

Subject No. _____

Sub:-VMRDA – PLG – VSP – Preparation of Master Plan for Visakhapatnam Metropolitan Region (VMR) 2041 including Review and Revision of existing Master plan - Notification for the Perspective Plan & Master Plan issued on 16.06.2021– objections/suggestions received up to 22.08.2021– Examined all the objections/suggestions - final Draft Master Plan – 2041 proposals prepared and submitted - Authority approval - Requested – Reg.

- Ref:-
1. VMRDA Board Resolution No.1/2021, Dt. 15-06-2021
 2. Paper Notification dt.16.6.2021 on DPP-2051&DMP- 2041.
 3. Gazette No.112/2021 &113/2021, dt.16.06.2021 of Vizianagaram District.
 4. Gazette No.110/2021 & 111/2021, dt.16.06.2021 of Visakhapatnam District.
 5. Orders dt. 13.08.2021 of the Hon'ble High Court in WP. No.13854/2021.
 6. Memo No.1466805/M1/2021 dt.29.07.2021 of Spl. Chief Secretary to Govt., MA& UD Department.
 7. G.O.Ms.No. 121 MA & UD Department, Dt.8-10-2021.

Agenda Note:

It is brought to the notice of the Authority that the Visakhapatnam Metropolitan Region (VMR) is the 2nd largest urban development region, next to AMRDA Development Authority, in the Andhra Pradesh. with an area of 4,873 sq.km notified vide G.O.Ms.NO. 302 M.A., dated 5th September, 2018 under the provision of section 3, APMR & UDA Act 2016. The VMR refers to the 'development area' of the Vishakhapatnam Metropolitan Region Development Authority (VMRDA) constituted under the provision of Section (4), APMR&UDA Act 2016.

The region is spread over two districts – Vizianagaram and Visakhapatnam in Andhra Pradesh covering 35 Mandals (Vizianagaram 16 Mandal & Visakhapatnam 19 Mandals) and 895 Villages (Vizianagaram 521 Villages & Visakhapatnam 374 Villages) and 4 Urban Local Bodies i.e., GVMC (MC), VZM (MC), Yelamanchili (M), Nellimarla (NP). Total population as per 2011 census is 40.7 lakhs. The Master Plan aims at sustainable development evolving development vision and a road map for balanced growth of region by regulating future spatial development for horizon year of 2041.

In pursuance of the Board Resolution 1st cited, the Metropolitan Commissioner, VMRDA has issued notification as per Sub-Section (1) of Section 12 of APMR &UDA Act 2016, and notification procedure prescribed in Section 2 (31) (a) of Chapter-I of the said Act, on behalf of the Authority for the Draft Perspective Plan-2051 & Draft Master Plan-2041 of Visakhapatnam Metropolitan Region in District Gazette notifications vide 2nd & 3rd cited, duly inviting objections/suggestions within a prescribed time limit of 30days i.e., from 16.06.2021 to 15.07.2021 from the public. Subsequently, Government have extended the time for receiving the objections/suggestions initially upto 31-07-2021 and later upto 07.08.2021. Further, the Hon'ble High Court has issued orders in the 4th cited, to extend the time for further period of 10 days i.e. upto 22.08.2021 for filing objections/suggestions on the Draft Plans.

In response to the above notification, total number of 17,716 objections were received from the general public including the Urban Local Bodies (ULBs), Rural Local Bodies (RLBs), line departments such as, Irrigation, Railways, Forest, Revenue, APIIC, Port Trust, Mines, Defence etc.,. The objections/suggestions so received from the public or organizations have been grouped according to the similarity of the subject and examined thoroughly. The objections/suggestions have been verified by the field level staff and cross-checked by the concerned Head of the Section, and also randomly verified by the Metropolitan Commissioner.

The objections/suggestions received have been categorised into 1. Roads, 2. Land uses, 3. Missing Data and 4. Other miscellaneous. Subsequently, this office has conducted joint verification of the objections/suggestions in the field duly involving Mandal Revenue Officials and concerned line departments from 10-08-2021 to 18-08-2021 and also conducted certain meetings with local Mandal level Officers and Gram Panchayat Secretaries etc.

