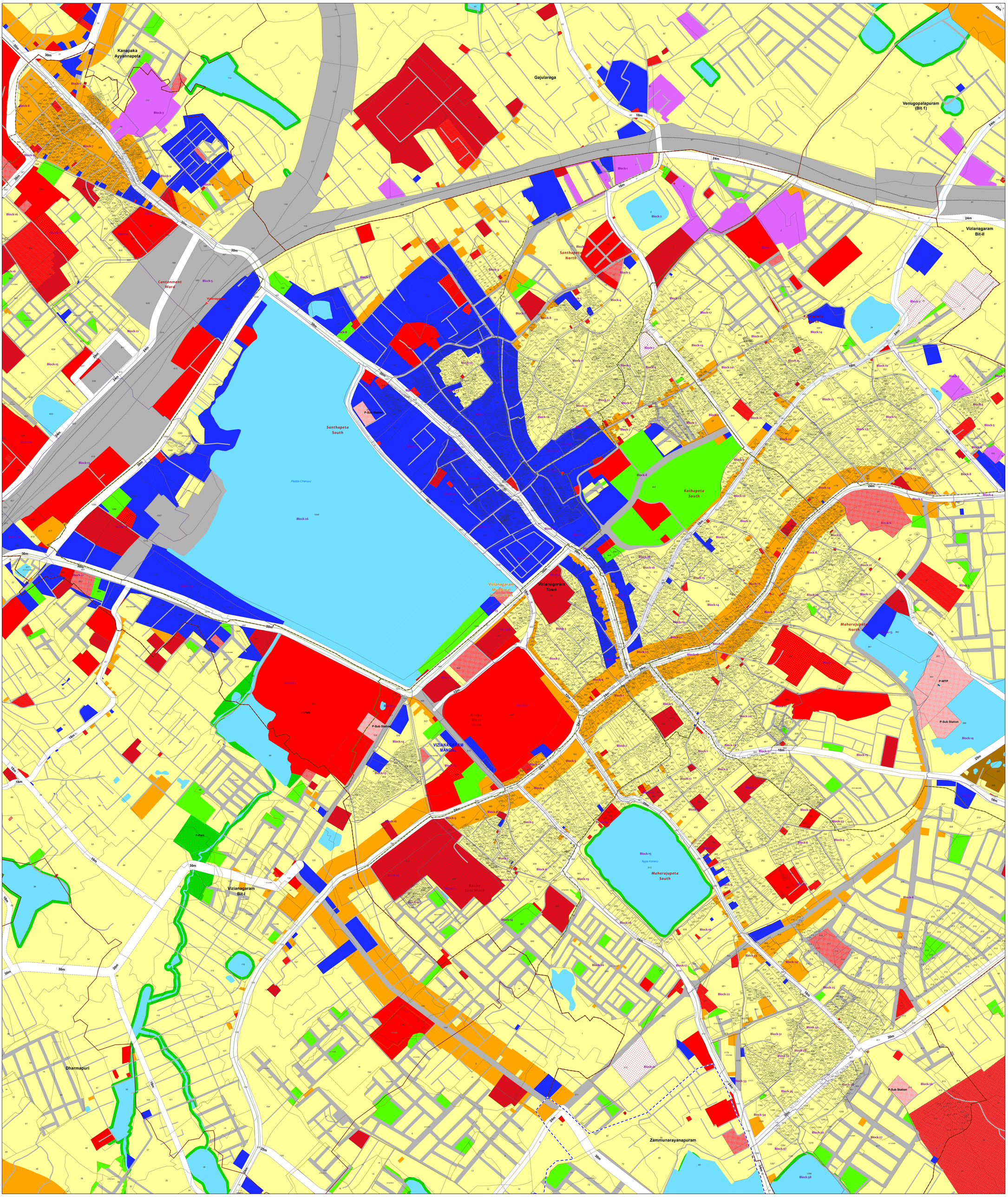

MASTER PLAN FOR VISAKHAPATNAM METROPOLITAN REGION

For Vizianagaram Urban Core

(PROPOSED LANDUSE - 2041)

