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RC no 750/2001/42

Draft Subject :

Sub: Revised Residential and sub-division Development regulations guidelines Submission of layout applications – Approval – Adoption in V UDA - Reg.

The State Government have approved the Master Plan for Visakhapatnam Metropolitan Region during 1989 vide G.O.Ms.No.274 M.A., dated 23.5.1989 for an area of about 1721 Sq.Kms. which consists of 4 Municipalities and one Corporation and 287 rural settlements. The zoning & layout regulations were approved at the time of sanction of Master Plan (V.M.R.). The Government has also subsequently issued FAR and other standards of building requirement in G.O.Ms.No.423 M.A., dated 31st July 1998.

Visakhapatnam Region is fast growing with urban spread in its territory. In recent years there has been considerable pressures on the suburban areas from urban expansion through development of residential and industrial developments. Hence there is a need for substantial physical infrastructure to carry the ever-growing urban load through regulatory measures by updating the standards. It is proposed to formulate comprehensive layout regulations with advices and guidelines for obtaining approval of layout plan. The present practice of the approval of the layouts involves only the development of internal infrastructural facilities such as formation of roads, construction of masonry drains, electrification, avenue plantation and open space fencing etc. There are no linkages in between one layout to another layout, which were earlier approved by VUDA in suburban (Gram Panchayat) areas. It is causing problem for comprehensive drainage disposal and also continuity of the circulation of the road network. For providing infrastructure facilities in the layouts, the specifications followed for Gram Panchayat and Municipality areas within VUDA limits are the same. Where as it varies only B.T. formation in respect of formation of roads in Municipal Corporation area. No external development cost was collected for land acquisition and development for external drainage, water supply and arterial roads and community facilities at sector level/town level etc.,

Hence, there is a need to collect the proportionate external development cost as estimated by the Engineering Section of VUDA for provision of above facilities.

The cost shall be worked out for an area of 250 Acs. (approx.) by taking sector as a unit.

The layout plans can be approved at two stages, one is block layout on tentative basis with conditions for development of infrastructural

facilities and the 2nd stage is for release of Final layout after providing all the infrastructural facilities as per conditions.

The modifications and additions proposed for zoning regulations for the development of layout and sub-divisions are comparatively stated below:

	Present Layout regulations	Proposed Modifications
1.	Drawings & Technical details	Drawings & Technical details
1.1	a. Location, topo/contour plan in relation to existing road etc.	The following drawings shall have to be furnished in addition to the present list of drawings.
1.2.2	b. Site plan showing geddas, trees, electrical lines, telephone lines and approach road North point	1. Land scape plan for open space/parks, indicating plant type and their height maturity etc.
1.2.3	c. Detailed plan showing 1:500 drawn in triplicate with dimensions, plots, roads and open space.	2. Engineering drawings of roads, drainage with cross sections and also drainage system showing in layout plan with external drainage disposal through others land, (storm water and sewer) with treatment beds having easement rights
1.2.4	40' wide approach road for the layout site etc., and layout shall be in conformity with Master Plan/Zonal development plan proposals.	Same. No change.
2.1	Ownership particulars and other supporting certificates.	Ownership particulars and other supporting certificates.
2.2	Ownership title deed.	The following particulars shall be added to the earlier requirement.
2.3	ULC clearance certificate to be obtained from competent authority.	1) Easement right for drainage disposal through others land up to existing gedda, lands etc.,
2.4	M.R.O. Certified FMB's and 10(1) and V.A.No.2 Adangals.	2) Paper notification shall be issued for calling objections from public relates to ownership and proposed development by giving 15 days time and cost of such advertisement shall be recovered from developer.
2.5	Certificate from M.R.O for non involvement of Govt. land and not affected under agrl.land ceiling	Same. No change.
3.0	Processing Fees	Processing fees shall be collected at Rs.1.00 per Sq.mt.

