

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada – Extensive
Modifications to the Master Plan of Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority
Approval of the Zonal Development Plan for Mangalagiri zone – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₂) DEPARTMENT

G.O.Ms.No.687,

Dated the 30th December, 2006.

Read the following:-

1. G.O.Ms.No.144 M.A. & U.D. Department, dated 03.03.1988.
2. G.O.Ms.No.180 M.A. & U.D. Department, dated 08.04.2003.
3. G.O.Ms.No.801 M.A. & U.D. (I₂) Department, dated 15.09.2005.
4. From the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority,
Vijayawada Letter Rc.No.C3-2116/1989, dated 30.08.2006 and 10.11.2006.

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The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh
Gazette, dated **30.12.2006**.

2. The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad is requested to
supply 50 copies to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.P. SINGH,
Secretary to Government.

To
The Commissioner of Printing, Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority,
Vijayawada.
The Commissioner, Mangalagiri Municipality, Mangalagiri.
The Special Officer and Competent Authority, Urban Land Ceiling, Vijayawada.
The District Collector, Guntur District, Guntur.

Copy to:

The P.S. to Special Secretary to Chief Minister.
The P.S. to Minister for PR&RD.
The P.S. to Minister for MA&UD,
The Secretary to Government, MA&UD Department.
The Principal Secretary to Government, PR&RD Department.
The Law (A) Department.

Sf/Sc.


Section Officer.

// Forwarded By Order //

APPENDIX

NOTIFICATION

- Whereas, the Master Plan for the area covered by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Urban Region was approved by the Government in G.O.Ms.No.144 M.A. & U. Department, dated 03.03.1988;
2. And whereas, Government, after reviewing the above Master Plan, felt that the said plan need over all modifications in the form of Zonal Development Plans as provided under section 7 and propose to make extensive modifications to the said Master Plan under section 12(2) of the Andhra Pradesh Urban Areas (Development) Act, 1975;
 3. And whereas, while exercising the powers conferred under section 56(2) of the Andhra Pradesh Urban Areas (Development) Act, 1975, Government have delegated the powers to Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority to prepare Zonal Development Plans in the form of an overall modification to the Master Plan for the entire area covered by the Vijayawada, Guntur, Tenali, Mangalagiri Urban region and publish a notice inviting objections and suggestions as provided in sub-sections (2) (3) and (4) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975;
 4. And whereas, in pursuance of the above orders the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority for the purpose of revising the Master Plan has divided the area covered by the VGTM UDA urban region into 23 planning zones and prepared Zonal Development Plans for 15 zones on priority basis. The Mangalagiri Zone is one among the said 15 zones which consists of the present limits of Mangalagiri Municipality, Nowluru & Atmakuru revenue villages. The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has published the draft Zonal Development Plan of the said Mangalagiri zone in 3 local news papers, calling for objections and suggestions and after considering all the objections and suggestions received from the public and the departments Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, has submitted the finalized draft Zonal Development Plan for approval of the Government;
 5. And whereas, after careful examination of the matter and in exercise of the powers conferred under section 9 and sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act I of 1975) Government hereby modify the Zonal Development Plan of Manalagiri Zone prepared and forwarded by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority as shown in the Maps and Text which are made available in the office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and also approve the Zoning Regulations which are appended to this notification as Annexure. The Zonal Development Plan and the Zoning Regulations will come into effect from the date of its publication in the Andhra Pradesh Gazette.
 6. The land use plans, Zoning Regulations and copy of Report can be seen in the Office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority during the office hours till such time these are printed by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and made available for public.

S.P. SINGH,
Secretary to Government.


Section Officer.

ANNEXURE

(G.O.Ms.No.6 8 7, MA&UD (I₂)Department, dated 30.12.2006)

ZONING REGULATIONS:

The **Mangalagiri** Zonal Development Plan Proposed Land Use Map has adopted the following 8 main land use categories.

1. Residential use Zone.
2. Commercial use Zone.
3. Industrial use Zone.
4. Public and Semi Public use Zone.
5. Transport and Communication use Zone.
6. Agricultural use Zone.
7. Conservation use Zone.
8. Recreational use zone.

1. RESIDENTIAL USE ZONE:

USES PERMITTED:

All types of Dwellings, community halls, police stations, fire stations, post and telegraph offices, telephone exchanges, electric sub-stations, government and local body offices, branch offices of banks, educational buildings (including schools, colleges, hostels, religious buildings, community hall and welfare centers and gymnasiums except trade schools). Nursing homes, dispensaries, maternity homes and hospitals not treating contagious diseases or mental patients, customary home occupations, public parks, play grounds, play-fields, gardens, plant nurseries, water supply treatment plants, public assembly halls, cultural centers, medical centers, Public libraries and museums. Boarding houses, hotels, bachelor quarters, hostels, clubs, taxi and scooter stands, bus terminals, railway yards and stations, radio broad casting studios.

Crematoria, cemeteries, playgrounds with stadiums, stands for vehicles on hire like taxi and automobiles. Local shops like provisions, medical shops, shops for gold smiths, lock smiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, picture framing, radio, TV & other electronic goods and house hold appliances repairs, bakeries, book binding, two wheelers repairing, professional business establishments, flour mills not more than 5 HPEM and without chilly powder, battery charging and repairing with employees not more than 9 persons and do not create noise, vibration and smoke or dust using power not exceeding 5 HPEM provided such shops do not face major and arterial roads.

