

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION No. 361 OF 2021(PB)**

IN THE MATTER OF:

SHRI. RAGHU RAMAKRISHNA RAJU KANUMURU (M.P.) APPLICANT

Versus

STATE OF ANDHRA PRADESH

... RESPONDENT

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**Member Secretary
SEIAA, AP**

JOINT COMMITTEE REPORT BASED ON THE DIRECTIONS OF HON'BLE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH, NEW DELHI VIDE ORDER DATED 17.12.2021 IN THE O.A. NO. 361/2021 IN THE MATTER OF SRI RAGHU RAMAKRISHNA RAJU KANUMURU (M.P.) VS STATE OF ANDHRA PRDESH HELD ON 10.02.2022 AT VISAKHAPATNAM.

1. Background:

The Hon'ble National Green Tribunal, Principal Bench, New Delhi issued directions on 17.12.2021 in O.A. NO. 361/2021 in the matter of Sri Raghu Ramakrishna Raju Kanumuru (M.P.) Vs State of Andhra Pradesh. Details of orders are furnished below:

Order dated 17.12.2021 in O.A.NO.361/2021:

"Grievance in this application is against violation of environmental norms in the course of construction work over the Rushikonda Hill near Visakhapatnam, in violation of Master Plan notified by the Urban Development Department under the AP Urban Development Areas (Development) Act of 1975. The area is environmentally sensitive and under Public Trust Doctrine, the State needs to protect the same as per constitutional mandate by taking suitable measures.

Having regard to the allegations of serious nature affecting the Rushikonda Hill, we find it necessary to verify the factual position by appointing an independent four-member Committee of CPCB, State PCB, SEIAA, Andhra Pradesh and District Magistrate, Visakhapatnam. SEIAA, A.P. will be the nodal agency for coordination and compliance. The Committee may meet within two weeks, undertake site visit, interact with the stakeholders and take remedial action, following due process of law. A factual and action taken report be furnished to this Tribunal in the matter within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF. List for further consideration on 08.03.2022."

As per the above directions of Hon'ble NGT, the following four Member Joint Committee visited the site of construction work of Tourism Project by APTDC in Sy.No.19 over the *Rushikonda* Hill, Visakhapatnam on 10.02.2022;

1. Sri. M. Venugopal Reddy, IAS, Joint Collector (RB & R), Visakhapatnam.
2. R. Rajkumar, Scientist D, Central Pollution Control Board, Regional Directorate, Chennai.
3. Sri M. Pramodkumar Reddy, Environmental Engineer, Regional office, APPCB, Visakhapatnam
4. Dr. T. Bairagi Reddy, Member, SEIAA, Andhra Pradesh.

2. Joint Inspection conducted on 10.02.2022:

The aforesaid joint inspection team visited the site on 10.02.2022 and interacted with APTDC and other stakeholder departments to present project details inter alia including the statutory requirements obtained and compliance status.

During interaction, the following points are raised:

- a) The differentiation in designating the land use in Master Plan-2021 & Master Plan-2041 for Sy.No.19 of Rushikonda Village, GVMC limits of Visakhapatnam District from hill & forest use to mixed use –III and asked for clarification.
- b) Applicability of Reserved Forest Blocks.
- c) Possession status of land whether in favour of APTDC.
- d) Clearance /NOC applicability to commence the project

3. About the project:

GoAP has allotted land of an extent 69.65 acres in Sy.No.19/1 (2.88 Ac.), 19/4 (51.77 ac.) & 19/3 (15.00 Ac.) in favour of Tourism department vide Rc.No.101/84, dt.09.05.1987 & Rc.No.101/84, dt.03.05.1986. Later APTDC constructed Haritha Resorts & VIHAR with built-up area of 4439 Sq.m in Sy.No.19/3 in the year 2006

Since the resort/block became old, AP tourism department decided to demolish the existing blocks and planned to construct new rooms to develop Tourism project in place of APTDC Haritha Resorts. The old resorts/blocks having built up area of 4439 Sq.m. was found demolished. The details are as follows;

Existing resorts (presently demolished):

S.No.	Block Name	Facilities	Ground Floor	First Floor	Total Built-up Area
1.	Old Block- 34 Rooms	Standard Rooms-12, AC deluxe Rooms-20 & Suit Rooms-2	730.35	730.35	1460.7
2.	Restaurant Block	Restaurant opening seating Kitchen & store , ladies and Gents Toilets	---	290.79	290.79
3.	Conference Hall Block	Conference Hall, Lobby, Souvenir Shop, Ladies and Gents Toilets	387.45	538.6	926.05
4.	New Block-24 Rooms	Ac Executive Rooms, AC Luxury Rooms, Presidential Suite, Public Utilities	1002.62	758.63	1761.25
Total Built – up area					4438.72 or 4439 Sq.m.



The new proposed resort in the said Sy.No. 19 of Yendada (V), Rushikonda, Visakhapatnam is planned to be constructed on a land admeasuring 9.88 acres of site area and 07 blocks, with a total built up area of 19967.97 Sq.m. and GoAP intends to complete by the end of 2022.

The Rushikonda Tourism Project is proposed to be taken up with a project cost of Rs.240 Cr. in two stages:

- Stage-I: Site preparation & Road connectivity works with a project cost of Rs.92 Cr.
- Stage-II: Construction of Buildings with a project cost of Rs.148.0 Cr.

Proposed Resort in place of existing (demolished) Resorts:

S.No	Block Name	Facilities	Stilt	Ground Floor	First Floor	Total Built-up Area
1.	Vijayanagar Block	Presidential Suit, Suit Rooms, Banquet Hall	--	3633.98	2194.65	5828.64
2.	Kalinganagar Block	Banquet Hall, Suit Rooms, Deluxe Suit Rooms,	--	2986.48	2766.99	5753.47

		Presidential Suit Rooms				
3.	Chola Block	Conference Hall	--	1307.70	1482.175	2789.87
4.	Pallava Block	Suite Rooms, Conference Hall	--	1274.69	1081.08	2322.29
5.	Gajapathi Block	Recreational Lounge, Business Centre	391.58	549.01	494.01	1434.42
6.	Vengi Block	Private Suit Rooms	--	389.12	--	389.12
7.	Eastern Ganga Block	Restaurant-225 pax, Lounge Kitchen- 1 No, Toilets- 4 Nos, Parking-30 Nos	--	821.30	628.97	1450.27
		Total Built – up area				19967.97
						19968 Sq.m

Present status of the project:

At present, the Tourism project is in Stage-I i.e., Site preparation & Road connectivity works are going in an area of 9.88 Acres only in revenue Sy.No.19 on the hill area of Rushikonda, Yendada (V), Rushikonda, Visakhapatnam and construction of buildings is yet to be initiated

Clarifications from stakeholder departments:

a) Officials of VMRDA clarified that

- I. As per Old Master Plan-2021, the land use for Sy.No.19 of Rushikonda Village, GVMC limits of Visakhapatnam District is Hill & Forest (G.O.Ms.No.345 MA & UD Department, Dt.30-06-2006).
- II. As per New Master Plan-2041, the land use for Sy.No.19 of Rushikonda Village, GVMC limits of Visakhapatnam District is Hill & Forest (GO.Ms.No.136, MA & UD Department, Dt.08-11-2021) is changed and revised for mixed use –III (wherein, Residential, Retail Commercial, Education, Health Care, Hospitality, Public Utilities/Amenities, Offices & Transport are permissible activities).

The New Master Plan-2041 is approved and notified after duly following the following procedure as per the provisions under AP MR & UDA Act,2016.

- As per Section 11 (6) Chapter IV of AP MR & UDA Act, The Authority shall review and revise the Perspective Plan (PP), Master Plan (MP) and Infrastructure Development Plan (IDP) and other statutory plans either at

the end of the time period of the Plan or at fixed intervals as decided by the Authority, or as directed by the Government.

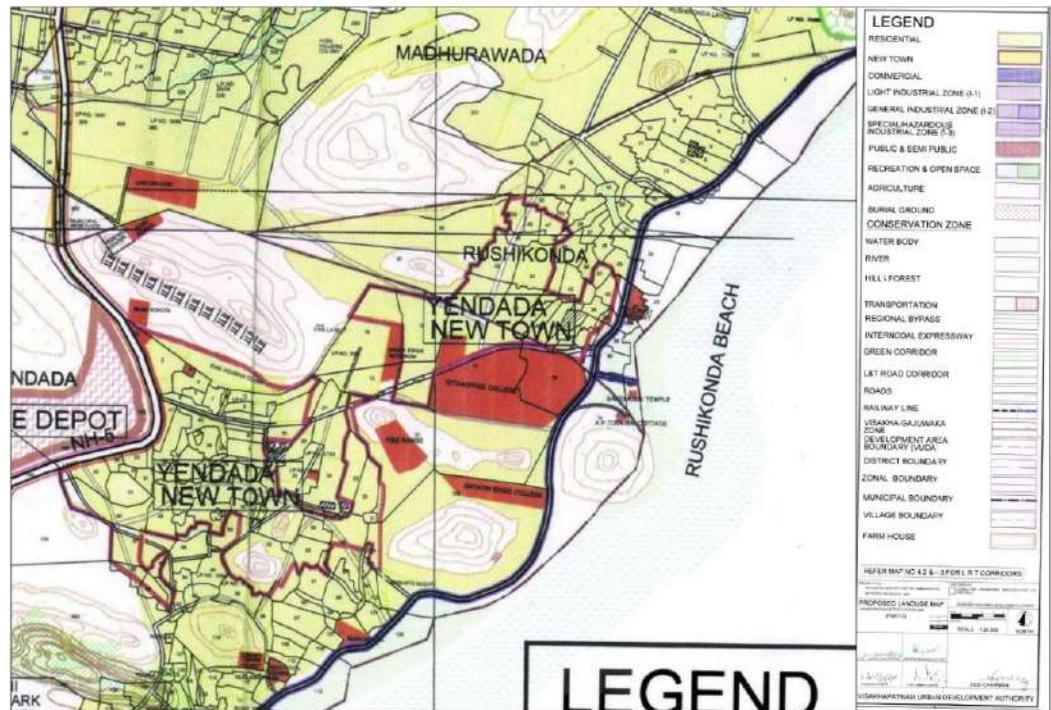
- In the present case, the Master Plan – 2021 was sanctioned with horizon year of 2021. The process for review and revise the Master Plan has been initiated in the year 2016 by appointing a consultant, so as to complete the entire process before expiry of the Master Plan - 2021.
- VMRDA is spread over in 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.
- The Draft notification for Perspective Plan – 2051 and Master Plan – 2041 was issued by the Metropolitan Commissioner, VMRDA on behalf of the Authority on 16.06.2021, 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, duly calling objections/suggestions from any person or body within 30 days from the notification.
- The draft Master Plan was published in the District Gazettes of both Visakhapatnam, Vizianagaram and both the District Collectorates, all Tahsildar Offices, all ULBs and all Gram Panchayaths in the jurisdiction of the VMRDA. The time limit extended from 15.07.2021 to 31.07.2021, 07.08.2021 and further extended up to 23.08.2021 for receiving the objection and suggestions.
- In response to the above notification, a total number of 17,460 objections and suggestions were received on the draft Master Plan 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, Defense etc., up to 23.08.2021 on different categories such as proposed Master Plan roads, land uses etc. **Out of which, no complaint was received against the land use proposed for the subject under reference.**
- Further it is also submitted that the Hon'ble Member of Parliament, did not submitted any objection on the subject matter before 23-08-2021, which

is the last date for receipt of objections/suggestions on the draft Master Plan notification issued on 16.06.2021.

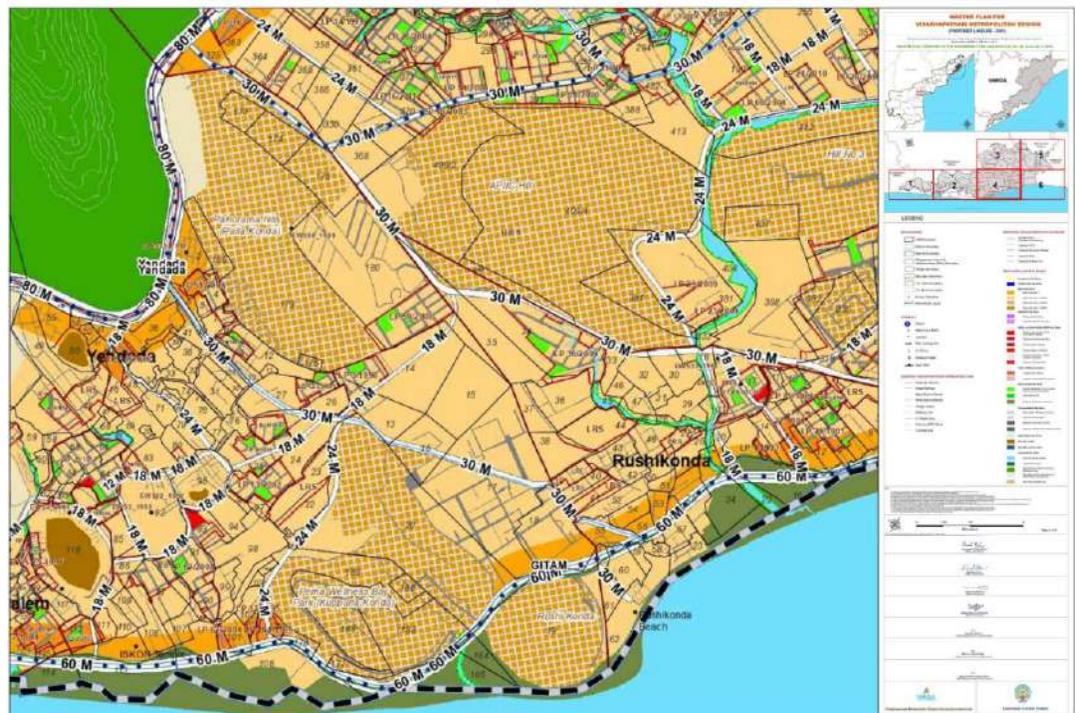
- Further, the Government have constituted a Technical Expert Committee (TEC) to review and make suggestions on objections/suggestions received from the public upon the Draft Perspective Plan - 2051 and Draft Master Plan-2041 of VMRDA. Accordingly, as per the suggestion of the Technical Committee, all the 17460 objections have been addressed out of which 82% of objections considered positively.
- As per the Technical Committee review and suggestions, the hills of reserved forest blocks have been designated with the land use under green category to conserve the same. Further, it is submitted that an extent of 360 Sq.kms of area from Kailasagiri to proposed Bhogapuram Greenfield Airport (Bhogapuram Airport & Influence Area-BAIA) has been identified to develop with form based planning, as the said area is expected to be developed with rapid growth.
- As part of Form based planning, the land uses categorized in BAIA as Mixed Land Use-I, II, III & IV. All hills other than reserved forest blocks in BAIA area have been designated as Mixed –III, wherein, Residential, Retail Commercial, Education, Health Care, Hospitality, Public Utilities/Amenities, Offices & Transport are permissible activities.
- The hills other than reserved forest blocks situated in rest of the VMRDA (excluding BAIA) limits have been designated as brown zone, in which limited activities are permissible such as IT hub, Tourism Projects, Recreational except in Eco-sensitive & Heritage zone. Special projects sanctioned by the Govt. shall also be permitted in this zone (brown zone).
- Subsequently, after addressing all the objections/suggestions, the draft Master Plan proposals have been submitted to the Government along with all required documents and plans on 25-10-2021 and after careful examination of the matter, the Government has approved the Master Plan – 2041 vide G.O.Ms.No.136 MA & UD Department, Dt.8-11-2021 duly exercising the powers conferred by Section 13 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016).
- Further, it is to inform that since, the New Master Plan for the horizon year – 2041 comes into force with effect from 08-11-2021, the earlier Master Plan – 2021 issued vide G.O.Ms.No.345 MA & UD Department, Dt.30-06-2006 was superseded.

- The copy of notification G.O.Ms.No.136, Municipal Administration & Urban Development (M) Department, 08th November, 2021 is enclosed as **Annexure 1**.

