

Copy of
SUBJECT NO: 182

SUB: Preparation of Zonal Development Plan for
Rushikonda Satellite Town-reg.,

AGENDA NOTE:

The Government have accorded administrative sanctions to the development of Satellite townships, in the jurisdiction of VUDA vide G.O. Ms. No. 912 M.A. dt. 9.11.87. The Satellite towns are (1) Rushikonda (2) Kurmannapalem and (3) Madhurawada. The Government have also issued guidelines in G.O. Ms. No. 913 M.A. dt. 9.11.87, regarding preparation of detailed plans in the Satellite towns in the shape of Zonal Development Plan to be prepared under section 7 of the A.P. Urban Areas (Development Act) 1975.

In pursuance of the instructions issued in the above G.O.'s the VUDA has taken up the preparation of Zonal Development Plan for Rushikonda Satellite Township plan, comprising the revenue villages viz., (1) Yendada (full) (2) Madhurawada (Part) (3) Rushikonda (full) (4) Paradesipalem (Part) (5) Kapuluppada (full) and Chepaluppada (full) covering an extent of 32.88 sq.km (13,066 Acs). This Rushikonda Zonal Development Plan comprises zone No. 21 (Part and 22 (Part) of Master Plan for Visakhapatnam Metropolitan Region. This zone is bounded by Bay of Bengal on the East National Highway on the West, Chinagadila Hill on the South and Southern boundaries of villages Gamohiram, Nidigattu Ramayogi Agraharam and Marallavalasa on the North.

This zone is endowed with lush green hills, sublime valleys, beautiful sea coast and expensive agricultural areas. In order to preserve the natural scenic beauty and also the balanced eco-system, the plan has been prepared with low density residential areas, supplemented with adequate institutional areas with town centres, sector centres to cater to the needs of the projected population of the townships to a tune of 1.30 lakhs. The town centre provides for the town level facilities like Colleges, Markets, Hospital, Stadium, Community centre, Bus terminal, town park, while sector centre provides for high school, dispensary, shopping centres, etc., Industrial and Commercial areas have also been reserved based on the spatial standards, Tourism potential areas as identified in the eco development plan have been earmarked on the east of the Beach road.

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The proposed land use analysis of the plan is also given below:

1. Total area of Zonal Plan	..	13,067.00 Acs.
2. Hills & Forest Area	..	6,455.09 "
3. Geddas and Water courses	..	360.00 "
4. Agriculture	..	2,936.91 "
5. Indira Zoo Park	..	400.00 "

		10,152.00 "
6. Developable area		-----
		2,915.00 "

Total	..	13,067.00 "

7. Landuse analysis for developable area	..	2,915.00 Acs.

Residential	Acs.	1,837.00	63.02%
Major roads	"	441.00	15.13%
Town Centre 2 Nos.	"	100.00	3.43%
Sector centre 8 Nos.	"	160.00	5.49%
Institutional	"	185.00	6.38%
Industrial	"	50.00	1.71%
Tourism Development	"	142.00	4.87%
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Total		2,915.00	100.00%
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The Draft Zonal Development Plan along with the landuse map is placed before the VUDA Board for its approval in order to publish the same to invite Objections and Suggestions from the public, as provided under section 8(2) of the A.P.U.A. (Development) Act, 1975.

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