

SUBJECT NO. 623.RC.NO.1073/92-G3

SUBJECT: Visakhapatnam City Zonal Development Plan prepared by VUDA and published - Objections and suggestions received u/s 8(4) of A.P.U.A.D.Act, 1975 - Approval of Visakhapatnam City Zonal Development Plan - Regarding.

Read: 1.VUDA Resolution No.118,dt.17.6.1992.
2.VUDA Notification inviting objections & Suggestions dated 5.7.92 in 3 Local News papers.

....

AGENDA NOTE:

Visakhapatnam Urban Development Authority has prepared the Visakhapatnam city Zonal Development Plan for the Visakhapatnam Municipal Corporation limits covering an area of 77 Sq.Kms. The Visakhapatnam Urban Development Authority has approved the draft plan u/s 7 of A.P. Urban Areas Development Act, 1975 in the Resolution No. 118,dt.17.6.1992. The Visakhapatnam Urban Development Authority published the Draft Zonal Development Plan in three Local News Papers inviting objections and suggestions from the public as laid down u/s 8(2)(3) of A.P. Urban Areas Development Act, 1975.

The Visakhapatnam Urban Development Authority has received number of objections and suggestions from the general public. These objections have been summarised to have a comprehensive understanding of the nature of objections and the remarks of the Vice-Chairman, VUDA are put up in the Form-II under rule 12(5) of the Act for considering the same by the Authority. The Draft Master Plan as finalised by the office is placed before the Authority for approval under section 8(4) of A.P. Urban Areas Development Act, 1975. On approval by the Authority, the Visakhapatnam City Zonal Development Plan with all required enclosures will be forwarded to the Government for according sanction u/s 8(4) of the A.P. Urban Areas Development Act, 1975.

The summary of the Visakhapatnam City Zonal Development plan as approved by the VUDA Board in its resolution No.118.dated 17.6.92 is enclosed for reference.

The draft Visakhapatnam City Zonal Development Plan may be approved by the Authority duly considering the objections and suggestions and also with the following major policies:

1. Visakhapatnam City Zonal Development Plan area i.e., the existing Municipal Corporation limits was subdivided into 37 Zonal Development Plans coterminus with the earlier detailed Town Planning Schemes prepared under A.P. Town Planning Act, 1920 by the then Town Planning Trust. Out of these 37 detailed Town Planning Schemes 22 Town Planning Schemes were sanctioned by the Government prior to the constitution of VUDA. The remaining 15 Town Planning Schemes were at draft stage and hence there was no sanctity. In view of the changed ground positions and in the broad frame of Zonal Development plan these 15 draft schemes have to be modified as operational plans for implementation. The variations occurred in the sanctioned Town Planning Schemes have already been brought out in the Zonal Development Plan. Hence, it is proposed to translate the details of the Visakhapatnam City Zonal Development Plan in the shape of 37 sub-zonal plans (detailed Town Planning Schemes) for detailing the Zonal Development Plan which shall be the implementation plans. These sub-zonal plans are also prepared and put up as annexures for necessary approval.
2. The thickly built up areas and old city areas have to be taken up for development under Urban renewal and urban Re-development projects and special area plans to create better living conditions in the old city areas. These special projects will be prepared separately by the Authority.
3. In the Master Plan and also in the sub-zonal plans (detailed Town Planning Schemes) 40' service road has been proposed for the 200' N.H.5 in addition to the 200' width on both sides. In few areas this road has already been implemented. While approving the layouts for slum improvement under O.D.A. Schemes at Kancharapalem, Kapparada areas under slum development schemes have been developed with 15'

service roads within 200'. The R & B Department is developing 4 lane road for N.H.5 with service roads of 5.5 Mts width from N.S.T.L. to Santhinagar at Tatichetlapalem. In view of the above proposals, VUDA proposed 40' service roads for 100' N.H.5 as below:

- i) From Butchirajupalem NAD : 40' Service roads on both Kotharoad junction to Polytechnic junction. sides + 200'.
- ii) From Polytechnic junction to Santhinagar at Tatichetlapalem. : N.H.5 Department is providing 15' service roads within 200'.
- iii) From Santhinagar at Tatichetlapalem to Maddilapalem R.T.C. Bus Depot junction (Deccan Chronicle). : 200' + 40' service roads on both sides (excepting at Balayyasastry layout area which was maintained with 200' road only).
- iv) From Deccan Chronicle junction to Venkojipalem junction. : The road width of N.H.5 ranges from 100' to 200' width in view of the existing heavy built up development. Service roads may be provided as per feasibility on ground and as per R & B Department proposals.

4. The Central Jail complex was proposed to be relocated in the out skirts of the city and the present central Jail area is proposed to be developed as a Town Centre which acts as a functional focal point of the entire city. This Town centre is proposed to be developed with modern commercial arcades, institutional buildings and recreational areas etc., as a pride of the city.

