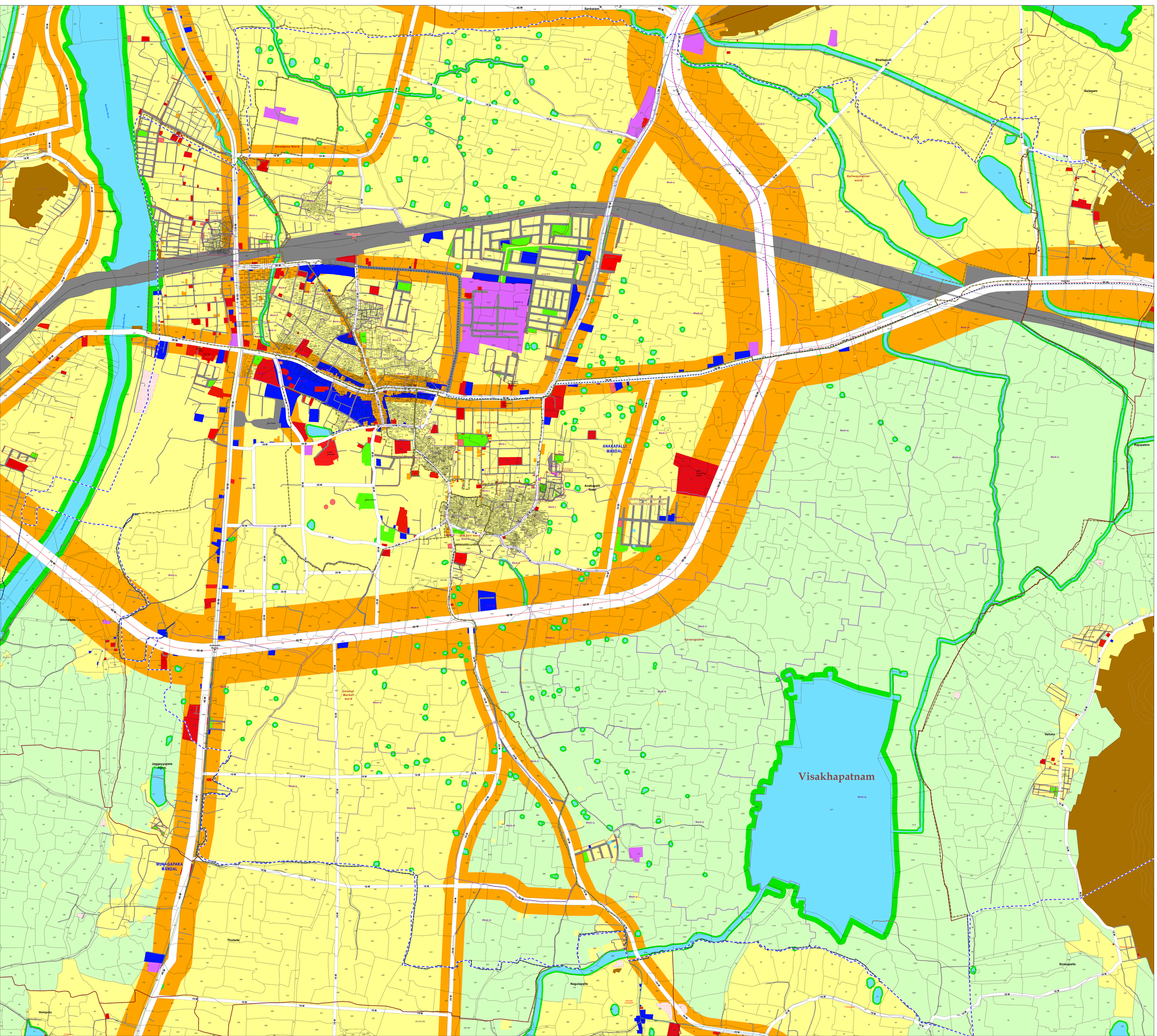
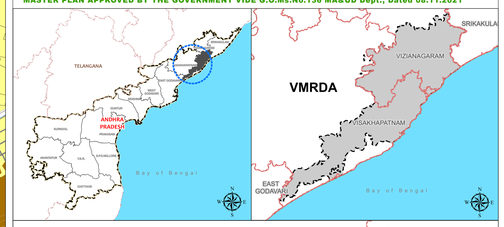
MASTER PLAN FOR
VISAKHAPATNAM METROPOLITAN REGION
(PROPOSED LANDUSE - 2041)
ANAKAPALLI CITY (EXTRACT OF MASTER PLAN-2041)

(Prepared as per provisions of section 11(2) Andhra Pradesh Metropolitan Region and Urban Development Authorities (APMR & UDA) Act, 2016

MASTER PLAN APPROVED BY THE GOVERNMENT VIDE G.O.Ms.No.136 MA&UD Dept., Dated 08.11.2021





LEGEND

BOUNDARIES
- VMR Boundary
- District Boundary
- Mandal Boundary
- Bhogapuram Airport & Influence Area (BAIA) Boundary
- Village Boundary
- Municipal Boundary
- T.S. Ward Boundary
- T.S. Block Boundary
- 52 Survey Boundary
- Residential Layout