Extract of Sanctioned Master Plan VMR



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
EXTRACT OF MASTER PLAN -2041 AS PER G.O.Ms.No.136 MA&UD DEPT, dt.8-11-2021



- b) **Department of Forests** clarified that the above subject land not falls under Forest Reserved Blocks. Moreover, forest department has surveyed and issued valuation letter for the existing trees in the project site. The copy of the value assessment letter issued by Forest Department is enclosed as **Annexure 2**.
- c) **Officials of APTDC** informed that earlier GoAP has allotted land of an extent 69.65 acres in Sy.No.19/1 (2.88 Ac.), 19/4 (51.77 ac.) & 19/3 (15.00 Ac.) in favour of Tourism department vide Rc.No.101/84, dt.09.05.1987 & Rc.No.101/84, dt.03.05.1986. Later APTDC constructed Haritha Resorts & VIHAR with built-up area of 4439 Sq.m in Sy.no.19/3 in the year 2006. The copy is enclosed as **Annexure 3**.

Now the proposal is to develop Tourism project in place of APTDC Haritha Resorts on a land admeasuring 9.88 acres of site area and 07 blocks, with a total built up area of 19967.97 Sq.m.

d) CRZ clearance The project site area falls under CRZ-II as per the mapping done by IRS, Anna University. APTDC has submitted proposal to APCZMA seeking CZR clearance under the provisions of CRZ Notification, 2011 for Development of Tourism project APCZMA communicated the recommendations of No Objection to MoEF & CC on 22.03.2021 for grant of CRZ Clearance to APTDC for Development of Tourism Project. MoEF&CC has issued CRZ clearance to APTDC on 19.05.2021 for Development of Tourism Project in two stages at Sy.No.19 of Yendada Village, Rushikonda, Visakhapatnam. The copy is enclosed as **Annexure 4**.

e) APPCB has issued NOC dt.17.06.2021 for applying for CRZ Clearance to develop Tourism Project in Sy.No.19 of Yendada Village, Rushikonda, Visakhapatnam and condition is stipulated in NOC that the APTDC shall apply for CFE for project along with copies of CRZ clearance, before starting construction of project. The copy is enclosed as **Annexure 5**.

4. Conclusion:

In view of the above observations & document submitted by the respective department, the joint committee made following conclusion;

- Rushikonda Hill S.No. 19 land total extent of 69.65 Acres was allotted to APTDC by the Government of A.P for development of tourism & construction of Beach Resort namely Haritha Resorts. So, the G.O.Ms.No.345 MA & UD Department, Dt.30-06-2006 mentioned in the application found not applicable to carry out the construction of Resorts. The proposed project is being executed within the allotted area of APTDC.
- As informed by VMRDA, The Draft notification for Perspective Plan – 2051 and Master Plan – 2041 was issued by the Metropolitan Commissioner, VMRDA on behalf of the Authority on 16.06.2021, duly calling objections/suggestions from any person or body. Further, the Government addressed the objections/suggestions received from the public upon the Draft by constituting a Technical Expert Committee (TEC). The New Master Plan for the horizon year – 2041 comes into force with effect from 08-11-2021, the earlier Master Plan – 2021 issued vide G.O.Ms.No.345 MA & UD Department, Dt.30-06-2006 was superseded. As per new notified master plan, Rushikonda Hill was categorised as mixed zone. VMRDA informed that no objection was received against the draft notification against the subjected area.

- Moreover, clearances/NOC were obtained for establishment of new proposed project in an area of 9.88 acres from CRZ, APPCB, Forest department etc. and old resort was found demolished. Presently Site preparation & Road connectivity works are going in the area. No building construction started in the project area.

According to the above conclusion, no violation is observed by the joint committee against the project Haritha Resorts being carried out by APTDC.



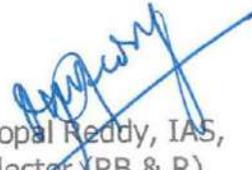
Dr. R. Rajkumar, Scientist (D),
Central Pollution Control Board,
Regional Directorate, Chennai



M. Pramodkumar Reddy,
Environmental Engineer,
APPCB, Regional Office,
Visakhapatnam



Dr. T. Bairagi Reddy, Member,
SEIAA, Andhra Pradesh



M. Venugopal Reddy, IAS,
Joint Collector (RB & R),
Visakhapatnam

Photographs of committee visit & present work area



Item No. 07

(Court No. 1)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

Original Application No. 361/2021

Raghu Ramakrishna Raju Kanumuru (M.P.)

Applicant

Versus

State of Andhra Pradesh

Respondent

Date of hearing: 17.12.2021

**CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

Application is registered based on a complaint received by post

ORDER

1. Grievance in this application is against violation of environmental norms in the course of construction work over the *Rushikonda* Hill near Visakhapatnam, in violation of Master Plan notified by the Urban Development Department under the AP Urban Development Areas (Development) Act of 1975. The area is environmentally sensitive and under Public Trust Doctrine, the State needs to protect the same as per constitutional mandate by taking suitable measures.

2. Having regard to the allegations of serious nature affecting the *Rushikonda* Hill, we find it necessary to verify the factual position by appointing an independent four-member Committee of CPCB, State PCB, SEIAA, Andhra Pradesh and District Magistrate, Visakhapatnam. SEIAA,

A.P. will be the nodal agency for coordination and compliance. The Committee may meet within two weeks, undertake site visit, interact with the stakeholders and take remedial action, following due process of law. A factual and action taken report be furnished to this Tribunal in the matter within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF.

List for further consideration on 08.03.2022.

A copy of this order be forwarded to CPCB, State PCB, SEIAA, Andhra Pradesh and District Magistrate, Visakhapatnam by e-mail for compliance.

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

Dr. Nagin Nanda, EM

December 17, 2021
Original Application No. 361/2021
DV

Raghu Ramakrishna Raju Kanumuru

MEMBER OF PARLIAMENT (LOK SABHA)
NARASAPURAM CONSTITUENCY
ANDHRA PRADESH

EX. CHAIRMAN

Standing Committee on Subordinate Legislation



Standing Committee Member :
Personnel, Public Grievance, Law & Justice
Rules Committee

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Consultative Committee Member :
Ministry of Power

31st October, 2021

To
Justice Sri Adarsh Kumar Goel,
The Chairperson,
National Green Tribunal,
New Delhi.

4263/LP/2021
15/11/21

Sub : Rushikonda Hills - Visakhapatnam

Respected Sir,

I wish to place before you aspects from few news reports that the State Tourism Dept, in consultation with MA&UD Dept, has taken up extensive construction work over the Rushikonda Hill near Visakhapatnam damaging the scenic Rushikonda hill terrain causing extensive denudation of the vegetation there.

Apparently, neither the MA&UD Dept nor VMRDA seems to be aware of the statutory mandate in the Master Plan of VMRDA (erstwhile VUDA) notified by MA&UD vide GOMs no. 3454 dated 30-6-2006, which requires the natural features, especially the hilly terrain. to be conserved.

I would also like to share with you that the Master plan referred above was notified by MA&UD in exercise of the powers conferred by Section 12(2) of the AP Urban Areas (Development) Act of 1975, after going through an elaborate process of public consultation. I have extracted below the portion relevant to the necessity of conserving the "environment sensitive areas".

"The environmentally sensitive zones in the region are the natural features such as hills, forest and water bodies. These need to be conserved and kept in original glory. These have been identified for conservation in their natural form".

There are apex court directions that reiterate the obligation of the State to treat the natural features as held by it in the public trust and not disturb the same in any manner. Any damage caused to such natural features amounts to an outright breach of the public trust.

The construction activity taken up over the Rushikonda hilly terrain violates this requirement. No land-use changes can be permitted in the VMRDA area without public consultation and, in the specific case of hills and water bodies, no land-use change is permissible at all in the first instance.

Contd.....2

PPS to Hon'ble Chairperson
Diary No.: 174
Date: 11/11/2021

Jaghu
11/11/2021
Ld Rg

L.P.

Page ::2::

I am surprised that the MA&UD and the Tourism Dept are indiscriminately allowing huge public investments being made in this illegal construction activity, at the cost of the public exchequer. In the event of litigation, the cost of litigation should be recovered from all those officers who have facilitated such illegal construction activity detrimental to the public interest, as the public cannot be expected to bear the burden of the sins committed by the officers.

Hence, I call upon you to act forthwith and take suo motu cognisance to stop all construction activity over the Rushikonda hilly terrain and bring to book all those responsible directly/ indirectly for misleading the authorities in permitting such illegal construction activity.

With kind regards.



(K Raghu Ramakrishna Raju)

**Observations of Research Coordinator as per Rule 9, Form 4 of NGT
Act, 2010**

Letter Petition (Regn No.4263/LP/2021)

Diary No. 4256to 4265/LP/2021

Dated 15.11.2021

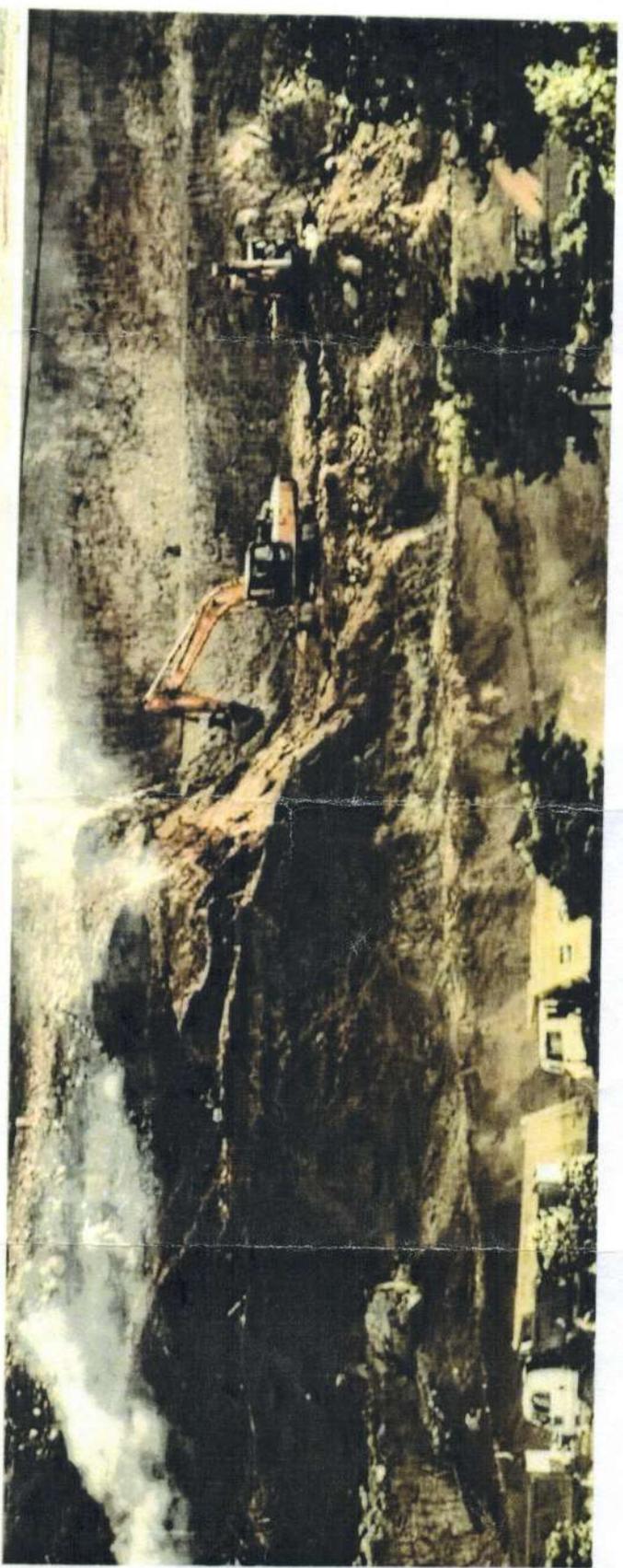
S. no	Issue raised	Significance	Suggested solutions
1	<p>Extensive construction work over the Rushikonda hill near Visakhapatnam damaging the scenic Rushikonda hill terrain causing extensive denudation of the vegetation there as against the statutory mandate in the Master Plan of VMRDA(erstwhile VUDA) notified by MA&UD vide GOMs no. 3454 dated 30.06.2006 which requires the natural features, especially the hilly terrain to be conserved. No land-use changes can be permitted in the VMRDA area without public consultation and. In the specific case of hills and water bodies, no land –use change is permissible at all in the first instance. However, MA&UD and Tourism Dept are indiscriminately allowing huge public investments being made in this illegal construction activity.</p>	<p>Following act is available for conservation of heritage hill. THE JAMMU AND KASHMIR HERITAGE CONSERVATION AND PRESERVATION ACT, 2010 (Act No. XV of 2010) [Received the assent of the Governor on 28th April, 2010 and published in Government Gazette dated 29th April, 2010]. An Act to provide for conservation and preservation of heritage both tangible and intangible, including buildings, structures, monuments, precincts, areas/sites, artifacts, sculptures, paintings, handicrafts, manuscripts etc. and music, dance, drama, performing arts, poetry, living traditions like crafts and cuisine, traditional knowledge systems, folklores, spiritual traditions; respectively of historic or cultural or religious or aesthetic or architectural or environmental significance and for matters connected therewith or incidental thereto. As per the definition under the act; “heritage inspection” means physical examination through spot visit of the heritage by the authority or Municipal 548 HERITAGE CONSERVATION AND PRESERVATION ACT, 2010 Commissioner or Collector or Director concerned, as the case may be, to ensure,— (i) proper maintenance and conservation of the heritage ; and (ii) to ensure conformity with heritage and environmental protection standards</p>	<p>Application maybe considered in view of protection of scenic Rushikonda hill terrain.</p>

	<p>or requirements ; "natural feature" means those features of environmental significance and sites of scenic beauty including, but not restricted to sacred groves, mountains, hills, hillocks, lakes, rivers, and other water bodies (and the area adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths, etc. (hereinafter referred to as "listed natural feature") which are included in a list(s) published in the newspapers by the authority or Municipal Commissioner or Collector or Director as the case may be, from time to time ; Provided that such declaration is made after survey, research, documentation and grading of the heritage has been undertaken by the concerned authority.</p>	
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Pratima
Pratima

Pratima Akolkar
Research Co-ordinator (NGT)
16.11.2021

97



GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Urban Development Authority, Visakhapatnam – Extensive Modifications to the Master Plan of Visakhapatnam Urban Development Authority Metropolitan Region and Zonal Developmental of Visakhapatnam Town, Gajuwaka Town, Anakapalli Town, Vizianagaram Town and Bheemilipatnam Town – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H₂) DEPARTMENT

G.O.Ms.No.345.

Dated 30-6-2006, Read the following:-

1. G.O.Ms.No.274 MA Dt:23-05-1989, G.O.Ms.No.345 M.A. dated 10-06-1986, G.O.Ms.No.535 MA Dt:10-10-1988, G.O.Ms.No.400 MA Dt:18-7-1989, G.O.Ms.No.268 MA Dt:25-5-1995.
2. From the Vice-Chairman, Visakhapatnam Urban Development Authority Letter Rc.No.280/98/APO(Master Plan), Dt:27-11-2004.
3. G.O.Ms.No.168 MA&UD (H₂) Department, Dt:10-04-06.
4. Extraordinary issue of Andhra Pradesh Gazette No.195, Dt:13-04-06.
5. Proposals from the Vice-Chairman, VUDA, Visakhapatnam letter Dt:17-03-06, 18-3-06, 19-03-06, 18-04-2006, 24-04-06, 25-04-06, 01-05-06, 25-05-06 & 30-5-06
6. Objections/suggestions from the Fisherman's Youth Welfare Association, General Secretary, AITUC, Sainagar Welfare Association, President & Secretary, Gambheeram Panchayati, and S.Appa Rao, MPTC & Others.
7. Objections/Suggestions from individuals and public representatives.

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The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette, dated 30-06-2006.

2. The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad is requested to supply 100 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, Visakhapatnam Urban Development Authority, Visakhapatnam

(with a direction to incorporate the changes indicated in the annexure in the Master Plan & ZDPs and communicate the same to the local bodies and to the Government for information and record)

The Commissioner, Visakhapatnam Municipal Corporation, Visakhapatnam. The

Commissioner, Vizianagaram Municipality, Vizianagaram.

The Commissioner, Anakapalli Municipality/Bheemunipatnam Municipality.

The Special Officer and Competent Authority, Urban Land Ceiling Visakhapatnam. The District Collector, Visakhapatnam District, Visakhapatnam.

