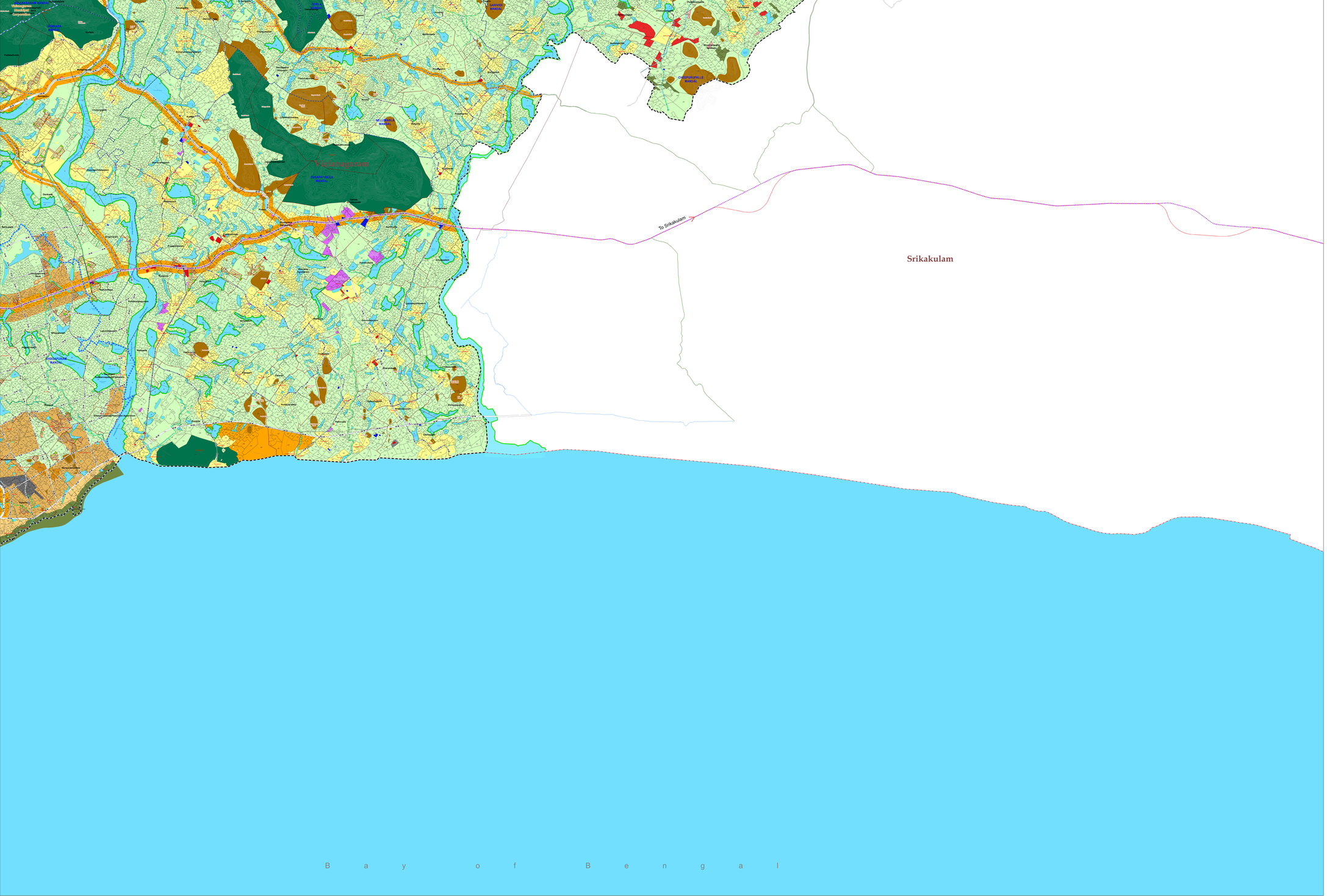
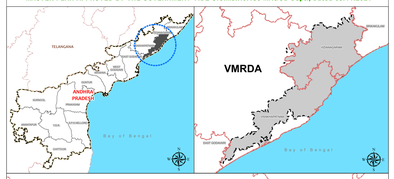


MASTER PLAN FOR VISAKHAPATNAM METROPOLITAN REGION

(PROPOSED LANDUSE - 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 (BIAA)
- Mixed Use Zone - 3 (BIAA)
- Mixed Use Zone - 4 (BIAA)

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
- NH 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/ NGZB Buffer, Zoological Park
- Sea / River Accreted Land

Note:

1. This Master Plan for VMR (2041) prepared in conformity with the Perspective Plan for VMR(2041), as per the provisions of APMR&UDA Act 2016.
2. Land use indicated in the zone "Proposed Land Use" does not confer any authorization of land development.
3. Land use indicated in the zone "Proposed Land Use" shall be subject to the provisions of the Master Plan and as per zoning regulations.
4. Any development, not in the scheme of the Master Plan, shall be subject to the provisions of the Master Plan and as per zoning regulations.
5. Any development, not in the scheme of the Master Plan, shall be subject to the provisions of the Master Plan and as per zoning regulations.
6. In case of any discrepancy with regard to the existence of water bodies/streams, Coastal Density, Slopes, Flood Plains and Forests, records available with the Revenue Department/Concerned Authority shall be considered as final.
7. In case of any discrepancy with regard to the existence of water bodies/streams, Coastal Density, Slopes, Flood Plains and Forests, records available with the Revenue Department/Concerned Authority shall be considered as final.
8. Actual alignment of roads, Rail, metro etc. (railway lines) BRTS shall be as per the detailed design/field alignment of the same on the ground.
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10. Proposed Land alignments shown outside VMR(Municipalities, Urban Local Bodies) are indicative only.
11. Proposed Land alignments shown outside VMR(Municipalities, Urban Local Bodies) are indicative only.
12. Flood Plains, Forests, Water Bodies, Slopes, Coastal Density, Heritage Sites, Archaeological Sites, etc. Revenue/Forest department/concerned Authority shall be considered as final.
13. Flood Plains, Forests, Water Bodies, Slopes, Coastal Density, Heritage Sites, Archaeological Sites, etc. Revenue/Forest department/concerned Authority shall be considered as final.
14. CRZ Regulations shall be applicable, as the case may be, and respective zones will be as per the notifications/Coastal Regulation Zone Management Plan (CRZMP).
15. Development Plan for Municipalities/Urban Local Bodies shall be prepared as per the provisions of G.O.Ms.No.168 MA&UD Dated 14.04.2015 and the Guidelines issued thereunder.
16. The Plan should be read along with the "Zoning & Development Promotion Regulations" thereunder.

0 1.25 2.5 5
Kilometers

For the convenience of printing the map, true north point is depicted in -35 degree angle.

Map 6 of 6

Sd/-
Assistant Planning Officer
VMRDA, Visakhapatnam

Sd/-
Planning Officer
VMRDA, Visakhapatnam

Sd/-
Chief Urban Planner
VMRDA, Visakhapatnam

Sd/-
Metropolitan Commissioner
VMRDA, Visakhapatnam

Sd/-
Assistant Director
(MA&UD Department, Govt. of Andhra Pradesh)

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