas (Development) Act, 1975. The VUDA, up to 2008, had its jurisdiction of 1721 Sq km., comprising 5 urban centres viz., Visakhapatnam, Vizianagaram, Ankapalli, Bheemunipatnam and Gajuwaka and 287 villages. Considering the developmental pressure and to further promote planned development, the VUDA vide Government G.O No 525, dated 30.7.2008, extended its jurisdiction limits on North, South and Western Limits by 3852.51 sq km to 5573 sq km, with a population of 4.2 million (as per 2001 census). The extended area comprises 931 villages, 5 Municipalities, 1 Nagar Panchayat and 34 Mandals in Districts of Srikakulam, Vizianagaram, Visakhapatnam and East Godavari.

Till date VUDA has approved 846 No. of private layouts in the approved layouts. As per the prevailing norms, 10% of the total area of the layout is kept reserved for layout open space (park or Playground) and being maintained as Parks and Playgrounds.

Apart from that, no community facility is being proposed neither by the developer nor by the authority. This resulted lack of community facilities in the zone. To avoid this situation there is a need to reserve certain percentage of areas for amenities within the layout. This area need not be handed over to the authority on free of cost but the developer has to develop the community facilities by way of constructing the buildings or selling the open plots to individuals to construct such facilities. To ensure this, all the plotted development schemes shall require to have a definite % of amenity space for sustainable activity. In this context 5% of layout area may be earmarked as amenities area at one or two places in the layout depending upon the size of the layout to be provided without mentioning the activity. Since the layouts are not developed at a time in the vicinity area, it is an incremental scheme, over a period of time it will reach to its saturation. Layouts developed in the vicinity area to be followed to have 5% layout area and the activity to be considered in the amenities area is to be on the discretion by the local authority, constituted by committee for the purpose or on the need based.

Further regarding the infrastructure facilities to be provided in the layout, at present as per the layout norms and zoning regulations the developer is providing the following infrastructure facilities in the layout.

A. MUNICIPAL CORPORATION

1. Bitumen surface roads with WBM.
2. Pucca masonry drains including load drain and drainage system in arrangement with Municipal Corporation.
3. Protected water supply arrangement with Municipal Corporation.

4. Street electrification arrangement with Municipal Corporation
5. Rain Harvesting in open space / parks.
6. The open spaces shall be enclosed with a minimum of 2' basement wall and over that 2' height grills or dry good architecture masonry.

B. MUNICIPAL AREA :

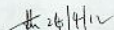
1. Water bound macadam road
2. Pucca Masonry drains including load drain as per the drain cross section plans enclosed and drainage system arrangement with Municipality.
3. Protected water supply or to make necessary water supply arrangements by the layout owners with Municipality
4. Street electrification and arrangement with Municipality
5. Avenue Plantation
6. Rain Harvesting in open spaces / parks.
7. The open spaces shall be enclosed with a minimum of 2' basement wall and over that 2' height grills of dry good architecture masonry


C. NON-MUNICIPAL AREAS (PANCHAYAT) :


1. Water bound macadam road
2. Avenue Plantation.
3. Water supply arrangements by the layout owner
4. Street electrification.
5. Pucca Masonry drains for drainage facilities and storm water disposes with treatment beds shall be provided. (As per the drawings enclosed). In case where there is no defined drainage pattern, it may require the develop to liaison with the adjoining owners regarding the construction of load drain or channel to an existing water course
6. The open spaces shall be closed with that minimum of 2' basement wall and over that for 2' height grills or dry good architecture masonry.
7. Rain harvesting in open spaces / parks

As per the above norms, in the gram panchayath areas, the developers have to provide Water bound macadam road only. But in the present scenario, all the gram panchayath are prone to very rapid development and it is required to have adequate infrastructure facilities on par with Municipal Corporation areas. Hence it is very much required to insist the infrastructure facilities on par with Municipal Corporation areas while approving the layouts in Municipality areas panchayath areas.

This is placed before the Board for perusal.


 VICE CHAIRMAN

o/c

 26/4/12
 UP


 Chairman

VUDA RESOLUTION NO. 75, DT. 08-05-2012

The Board discussed the matter and resolved to adopt uniform norms in all VUDA layouts.


CHAIRMAN