The District Collector, Vizianagaram District, Vizianagar.

Copy to: The P.S. to Special Secretary to Hon^{ble} Chief Minister.

The P.S. to Minister for Municipal Administration and Urban Development. Sf/Sc

// Forwarded By Order //

APPENDIX

NOTIFICATION

Whereas, the Master Plan for Visakhapatnam Urban Development Authority Metropolitan Region, which covers an area of 1720 Square Kilometers consisting of town and surrounding 279 villages was approved by the Government in G.O.Ms.No.274 MA Dt:.23-5-

1989. Whereas, the Zonal Development Plan for Gajuwaka town was approved in G.O.Ms.No.345 MA Dt:10-6-1986, the Zonal Development Plan for Anakapalle town was approved vide G.O.Ms.No.535 MA Dt:10-10-1988, the Zonal Development Plan for Vizianagaram was approved vide G.O.Ms.No.400 MA Dt:18-7-1989, and the Zonal Development Plan for Bheemunipatnam was approved vide G.O.Ms.No.268 MA Dt:25-5-1995.

2. And whereas, Government after reviewing the above Master Plan and Zonal Development Plans felt that the said plans need overall modifications in the form of Revised Master Plan for entire Visakhapatnam Metropolitan Region. Therefore after careful examination of the matter Government have proposed to make extensive modifications to the Master Plan of Visakhapatnam Metropolitan Region and Zonal Development Plans of Visakhapatnam town, Gajuwaka town, Anakapalli town, Bheemunipatnam town and Vizianagaram town in the form of overall modifications to the plans as provided under section 12(2) A.P. Urban Areas Development Act 1975.

3. And whereas, in exercise of the powers conferred under section 12(2) of Andhra Pradesh Urban Areas (Development) Act, 1975 read with rule 13(A) of Urban Development Authority (Hyderabad) Rules, 1977 Government have proposed extensive modifications to the Master Plan of Visakhapatnam Metropolitan Region and Zonal Development Plans of Visakhapatnam town, Gajuwaka town, Anakapalli town, Bheemunipatnam town and Vizianagaram town as shown in the maps and text which are available in the office of Visakhapatnam Urban Development Authority, Visakhapatnam, and subject to certain modifications.

4. And whereas, as required by sub-section (3) of section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975, a draft notification was issued vide G.O.Ms.No.163 MA&UD (H₂) Department Dt:10-4-06 inviting objections and suggestions with regard to the proposed modification giving fifteen days time and the said notification was published in the Extraordinary issue of Andhra Pradesh Gazette No.195, Dt:13-4-06 as required by subsection (3) of the section 12 of the Andhra Pradesh Urban (Areas) Development, 1975.

5. And whereas after issue of above draft notification, certain objections and suggestions have been received by the Government with regard to the proposed modifications and after considering the objections and suggestions Government have decided to modify the Master Plan of Visakhapatnam Metropolitan Region and Zonal Development Plans of Visakhapatnam town, Gajuwaka town, Anakapalli town, Bheemunipatnam town and Vizianagaram town as shown in the text and maps referred above and subject to certain changes.

6. Now, therefore, in exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-1 of 1975), the Government hereby modify the Master Plan of Visakhapatnam Metropolitan Region and Zonal Development Plans of Visakhapatnam town, Gajuwaka town, Anakapalli town, Bheemunipatnam town and Vizianagaram town as shown in the maps and text which are available in the office of Visakhapatnam Urban Development Authority, Visakhapatnam, subject to certain additional modifications as indicated in the Annexure-I appended to this notification and the approved land use Zoning Regulations and Development control Regulations are appended to this notification as Annexure-II and these shall come into effect from the date of its publication in the AP Extraordinary Gazette.

List of Villages covered by the Master Plan for VMR

A) Villages in Development area

S.Nos.	Census Location No. 1981	Name of the village	Name of the Mandal	Name of the District
1.	37	Gopalapatnam	Visakhapatnam	Visakhapatnam
1A	57	Pullambhatlapalem	Visakhapatnam	Visakhapatnam
2	21	Adivivaram	Visakhapatnam	Visakhapatnam
3.	22	Mudasarlova	Visakhapatnam	Visakhapatnam
4.	32	Pedagadila	Visakhapatnam	Visakhapatnam
5.	30	Santhapalem	Visakhapatnam	Visakhapatnam
6.	31	Chinagadila	Visakhapatnam	Visakhapatnam
7.	23	Bakkannapalem	Visakhapatnam	Visakhapatnam
8.	25	Kommadi	Visakhapatnam	Visakhapatnam
9.	26	Paradesipalem	Visakhapatnam	Visakhapatnam
10.	27	Madhurawada	Visakhapatnam	Visakhapatnam
11.	28	Rushikonda	Visakhapatnam	Visakhapatnam
12.	24	Pothinamallayypalem	Visakhapatnam	Visakhapatnam
13.	25	Yendada	Visakhapatnam	Visakhapatnam
14.		Visakhapatnam Town	Visakhapatnam	Visakhapatnam
15.	65	Yarada	Gajuwaka	Visakhapatnam
16.	56	Venkatapatirajupeta	Gajuwaka	Visakhapatnam
17.	59	Mindi	Gajuwaka	Visakhapatnam
18.	58	Akkireddipalem	Gajuwaka	Visakhapatnam
19.	55	Tungalam	Gajuwaka	Visakhapatnam
20.	54	Natayypalem	Gajuwaka	Visakhapatnam
21.	52	Jaggarajupeta	Gajuwaka	Visakhapatnam
22.	72	Kurmannapalem	Gajuwaka	Visakhapatnam
23.	53	Fakirtekya	Gajuwaka	Visakhapatnam
24.	71	Vadlapudi	Gajuwaka	Visakhapatnam
25.	69	Chinagantyada	Gajuwaka	Visakhapatnam
26.	70	Tokada	Gajuwaka	Visakhapatnam
27.	73	Kondayyavalasa	Gajuwaka	Visakhapatnam
28.	74	Kanithi	Gajuwaka	Visakhapatnam
29.	68	Gajuwaka	Gajuwaka	Visakhapatnam
30.	59	Aganampudi	Gajuwaka	Visakhapatnam
31.	56	Talarivanipalem	Gajuwaka	Visakhapatnam
32.	57	Duvvada	Gajuwaka	Visakhapatnam
33.	58	Sanivada	Gajuwaka	Visakhapatnam
34.		Gajuwaka Town	Gajuwaka	Visakhapatnam
35.	77	Kurada	Pedagantyda	Visakhapatnam
36.	78	Nadupuru	Pedagantyda	Visakhapatnam
37.	79	Siddeswaram	Pedagantyda	Visakhapatnam
38.	80	Appikonda	Pedagantyda	Visakhapatnam
39.	81	Devada	Pedagantyda	Visakhapatnam
40.	76	Nellimukku	Pedagantyda	Visakhapatnam
41.	75	Pedagantyda	Pedagantyda	Visakhapatnam
42.	48	Venkatapuram	Pendurthi	Visakhapatnam
43.	49	Porlupalem	Pendurthi	Visakhapatnam
44.	20	Vepagunta	Pendurthi	Visakhapatnam
45.	14	Pedagadi	Pendurthi	Visakhapatnam
46.	51	Narava	Pendurthi	Visakhapatnam
47.		Chintala Agraharam	Pendurthi	Visakhapatnam
48.	50	Jerripothulapalem	Pendurthi	Visakhapatnam
49.	15	Chintagatla	Pendurthi	Visakhapatnam

S.Nos.	Census Location No. 1981	Name of the village	Name of the Mandal	Name of the District
50.	12	Rampuram	Pendurti	Visakhapatnam
51.	13	Pinagadi	Pendurti	Visakhapatnam
52.	5	Pendurti	Pendurti	Visakhapatnam
53.	4	Gorapalli	Pendurti	Visakhapatnam
54.	3	Saripalli	Pendurti	Visakhapatnam
55.	1	Mudapaka	Pendurti	Visakhapatnam
56.	2	Gurrampalem	Pendurti	Visakhapatnam
57.	6	Rajayyapeta	Pendurti	Visakhapatnam
58.	7	Juttada	Pendurti	Visakhapatnam
59.	10	Pulagalipalem	Pendurti	Visakhapatnam
60.	8	Olimeraka	Pendurti	Visakhapatnam
61.	9	Sowbagyarapuram	Pendurti	Visakhapatnam
62.	11	Chinamushidivada	Pendurti	Visakhapatnam
63.	19	Purushothapuram	Pendurti	Visakhapatnam
64.	18	Krishnarapuram	Pendurti	Visakhapatnam
65.	16	Cheemalapalli	Pendurti	Visakhapatnam
66.	17	Lakshmipuram	Pendurti	Visakhapatnam
67.	55	Marripalem	Paravada	Visakhapatnam
68.	67	Pedamadaka	Paravada	Visakhapatnam
69.	66	Pinamadaka	Paravada	Visakhapatnam
70.	60	Donkada	Paravada	Visakhapatnam
71.	65	Jagannadhapuram	Paravada	Visakhapatnam
72.	68	Desapatrunipalem	Paravada	Visakhapatnam
73.	49	Pedamushidivada	Paravada	Visakhapatnam
74.	53	Mantripalem	Paravada	Visakhapatnam
75.	54	Kannuru	Paravada	Visakhapatnam
76.	61	Lankelapalem	Paravada	Visakhapatnam
77.	62	Tadi	Paravada	Visakhapatnam
78.	64	Lemarti Agraharam	Paravada	Visakhapatnam
79.	69	Pentasimabonangi	Paravada	Visakhapatnam
80.	71	Idulapakabonangi	Paravada	Visakhapatnam
81.	70	Payakaraobonangi	Paravada	Visakhapatnam
82.	63	Ponnuru Agraharam	Paravada	Visakhapatnam
83.	73	Thanam	Paravada	Visakhapatnam
84.	74	Bharanikam	Paravada	Visakhapatnam
85.	72	Paravada	Paravada	Visakhapatnam
86.	47	Ravada	Paravada	Visakhapatnam
87.	48	Swayambhuvaram	Paravada	Visakhapatnam
88.	49	Kalapaka	Paravada	Visakhapatnam
89.	50	Cheepurappli (West)	Paravada	Visakhapatnam
90.	51	Cheepurapalli (East)	Paravada	Visakhapatnam
91.	1	Ellappi	Sabbavaram	Visakhapatnam
92.	2	Ayyannapalem	Sabbavaram	Visakhapatnam
93.	3	Boduvalasa	Sabbavaram	Visakhapatnam
94.	4	Mogalipuram	Sabbavaram	Visakhapatnam
95.	5	Gullipalli	Sabbavaram	Visakhapatnam
96.	6	Antakapalli	Sabbavaram	Visakhapatnam
97.	19	Takkalipalem	Sabbavaram	Visakhapatnam
98.	20	Gotivada	Sabbavaram	Visakhapatnam
99.	21	Sabbavaram	Sabbavaram	Visakhapatnam
100.	22	Sabbavaram Agraharam	Sabbavaram	Visakhapatnam

S.Nos.	Census Location No. 1981	Name of the village	Name of the Mandal	Name of the District
101.	23	Amruthapuram	Sabbavaram	Visakhapatnam
102.	24	Chitagatla Agraharam	Sabbavaram	Visakhapatnam
103.	25	Gollalapalem	Sabbavaram	Visakhapatnam
104.	26	Iruvada	Sabbavaram	Visakhapatnam
105.	27	Asakapalli	Sabbavaram	Visakhapatnam
106.	28	Galibhimavaram	Sabbavaram	Visakhapatnam
107.	29	Lagisetipalem	Sabbavaram	Visakhapatnam
108.	41	Erukunayudupalem	Sabbavaram	Visakhapatnam
109.	42	Paidivada Agraharam	Sabbavaram	Visakhapatnam
110.	43	Paidivada	Sabbavaram	Visakhapatnam
111.	44	Vippaka Agraharam	Sabbavaram	Visakhapatnam
112.	17	Nallaregulapalem	Sabbavaram	Visakhapatnam
113.	31	Narapadu	Sabbavaram	Visakhapatnam
114.	30	Dongalamarri	Sabbavaram	Visakhapatnam
		Seetharamapuram	Sabbavaram	Visakhapatnam
115.	32	Batazangalapalem	Sabbavaram	Visakhapatnam
116.	45	Naginarapadu	Sabbavaram	Visakhapatnam
117.	46	Ajjanagiri	Sabbavaram	Visakhapatnam
118.	47	Vedulanarava	Sabbavaram	Visakhapatnam
119.	48	Gangavaram	Sabbavaram	Visakhapatnam
120.	42	Sirasapalli	Mungapaka	Visakhapatnam
121.	41	Nagulapalli	Mungapaka	Visakhapatnam
122.	38	Thotada	Mungapaka	Visakhapatnam
123.	39	Vompolu	Mungapaka	Visakhapatnam
124.	37	Jaggayyapeta Agraharam	Mungapaka	Visakhapatnam
125.	31	Vummalada	Mungapaka	Visakhapatnam
126.	40	Arabupalem	Mungapaka	Visakhapatnam
127.	58	Munagapaka	Mungapaka	Visakhapatnam
128.	44	Patipalli	Mungapaka	Visakhapatnam
129.	80	Ramabhadrapuram	Mungapaka	Visakhapatnam
		alias Rajpeta Agraharam	Mungapaka	Visakhapatnam
130.	43	Venkatapuram	Atchyutapuram	Visakhapatnam
131.	53	Ravipalem Agraharam	Atchyutapuram	Visakhapatnam
132.	52	Dosuru	Atchyutapuram	Visakhapatnam
133.	23	Gangamambapuram	Atchyutapuram	Visakhapatnam
134.	25	Nadimpalli	Atchyutapuram	Visakhapatnam
135.	24	Nunaparathi	Atchyutapuram	Visakhapatnam
136.	32	Tantadi	Atchyutapuram	Visakhapatnam
137.	33	Chippada	Atchyutapuram	Visakhapatnam
138.	31	Jogannapalem	Atchyutapuram	Visakhapatnam
139.	16	Kondupalem	Anakapalli	Visakhapatnam
140.	34	Makavaram	Anakapalli	Visakhapatnam
141.	33	Chintanipula Agraharam	Anakapalli	Visakhapatnam
142.	37	Sankaram	Anakapalli	Visakhapatnam
143.	36	Rebaka	Anakapalli	Visakhapatnam
144.	35	Marturu	Anakapalli	Visakhapatnam
145.	40	Koduru	Anakapalli	Visakhapatnam
146.	52	Maredipudi Agraharam	Anakapalli	Visakhapatnam
147.	51	Maredipudi	Anakapalli	Visakhapatnam
148.	50	Gopalapuram	Anakapalli	Visakhapatnam
149.	39	Golagam	Anakapalli	Visakhapatnam