Further, the Government have constituted a Technical Expert Committee (TEC) in the reference 5th cited to review and make suggestions on the objections/suggestions received from the public on the Draft Perspective Plan -2051 and Draft Master Plan-2041 of VMR Region. The Technical Committee have conducted two virtual meetings & 2 physical meetings with the consultants of the Master Plan on 27.08.2021, 28.08.2021, 25-09-2021 & 26-09-201 with consultants and offered their inputs and recommendations on the DPP & DMP.

While examining objections/suggestions received on the Draft Master Plan, most of the objections/suggestions were received on the road networks proposed around the

Bhogapuram Airport & influence Area and other surrounding areas of urban local bodies i.e., Vizianagaram Municipal Corporation, Yalamanchili Municipality and other major urban agglomeration areas. The Technical Expert Committee also verified the extensive road network proposed and suggested certain modifications to the network with due utilization of existing roads, Punthas, Gorjas and 18mts roads that are readily available in the approved layouts, so as to minimise the loss to the private properties.

The Planning Teams of VMRDA have thoroughly examined all the Objections/suggestions received from various sections of the society in detail, and prepared objection wise observations/recommendations and placed before the TEC. The TEC has approved the recommendations of the VMRDA planning team and suggested to carry out the modifications accordingly.

Further, it is submitted that certain objections/suggestions received from the public in respect of Zonal Development Promotion Regulations (ZDPRs) are also examined and placed the recommendations before the TEC, and the TEC has approved the modifications and suggested to carry out the modifications in the ZDPR's that are proposed by the Planning Team VMRDA. Accordingly, the ZDPRs have been prepared.

Further, the Government have issued orders vide 6th cited, stating that in exercise of the powers conferred by sub-section (3) of section 3 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016), the Government of Andhra Pradesh excluded an area of 492.71 Sq.Kms consisting 7 Mandals and 82 Revenue Villages of Visakhapatnam District, from Visakhapatnam Metropolitan Region Development Authority (VMRDA) and included in the VK-PCPIR UDA.

In the light of the above orders, it is proposed to submit that the Master Plan proposals to the Government duly excluding the VKPCPIR-UDA area, and the Master Plan proposals for VKPCPIR-UDA area can be submitted to the Govt., separately by the VKPCPIR-UDA.

In view of the above, the Final Draft Perspective Plan – 2051 & Final Draft Master Plan – 2041 have been finalized duly incorporating all the changes along with ZDPR, and objections/suggestions filed in Form –II as prescribed vide Rule No.16 (6) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Rules, 2018, issued vide G.O. Ms. No. 161 MA & UD Department, Dt.17-05-2018, and recommendations of the

Technical Expert Committee are herewith placed before the Authority for kind perusal and approval on the following:

1. To accept the recommendations of the Metropolitan Commissioner, VMRDA, finalized as per the recommendations of the Technical Expert Committee on the objections / suggestions received on the DPP – 2051 & DMP 2041 from any person or body.
2. To submit Draft Perspective Plan – 2051 & Draft Master Plan – 2041 proposals to the Government, duly excluding VKPCPIR-UDA area.

SA
19/10/21

AO
19/10/21

JR
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APO

WW
19/10/21

Subj.
CUP 19/10

M.C
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Subject No. 01

Sub:-VMRDA – Planning – VSP – Preparation of Master Plan for Visakhapatnam Metropolitan Region (VMR) 2041 including Review and Revision of existing Master plan - Notification for the Perspective Plan & Master Plan issued on 16.06.2021– objections/suggestions received up to 23.08.2021– Examined all the objections/suggestions - Final Draft Master Plan – 2041 proposals prepared and submitted - Authority approval- Requested – Reg.

- Ref:- 1. VMRDA Authority Resolution No.1/2021, Dt. 15-06-2021
 2. Paper Notification dt.16.6.2021 on DPP-2051&DMP- 2041.
 3. Gazette No.112/2021 &113/2021, dt.16.06.2021 of Vizianagaram District.
 4. Gazette No.110/2021 & 111/2021, dt.16.06.2021 of Visakhapatnam District.
 5. Orders dt. 13.08.2021 of the Hon'ble High Court in WP. No.13854/2021.
 6. Memo No.1466805/M1/2021 dt.29.07.2021 of Govt. MA& UD Department.
 7. G.O.Ms.No. 121 MA & UD Department, Dt.8-10-2021.