Show rooms for distribution and sale of LPG gas without storage, coal, fire wood shops with special written permission of the Authority. Petrol filling stations, weigh bridges. Other cottage and service industries which will not exceed 10 HPEM and not involving pollution of any other type depending on circumstances.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.mts size.

USES PROHIBITED: Use/activity not specifically permitted above.

2. COMMERCIAL USE ZONE:

USES PERMITTED:

All uses permissible in Residential use zone are permitted in this zone and the following uses are also permitted in this zone: Multi - Storied dwellings or apartment houses, retail shops, departmental stores, lodges, restaurants, hotels and accessory uses. Professional business establishments, private office buildings, offices and banks. Colleges and schools offering general educational courses, libraries. Parks, Play-grounds, sports stadiums, swimming pools, clubs, resorts and other recreational uses, public assembly halls, cultural centers social and welfare institutions.

Clinics, nursing homes, hospitals, dispensaries, treating contagious diseases and mental patients.

Public utility buildings, temples, mosques, churches and other religious buildings.

Petrol filling stations with garages and service stations, weigh bridges.

Flourmills, coffee grinders, dhal grinders, oil rotaries, chillies grinding etc. Coal and timber storage, taxi and scooter stands, transport terminals etc.

Government offices, research and social service institutions, circus and public utilities, multi-purpose or junior technical schools, polytechnics and higher technical institutions with machinery.

Service and clean industries not exceeding 25 HPEM depending upon the circumstances and locality. Commercial entertainment of a transient nature, theatres & cinema halls, whole-sale markets, newspaper offices with printing presses, sports stadiums, transport terminals for both goods and passengers. Financial institutions, godowns, warehouses, markets for storage of perishable and inflammable goods.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.mts size.

USES PROHIBITED: Use/activity not specifically permitted

3. INDUSTRIAL USE ZONE:

USES PERMITTED:

All types of industries including heavy industries, wholesale business, warehouses, godowns and storage including that of coal and timber, accessory uses, offices, banks, Poultry & Dairy farms e.t.c.

Newspapers offices with printing presses, petrol filling stations with garages and service stations, weigh bridges, contractor's plants, Parks and play grounds, general purpose farms, nurseries, restaurants, public buildings, water supply, installations including treatment plants, sewerage treatment plants. Transport terminals for goods and passengers, electric supply stations. Commercial entertainment of transient nature like circus, storage of perishable and inflammable goods, sports stadiums, swimming pools and other recreational uses, junk yards, taxi and scooter stands. Hospitals, nursing homes. All types of educational, technical and research institutions. Quarrying of gravel, sand, clay or stone.

All obnoxious and hazardous industries including stone crushers, subject to production of No objection certificate from pollution control board and having a site extent of more than 0.5 Hectare, and upto 500 H.P.E.M. Irrigated and sewage farms. Quarters for workers engaged in that area and dwellings for those of essential watch and wad personnel.

USES PROHIBITED: Use/activity not specifically permitted

4. PUBLIC & SEMI- PUBLIC USE ZONE:

USES PERMITTED:

Local, state and central Government Offices, public sector buildings, defense uses, research institutions, private offices, professional business establishments, banks, market yards.

All types of educational, research and medical & health institutions, social and cultural institutions.

Community facilities, public utility buildings, rail and road terminus, open air theaters, auditoriums.

Residential uses incidental to the main use and in no way causing any nuisance or hazardous to the institutions. Hotels, motels, guest houses, hostels and clubs.

Water supply installations including treatment plants, sewerage disposal works, gas installations, electric substations.

Godowns incidental to main use. Sports stadium, bus and truck terminus, service stations, helipads and air strips. Religious buildings and philanthropic associations. Installations upto 10 HPEM incidental to main use.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.mts size.

USES PROHIBITED: Use/activity not specifically permitted.

5. TRANSPORT AND COMMUNICATION USE ZONE:

USES PERMITTED:

Bus and railway terminals, depots, railway stations, railway goods yards, warehousing yards, air ports, helipads, goods yards, warehousing, godowns, automobile work shops and service stations, retail shops with spare parts, petrol filling stations with garages, weigh bridges, residential buildings for watch and ward. Parking areas, circulations, airports buildings and infrastructure, truck terminals, motor garages, workshops, repairing shops and facilities such as night shelters, boarding houses. Storage of perishable, hazardous and inflammable goods. Junk yards, coal, wood and timber depots, hotels, motels, guest houses and restaurants, clinics and dispensaries, offices, banks, financial institutions, professional business establishments, Government offices, public utility buildings. Industries manufacturing transport and communication equipment and machinery not exceeding 20 HP and others incidental to main use. Booking offices, transmission centers, wireless stations, radio and television stations, observatory and weather offices. Any other use/activity incidental to transport and communication use, residential dwelling units for essential staff and watch & ward.

USES PROHIBITED: Use/activity not specifically permitted.

6. AGRICULTURAL USE ZONE:

USES PERMITTED:

Agriculture, horticulture, dairy and poultry Farms, farms housing, fish farming, slaughter houses, cottage industries not involving the use of any machinery driven by power which do not create noise, vibration, smoke or dust. Agro-based industries, hollow-bricks industry, feed mixing plants, etc., upto 75 HPEM. Brick kilns, lime kilns.

Public utility establishments such as sub-stations, receiving stations, sewage disposal, gas installations, water supply installations including treatment plants. Brick, tile or pottery manufacture. Hospitals treating contagious deceases for mental patients, crematoria and cemeteries.