Legend

- VMR Boundary
- Mandal Boundary
- ZDP Boundary
- Village Boundary
- Municipal Boundary
- 52 Survey Boundary
- 90/2017 Residential Layout
- APIC Industrial Layout
- Town Ward Boundaries
- Town Block Boundaries
- National Highway
- State Highway
- Major District Roads
- Other District Roads
- Village Roads
- Railway Line
- HT Power line
- Existing BRTS Road

SYMBOLS

- STP Sewerage Treatment Plant
- CETP Common Effluent Treatment Plant
- WTP Water Treatment Plant
- Electric Substation
- HT Pylon
- Railway Station
- Sea Ports
- College
- Government Office
- Police Station
- Hospital

PROPOSED TRANSPORTATION NETWORK

- Existing Roads / Proposed for Widening
- New Roads
- Proposed BRTS
- Proposed Suburban Railway
- Proposed Metro
- Proposed Metro Extension
- Proposed Railway Line

PROPOSED LANDUSE ZONES

- **Residential Use Zone**
- **Commercial Use Zone**
- **Mixed Use Zone**
  - Mixed Use Zone - 1
  - Mixed Use Zone - 2
  - Mixed Use Zone - 3
- **Industrial Use Zone**
  - Existing Industrial Areas
  - **Proposed Industrial Areas**
- **Public and Semi-Public Use Zone**
  - Government & Semi Government Facilities
  - Educational Facilities
  - Health Facilities
  - Religious Facilities
  - Crematorium / Burial Ground / Graveyard
  - **Proposed Facility Areas**
- **Public Utilities Use Zone**
  - Existing Public Utilities
  - **Proposed Public Utilities**
- **Recreational Use Zone**
  - Existing Parks & Playgrounds
  - **Proposed Recreational / Green Buffers**
- **Transportation Use Zone**
  - Existing Transportation Infrastructure
  - **Proposed Transportation Infrastructure**
- **Agricultural Use Zone**
- **Special Area Use Zone**
- **Protected Use Zone**
  - Blue Zone (Water Bodies)
  - Green Zone (Forest)
  - Brown Zone (Hills)
  - National Park/ Eco-Sensitive Area/ Bio-Diversity Area/ Zoological Park
  - Sea / River Accreted Land

Notes:

1.This Master Plan for VMR (2041) prepared incorrectly with the Perspective Plan for VMR(2041), as per the provisions of MPMR(JDA Act 2016.

2).Land Use indicated in the plans as "Proposed Land Use" and does not confer any authorization of landownership.

3.In case of any discrepancy with regard to boundaries of water bodies(Rivers, Canals/Drains, Streams, Ponds/Tanks/Lakes/Forests), records available with the Revenue department/Concerned Authority shall be considered as final.

4.Survey/Cadastral records along with boundary and corresponding survey numbers shown in the Master Plan are 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.Water Bodies/Rivers/Streams/Canals/Drains/Ponds/Tanks/Lakes/Forests/Hills/Quarries and HT Line/ Development (Layout) Rules/"and its subsequent amendments.

6.In case of any discrepancy regarding boundaries of Metal lands, records available with Revenue/Forest department/Concerned Authority shall be considered as final.

7.In case of any discrepancy regarding layout open spaces and roads, the records available with DTCP/VMRDA shall be considered as final.

8.Existing Roads shown in the plans are for indicative purpose only. Actual existing 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.The proposed roads ROW shown, duly considering proposed land use in the respective areas. However, in places where existing road ROW is greater than the proposed ROW, the higher width will be considered while giving development permissions.

10.CRZ Regulations shall be applicable, as the case may be, and buffers will be as per notified/applicable Coastal Regulation Zone Management Plan (CRZMP).

11.Proposed road alignments shown outside VMRDA boundary, if any, are indicative only.

12.This Plan should be read along with the "Zoning & Development Promotion Regulations" Document.

0 100 200 400
Meters

Visakhapatnam Metropolitan Region Development Authority

Government of Andhra Pradesh