.Nos.	Census Location No. 1981	Name of the village	Name of the Mandal	Name of the District
150.	38	Bhatlapudi	Anakapalli	Visakhapatnam
151.	6	Bavuluvada	Anakapalli	Visakhapatnam
152.	7	Thummapala	Anakapalli	Visakhapatnam
153.	34	Rajupalem	Anakapalli	Visakhapatnam
154.	33	Koppaka	Anakapalli	Visakhapatnam
155.	38	Valluru	Anakapalli	Visakhapatnam
156.	30	Pisinikada	Anakapalli	Visakhapatnam
157.		Anakapalli Town	Anakapalli	Visakhapatnam
158.	62	Gorinta	Anandapuram	Visakhapatnam
159.	63	Ramavaram	Anandapuram	Visakhapatnam
160.	68	Kanamam	Anandapuram	Visakhapatnam
161.	67	Gangasani Agraharam	Anandapuram	Visakhapatnam
162.	61	Bheemannadorapalem	Anandapuram	Visakhapatnam
163.	64	Gandigundam	Anandapuram	Visakhapatnam
164.	60	Kolavanipalem	Anandapuram	Visakhapatnam
165.	36	Tangudibilli	Anandapuram	Visakhapatnam
166.	65	Dabbanda	Anandapuram	Visakhapatnam
167.	65	Mamidilova	Anandapuram	Visakhapatnam
168.	69	Narayanagajapathirajupeta	Anandapuram	Visakhapatnam
169.	70	Sontyam	Anandapuram	Visakhapatnam
170.	71	Gudilova	Anandapuram	Visakhapatnam
171.	56	Chandaka	Anandapuram	Visakhapatnam
172.	40	Jagannadhapuram	Anandapuram	Visakhapatnam
173.	57	Pandalapaka	Anandapuram	Visakhapatnam
174.	58	Tarluvada	Anandapuram	Visakhapatnam
175.	38	Bakurupalem	Anandapuram	Visakhapatnam
176.	37	Mutcharla	Anandapuram	Visakhapatnam
177.	59	Gidijala	Anandapuram	Visakhapatnam
178.	41	Gottipalli	Anandapuram	Visakhapatnam
179.	73	Gambhiram	Anandapuram	Visakhapatnam
180.	72	Palavalasa	Anandapuram	Visakhapatnam
181.	74	Vemulavalasa	Anandapuram	Visakhapatnam
182.	55	Anandapuram	Anandapuram	Visakhapatnam
183.	54	Vellanki	Anandapuram	Visakhapatnam
184.	75	Peddipalem	Anandapuram	Visakhapatnam
185.	42	Tatituru	Bheemunipatnam	Visakhapatnam
186.	44	Singanabanda	Bheemunipatnam	Visakhapatnam
187.	53	Tallavalasa	Bheemunipatnam	Visakhapatnam
188.	77	Kottavalasa	Bheemunipatnam	Visakhapatnam
189.	76	Jyantivari Agraharam	Bheemunipatnam	Visakhapatnam
190.	79	Ramajogi Agraharam	Bheemunipatnam	Visakhapatnam
191.	82	Nidigattu	Bheemunipatnam	Visakhapatnam
192.	83	Kapuluppada	Bheemunipatnam	Visakhapatnam
193.	81	Chapaluppada	Bheemunipatnam	Visakhapatnam
194.	80	Nerallavalasa	Bheemunipatnam	Visakhapatnam
195.	23	Narayanarajupeta	Bheemunipatnam	Visakhapatnam
196.	22	Dakamarri	Bheemunipatnam	Visakhapatnam
197.	44	Tagarapavalasa	Bheemunipatnam	Visakhapatnam
198.	43	Nagarapalem	Bheemunipatnam	Visakhapatnam
199.	46	Chittivalasa	Bheemunipatnam	Visakhapatnam
200.	50	Mulakudu	Bheemunipatnam	Visakhapatnam

S.Nos.	Census Location No. 1981	Name of the village	Name of the Mandal	Name of the District
200A.	51	Kummaripalem	Bheemunipatnam	Visakhapatnam
200B.	52	Kummaripalem	Bheemunipatnam	Visakhapatnam
		(Valanandabhoomulu)	Bheemunipatnam	Visakhapatnam
200C	45	Sangivalasa	Bheemunipatnam	Visakhapatnam
201.	15	Bodamettapalem	Bheemunipatnam	Visakhapatnam
202.		Bheemunipatnam Town	Bheemunipatnam	Visakhapatnam
203.	79	Rayapurajupeta	Kothavalasa	Vizianagaram
204.	11	Veerabhadrapuram	Kothavalasa	Vizianagaram
205.	80	Nemmalapalem	Kothavalasa	Vizianagaram
206.	83	Sundarayyapeta	Kothavalasa	Vizianagaram
207.	85	Chepuravalasa	Kothavalasa	Vizianagaram
208.	90	Mindivalasa	Kothavalasa	Vizianagaram
		Ramachandrapuram	Kothavalasa	Vizianagaram
209.	89	Mangalapalem	Kothavalasa	Vizianagaram
210.	91	Gulivindada	Kothavalasa	Vizianagaram
211.	92	Ganisettipalem	Kothavalasa	Vizianagaram
212.	93	Denderu	Kothavalasa	Vizianagaram
213.	88	Chintalapalem	Kothavalasa	Vizianagaram
214.	78	Datti	Kothavalasa	Vizianagaram
215.	77	Bhalighattam	Kothavalasa	Vizianagaram
216.	76	Ardhanapalem	Kothavalasa	Vizianagaram
217.	87	Relli	Kothavalasa	Vizianagaram
218.	86	Kottavalasa	Kothavalasa	Vizianagaram
219.	81	Tummikapalli	Kothavalasa	Vizianagaram
220.	94	Santhapalem	Kothavalasa	Vizianagaram
221.	70	Chelavuru	Vizianagaram	Vizianagaram
222.	67	Vanithadi Agraharam	Vizianagaram	Vizianagaram
223.	66	Sarika	Vizianagaram	Vizianagaram
224.	54	Kanapaka Ayyannapeta	Vizianagaram	Vizianagaram
225.	55	Kukalameta Lakshnipuram	Vizianagaram	Vizianagaram
226.	56	Gajularega	Vizianagaram	Vizianagaram
227.	57	Venugopalapuram	Vizianagaram	Vizianagaram
228.	59	Haji Sahebpeta	Vizianagaram	Vizianagaram
229.	58	Jammunarayanapuram	Vizianagaram	Vizianagaram
230.	68	Dhamapuri	Vizianagaram	Vizianagaram
	62	Duppada	Vizianagaram	Vizianagaram
232.	60	Vizianagaram IIInd Bit	Vizianagaram	Vizianagaram
232A.	61	Vizianagaram Rural -.		
233.		Malicherla	Vizianagaram	Vizianagaram
234.		Vizianagaram Town	Vizianagaram	Vizianagaram
235.	67	Rajupulova	Bogapuram	Vizianagaram
236.	68	Cherukupalli	Bogapuram	Vizianagaram
237.	69	Gudivada	Bogapuram	Vizianagaram
238.	66	Modavalasa	Denkada	Vizianagaram
239.	24	Chintalavalasa	Denkada	Vizianagaram
240.	58.	Jonnada	Denkada	Vizianagaram
241.	57	Boddavalasa	Denkada	Vizianagaram
242.	1	Ayinada	Padmanabham	Vizianagaram
243.	9	Bapiraju Tallavalasa	Padmanabham	Vizianagaram
244.	67	Nellimarla	Nellimarla	Vizianagaram

B). Villages in Vicinity Area.

S.Nos.	Census Location No. 1981	Name of the village	Name of the Mandal	Name of the District
1.	15	Timmapuram	Padmanabham	Visakhapatnam
2.	16	Gandhavaram	Padmanabham	Visakhapatnam
3.	25	Kovvada	Padmanabham	Visakhapatnam
4.	24	Penta	Padmanabham	Visakhapatnam
5.	17	Viziarapuram Agraharam	Padmanabham	Visakhapatnam
6.	23	Ananthavaram	Padmanabham	Visakhapatnam
7.	18	Maddi	Padmanabham	Visakhapatnam
8.	14	Bhandevpuram	Padmanabham	Visakhapatnam
9.	2	Chinnapuram	Padmanabham	Visakhapatnam
10.	3	Nerallavalasa	Padmanabham	Visakhapatnam
11.	4	Tunivalasa Agraharam	Padmanabham	Visakhapatnam
12.	7	Buddivalasa Agraharam	Padmanabham	Visakhapatnam
13.	8	Buddivalasa	Padmanabham	Visakhapatnam
14.	6	Narasapuram Agraharam	Padmanabham	Visakhapatnam
15.	11	Janakidevipuram	Padmanabham	Visakhapatnam
16.	5	Potnuru	Padmanabham	Visakhapatnam
17.	12	Reddipalli Agraharam	Padmanabham	Visakhapatnam
18.	10	Korada	Padmanabham	Visakhapatnam
19.	13	Padmanabham	Padmanabham	Visakhapatnam
20.	19	Krishnapuram	Padmanabham	Visakhapatnam
21.	20	Venkatapuram	Padmanabham	Visakhapatnam
22.	22	Pandurangi	Padmanabham	Visakhapatnam
23.	21	Revidi	Padmanabham	Visakhapatnam
24.	4	Pekeru	Anandapuram	Visakhapatnam
25.	3	Siralapalem	Anandapuram	Visakhapatnam
26.	2	Mukundapuram	Anandapuram	Visakhapatnam
27.	1	Boni	Anandapuram	Visakhapatnam
28.	8	Kusuluvada	Anandapuram	Visakhapatnam
29.	65	Korukonda	Vizianagaram	Vizianagaram
30.	76	Attada	Jami	Vizianagaram
31.	74	Somayajulapalem	Jami	Vizianagaram
32.	77	Kumaram agraharam	Jami	Vizianagaram
33.	78	Mokhasa Kottavalasa	Jami	Vizianagaram
34.	79	Bheemsingi	Jami	Vizianagaram
35.	75	Annamarajupeta	Jami	Vizianagaram
36.	80	Lottapalli	Jami	Vizianagaram
37.	82	Gadikomu	Jami	Vizianagaram
38.	81	G. Singavaram	Jami	Vizianagaram
39.	87	Alamanda	Jami	Vizianagaram
40.	86	Sirikipalem	Jami	Vizianagaram
41.	72	Chinaraopalli	Kottavalasa	Vizianagaram
42.	73	Pedaraopalli	Kottavalasa	Vizianagaram
43.	74	Katakapalli	Kottavalasa	Vizianagaram
44.	76	Kantakapalli	Kottavalasa	Vizianagaram
45.	70	Chinnipalem	Kottavalasa	Vizianagaram
46.	69	Uttarapalli	Kottavalasa	Vizianagaram
47.	80	Nidigattu	Kottavalasa	Vizianagaram
48.		Majjivalasa	Bheemunipatnam	Visakhapatnam

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department - Visakhapatnam Metropolitan Region Development Authority - Preparation of Master Plan for Visakhapatnam Metropolitan Region (VMR) - 2041 including Review and Revision of existing Master plan and Preparation of Perspective Plan - 2051 - Sanction under Section 13 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) - Accorded - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.136

Dated:08.11.2021

Read the following:

1. G.O.Ms.No.302, MA&UD Department, dated:05.09.2018.
2. Visakhapatnam Metropolitan Region Development Authority Resolution No.1/2021, dt:15.06.2021
3. From the MC, VMRDA, Lr.Rc.No.11025/138/2021, (e-1440957), dated: 14.07.2021.
4. Government Memo.No.1466805/M1/2021, dated:29.07.2021
5. From the MC, VMRDA, Lr.Rc.No.1564/2003/L1 (e-88233), dated: 30.07.2021.
6. From the MC, VMRDA, Lr.Rc.No.1564/2003/L1 (e-88233), dated: 31.08.2021.
7. Government Memo.No.1455449/M1/2021,Dated:03.09.2021
8. From the MC, VMRDA, Lr.Rc.No.1564/2003/L1 (e-88233), dated: 25.10.2021

ORDER:

In the G.O 1st read above, the Government have issued orders constituting Visakhapatnam Metropolitan Region Development Authority and also notified the Development Area for the Visakhapatnam Metropolitan Region.

2. In pursuance of the Authority Resolution vide reference 2nd read above, the Metropolitan Commissioner, VMRDA has issued notification on behalf of the Authority as per AP MRUDA Act 2016, for the Draft Perspective Plan-2051 & Draft Master Plan-2041 of Visakhapatnam Metropolitan Region duly inviting objections/suggestions within a prescribed time limit of 30 days i.e., from 16.06.2021 to 15.07.2021 from the public.

3. In the reference 3rd read above, the MC, VMRDA has informed that, the Authority has received certain representations from the various Public representatives and organizations, for extension of time limit for submission of objections/suggestions. Accordingly, the Government have extended the prescribed time limit from 16.07.2021 to 31.07.2021 for submission of objections and suggestions from the public on Draft Perspective Plan (DPP) - 2051 & Draft Master Plan (DMP) - 2041 of VMR Region.

4. Further, certain individuals have represented to the Government and requested to arrange a Telugu version of VMR Master Plan and Zoning Regulations for the convenience of the people living in the jurisdiction of VMRDA. After examining the matter, instructions were issued to the MC, VMRDA to translate Draft Perspective Plan (DPP) - 2051 & Draft Master Plan (DMP) - 2041 of VMR Region into Telugu language and accordingly; the MC, VMRDA has made available Draft Perspective Plan (DPP) - 2051 & Draft Master Plan (DMP) - 2041 of VMR Region in Telugu language.

5. Also, the prescribed time limit for submission of objections/suggestions was extended by the Government till 07.08.2021, as the Draft Perspective Plan (DPP) - 2051 & Draft Master Plan (DMP) - 2041 were made available in Telugu language for public convenience.

6. In the letter 6th read above, the MC, VMRDA has informed that, the Hon'ble High Court has issued orders dt:13.08.2021 in W.P.No.13854 of 2021, to extend the time for further period of 10 days up to 23.08.2021 for submission of objections/suggestions and accordingly, the Authority has received objections/suggestions till 23.08.2021 and therefore requested the Government to ratify the action taken by him. After examining the matter, and keeping in view the orders of Hon'ble Ap High Court, orders were issued vide reference 7th read above, ratifying the action taken by the MC, VMRDA in receiving objections/suggestions till 23.08.2021.

7. The Government vide reference 4th read above have constituted a Technical Expert Committee with (i) Additional Director, O/o DTCP, (ii) Chief Urban Planner (Retired), VUDA, (iii) DTCP(Retired), Telangana, (iv) Former Head of department, School of Planning and Architecture, Vijayawada & Former Chief Architect Delhi Municipal Corporation, (v) Adjudicating Officer, APRERA (Former District Judge) to review and make suggestions on objections / suggestions received on Draft Perspective Plan-2051 & Draft Master Plans -2041 of VMR Region. The Government have also accorded permission to the MC, VMRDA till 30.10.2021 for submission of the Final Master Plan to the Government for approval, as requested by consultants and suggested by Technical Expert Committee and also as the Master Plan being prepared on GIS platform requires multiple cross verifications before submission.

8. The MC, VMRDA in the letter 8th read above has informed that, a total number of 17,460 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, Defense etc. The objections/suggestions received have been categorized into the groups of 1. Roads, 2. Land uses, 3. Missing Data and 4. Other miscellaneous issues according to the similarity of the subject. The VMRDA 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.

9. The MC, VMRDA has further informed that, the Technical Committee have conducted meetings with the consultants of the Master Plan and Planning Teams of VMRDA, and offered their inputs and recommendations upon the objections received on the DPP & DMP. 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 minimize the loss to the private properties.

10. The MC, VMRDA has further informed that, the Draft Perspective Plan — 2051 & Draft Master Plan — 2041 have been finalized (duly excluding the VKPCPIR UDA area as per GO.Ms.No.121 MA & UD Dept. dt.08.10.2021) by incorporating all the changes along with ZDPR and placed before the Authority and the Visakhapatnam Metropolitan Region Development Authority has resolved to submit the Draft Perspective Plan-2051 & Draft Master Plan-2041 of Visakhapatnam Metropolitan Region(duly excluding the VKPCPIR UDA area as per GO.Ms.No.121 MA & UD Dept. dt.08.10.2021) along with Zoning Development Promotion Regulations (ZDPR), as recommended by the MC, VMRDA, to the Government for according sanction of approval.

11. Government after careful examination of the matter, have decided to approve the Perspective Plan — 2051, Master Plan — 2041 along with Zoning Development Promotion Regulations for Visakhapatnam Metropolitan Region Development Authority (VMRDA)as furnished by the MC, VMRDA, subject to condition that, the Building Rules and Layout Rules shall be as per the Andhra Pradesh Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD Department dated:28-03-2017 and its subsequent amendments & the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O.Ms.No.275, MA&UD Department, dated:18.07.2017 and its subsequent amendments, respectively.

12. The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA) is directed to ensure that a copy of the Master Plan and Perspective Plan is kept open for inspection by the public at the VMRDA Office and also at the Offices of the ULBs / Panchayats included in the Master Plan and Perspective Plan, during the office hours for a period of six months from the date of the publication of the Notification in the Andhra Pradesh Gazette.

13. The appended notification will be published in the Andhra Pradesh Gazette on 08.11.2021 along with the Zoning Development Promotion Regulations. The Perspective Plan and Master Plan along with the Zoning Development Promotion Regulations shall come into force from date of its publication in the Gazette.

14. The Commissioner of Printing, Stationery, Stores and Purchase AP., Vijayawada, is requested to furnish 10 copies of the Notification each to the Government and Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA).

