

SUBJECT NO. 624 :

PLG.RC.NO. 235/94-G1,

SUB:- V.U.D.A. - PLANNING - Approval of Draft Zonal Development Plan of Gajuwaka Zonal Development Plan for inviting Objections & Suggestions from public - Reg.

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AGENDA NOTE :

V.U.D.A. had earlier prepared the Zonal Development Plan for Gajuwaka main village in the year 1981 covering an area of 3.64 Sq.Kms. and Government had approved the Zonal Plan in the year, 1981. During the last decade, many developments have come up because of the impact of Steel Plant and its anixillary industries and other major industries located in the Municipal limits of Gajuwaka. Many residential colonies have developed in and around Gajuwaka without adequate provision of essential infrastructure facilities like roads, drains, water supply and other community facilities. In order to check this haphard & unauthorised development and also to take care of civic amenities & other facilities the Government has converted the existing Gram Panchayat in to Ist Grade Municipality in the year 1990 vide G.O.Ms. No.424 M.A. (J), dated 20th October, 1990 and the following villages are included in the Municipal limits of Gajuwaka.

Sl. No.	Name of the Village.	Area in Sq.Kms.	Sl. No.	Name of the Village.	Area in Sq.Kms.
1.	Yerada.	7.98	7.	Akkireddipalem.	1.27
2.	Dolphin Nose.	5.07	8.	Vadlapudi.	3.45
3.	Gajuwaka.	3.99	9.	Kurmannapalem.	3.50
4.	Mindi.	6.19	10.	Fakirtakya.	1.80
5.	Chinagantyada including Thokada.	4.60	11.	Kanithi.	20.03
6.	Thunglam. including Nathayyapalem.	5.20	12.	Pedagantyada.	21.98
			13.	Jaggarajupeta.	7.40
			14.	Kondayyavalasa.	1.36
				TOTAL Sq. <sup>Kms</sup> <del>mts</del> :	93.82

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The population of Gajuwaka town is 42,915 whereas the population of Zonal Development Plan area is 1,70,848 as per the 1991 census. It is proposed that the population of Gajuwaka Zonal Development Plan area will be 3 lakhs by 2001 A.D.

As the earlier plan has become out-dated and many surrounding villages have been included in the Municipal limits, hence Visakhapatnam Urban Development Authority has taken up the preparation of Zonal Development Plan covering an area of 93.82 Sq.Kms. area.

The details physical survey has been conducted for the entire Zonal Development Plan area and an existing land-use Map has been prepared, based upon the ground survey.

#### DEVELOPMENT PROPOSAL DRAFTED IN GAJUWAKA ZONAL DEVELOPMENT PLAN AREA

The development proposal for Gajuwaka Zonal Development Plan areas have been drafted for three different areas :

1. The development proposal of core areas of Gajuwaka;
2. The development proposal of steel Plant areas coming under Zonal Development Plan;
3. The development proposal of areas, other than steel Plant & core areas.

#### THE DEVELOPMENT PROPOSAL IN THE CORE AREAS OF GAJUWAKA :

The core areas of Gajuwaka Zonal Development Plan consist of Gajuwaka Main village where 70 to 80% of the areas have become built-up with 15' to 20' width of road. These areas have become congested without any proper community facilities like Park, play ground stadium, Hospital. Further, hutments have come up on the hill slope without any proper infrastructural facilities.

The proposals drafted for over all physical development of core areas of Gajuwaka are as follows :

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- (a) 100' depth commercial belt has been proposed on both sides of Gajuwaka main road and also on both sides of 200' N.H.95 passing through Gajuwaka core areas.
- (b) 50' depth commercial belt has been proposed on both sides of 60' Kanithi road & 50' commercial depth has been proposed from ~~50'~~ New Gajuwaka Jn., to Balacheruvu road.

These commercial belt have been proposed taking into consideration of existing ground position and future potential for commercial development.

- (a) The important High School link road has been proposed for 40' widening and 50' depth commercial belt upto High School has been proposed on both sides of the road.
- (b) Road widening proposal have been proposed to all the important link roads, connecting the major arterial roads.
- (c) The public, semi public institutions and community facilities like parks, play grounds etc. are proposed in the available Government lands in the core areas of Zonal Development Plan.
- (d) Under ground drainage system should be worked out and implemented in the Gajuwaka Development Plan area.
- (e) All the existing and proposed residential colonies have been connected with roads.