Agenda:

This is to submit that the Government of Andhra Pradesh has notified the area of 4873.38 Sq.Kms as Visakhapatnam Metropolitan Region Development area, as per Section (3) of APMR & UDA Act-2016 and vide G.O.Ms.No. 302 M.A., dated 5th September, 2018. The Government also constituted the Visakhapatnam Metropolitan Region Development Authority (VMRDA), as per the Section (4) of APMR & UDA Act-2016 for the notified area. The VMRDA is the Second largest Urban Development Region in the state of Andhra Pradesh (next to AMRDA).

2. The region is spread over two Districts i.e., Vizianagaram and Visakhapatnam in Andhra Pradesh covering 35 Mandals (Vizianagaram 16 Mandals & Visakhapatnam 19 Mandals), 895 Villages (Vizianagaram 521 Villages & Visakhapatnam 374 Villages) and 4 Urban Local Bodies i.e., Greater Visakhapatnam Municipal Corporation , Vizianagaram Municipal Corporation, Yelamanchili Municipality, Nellimarla Nagar Panchayat. Total population of the VMRDA area as per 2011 census is 40.7 lakhs. The Master Plan aims at sustainable development, evolving development vision, and a road map for balanced growth of region by regulating future spatial development for horizon year of 2041.

3. In pursuance of the 1st cited Authority Resolution, the Metropolitan Commissioner, VMRDA has issued notification on behalf of the Authority as per Sub-Section (1) of Section 12 of APMR & UDA Act 2016, and notification procedure prescribed in Section 2 (31) (a) of Chapter-I of the same Act, for the Draft Perspective Plan-2051 & Draft Master Plan-2041 of Visakhapatnam Metropolitan Region (Reference 2nd, 3rd & 4th cited), duly inviting objections/suggestions within a prescribed time limit of 30days i.e., from 16.06.2021 to 15.07.2021 from the public. Subsequently, Government have extended the time for receiving the objections/suggestions upto 31-07-2021 and then upto 07.08.2021.

4. Further, the VMRDA has received objections-/ suggestions till dt.23.8.2021, keeping in view of the orders of Hon'ble High Court in the 5th cited, and the same was ratified by the Government vide Memo No. 1455449/M1/2021 dt.3.9.2021.

5. In response to the above notification, a total number of 17,460 (excluding the objections-256 of VKPCPIR area) objections were received from the general public including the Urban Local Bodies (ULBs), Rural Local Bodies (RLBs), line departments such as Irrigation, Railways, Forest, Revenue, APIIC, Port Trust, Mines, Defence etc. The objections/suggestions received

have been categorised into the groups of 1. Roads, 2. Land uses, 3. Missing Data and 4. Other miscellaneous issues according to the similarity of the subject. Subsequently, this office has conducted joint verification of the objections/suggestions in the field, duly involving Mandal Revenue Officials and concerned line departments from 10-08-2021 to 18-08-2021, and also conducted certain meetings with local Mandal level Officers and Gram Panchayat Secretaries etc. The objections/suggestions have been verified by the field level staff and cross-checked by the concerned Head of the Section, and also randomly verified by the Metropolitan Commissioner.

6. Further, the Government have constituted a Technical Expert Committee (TEC) in the reference 6th cited to review and make suggestions on objections/suggestions received from the public upon the Draft Perspective Plan -2051 and Draft Master Plan-2041 of VMRDA. The Technical Committee have conducted two virtual meetings with the consultants of the Master Plan and conducted two physical meetings on 27.08.2021, 28.08.2021, 25.09.2021 & 26-09-201 with Consultants and Planning Teams of VMRDA, and offered their inputs and recommendations upon the objections received on the DPP & DMP.

7. While examining objections/suggestions received on the Draft Master Plan, it is observed that most of the objections/suggestions are received on the road networks proposed around the Bhogapuram Airport & influence Area (BAIA), and other surrounding areas of urban local bodies ie., Vizianagaram Municipal Corporation, Yelamanchili Municipality and other major urban agglomeration areas. The Technical Expert Committee verified the extensive road network proposed and suggested certain modifications to the network with due utilization of the existing roads, Punthas, Gorjas and 18mts roads that are readily available in the approved layouts, so as to minimise the loss to the private properties.

8. The Planning Teams of VMRDA have thoroughly examined all the Objections/suggestions received from various sections of the society in detail, and prepared objection wise observations/recommendations and placed before the TEC. The TEC has approved the recommendations of the VMRDA planning team and suggested to carry out the modifications accordingly.