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

**Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery, Stores and Purchase, AP.,
Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region
Development Authority
The Director Town and Country Planning, AP., Guntur.
The Regional Deputy Director of Town Planning, Visakhapatnam.
The District Collector, Vizianagaram/Visakhapatnam.
The Commissioner, Vizianagaram Municipal Corporation, Vizianagaram
The Commissioner, GVMC, Visakhapatnam
All other concerned Grama Panchayats/ULBs **through** the MC, VMRDA.

Copy to:

The OSD/PS to Principal/Additional Secretary to Hon'ble Chief Minister
The OSD/ PS to Hon'ble Minister for MA&UD Department.
SF/SC.

//FORWARDED :: BY ORDER//


SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by Section 13 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016), the Government of Andhra Pradesh hereby approve the Perspective Plan — 2051, Master Plan — 2041, along with Zoning Development Promotion Regulations for Visakhapatnam Metropolitan Region Development Authority (VMRDA) subject to condition that the Building Rules and Layout Rules shall be as per the Andhra Pradesh Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD Department dated:28-03-2017 and its subsequent amendments & the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O.Ms.No.275, MA&UD Department, dated:18.07.2017 and its subsequent amendments, respectively. The Perspective Plan and Master Plan along with the Zoning Development Promotion Regulations shall come into force from date of its publication in the Gazette.

A copy of the Master Plan and Perspective Plan is kept open for inspection by the public at the VMRDA Office and also at the Offices of the ULBs / Panchayats included in Master Plan and Perspective Plan, during

the office hours for a period of six months from the date of the publication of the Notification in the Andhra Pradesh Gazette.

The following are Zoning and Development Promotion Regulations (ZDPRs) published as part of the Master Plan for Visakhapatnam Metropolitan Region (VMR), 2041 for better understanding of land use zoning:

1. Short Title, Commencement & Definitions

SHORT TITLE

These regulations may be called the Zoning and Development Promotion Regulations (ZDPRs) for Visakhapatnam Metropolitan Region (VMR), 2041.

EXTENT

Subject to the provisions of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, these Regulations shall apply to all development works within the limits of the Visakhapatnam Metropolitan Region Development Authority Area.

COMMENCEMENT

These Regulations shall come into force on and from the date prescribed in the notification of the sanction of the Master Plan/Zonal Development Plans for VMR Region.

They shall be read with the prevailing regulations and GOs issued by the Government and Competent Authority from time to time. All regulations and bye-laws or parts there of which may be in conflict with these regulations will be invalid to the extent they are so inconsistent, and these regulations shall prevail, with effect from the date from which these regulations come into force.

GENERAL PROVISIONS

APPLICABILITY OF REGULATIONS

The uses permitted in these Regulations are subject to the overall conformity with the Master Plan, which is notified from time to time. These Regulations will not prohibit the existing uses of lands and buildings that have been lawfully established prior to the coming into force of these Regulations; provided that where the existing use is a non-confirming one, i.e., a use under which these Regulations will not be permissible; provide further, that it will be open to the Authority to order the discontinuance or continuance subject to such restrictions and conditions as may be imposed by it, of an existing use which is non-confirming and which in its opinion is injurious to the particular use zone.

INTERPRETATION

In these Regulations, the use of the present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and plural includes the singular. The word

'person' includes a corporation, individual writing includes printing and typing, and signature includes thumb impression made by a person who cannot write if his name is written near to such thumb impression. If any question or dispute arises with regard to interpretation of any of these Regulations, the decision of the Competent Authority shall be final.

PENALTIES

Any person contravening any of the aforesaid regulations or any of the provisions of the Master Plan/Zonal Development Plans shall on such contravention be liable to a punishment as provided in the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, and Regulations framed thereunder as in force from time to time.

GENERAL DEFINITIONS

In these Regulations, unless the context otherwise requires, the terms and expressions defined as follows shall have the meaning indicated against each of them. The terms and expressions not defined in these regulations shall have the same meaning assigned to them as in the Municipal Corporations Act, 1955; Andhra Pradesh Municipal Corporations Act, 1994; Andhra Pradesh Municipalities Act 1965, Andhra Pradesh Metropolitan Region and Urban Development Authorities Act 2016, Andhra Pradesh Building Rules 2017, National Building Code of India and Andhra Pradesh Land Development (Layout and Sub-division) Rules 2017 in Go. Ms. No. 275 M. A. dated: 18.7.2017 and its amendments issued by the Govt. from time to time.

- (1) **'Act'** means the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.
- (2) **'Authority'** means, the Metropolitan Region Development Authority constituted for the Development Area under sub-section (1) of section 4 of the Act;
- (3) **'Competent Authority'** means the Metropolitan Commissioner of VMRDA.
- (4) **'Council'** means the Municipal Council of Municipality, General Body or Standing Committee of a Municipal Corporation or Gram Panchayat (in case of areas falling in Gram Panchayats covered in sanctioned Master Plan / GTP Scheme).
- (5) **'Development'** means development with its grammatical variations means the carrying out of building, engineering, mining or other operations in or over, or under land or water or the making of any material change, in any building or land, or in the use of any building or land, and includes re-development and layout for sub-division of any land, and "to develop" shall be construed accordingly.
- (6) **'Development Area'** means the area or group of areas declared to be a development area under Sub-section (1) of Section 3 of the Act.
- (7) **'Director'** means the Director of Town and Country Planning, Government of Andhra Pradesh.
- (8) **'Executive Committee'** means, Members constituted as persub-section-5 of Section-4of the Act.

- (9) **'Government'** means the Government of Andhra Pradesh.
- (10) **'Land Pooling Scheme'** means a scheme as provided in subsection (1) of section 26 of the Act.
- (11) **'Local Authority'** means;
- (a) a Municipal Corporation constituted under the respective Act; or
 - (b) a Municipality or a Nagar Panchayat constituted under the Andhra Pradesh Municipalities Act, 1965; or
 - (c) a Gram Panchayat constituted under the Andhra Pradesh Panchayat Raj Act, 1994; or
 - (d) any other body or authority constituted under the relevant Act to govern the urban services;
- (12) **'Members of the Authority'** means Members constituted as per Sub-section-3(i) of Section-4 of the Act.
- (13) **'Metropolitan Area'** means an area having a population of a million or more, comprised in one or more districts and consisting of two or more Municipalities or Panchayats or other contiguous area or an urban agglomeration area with a population of million and above as per the Census of India, specified by public notification to be a metropolitan area.
- (14) **'Metropolitan Commissioner'** means the Metropolitan Commissioner of the Authority appointed by the Government under Sub-clause (d) of clause (i) of Sub-section (3) of Section-4 of the Act.
- (15) **'Metropolitan Region'** means the metropolitan area as whole and its primary commuter areas, typically formed around the metropolitan area proper with a large concentration of people or a region as notified by the Government.
- (16) **'Prescribed'** means prescribed by rules and regulations made under the Act.
- (17) **'Town Planning Scheme (TPS)'** means the scheme prepared under the Act for achieving the planned development as envisaged in the sanctioned development plan.
- (18) **'Urban Area'** means
- (a) the area comprised within the Municipal Corporation constituted under the respective Acts or within the Municipality or a Nagar Panchayat constituted under the Andhra Pradesh Municipalities Act, 1965 and any such area in the vicinity as the Government may, having regard to the extent of, and the scope for the urbanization of that area or other relevant considerations, specify in this behalf by notification or an area specified as urban as per the Census of India and
 - (b) Such other area as the Government may, by notification, declare to be an urban area, which in the opinion of the Government, is likely to be urbanized.
- (19) **'Urban region'** means the urban area as whole and the surrounding urban and rural areas and also the primary commuter areas typically formed around the urban area proper with a large concentration of people or a region as notified by the Government.
- (20) The words and expressions used but not defined in these rules shall have the meaning assigned to them in the Act.

- (21) **'Zonal Development Plan (ZDP)'** means the set of plans for the promotion and development of a zone or part of a zone or a local authority of the development area prepared and sanctioned under the provisions of the Act.
- (22) **'Zone'** means any one of the divisions in which a development area may be divided for the purpose of securing, promoting and regulating development and for providing the urban services under the Act, and the words 'Zoning Regulations' shall be construed accordingly.
- (23) **'Zoning & Development Promotion Regulations'** means the regulations made under various sections of AP TP Act, 1920 and APMR&UDA Act 2016.
- (24) In these regulations the use of present tense includes the future tense, the Masculine gender includes the feminine and the neutral. The singular number includes the plural and the plural includes the singular. The word 'Person' includes other public institutions, other agencies and individual. Writing includes printing and typing and signature includes 'Thumb impression' made by a person who cannot write if his name is written near to such thumb impression.

TECHNICAL DEFINITIONS

In these regulations, unless the context otherwise requires, the definition given under, shall have the meaning indicated against each term. Words and expressions not defined in these regulations shall have the same meaning or sense as in the Andhra Pradesh Town Planning Act, 1920, AP Municipalities Act 1965, A.P. Municipal Corporation Act 1994, and APMR&UDA Act 2016.

1. **Assembly Buildings**

A building or part thereof, where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and these includes buildings of drama and cinema theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, kalyanamandapas / function halls /marriage halls, kalakshetras, exhibition halls, museums, skating rinks, gymnasium, restaurants, eating or boarding houses, places of worship, dance hall, clubs, gymkhanas and road, railways, air, sea or other public transportation stations and recreation piers.

2. **Accessory Building**

A Building separate from the main building on a plot and containing one or more rooms for necessary use such as Servant's Quarter, Garage, Store rooms or such areas as may be classified by the Competent Authority.

3. **Accessory Use**

Means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

4. **Aerobic Center**

A place or building where rhythmic aerobic exercise with stretching and strength training routines with the goal of improving all elements

of fitness (flexibility, muscular strength, and cardio-vascular fitness).

5. **Amenity**
'Amenity' includes club house, convention halls, educational, commercial facilities, crèche, gymnasium, convenient shopping etc.,
6. **Application**
An application made in such form as may be prescribed by the Authority from time to time.
7. **Approved**
As approved / sanctioned by the concerned authority under the bye-laws /rules.
8. **Aqua farm**
A small tank (aquarium) filled with water, plants, and a fish. It is used to cultivate fish or shellfish under controlled conditions.
9. **Auditorium/Community Hall**
The accommodation provided for the public to view the cinematograph exhibitions/cultural activities etc.
10. **Bachelor Quarter**
A building intended for unmarried people.
11. **Banquet hall**
Means a large building or room where large formal meals for many people can be held.
12. **Bio Informatics Lab**
A lab where collecting and analyzing complex biological data such as genetic codes.
13. **Buffer area”** means
 - (a) an area of land separating adjacent land uses that is managed for the purpose of mitigating impacts of one use on the other.
 - (b) an area within which sensitive uses are either restricted or prohibited.
 - (c) a buffer area consists of a separation distance and one or more buffer elements. Buffer element is a natural or artificial feature that mitigates an adverse impact; a buffer may include open ground, a vegetation buffer and or acoustic barrier.
14. **“Building”** means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not and includes-
 - (a) Foundation, Plinth, Walls, Floors, Chimneys, Plumbing and Building services, Fixed Platforms etc.
 - (b) Verandahs, Balconies, Cornices, Projections etc.
 - (c) Parts of a building or anything affixed thereto,
 - (d) Any wall enclosing or intended to enclose any land or space, sign and outdoor display structures etc.
 - (e) Tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc.
 - (f) All types of buildings defined below shall be considered to be 'buildings' except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes and ceremonial occasions.

- (i) **"Assembly Building"** means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and includes buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, marriage hall, skating rings, gymnasia, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.
- (ii) **"Business Building"** means any building or part thereof used for transaction of record therefore, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
- (iii) **"Detached Building"** means a building with walls and roofs independent of any other building and with open spaces on all sides within the same plot.
- (iv) **"Semi-Detached Building"** means a building having one or more side attached with wall and roof with other building.
- (v) **"Row House"** means a row of houses on adjacent plot with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
- (vi) **"Educational Building"** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other user's incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- (vii) **"Hazardous Building"** means a building or part thereof used for-
 - (1) Storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.
 - (2) Storage, handling, manufacture or processing of which involves highly corrosive, toxic obnoxious alkalis, acids, or another liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

- (viii) **"Industrial Building"** means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories etc.
- (ix) **"Institutional Building"** means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural, hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such as, stered hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.
- (x) **"Mercantile Building"** means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- (xi) **"High-rise Building"** means a building with 18 meters and above (including stilt floor) in height. However, Chimneys, cooling towers, Boiler rooms/Lift machine rooms, Cold storage and non-working areas in case of industrial buildings and water tanks and architectural features in respect of other buildings may be permitted as a non-high-rise building.
- (xii) **"Office Building"** (premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. Office purposes include the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.
- (xiii) **"Public Building"** means a building constructed by Government, Semi government organizations, public sector undertakings, registered Charitable Trust or such other organizations for their non-profitable public activities.
- (xiv) **"Residential Building"** means a building in which sleeping accommodation is provided for normal residential purposes,

with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garages such buildings.

- (xv) "**Heritage Precinct**" means an area comprising heritage building or buildings and precincts thereof or related places.
- (xvi) "**Storage Building**" means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.
- (xvii) "**Unsafe Building**" means a building which,
 - (a) is structurally unsafe,
 - (b) is insanitary,
 - (c) is not provided with adequate means of egress,
 - (d) constitutes a fire hazard,
 - (e) is dangerous to human life,
 - (f) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- (xviii) "**Wholesale establishment**" means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.

15. **Business Buildings**

These shall include any building or part of a building which is used for transaction of business for the keeping of accounts and records for similar purposes; doctor's service facilities, court houses, record and reference libraries shall be classified in this group in so far as principal function of these is transaction of public business.

16. **Choultries**

A resting place, for travelers, pilgrims or visitors to a site, typically linked to religious groups/ Places.

17. **Community Amenities**

Spaces means the areas set apart in a layout for a shopping area, post office, bank, fair price shop, milk booth, school, dispensary, a nursing home, child care center, library, community hall, kalyanamandapam, police station, local office of the Electricity board, water works, local body and such other amenity as specified by the competent authority.

18. **Convenience Shopping Center**

Premises used as a complex for a group of shops comprising of those dealing with day to day requirements of the population and as distinguished from wholesale and higher order shopping area.

- (a) Bicycle hire and repair shops,
- (b) Books and stationery shops or stores,
- (c) Cloth and garment shops,

- (d) Florists,
- (e) Food-grains or ration shops, each with carpet area not exceeding 50 Sq. m,
- (f) Groceries, confectioneries, and general provision shops, each with a carpet area not exceeding 50 sq. m,
- (g) Hair dressing saloons and beauty parlours,
- (h) Medical and dental practitioner's dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 sq. m,
- (i) Milk and milk products shops,
- (j) Newspaper, magazine stalls and circulating libraries,
- (k) Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,
- (l) Restaurants and eating houses each with a carpet area not exceeding 50 sq. m,
- (m) Shoes and sports shops each with a carpet area not exceeding 75 sq. m,
- (n) Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,
- (o) Shops dealing in ladies ornaments such as bangles, fancy and gift items etc.,
- (p) Shops selling bakery products,
- (q) Tailor or darner shops,
- (r) Vegetable and fruits shops.

19. **Categories of Industries/Projects/Activities**

The Industrial building permissions shall be considered under Red, Orange, Green and White categories as per the guidelines prescribed by the Industries & Commerce department and MoEF&CC as amended from time to time.

20. **Club**

An association dedicated to a particular interest or activity.

21. **Cottage Industry or Customary Home Occupation**

Means a home occupation customarily carried out by a member of the family residing in the premises without employing hired labor, without display of goods, and which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and /or employing licensable goods. If power is used, the total electricity load shall not exceed (10) H.P.;

22. **Cultural and Philanthropic Associations**

An organization seeking to promote the welfare of others.

23. **"Developer"** means,

- a. A person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or

- b. A person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or
- c. Any development authority or any other public body in respect of allottees of—
- d. Buildings or apartments, as the case may be, constructed by such authority or body on lands owned by them or placed at their disposal by the Government, or
- e. Plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or
- f. An apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its members or in respect of the allottees of such apartments or buildings; or
- g. Any other person who acts himself as a builder, colonizer, contractor, promoter, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or
- h. Such other person who constructs any building or apartment for sale to the general public.