5. The Visakhapatnam city and its suburbs are increasingly under severe traffic constraints. There is every need to connect the industrial areas and the suburbs with the city through a mass transport system for efficient traffic movements. Hence Light Rail System for reducing the traffic problems is proposed for Visakhapatnam city and the Urban agglomeration. Special surveys and studies for studying the feasibility would have to be taken up separately to draft the detailed proposals.

:: 4 ::

-99-

6.a) The Commercial use areas and commercial belts have been proposed in the Zonal Plans basing on the existing shop lines along the roads. Mixed Residential land use concept is proposed on the lines of Madras etc., cities. The mixed residential zone is defined as follows:

In plots intended for mixed Residential use, the ground/stilt floor is meant for exclusive parking and ground/1st floor may be permitted for commercial/Office/Institutional etc., The balance Upper floor-s shall be allowed for residential use only. In the allowed floors the commercial area/office/institutions area should not exceed 40% of the total F.S.I. allowable. The commercial uses permissible in this zone shall not exceed 40% of the allowable F.S.I. subject to other regulations in force.

b) The above Mixed Residential use shall be restricted to a single depth of plot as per the approved layout and sub-division on both sides abutting to the road. However such depth shall not exceed 30Mts depth. The balance area if any beyond the depth should be exclusively used for Residential use only in all the floors.

c) MIXED RESIDENTIAL LAND USE IS PROPOSED FOR THE FOLLOWING ROADS:

- i) 80' Waltair Main Road from Virasi Hospital ie., C.D.R.Hospital to Karachiwala Stores ie., West side of the road (excluding C.D.R.Hospital).
- ii) 75' Road from Diamond Park Junction to N.H.5 ie., Sankara Matham Road on both sides (Allipur Part-III Scheme, Resapuvanipalem Allipur Block).
- iii) 75' Dwarakanagar Road from Sri Kanya Theatre to Diamond Park on both sides (Allipur Ward Part-III Town Planning Scheme).
- iv) Abutting to old G.N.T.Road from Municipal Indoor Stadium Southern side to Andhra University campus (Waltair Ward Part-I Town Planning Scheme).

- v) Bowdara Road from Naval Quarters at 104 area (Marripalem-Butchirajupalem).
- vi) Narona Road from Goleelapalem junction to N.H.5 on both sides (Allipur block Town Planning Scheme).
- viii) On both the sides of road from centre point Hotel to Income Tax building from Dabagardens Main Road (Allipur Ward Part-V Town Planning Scheme).

The existing industrial belt is high pollution zone and therefore there is need to take up all measures for abatement of industrial pollution. The Port area is reserved for port operations and its allied activities. The port based industries which may be proposed in the port limits will be permitted by the Authority only after the clearance from Air and Water Pollution Board for the respective industries.

- 8. The institutional buildings like Kalyana Mandapam, School, Hospitals, Government/Public Sector undertaking Offices, Banks and alike may also be considered to be permitted in primary residential, commercial, industrial use zones as per the VUDA's orders subject to space norms in the zoning regulations.
- 9. The Kailasa Hill situated in the North East corner of the city has been proposed as a major tourist attraction to preserve the natural environment and development of afforestation areas to thrive as a major recreational attraction for the citizens as well as the tourists. The VUDA had already taken up the development of this area in co-ordination with Port Trust, Municipal Corporation and other institutions. The Simhachalam hill range stretching from Adivivaram - Gopalapatnam to Maddilapalem Venkojipalem areas facing towards the city and also the Mudasarlova valley on the other side of the Hill slope has been proposed to be preserved as green belt areas/afforestation. The Mudasarlova valley with the surrounding hill ranges along with its lush green vegetation is also proposed to be developed as a Regional Park for the city and its

:: 6 ::

-103-

10. The underground drainage system for the entire city shall have to be taken up on priority basis by considering importance and size of the city.
11. The existing water supply is not sufficient and needs to be strengthened by going in for Polavaram Water supply scheme as a long term strategy. This would also meet the requirement of Gajuwaka, Steel Plant and other Industrial areas. The Satellite Town development around the Visakhapatnam city also needs protected water supply. A long term comprehensive water supply scheme shall have to evolved.
12. The A.P.State Electricity Board may also be persuaded to prepare a Master Plan in respect of supply & distribution of Electricity by taking into consideration of the projections envisaged in the zonal plans.

The matter is placed before the Authority for considering the above policies together with all enclosures of the Visakhapatnam City Zonal Development Plan to accord necessary approval for the plan for onward submission to the Government for sanction u/s 8(4) of the Act.

623: - Resolved to place the subject for the next meeting with specific recommendations of the Commissioner & Spl. officer VMC.

P. S. —————