3.1	Development charges: As per G.o.Ms.No.51 M.A., dated 5.2.96	No change, They shall be collected as per G.O.Ms.No.51 M.A., dated 5.2.96.
4.0	Norms to be observed for layout:	
4.1	Minimum approach road: 40'-0"	Same. No change
4.2	Internal roads :40'-0" – Minimum as per G.O.	Same. No change
4.3	Allowable maximum plot table area : 60% (Residential)	55%
4.4	a) Minimum open space, observed for parks, play Ground. :10'	Same. No change
4.5	b) Community facilities: (School, Hospital/Community Hall, Post Office etc.,) – Not specified.	Proposed specially 5 % of total area.
5.0	Infrastructure to be provided	
5.1	Gram Panchayat areas :	
5.1.1	W.B.M.Roads	B.T.Roads.The developer is also given the option of depositing cost of providing BT surface with VUDA. VUDA will take up BT surfacing once the area is developed with at least 50%.
5.1.2	b) Masonry drains.	a) Kerb and gutter for roads. b) Greenery /pathway on either sides
5.1.3	c) Compound wall around open spaced with 2' ht. Wall with 2' ht. RCC Jelly	Compound wall with gate.
5.1.4	Electricity	Shall make arrangement with A.P.TRANSOCO for providing Electricity.
5.1.5	e) Water supply arrangements only open/bore wells in O/S	In addition to the present provisions water supply arrangements, proposed with ELSR/over head tank (depending upon the requirement) with pipe line connections.

5.1.6	Avenue Plantation	Avenue plantation, land scapping in open space/parks with rain harvesting methods in such open spaces.
5.1.7		Garbage disposal arrangements within the layout
5.2	Municipal Areas :	
5.2.1.	W.B.M.Roads	WBM roads with B.T. surfacing.
5.2.2	b) Masonry drains.	b) Kerb and gutter for roads. b) Greenery /pathway on either sides
5.2.3	c) Compound wall around open spaced with 2' ht. Wall with 2' ht. RCC Jelly	Compound wall with gate.
5.2.4	Electricity	Shall make arrangement with A.P.TRANSOCO for providing Electricity.
5.2.5	e) Water supply arrangements only open/bore wells in O/S	Water supply arrangements with ELSR/over head tank (depending upon the requirement) with pipe line connections. Arrangement with Municipal Council & production of consent letter from Commissioner, Municipality.
5.2.6	Avenue Plantation	Avenue plantation, land scapping in open space/parks with rain harvesting methods in such open spaces.
5.2.7		Garbage disposal arrangements within the layout with consent letter from Municipal Commissioner, Municipality.
5.3.0	Municipal Corporation Areas : Same as specifications in Gram Panchayat/Municipal area except formation of road in Asphalt/BT surface	Same as specifications detailed in (5.2) Municipal areas.
6.0	External Development	External Infrastructure facilities Sector level:
		1. Formation of Arterial roads, laying of trunk drainage, water supply arrangements, sites for schools, college, Hospital/dispensary, Post & Telegraph office, Bus terminals, Community center, Sector / Town level parks etc.,

		External Development Cost for providing above facilities (Ac.250 as a unit to workout Development cost
		The cost can be paid by the applicant by way of cash or transfer of equivalent value of land or equivalent value of development works.
		External Infrastructure Development works:
		The VUDA can take up the infrastructural development works with the external development cost collected for each sector area and separate Accounts shall be maintained for each sector.
6	Block Layout : a. Time given for development of BLP is 2 years	Same. No change.
	b. Renewal of BLP with each renewal extension period of 6 months with payment renewal fee.	Same. No change
7	Final Layout : a. Release of Final layout only after completion of all the infrastructure facilities as per specifications and conditions stipulated in the BLP	Same as present procedure adopted.

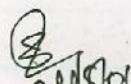
The detailed draft Residential layouts and sub-division Development Regulations are herewith enclosed.

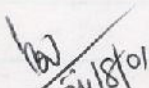
The matter is placed before Special Officer, VUDA Board for approval of comprehensive regulations proposal for UDA area for adoption in VUDA.

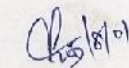
VUDA R. NO. 632 Dated 23-9-01


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