Explanation: For the purposes of this clause, where the person who constructs or converts a building into apartments or develops a plot for sale and the persons who sells apartments or plots are different persons, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified in these rules;

- 24. **“Drain”** means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.
- 25. **“Dwelling”** means a building or a portion thereof which is designed or used wholly or principally for residential purposes. This shall not include boarding or rooming houses, tents, tourist camps, hotels for other structures designed or used primarily for transient residents.
- 26. **“Dwelling Unit”** means a shelter consisting of residential accommodation for one family. It is an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 27. **Departmental Store**
A retail establishment offering a wide range of consumer goods in different product categories.
- 28. **Dharmashala**
A building devoted to religious or charitable purposes, especially a rest house for travelers.

29. **Diagnostic Center**
A place where medical tests are conducted to determine which disease or condition explains a person's symptoms and signs.
30. **"Enforcement Authority"** means the Vice Chairman of the UDAs, Municipal Commissioners of the ULBs and Panchayat Secretaries of the respective Gram Panchayats;
31. **"Existing Building"** means use of a building or a structure existing authorized before the commencement of these Regulations.
32. **"Existing Use"** means use of a building or a structure existing authorized before the commencement of these Regulations.
33. **Educational Buildings**
Includes a building exclusively used for a school or college involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses as research institution. It shall also include quarters for essential staff required to reside in the premises, and building used as a hostel captive to an educational institution whether situated in its campus or not.
34. **"Floor"** means the lower surface in a storey on which one normally walks in a building, and does not include a Mezzanine Floor. The floor at ground level with a direct access to a street or open space shall be called the Ground Floor; the floor above it shall be termed as Floor 1, with the next higher floor being termed as Floor 2, and so on upwards. Similarly the floors below ground levels shall be termed as Basement Floor 1, Basement Floor 2 with number decreasing downwards.
35. **Guest House**
A private house offering accommodation to paying guests.
36. **Gymnasium**
A room or building equipped for gymnastics, games, and other physical exercise.
37. **Hatcheries**
A building in which the hatching of fish or poultry eggs is artificially controlled for commercial purposes.
38. **Hazardous Buildings**
Includes a building or part thereof used for:
(a) storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.
(b) storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flames, fumes and explosive mixtures etc., or which result in division of matter into fine particles capable of spontaneous ignition.
39. **Heritage Building**
A building/premises or any part thereof or structure or artifact possessing architectural, aesthetic, historic or cultural values or

- ecological or environmental importance and requires conservation or preservation and which is declared as heritage building by the Authority in whose jurisdiction such building is situated.
40. **Heritage Precinct**
An area comprising heritage building or buildings and precincts thereof or related places as declared by the Authority.
41. **Holiday Resort**
A building where travelers can pay for lodging and meals and other services.
42. **Hospital**
A health care institution providing patient treatment with specialized medical and nursing staff and medical equipment.
43. **Hostel**
A hostel is an establishment which provides food and lodging at an affordable price for a specific group of people such as students, workers or travelers for a specific period.
44. **Industrial Buildings:**
Any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
45. **Institutional Buildings**
Includes a building constructed by government, semi-government organizations or Registered Trusts and used for medical or other treatment, or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted library of the inmates ordinarily providing sleeping accommodation and including dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories etc. However these shall not include Nursing Homes, Clinics and Diagnostics centers.
46. **Junk Yard**
A place where scrap is collected before being recycled or discarded.
47. **“Land”**
Includes benefits to arise out of land, things attached to the earth or permanently fastened to anything attached to the earth.
48. **Land use**
Land use means the principal use of land for which a plot of land or building therein is used or intended to be used. For the purposes of classification of a plot according to the land uses, a land use shall be deemed to include subsidiary land uses which are contingent upon it.
49. **“Licensed/TownPlanner/Architect/Engineer/Structural Engineer/Supervisor”** means a qualified Town Planner, Architect, Engineer, Structural Engineer, Supervisor who has been licensed by the Competent Authority under relevant rules and also called as Licensed

- Technical Personnel.
50. **Hotels**
A hotel providing travelers with lodging and free parking facilities, typically a roadside hotel having rooms adjacent to an outside parking area.
51. **Multi-level Car Parking Building (Parking complex / Parking lot)**
A building may be partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters or any other type of light motorized vehicle. A premise either built or open which is utilized purely for parking of vehicles permitted in specific areas.
52. **Multiplex Complex**
Shall mean an integrated entertainment and shopping center/complex of a shopping mall and having at least three (3) cinema halls/screens. Apart from Cinema Halls, the entertainment area may have restaurants, cafeteria, fast food outlets, video games parlors, pubs, bowling alleys, health spa/centers, convention centers, hotels and other recreational activities. However, habitable areas like hotels, service apartments shall not be allowed in the same block where the Multiplexes are set up and shall be allowed only as a separate block. Such a Complex may be spread over the site or be in one or more blocks which may be high-rise buildings or normal buildings.
53. **Night Shelter**
A place providing accommodation for the homeless at night.
54. **"Neighborhood Centre and Civic Centre"** means Neighborhood Centre and Civic Center shall include following activities such as sectorial shopping center, market, office building, cinema, small hospital, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.
55. **"Non-conforming Building or Use"** means a building, structure or use of land existing at the time of commencement of these regulations and which does not conform to the regulations pertaining to the zone in which it is situated.
56. **Non-Residential Buildings**
Buildings other than those defined above such as hotels, hostels, motels, shops, offices, schools, public assembly buildings and factories and those parts of the residential buildings common to a group of dwellings such as common circulation areas in blocks of two or more flats.
57. **Nursing Home**
Means any premises used or intended to be used for reception of persons suffering from any sickness, injury or infirmity and providing of treatment and nursing for them and include a maternity home with a capacity of not more than 20 beds.
58. **Office Building**

Includes a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. Office purposes include the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work includes writing, book-keeping, sorting papers, typing, filling, duplicating, punching cards or tapes machine calculations, drawing of matter for publication and editorial preparation of matter for publication.

59. **“Occupancy or Use”**
means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.
60. **Open Space**
Means an area, forming an integral part of the site left open to the sky and includes area left for community purposes.
61. **Orphanage Building**
A building where children without parents are cared for and housed.
62. **“Owner”** means the person who receives the rent for the use of the land or building or would be entitled to do so if they were let.
NOTE: The term Owner is synonymous with the term ‘applicant’.
- a) An agency or trustee who receives such rent on behalf of the owner,
 - b) A receiver, executor or administrator or manager appointed by any court of competent jurisdiction to have the charge of or to exercise the right of the owner,
 - c) An agency or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes,
 - d) A mortgagee of a lease holder so empowered.
63. **Parking Space**
An area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
64. **Parking Complex / Parking Lot**
Means premises either built or open which is utilized purely for parking of vehicles permitted in specific areas.
65. **“Permanent Open Air Space”** means air space permanently open--
- (a) If it is a street,
 - (b) If its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.
 - (c) In determining the open air space required for construction of a building, any space occupied by an

existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.

66. **Pisciculture**
The breeding, rearing, and transplantation of fish by artificial means.
67. **Professional Offices**
An establishment for professional, executive or administrative offices, including those of accountants, lawyers, medical doctors, dentists, architects, engineers, drafting offices, insurance agents, real estate agents etc.
68. **Professional Establishments**
Means an establishment for other occupations that includes barbers, beauty salons, cosmetologists or other service establishments or building trades' contractors and other uses.
69. **Public Open Spaces:**
Means the areas set apart in a layout or land pooling scheme for parks and play grounds.
70. **Prescribed**
Means prescribed by bye-laws/rules made under the Act.
71. **Right of Way (RoW)**
Right of Way (RoW) is the width of road space/ land width planned between both ends of other property of land on its cross section, expressed in meters in this master plan, for all types/categories of roads, duly accommodating main carriageway and for future widening of lanes, space for footpath/ cycle tracks and space for accommodating all necessary public utilities/facilities/infrastructure along the roadway.
72. **"Road/Street"**
Means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.
73. **Road/Street-Level or Grade"**
means the officially established elevation or grade of the center line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.
74. **"Road/Street Line"**
Means the line defining the side limits of a road/street.
75. **Row Housing**
A row of Houses with only front and rear open spaces/setback, having

a common wall with the adjoining building.

76. **Service Apartment**

A service apartment (also known as a serviced apartment or an extended stay apartment) is a fully furnished apartment available for short-term or long-term stay, providing hotel-like amenities such as room service, housekeeping, a fitness center, a laundry room, and a recreational room. Most of them are equipped with full kitchens, Wi-Fi and in-apartment washers and dryers.

77. **Service road**

Service road means a lane from a wider street provided at the front of a plot for service purposes.

78. **Sewage Farm**

A place where sewage is treated, especially for use as an agricultural fertilizer.

79. **Service Industry**

Industries which are not engaged in the manufacture of goods or articles, but are mainly concerned with the repair, maintenance, servicing and/or/other jobbing work. An industry concerned mainly with repair, maintenance, servicing and / or jobbing work with sale of operation not exceeding 20 HP and 20 Manpower, without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, etc. The list of industries in this category shall be as per the Government orders in this regard.

80. **Site or Plot**

Means a continuous portion of land held in a single or joint ownership other than the land used, allotted, earmarked or set apart for any street, lane, passage, pathway, conservancy lane or for any other public purpose;

81. **Storage Building**

Any building or part of a building used Primarily for the storage or sheltering of goods, wares merchandise, like warehouses, cold storage's, freight depots, transit sheds, store houses, public garages, hangers, truck terminals, grain elevators barns and stables.

82. **Stock Yard**

A place which consists of sheds in which livestock is kept and sort.

83. **Transit Oriented Development (TOD)**

The integration of land use with transport systems, which is essentially 'any development, macro or micro that is focused around a transit node, and facilitates complete ease of access to the transit facility thereby inducing people to prefer to walk and use public transportation over personal modes of transport'.

84. **"Utility"**

Means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and convenience.

85. **“Village Settlement or GramaKantam or Agraharam or Abadi”**

Means all lands that have been included as Agraharam/Abadi by the Government/ Collector within the site of village and includes existing village hamlets.

86. **"Warehouse" or "Godown"**

Means a building, the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.

87. **"Water Course"**

Means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and waste water.

88. **Way side amenities**

Amenities that are developed along the National Highways like food court, restaurants, Dhaba, roads/driveway, parking & pathways etc.

89. **Wholesale Establishment**

An establishment wholly or partly engaged in wholesale trade and manufacture wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.

90. **"Width of a Street / Road"**

Means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However, in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height. And when applied to a new road/street the road width means the whole extent of space within the boundaries of a road as laid down in the City Survey or development plan or prescribed road lines by any Act or land and measured at right angles to the course or intended course of direction of such road.

2. Procedure for Securing Building/ Development Permission

1. The Government of Andhra Pradesh has issued the Andhra Pradesh Building Rules 2017 in GO.MS. No. 119 M. A. & U.D. Dept. dated: 28.03.2017. (<http://vmrda.gov.in/new%20pdf/G.O.Ms.No.119,.pdf>)
2. The Andhra Pradesh Building Rules, 2017 and all subsequent

amendments are applicable to the area falling in the Visakhapatnam Metropolitan Region Development Authority.

3. The procedure for building permissions shall be followed as per the Govt. orders issued from time to time. At present online building permission system is being followed. (<http://apdpms.ap.gov.in/>)
4. They are applicable to –
 - a. To the planning, design and construction of building in case of erection of a building;
 - b. To all parts of the building including change of roof whether removed or not, and in case of removal of whole or any part of the building;
 - c. To the remaining part of the building after demolition and work involved in demolition in case of demolition of whole or any part of a building;
 - d. To the whole building whether existing or new building (except only to that part of the building, which is consistent with these Regulations) in case of alteration of a building;
 - e. To all parts of the building affected by the change in case of change of occupancy of a building; and to use of any land or building where sub-division of land is undertaken. All the applicants/builders/developers/realtors shall scrupulously registered their projects with APRERA as applicable on obtaining permission from the Competent Authority.
5. All the applicants/builders/developers/realtors shall scrupulously registered their projects with APRERA as applicable on obtaining permission from the Competent Authority.

3. Procedure for Securing Layout Permission

1. The Government of Andhra Pradesh has issued the Andhra Pradesh Land Development (Layout and Sub-division) Rules 2017 in G.O.MS.No. 275 M. A. dated: 18.07.2017.
(<http://vmrda.gov.in/new%20pdf/G.O.Ms.No.275.pdf>)
2. The Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 and any further amendments are applicable to the area falling in the Visakhapatnam Metropolitan Region Development Authority.
3. The procedure for layout permissions shall be followed as per the Govt orders issued from time to time. At present layout permissions is being approved through online. (<http://apdpms.ap.gov.in/>).
4. They are applicable to -
 - a. All land development through formation of layouts, sub-division of land and plots,

- b. Land intended for sale or let on lease, to divide the large chunks of land into building plots, to make a layout or forming Private Street.
- 5. The above includes all categories and types of development wherein these rules are applicable.
 - a. All types of residential development viz., plotted type etc.,
 - b. All types of commercial, institutional and industrial development
 - c. Development of mixed land uses
 - d. Any other type of development schemes.

Provided that for low cost/ affordable housing schemes undertaken by the various government departments or development authorities or any local authority, separate provisions and stipulations shall be applicable as decided by the government/competent authority.

- 6. All the applicants/builders/developers/realtors shall scrupulously registered their projects with APRERA as applicable on obtaining permission from the Competent Authority

4. Land Use Zoning Regulations

4.1 GENERAL INSTRUCTIONS

- a. Words and expressions not defined in these regulations shall have the same meaning or sense as in the relevant acts and Andhra Pradesh Building Rules 2017 & Andhra Pradesh Land Development (Layout and Sub-division) Rules 2017 as amended from time to time.
- b. The area to which the Master Plan/Zonal Development Plan is applied shall be within the schedule of the boundaries notified along with the Master Plan/Zonal Development Plan and as shown in the proposed land use map which indicates the land use, streets, roads and land use zones in the area and such particulars and details in relation to the development of the area by means of references, letters, numbers, distinguishing colours or otherwise.
- c. The Authority/ Local Authority/ Competent Authority shall have power to specify any date or period for the execution of any work, which under the Master Plan/Zonal Development Plan is to be executed by any authority, owner or other person, as the local authority thinks necessary and expedite for the purpose of securing the development of the area envisaged in the Master Plan/Zonal Development Plan without delay and ensuring the efficient operation of the Plan.
- d. Subject to the provisions of the Master Plan/Zonal Development Plan, all the new and proposed roads shown in the plan shall be developed/constructed by the owners provided that the reasonable minor modifications without disturbing the alignment against the

planning norms and in the lands of other owners as proposed in the Master Plan/Zonal Development Plan may be made by the Competent Authority.

- e. If any owner of the land within the area covered by the Master Plan/Zonal Development Plan intends or proposes to layout a street, lane or path-way or subdivides, utilises, leases or otherwise disposes off such land or any portion or the portions of the same as site or sites for the building and other purposes, he shall submit for the approval to the competent authority the site or layout plan showing the land and the site or sites intended for or proposed for building and other purposes and street or streets either existing already or intended to be laid out and made by the owner giving access to the site or sites within the provisions of Master Plan/Zonal Development Plan and within the relevant provisions of the respective Act and the rules governing the land/ layout development.
- f. No Development in the area covered by the Master Plan/Zonal Development Plan shall be undertaken in contravention of these Zoning and Development Promotion Regulations.
- g. The owners or occupiers may continue to use the land and buildings in the area for the purpose for which they are used on the date of Master Plan/Zonal Development Plan, provided that the Local authority may at any time issue notice on the owners or occupiers to prohibit the further use of the land and building for such purposes which in his opinion hinder or is likely to hinder the progress of the Master Plan/Zonal Development Plan or create hindrance to the general interest.
- h. The Local Authority may, for the purposes of the Master Plan/Zonal Development Plan, demolish or cause to be demolished or alter or cause to be altered any building in the Master Plan/Zonal Development Plan area so far as may be necessary for carrying out the proposals envisaged in the Master Plan/Zonal Development Plan into effect.
- i. Notwithstanding anything contained in the Master Plan/Zonal Development Plan, the Local Authority may prepare a layout plan for any portion of the area to determine on the lines in which the detailed development of such area shall take place and the manner in which the layout of streets, sub-divisions of land into sites for the building purposes and other purposes and the reservation of any land for community or public purpose shall be carried out and submit the same for the approval of the Competent Authority. The layout plan as approved by the Competent Authority and the restrictions and conditions, if any, imposed shall be read as part of the Master Plan/Zonal Development Plan shall be enforceable.
- j. The Local Authority shall have power to impose restrictions and

conditions, while granting permissions to certain buildings of importance and to make suitable modifications or alterations in the designs or architecture or materials of the buildings as it thinks fit or shall cause to be made such modifications or alterations as the Competent Authority may consider necessary. The restrictions and conditions as laid down by the Local Authority or as altered by the Competent Authority shall be adopted by the applicant, owner or other persons concerned and shall be enforceable.