9. Out of 17,460 total objections (82% considered), 11,843 objections received on Master Plan Roads (77% considered), 4194 objections received on Land uses (92% considered), 421 objections received on missing data (100% considered), 1002 suggestions received on general issues (100% considered).

10. It is also submit that certain objections/suggestions received from the public in respect of Zonal Development Promotion Regulations (ZDPRs) are also examined and placed the recommendations before the TEC, and the TEC has approved the modifications and suggested to carry out the modifications in the ZDPR's that are proposed by the Planning Team VMRDA. Accordingly, the ZDPRs have been prepared.

11. Further, the Government have issued orders vide reference 7th cited, stating that in exercise of the powers conferred by sub-section (3) of section 3 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016), the Government of Andhra Pradesh has excluded an area of 492.71 Sq.Kms consisting 7 Mandals

and 82 Revenue Villages of Visakhapatnam District, from Visakhapatnam Metropolitan Region Development Authority (VMRDA) and included in the VK-PCPIR UDA. Due to the exclusion of 492.71 Sq.kms, the area of VMRDA reduced from 4873.38 Sq.kms to 4380.67 Sq.kms.

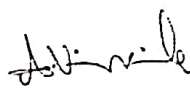
12. In the light of the above orders, it is proposed to submit that the Master Plan proposals to the Government duly excluding the VKPCPIR-UDA area, and the Master Plan proposals for VKPCPIR-UDA area will be submitted to the Government separately by the VKPCPIR-UDA.

13. In view of the above, the Final Draft Perspective Plan – 2051 & Final Draft Master Plan – 2041 duly incorporating all the changes along with ZDPR, and objections/suggestions compiled in Form –II as prescribed vide Rule No.16 (6) of the APMR & UDA Rules-2018, issued vide G.O. Ms. No. 161 MA & UD Department, Dt.17-05-2018, and recommendations of the Technical Expert Committee are herewith placed before the Authority for kind perusal and approval on the following:

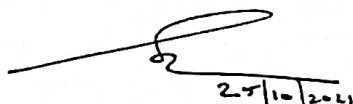
1. To accept the recommendations of the Metropolitan Commissioner, VMRDA, proposed as per the final recommendations of the Technical Expert Committee passed upon the objections /suggestions received on the DPP-2051 & DMP-2041 from any person or body.
2. To submit Draft Perspective Plan – 2051 & Draft Master Plan – 2041 proposals to the Government, duly excluding VKPCPIR-UDA area.

Authority Resolution No. 2/2021, dt. 25.10.2021

The Authority discussed the matter through zoom video conference, considered the recommendations of the Metropolitan Commissioner, VMRDA upon the objections/suggestions received, and resolved to submit the Draft Perspective Plan-2051 & Draft Master Plan-2041 of Visakhapatnam Metropolitan Region as per Sub-Section (2) of Section 12 of APMR & UDA Act 2016 and along with reports & remarks on the objections/ suggestions in prescribed form-II of APMR & UDA Rules -2018 duly excluding the VKPCPIR UDA area as per GO.Ms.No.121 MA & UD Dept. dt.08.10.2021, to Government of Andhra Pradesh for the sanction of the Perspective Plan-2051 & Master Plan -2041 along with Zoning Development Promotion Regulations (ZDPR).



**Chairperson
VMRDA**



**Spl. Chief Secy. to Govt.
MA & UD Dept. & Deputy
Chairperson**

**Spl. Chief Secy. to
Govt. Finance
Dept. & Member**

**Chairman &
Managing Director,
AP EPDCL &
Member**



**Managing Director,
APIIC & Member**

**Commissioner, GVMC,
Visakhapatnam &
Member**



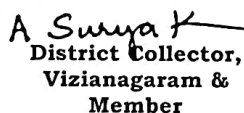
**Member Secy.
APPCB &
Member**



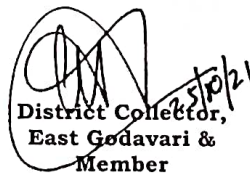
**District Collector,
Visakhapatnam &
Member**



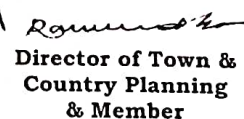
**District Collector,
Srikakulam &
Member**



**A. Surya K.
District Collector,
Vizianagaram &
Member**




**District Collector,
East Godavari &
Member**



**Director of Town &
Country Planning
& Member**


**Metropolitan Commissioner,
VMRDA &
Member Convener**


25/10.