DEVELOPMENT PROPOSAL DRAFTED FOR THE STEEL PLANT AREAS  
COMING UNDER ZONAL DEVELOPMENT PLAN.

About 6270 acres of land of steel plant areas in Kondayyavalasa, Pedagantyada, Kanithi, Thunglam, Vadlapudi villages come under the Zonal Development Plan of Gajuwaka. The existing developments on ground have been surveyed and incorporation in the existing land use. The future development proposal of Steel Plant area coming under Gajuwaka Zonal Development Plan has been collected from Steel Plant office and the same proposals have been incorporated in the Gajuwaka Zonal Development Plan.

THE DEVELOPMENT PROPOSALS OTHER THAN CORE & STEEL PLANT AREAS  
COMING UNDER ZONAL DEVELOPMENT PLAN.

The following development proposals have been proposed in the Gajuwaka Zonal Development Plan.

- \* The industrial lands have been proposed in the Zonal Development Plan as per the requirements of A.P.I.I.C. industry Department, Steel Plant & it's anixillary industries.
- \* The Residential areas are proposed near the industrial lands for workers housing colonies.
- \* Commercial developments have been proposed along the major roads, besides the local convenient shopping in the resi dential areas.
- \* The major public & semi-public institutions are proposed in the Government lands available in the Zonal Development Plan area.
- \* The E.P.Z. (Export Processing Zone) layout has been incorporated in the Zonal Development Plan connecting it through a 100' width road from N.H.5.
- \* Massive afforestation/Green belt proposals have been proposed in all hill slopes coming under Gajuwaka Zonal Development Plan. The proposed afforestation programme will not only improve the environments but also minimise the pollution level in the Zonal Deve-lopment Plan areas.

The following are the major development taken place in the Gajuwaka Zonal Development Plan and the same is incorporated in the Gajuwaka Zonal Development Plan.

- (a) N.H.5 (200' width) road alignment plan from Visakhapatnam to Anakapalle passing through Gajuwaka Zonal Development Plan areas has been incorporated in Zonal Development Plan.
- (b) The Steel Plant main approach road has been incorporated in the Zonal Development Plan.

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- (c) The Polavaram Water supply canal alignment passing through the Zonal Development Plan areas has been incorporated .
- (d) The Steel Plant railway facilities including railway sliding to the steel Plant has been shown in the Zonal Development Plan.
- (e) The industrial layouts developed by A.P.I.I.C. at Chinagantyada, Vadlapudi, Pedagantyada areas have been incorporate d in the Zonal Development Plan. The lands already acquired by A.P.I.I.C. for future industries purpose have also been shown in the Zonal Development Plan. Since A.P.I.I.C. is developing major industrial areas, 10% of the area should be covered with Green belt. Further, A.P.I.I.C. should also take care of effluents by installing the system of Pollution treatment Plant. A.P.I.I.C. should also form 100' road from Narava to N.H.5 since the proposed road is advantageous for the industrial lands of A.P.I.I.C.
- (f) The Housing Colonies developed by V.U.D.A., A.P.Housing Board have been incorporated in the Zonal Development Plan besides the incorporation of approved layouts.
- (g) The Steel Plant rehabilitation layouts and other E.W.S. Layouts are also incorporated in the Zonal Development Plan.
- (h) The Steel Plant site, fabrication yard, training and development centre, civil township also have been incorporated in the Zonal Development Plan besides the existing & future development proposals of afforestation.

The major industries and their residential townships like B.H.P.V., Hindustan Zinc, Visakha Dairy etc. have been incorporated in the Gajuwaka Zonal Development Plan.

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Hence, the Gajuwaka Zonal Development Plan i.e. the existing land use, proposed land-use and brief synopsis may be placed before V.U.D.A. Board for it's approval so as to publish in the News Papers for inviting Objections & Suggestions from public as required under section 8(2) of A.P. Urban Areas Development Act, 1975.

Encl:- 15 Pages.

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