- k. The Local Authority, if thinks fit, in any particular case and subject to such conditions as may impose, dispense with or modify in consultation with the Competent Authority, any of the requirements of the Master Plan/Zonal Development Plan other than the requirements made obligatory by any law, provided that it is satisfied to the effect that there are circumstances warranting such dispensation or modification and that the interest of the Master Plan/Zonal Development Plan will not be prejudicially effected thereby and his decision shall be final.
- l. Any person who commits or knowingly permits breach of any provisions of the Master Plan/Zonal Development Plan or who neglects or fails to comply with any of the provisions of the Master Plan/Zonal Development Plan or any orders, proceedings, conditions, restrictions, limitations or terms made or imposed under or in pursuance of any of the provisions of the Master Plan/Zonal Development Plan, the rules or the Act, shall be convicted or punished in accordance with the relevant provisions of the Act.

4.2 USES PERMISSIBLE IN VARIOUS LAND USE ZONES

- a. These regulations shall guide the grant or refusal of the permission and shall be enforceable by the Development Authority and the Local Authorities.
- b. All Village connecting roads shall be widened up to 12m (40ft) in width irrespective of whether they are shown in the Master Plan or not. In cases, the road widening inside/ along the settlement area as shown in the Master Plan is subject to all possibilities. Whenever any proposal is being considered for the site abutting to a Village Road, the minimum width shall be maintained as 12m (if not proposed for higher width in the Master Plan) and in case of any shortage in the existing width, the widening shall be proposed for 12m (or for higher width if proposed in the Master Plan) duly showing the affected portion on either sides of road and to that extent the affected portion shall be shown in the proposed site duly taking over the same by the Local Authority by way of registered gift deed before issuing the Development Permission. In case the existing road is passing through canal bund, tank bund or foot of hills etc., where there is no possibility for affecting the widening, in such cases, the widening shall be affected only on other side.

- c. The implementation and enforcement of the Master Plan shall be in accordance with the Zoning and Development Promotion Regulations herein prescribed.
- d. The Land Use contains the following categories and sub category classification.

1. Residential Use Zone
2. Commercial Use Zone
3. Mixed Use Zone
a) Mixed Use Zone 1
b) Mixed Use Zone 2
c) Mixed Use Zone 3
d) Mixed use Zone 4
4. Industrial Use Zone
5. Public and Semi-Public Use Zone
a) Government & Semi Government Facilities
b) Educational Facilities
c) Health Facilities
d) Religious Facilities
e) Crematorium/Burial Ground/Graveyard
6. Public Utilities Use Zone
7. Recreational Use Zone
a) Parks & Playgrounds
b) Recreational/ Green Buffers
8. Transportation Use Zone
9. Agriculture Use Zone
10. Brown Zone(Hills)
11. Special Area Use Zone (Defense/ Military)
12. Protected Use Zone (Water bodies, Forests, Hills, CRZ).
a) Blue Zone(Water bodies)
b) Green Zone(Forest)
c) National Park/Eco sensitive Area/ Bio-Diversity/Zoological Park
d) Sea/River Accreted Land

- e. All other uses **NOT MENTIONED** in the respective tables are considered to be **PROHIBITED USES**.
- f. All buildings shall be permissible by the Competent Authority subject to obtaining of necessary NoC's as applicable from respective authorities.

Note: The allowable uses mentioned in the below land use zones are not exhaustive anywhere and similar to the incidental uses are permissible, in their respective land uses.

4.3 RESIDENTIAL USE ZONE

Allowable Activities
· Aerobic Center
· Anganwadi, Day care center and Nursery School
· ATM
· Bachelor quarters / Staff Quarters
· Bakeries/canteen/Juice canters/confectioneries
· Battery Recharge stations
· Beauty parlor
· Books and stationery shops
· Bus Bays and Local Bus Stand, Multi-Level Parking / Open Parking / Taxi / Auto Rickshaw Stands, Railway / Metro / MRTS / BRTS Stations.
· Bus stops
· Cell/Mobile Towers
· Cloth and garments shops, Tailors and Darning shops
· Community center without commercial activity
· Community Halls (Constructed by the Government Agencies)
· Community Toilets/ Public Toilets
· Computer software units
· Customary home occupations and cottage industries not involving the use or installation of any machinery driven by power of any kind up to 5 HP subject to limit of 5 employees and which do not emitting noise, smoke, vibrations, dust, etc., provided that such home occupations and cottage industries shall not be permissible in residential apartments or row housing residences.
· Departmental stores, Groceries, confectionaries, general provision stores in plinth area not exceeding 100 sq.m in GF of individual building.
· Departmental stores, Groceries, confectionaries, general provision stores in plinth area not exceeding 300 sq.m in GF of Apartment complexes.
· Diagnosis centres in the plots with not more than 1000 sq.m.
· Disaster Risk resilience Centre
· Electronic printing press
· Fire stations
· Floor mill upto 15 HP
· Games facilities in-door and out-door
· Gardens
· Group Development Schemes
· Guest houses
· Gymnasium
· Hostels / Boarding house / Dormitories
· Individual Professional Offices
· IT enabled services on independent plots
· Libraries
· Newspapers, pan shops, magazines stalls and circulating libraries
· Night Shelter, Dharmashala, homes for senior citizens, orphanages, old Age Homes, Home for physically challenged/disabled/handicapped

Allowable Activities
people, Clubs, Cultural and Philanthropic associations of
· Nursing Homes/Hospitals in the plots with not more than 1000 sq.m having approach through existing 12m road.
· Parks, Tot-lots
· Petrol filling stations without service stations having approach through existing 12m road.
· Photo studios, Xerox Shops
· Piped Gas Control Station / LPG Godown for Sale & distribution without storage and godown.
· Plant nurseries
· Playgrounds and Play fields
· Plumbers, electricians, radio, TV and electronic equipment repair shops, Building materials, hardware and paints shops
· Police stations
· Poly Clinic / Dispensary / Medical shops/Pharmacies/First Aid centres
· Post-offices
· Primary School, high school, Jr. College and training institutions such as Tutorial classes, Computer education centers, Internet cafe centers
· Professional establishments in individual buildings within plot area up to 500 sqm
· Professional establishments with plinth area up to 300 sq.m in Ground floor of an Apartment complex
· Public Conveniences / Public Utility Buildings (Water pumping stations, Command & Control centers), Well / Tube Well / Ground / Elevated / High Level Water Reservoirs.
· Religious premises (Temples, Mosques, Churches and other religious buildings etc. in site area not more than 500 Sqm.
· Residential Buildings, Apartments, Group Housing, Row Housing
· Residential Townships
· Retail Gas outlets / LP Gas Booking Center having approach through existing 12m road.
· Service Apartment
· Shoe Shops
· Shop/Professional offices/clinics/banks in total G. F and residences in upper floors
· Shops dealing with ladies ornaments. Fancy and gift items etc.
· Swimming pool
· Three wheeler stands
· Tiffin centers/Restaurants/Food Courts/Curry point up to 200 sqm of plot area.
· Transformers/Electric sub-stations
· Vehicle parking including multilevel car parking
· Vehicle service centers up to 5 HP
· Water Plants below 10 HP

4.4 COMMERCIAL USE ZONE

The commercial land use shall be allowed as follows:

Allowable Activities
· All uses permissible in Residential uses are permissible
· All commercial and business uses including all shops, stores, storages, markets, shopping centres and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards without limitation of floor area.
· Automobile service stations, Auto mobile showrooms, and workshops with installation not exceeding 50 HP
· Banks
· Banquet Halls
· Bio-informatics centres
· Broadcasting, telecasting and telecommunication stations
· Cattle fair ground
· Cinema Theatres/Miniplex/ Multiplex/entertainment centres such uses for public gathering
· Clinics and Nursing Homes not treating contagious diseases or mental patients.
· Cold storages and ripening chambers
· Convention Centres
· Drive-in Restaurants
· Family entertainment centers having approach through existing 12m road.
· Film and allied Production Activities - Film and Video Shooting Sites, Film Studios on Land not less than 2.5 ha with studio and other related facilities
· Financial institutions
· Fruit and Vegetable markets
· Gas godown subject to obtaining NoC from Director General of Fire Services and the Department of Explosives of the Government of India.
· Government offices, Business Offices and other commercial and financial institutions without limitation of floor area.
· Green, White industries not exceeding 20 HPEM
· Holiday resorts
· Hostels
· Hotels
· IT Parks
· Kalyanamandapam / Function Hall/ Community Hall

4.5 MIXED USE ZONE:

MIXED USE ZONE - 1

Allowable Activities	Required minimum RoW
All uses except Industrial use are permissible subject to availability of Road width and as per building rules issued from time to time. The usage of the	

Allowable Activities	Required minimum RoW
building with composition of two or more uses into one Residential, Commercial, Hotel, Restaurants, Retail shops, Laundry, Parking lots, etc., shall be allowable.	Building such as
· Amphitheatre, Open Air Theatre, Amusement Park, Auditorium, Club House, Cultural Centers, Exhibition Centre, Specialized Theme Park, Garden Parks, Sport Stadium / Complex, Swimming Pools	24 m
· Automobile service stations and workshops with installation not exceeding 50 HP	18m
· Bio-informatics centers	12m
· Broadcasting, telecasting and telecommunication stations	18m
· Cattle fair ground	18m
· Cinema Theatres/Miniplex/Multiplex Such uses for public gathering	18m
· Cold storages and ripening chambers, Godowns	18m
· Convention Centers	18m
· Family entertainment centers	18m
· Film and allied Production Activities - Film and Video Shooting Sites, Film Studios on Land not less than 2.5 ha with studio and other related facilities	24m
· Fruit and Vegetable markets	12m
· Gas Godowns	18m
· Government offices research and social services institutions	12m
· Holiday Resorts, Drive-in Restaurants	18m
· Hospitals	18m
· Hotels, restaurants, lodging houses , guest houses, hostels	12m
· IT Parks	18m
· Kalyanamandapam/Function Hall/Banquet hall	18m
· Large scale commercial establishments above 4000 sq.m site area	24m
· Malls, Hospitality buildings including hotels, Club House	18m
· Markets and Mandis	12m
· Meat and fish markets	12m
· Newspaper offices with printing press	12m
· Petrol filling stations with service stations	18m
· Private helipads subject to clearance by Civil Aviation department	24m
· Professional establishments	12m
· Taxi and scooter stands	12m
· Timber storage	18m
· Warehouses and other uses connected with storage of wholesale trade in commodities	18m
· Wholesale markets/shops above 4000 sq.m area	18m

Applicable uses in Mixed Use Zones	
Mixed Land use Category	Applicable activities
Bhogapuram Airport and Influence Area (BAIA)	
Mixed Use-1	All the activities in Mixed use-1 are allowable in the Mixed use-1 belt is proposed on both sides of NH-26 from Hanumanthavaka junction to Pusapatirega (upto VMRDA limits).
# Mixed Use- 2	Residential
	Retail Commercial
	Education
	Healthcare
	Hospitality
	Public Utilities /Amenities
# Mixed Use-3	Residential
	Retail Commercial
	Education
	Healthcare
	Hospitality
	Public Utilities /Amenities
	Assembly
	Offices
	Transport
# Mixed use -4	Wholesale commercial
	Industries
	Quarrying
	Solid Waste Management

Note: Detailed ZDPRs for BAIA shall be published separately for # uses

4.6 INDUSTRIAL USE ZONE

- a. All types of Industrial building permissions shall be allowed as per the rules & guidelines prescribed by the Industries Department and necessary clearance from APPCB/SEIAA or MoEF&CC Government of India as amended from time to time.
- b. Wholesale business establishments, Ware-housing and printing press.
- c. Petrol filling stations with garages and service stations, Automobile Workshops.
- d. Contractors plants, Godowns, Stock yards, Gas Godowns.
- e. Parks, play grounds and recreational uses
- f. Sewage farms, Public utility buildings, Govt. & Quasi Govt. offices, Restaurants.
- g. Transport terminals for goods and passengers, Goods and Logistic Hubs, Junk yards, Taxi stands, Auto stand.
- h. Residential buildings for staff, Shops, Watch and Ward staff quarters incidental to main use, Dispensary.
- i. Loading and unloading spaces, Parking lots.
- j. Hospitals, Nursing homes in the sites having area below 1000 Sqm. With 18m wide road.

- k. Technical and research institutions, ITI, Polytechnic, Training center.
- l. Quarries, stone crushers, concrete mix.
- m. All uses which are permissible under Transportation use.
- n. Microwave towers, Power plants, Electrical Sub-station,
- o. Dairy and poultry farms, Slaughter house and meat processing unit, Ice and freezing plants with power.

Note: All industries shall be permitted in the sites abutting to existing road width of 9mts, subject to handing over the applicants site required for widening the existing road to 12mts. (As per amendments of G.O.Ms. No. 223, Dt. 09-07-2018)

4.7 PUBLIC AND SEMI-PUBLIC USE ZONE & PROPOSED FACILITY AREAS

Allowable Activities
· Residential & other uses incidental to the main use and in no way causing any nuisance or hazard
· Airports, Helipads, Airport related ancillary uses
· All educational and medical institutions
· All types of Health/primary center
· All types of Hospitals/clinics
· Aquarium
· Art galleries
· Auditoriums
· Bank, Financial Institutions
· Burial ground, Cemeteries and Crematoria
· Central government offices and uses
· Choultries
· Circus fair festivals
· Computer software units, professional offices
· Conference halls
· Defense uses
· Disaster Risk Resilience centers
· Dobhi Ghat
· Exhibitions and fair grounds
· Geological and botanical gardens
· Golf Courses
· Horticultural nursery
· Hostels, orphanage, old age home
· IT enabled services
· Jail, Police station, Borstal school,
· Libraries
· Library
· Local government offices and uses
· Monuments
· Municipal and community facilities

Allowable Activities	
·	Museums
·	Open air theatres
·	Petrol Pump / Petrol filling stations with garages and service stations
·	Planetarium
·	Polytechnic college
·	Port, Shipyard, Dockyard, boat yard, Harbor, jetty
·	Post office
·	Professional Colleges/ Universities
·	Public undertaking offices and uses
·	Race courses/Gokarting/Racing track
·	Radio transmission and wireless stations
·	Railway Station/yard incidental uses to railways
·	Religious and Welfare Institutions along with residential quarters
·	Religious buildings/centers
·	Research and development centers
·	Residential plotted or group housing for staff/employees as incidental to the main use
·	School, Degree Colleges
·	Semi Government offices and uses
·	Shooting ranges
·	Social, welfare and cultural institutions
·	Spastic rehabilitation centers
·	Special recreational areas
·	Sports stadium(indoor & outdoor), Play grounds
·	Stables
·	State government offices and uses
·	Swimming pools
·	Temporary uses for exhibition
·	Uses incidental to government offices and their use
·	Water fronts and areas of scenic interest and national parks

4.8 PUBLIC UTILITIES USE ZONE

Allowable Activities	
·	Accessory and support shopping activity
·	Any other use/activity incidental to communication use, residential units for staff.
·	Booking offices, Courier centers, parcel offices
·	Cell towers
·	Community toilets
·	Effluent treatment plant
·	Electric power plant
·	Electric sub station

·	Elevated service level reservoir
·	Ground level service reservoir
·	Helipads
·	Motor garage
·	Night shelter
·	Observatory and weather office
·	Petrol filling stations with garages & service stations
·	Post /Telegraph office
·	Public utility buildings.
·	Radio and television station
·	Radio/TV station
·	Sewage pumping station
·	Sewage treatment plant
·	Solar power plant
·	Telecommunication center
·	Telephone exchange
·	Telephone exchange
·	Transmission center
·	Warehousing
·	Water pumping station
·	Water treatment plant
·	Way side amenities.
·	Wireless station
·	Workshop and incidental amenities