SYMBOLS
- Airport
- Major Land Mark
- Junction
- Fish Landing Site
- HT Pylon
- Railway Station
- Sea Ports

EXISTING TRANSPORTATION/ INFRASTRUCTURE
- National Highway
- State Highway
- Major District Roads
- Other District Roads
- Village Roads
- Railway Line
- HT Power line
- Existing BRTS Road
- Contour Line

PROPOSED TRANSPORTATION NETWORK
- Existing Roads Proposed for Widening
- Proposed BRTS
- Proposed Suburban Railway
- Proposed Metro
- Proposed Railway Line

PROPOSED LANDUSE ZONES
- **Residential Use Zone**
- **Commercial Use Zone**
- **Mixed Use Zone**
  - Mixed Use Zone - 1
  - Mixed Use Zone - 2 (BAIA)
  - Mixed Use Zone - 3 (BAIA)
  - Mixed Use Zone - 4 (BAIA)
- **Industrial Use Zone**
  - Existing Industrial Area
  - Proposed Industrial Use Zone
- **Public and Semi-Public (PSP) Use Zone**
  - Existing Government & Semi Government Facilities
  - Existing Educational Facilities
  - Existing Health Facilities
  - Existing Religious Facilities
  - Existing Crematorium / Burial Ground / Graveyard
  - Proposed PSP Use Zone
- **Public Utilities Use Zone**
  - Existing Public Utilities
  - Proposed Public Utilities Use Zone
- **Recreational Use Zone**
  - Existing Recreational, Play grounds, Parks & Layout Open Space
  - Water Body Buffer
  - Proposed Recreational Use Zone
- **Transportation Use Zone**
  - Existing Road & Railway Line Area
  - Proposed Road Network
  - Existing Transportation Facility
  - Proposed Transportation Facility Use Zone
- **Agricultural Use Zone**
- Brown Zone (Hills)
- **Special Area Use Zone**
- **Protected Use Zone**
  - Blue Zone (Water Bodies)
  - Green Zone (Forest)
  - Kambalakonda Wildlife Sanctuary/ Biodiversity Area
  - Kambalakonda Eco Sensitive Zone/ NAOB Buffer, Zoological Park
  - Sea / River Accreted Land

Note:

1.This Master Plan for VMR (2041) prepared in conformity with the Perspective Plan for VMR(2031), as per the provisions of APMR&UDA Act 2016.
2.Land use indicated in the plan is "Proposed Land Use" and does not confer any authorization of land ownership.
3.Boundaries of Land use zones are approximate and are subject to ground truthing. Actual land use shall be as per available revenue records. In case of any discrepancy records available with the Revenue department/Concerned Authority shall be considered as final. for granting development permissions (Buildings/Layouts).
4.Boundaries of Land use zones are approximate and are subject to ground truthing. Actual land use shall be as per available revenue records. In case of any discrepancy records available with the Revenue department/Concerned Authority shall be considered as final. for granting development permissions (Buildings/Layouts).
5. In case of any discrepancy with regard to boundaries of water bodies/Rivers, Lanes/Channels, Streams, Parks/Parkland,playfields, records available with the Revenue department/Concerned Authority shall be considered as final.
6. In case of any discrepancy regarding boundaries of forest lands, Site, records available with Revenue/Forest department/Concerned Authority shall be considered as final.
7. Proposed road alignments shown outside VMRDA boundary, if any are indicative only. Actual road alignment and its Right of Way(ROW)shall be reckoned based on ground position and as per records at the time of granting development permissions.
8. Existing Roads shown in the plans are for indicative purpose only. Actual road alignment and its Right of Way(ROW)shall be reckoned based on ground position and as per records at the time of granting development permissions.
9. Proposed road alignments shown outside VMRDA boundary, if any are indicative only.
10. In case of any discrepancy regarding boundaries of Forest lands, Site, records available with Revenue/Forest department/Concerned Authority shall be considered as final.
11. CRZ Regulations shall be applicable, as the case may be, and respective zones will be as per the notified/applicable Coastal Regulation Zone Management Plan (CRZMP).
12. Development shall be as per the Zoning & Development Regulations as prescribed in G.O.Ms.No. 168 MA dt:- 25-03-2017 and the Gazette of India. CK-24-04-2017 of MoEF & CC.
13. This Plan should be read along with the "Zoning & Development Promotion Regulations" thereof.

N W E S

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Meters

Anakapalli Town

Assistant Planning Officer
VMRDA, Visakhapatnam

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VMRDA, Visakhapatnam

Chief Urban Planner
VMRDA, Visakhapatnam

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Sd/-
Officer on Special Duty
(MA&UD Department, Govt. of Andhra Pradesh)

Sd/-
Special Chief Secretary to Govt.
(MA&UD Department, Govt. of Andhra Pradesh)

Visakhapatnam Metropolitan Region Development Authority

Government of Andhra Pradesh