4.9 RECREATIONAL USE ZONE

Allowable Activities	
·	All other parks
·	Bird Sanctuary
·	Botanical/ Zoological garden
·	Building and structures ancillary to uses permitted in open spaces and parks such as stand for vehicles on hire, subject to the total ground coverage not exceeding 2%, Camping grounds
·	Children traffic parks
·	Circus and other shows
·	Clubs
·	Commercials use of transit nature like cinema
·	Film Studios/city having minimum plot area of 10 acres, with ground coverage not exceeding 10%
·	Holiday resorts
·	Holiday resorts having minimum plot area of 10 acres with ground coverage not exceeding 5%.
·	Open air cinemas
·	Outdoor stadiums
·	Picnic huts
·	Playgrounds
·	Public assembly halls

• Regional parks
• Restaurants and caravan parks
• Shooting range
• Special recreation and special educational areas
• Specialized parks/ Maidans for multi-use
• Sports training centers
• Stadiums
• Swimming pool
• Taxis and scooters Stands
All recreational activities/resorts/tourism activities/uses which will create tourism promotion are permissible in this zone subject to obtaining relevant No objection certificates/ clearances from the concerned/ respective departments like irrigation department, River conservation etc. to encourage tourism promotion.
Library
Museums

4.10 TRANSPORTATION USE ZONE

Allowable Activities
<ul style="list-style-type: none"> • Airports buildings and infrastructure, Sea Port / Dry Port, facilities such as night shelters, Automobile showrooms, Bus Bays & local Bus Stands, Container Terminal, Fuel Filling / Petrol / Gas / Diesel / Bio Diesel Station, Jetty along navigable water bodies, rivers, canals, sea, Multi-Level parking, Open Parking / Taxi / Auto Rickshaw Stand, Navigation canals, Railway / Metro / BRTS / MRTS stations, Cold Storage, Logistic Park / Ware Houses / CFS-Container freight station, Aerial Ropeway
<ul style="list-style-type: none"> • All Commercial uses as incidental to main use shall be permitted including shopping complex, malls, miniplex/multiplex etc. and same shall be forwarded to VMRDA provided that separate parking space shall be provided as per AP Buildings Rules along with other conditions as per AP Building Rules and its Amendments.
<ul style="list-style-type: none"> • All types of Parking areas
<ul style="list-style-type: none"> • Bus & Railway Passenger Terminals
<ul style="list-style-type: none"> • Goods Terminals
<ul style="list-style-type: none"> • Helipads, Heliport
<ul style="list-style-type: none"> • Lay bays
<ul style="list-style-type: none"> • Motor garage & Repair Shops, Junk Yards
<ul style="list-style-type: none"> • Passenger Interchange terminals
<ul style="list-style-type: none"> • Petrol filling stations with garages & service stations
<ul style="list-style-type: none"> • Police Outpost & Police / Traffic Police Station
<ul style="list-style-type: none"> • Railways – Passenger and Freight Terminals
<ul style="list-style-type: none"> • Road Transport Terminals (Bus stands& Depots), bus stops
<ul style="list-style-type: none"> • RTO
<ul style="list-style-type: none"> • Truck Terminal, Truck Parking, Lorry stands

• Accessory and support shopping activity
• Any other use/activity incidental to transport, residential units for staff.
• Hotels /Restaurants / Canteens / Eating houses
• Retail trade and services including banks / Trade Centre / offices, All Govt offices
• Weigh Bridges

4.11 AGRICULTURAL USE ZONE

- a. The farm house buildings/ layouts are permissible which incidental uses to agriculture, horticulture garden. Approval/permission to be obtained from competent authority duly following the specifications given below and the procedure as per the norms.
- b. **Farm-house layouts for Agricultural activities:**
 - a) Minimum width of internal gravel road shall be 9.00 m
 - b) Minimum plot area of 2000 sqm and no sub-division of plot is allowed.
 - c) In the layout plots building permission shall be accorded by the competent authority with plinth area not exceeding 5% coverage, with 200 Sqm. in aggregate whichever is less consisting of G+1 floor only, rest of the plot shall be in use with cultivation / plantation.
 - d) Site must have access through existing public road, Puntha, Gorge etc.,
 - e) Farmhouse buildings are allowed in approved farmhouse layouts by competent authority. Duly obtains building permission from competent authority
- c. **Farm-house in Agricultural Land use:**
 - a) Minimum farmhouse site shall not be less than 0.2 Ha or 0.5 Acres.
 - b) Floor area shall not exceed 200sqm. in aggregate or 5% of ground coverage whichever is less.
 - c) Shall not exceed more than G+1 Upper Floor.
 - d) Maximum height – 8 m.
 - e) Site must have access through existing public road, Puntha, Gorge
- d. Not applicable for the lands intentionally / unauthorized sub-divided duly forming new roads.
- e. Shall follow GOs, instructions of the authorities issued time to time in this regard.

Allowable Activities
• Agro based industries
• All agricultural uses and horticulture uses
• All types of brick/block industries and brick kilns
• Aqua farms, Aquaculture
• Burial/burning grounds or crematoria
• Cattle fairgrounds

Allowable Activities	
·	Cold storage/Ripening chambers
·	Diary and Cattle/Cow shed, Gosala,Emu Farms, Stud farms
·	Fish farms
·	Food processing industries
·	Forestry
·	Hatcheries
·	Installation of electric machinery of not exceeding 15 HP may be allowed for the uses mentioned above
·	Livestock rearing milk chilling centres
·	Piggeries, poultry farms, animal and bird farms
·	Pisciculture, Floriculture
·	Water tanks and reservoirs

The following activities, which are ancillary uses to Agricultural use shall also be allowed duly collecting an impact fee @1% of non-agricultural basic market value of Registration Department on site area or as fixed by the authority/Govt. as amended by authority from time to time.

·	All Educational buildings
·	Amusement parks such as Disney land type
·	Check posts and toll gates having access to major roads
·	Concrete block
·	Eco-tourism activities
·	Electric Sub-stations& B
·	Filling stations
·	Function halls
·	Golf centres, Race course
·	Helipads
·	Hospitals, Veterinary hospital
·	Ice industry up to 50 HP
·	Mini power projects
·	Pre-cast cement industries
·	Quarrying and removal of clay and stone up to 3.0m depth and crushing
·	Race/Driving testing tracks
·	Ready mix concrete plants
·	Receiving stations
•	Storage and sale of farm products locally produced
•	Sugar mills
•	Jaggery Mills
•	Toy Trains
•	Camping Sites & Other recreational Uses
•	Truck terminals
•	Ware house
•	Weigh bridges and check posts

4.12 BROWN ZONE (HILLS)

IT hub, Tourism Projects, Recreational use shall be allowed on the hills except Eco-sensitive Zone, Heritage Zone etc.,

Special projects sanctioned by the Govt. shall also be permitted in this zone.

4.13 SPECIAL AREA USE ZONE

All properties of Defense/ Military shall fall under this zone.

4.14 PROTECTED USE ZONE

a. Blue Zone (Water Bodies)

- Water bodies zone generally indicates all existing water courses, rivers, canals, lakes, tanks, geddas and kuntas as indicated in the topographical sheets published by the Survey of India/Revenue records/Irrigation department/or other competent authorities.
- The boundary of the water bodies relates to the full tank level as indicated in relevant maps, covering both perennial and non-perennial parts when such distinction exists. In water Body Zone no construction is permitted in the water-spread.
- The only exception is fishing, boating, and picnics along the banks. The only construction allowed is open to sky jetties for boating, house boats, and platforms for fishing and rain shelters' and snack bars each not exceeding 100 sq.m in area and tourist amenities.
- The measurement of all water bodies should be as per irrigation records/revenue records and in case of any discrepancy the relevant revenue/irrigation records stands final.

b. Green Zone (Reserved Forest)

- No development permission shall be allowed except Agriculture, Botanical gardens, Horticulture and forestry use in Bio-Conservation Zone / Reserved Forest as notified by the Govt.
- Microwave radar/Electric substations/Cell phones tower/T.V. tower and station are permitted in the zone subject to obtain NOC/ Clearance from the Forest Dept.
- Kambalakonda Reserve Forest, Eco-sensitive Zone is shown as per A.P. Extraordinary Gazette Dt.02-08-2017 and the Gazette of India Dt.28-04-2017 of MoEF& CC. Any permission in this area shall be subject to rules & regulations mentioned in the above Gazette.

c. Coastal Regulation Zone

The CRZ rules and regulations issued by the MoEF, CPCB and APPCB shall be followed from time to time at the time of acquiring development permissions.

4.15 SPECIAL REGULATIONS:

- a. All commercial/mixed use buildings can be permitted by the ULBs

/Competent Authority in the sites having area above 1000Sq.mt and abutting the road having width of 18m and above in Residential use zone in the limits of Municipal Corporations, Municipalities and Nagar Panchayats, subject to collection of Impact fee @ 1% of non-agricultural basic market value of registration department on site area or as fixed by the Authority/Govt. from time to time.

- b. All buildings in site area more than 2000 Sqm approved in mixed-use zone/commercial zone abutting 24m and above wide roads, Impact fee @ 1% of non-agricultural basic market value of Registration Department on site area shall be collected by the approving authority/ as fixed by the authority from time to time.
- c. The assigned land use/belt of any zone to any property shall be applicable to the entire plot area of large plots whose depth is more than the prescribed limit of particular belt, subject to the condition, that such plot owner shall apply for permission for the entire extent of his site.
- d. The competent authority can accord Residential development permissions up to 10 hectares of site area in Agricultural land use by collecting Impact fee @ 1% of non-agricultural basic market value of Registration Department on total site area/ as fixed by the authority from time to time.
- e. The Impact fee @ 1% on basic market value collected as above by the Local bodies shall be remitted to VMRDA funds for utilizing the same for developmental works/ as fixed by the authority from time to time.
- f. If a building is permitted with two different usages in separate floors, the total parking requirement shall be calculated on predominant usage of that particular building.
- g. Competent authority can permit any use in the Government irrespective of its usage as per Government orders without pre-judice to court orders.
- h. The Registration of Builder, Developer, Society, , Architect, (authorized Agency or body and obtaining of license for Town Planner, Planning and Design Consultancy No licensing fee for the registered Architects with the council of Architecture, However they have to enroll with VMRDA in prescribed proforma duly paying the prescribed amount of publication charges of Directory of licensees.) Landscape Architect, Civil Engineer, Structural Engineers and Surveyors are made mandatory to practice in Visakhapatnam Metropolitan Region Development Authority (VMRDA), subject to the terms and conditions stipulated by the Authority/Government from time to time.
- i. If the width & alignment of road, water body, hills, forest land and classification of land etc., shown in the Master plan are contravening

with the actual measurements of Revenue Records and record of the concerned department, the measurements of Revenue Records and authenticated record of the concerned department shall be final and shall be adopted.

- j. Where the RoW of existing road is greater than the proposed RoW, then the setbacks and height restrictions shall be considered for higher width as per rules in force.
- k. The ZDPR does not barred from the various statute/Act Rules in force of various competent Authorities in public health safety point of view and it has to be followed by the various public/organizations etc.
- l. Notwithstanding any of the rules, the VMRDA reserves the right to impose any conditions/rules for the betterment of environment/public health & safety of the public.

5. Regulations for Conservation of Heritage Buildings, Heritage Precincts and Natural features within Municipal Corporations/ Municipal Areas/Nagar Panchayats/other legally designated urban areas.

Conservation of buildings, artifacts, structures, areas and precincts of Historic and/or aesthetic and/or architectural and /or cultural significance (Heritage buildings and heritage precincts) and/or natural features of environment significance.

5.1 APPLICABILITY AND GENERAL

- a. These regulations shall apply to heritage sites which shall include those buildings, artifacts, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value (hereinafter referred to as Listed Heritage Buildings/Listed Heritage Precincts) and those natural feature areas of environmental significance or of scenic beauty including, but not restricted to, sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths (hereinafter referred to as 'listed natural feature areas') which shall be listed in notification(s) to be issued by the State Government/identified in Master Plan or any other plans notified by the Authority.
- b. The provisions in this chapter are beyond the regulations applicable on the Prohibited and Regulated areas as defined by Ancient Monuments and Archaeological Sites and Remains (AMASR) Act 2010, where site specific Heritage Bye-Laws are prepared and notified by the Competent Authority (National Monuments Authority) under the AMASR Act shall be applicable.
- c. NOC shall have to be obtained by submission of required documents as may be necessary, including "Heritage Impact Assessment report", if so necessitated by the National Monuments Authority.

5.2 PREPARATION OF LIST OF HERITAGE SITES INCLUDING HERITAGE BUILDINGS, HERITAGE PRECINCTS AND LISTED NATURAL FEATURE AREAS:

- a. The list of heritage sites including Heritage Buildings, Heritage Precincts and listed Natural Features Areas is to be prepared and supplemented by the Local Authority/Development Authority on the advice of the Heritage Conservation Committee and shall obtain the preliminary approval of the Government.
- b. Before being finalized, objections and suggestions of the public are to be invited and on the recommendation of the Heritage Committee on the objections and suggestions, the Government shall accord the final approval of the list heritage of sites including Heritage Buildings, Heritage Precincts and listed Natural Features Areas which shall be notified.
- c. The said list to which the regulation applies shall not form part of this regulation for the purpose of Building Rules.
- d. The list may be supplemented from time to time by Government on receipt of proposal from the agency concerned or by Government suo-moto provided that before the list is supplemented, objections and suggestions from the public be invited and duly considered by the State Government after obtaining a detailed recommendation from the Heritage Conservation Committee on the objections and suggestions received.
- e. When a building or group of buildings or natural feature areas are listed, it would automatically mean (unless otherwise indicated) that the entire property including its entire compound/plot boundary along with all the subsidiary structures and artifacts etc. within the compound/plot boundary, etc. shall form part of list.

5.3 GRADING OF THE LISTED BUILDINGS / LISTED PRECINCTS

- Listed Heritage Buildings/Listed Heritage Precincts may be graded into three categories.
- The definition of these and basic guidelines for development permissions are as given below.
- Listing does not prevent change of ownership or usage.
- However, change of use of such Listed Heritage Building/Listed Precincts is not permitted without the prior approval of the Heritage Conservation Committee.
- Use should be in harmony with the said listed heritage site.

Grading of Listed Heritage Buildings / Precincts

(A) DEFINITION		
Grade - I	Grade - II	Grade - III

<p>Heritage Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/ or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites shall fall within Grade-I.</p>	<p>Heritage Grade-II (A&B) comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate to suit a particular climate</p>	<p>Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest through not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting, or special character of the façade and uniformity of height, width and scale.</p>
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(B) Objective

Grade - I	Grade - II	Grade - III
<p>Heritage Grade-I richly deserves careful preservation.</p>	<p>Heritage Grade-II deserves intelligent conservation.</p>	<p>Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes) unique features and attributes</p>

(C) Scope for Changes

Grade - I	Grade - II	Grade - III
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<p>No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging the life of the buildings/or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in conformity with the original.</p>	<p>Grade-II (A): Internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade- II.</p> <p>Grade-II (B): In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed provided that the extension / additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade.</p>	<p>Internal changes and adaptive re- use may by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/ precinct.</p>
(D) Procedure		
Grade - I	Grade - II	Grade - III
<p>Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</p>	<p>Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</p>	<p>Development permission for changes would be given on the advice of the Heritage Conservation Committee.</p>
(E) Vistas/Surrounding Development		
Grade - I	Grade - II	Grade - III

<p>All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I.</p>	<p>All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II.</p>	<p>All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-III.</p>
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5.4 SIGNS AND OUTDOOR DISPLAY STRUCTURES/INCLUDING STREET FURNITURE ON HERITAGE SITES

Local Authority/Development Authority on the advice of the Heritage Conservation Committee shall frame regulations or guidelines to regulate signs, outdoor display structures and street furniture on heritage sites.

Composition of Heritage Conservation Committee

- a. The Heritage Conservation Committee shall be appointed by the State Government.
- b. The Committee shall have the powers to co-opt up to three additional members who may have related experience.
- c. The tenure of the Chairman and Members of other than Government Department /Local Bodies shall be as prescribed by the Government.

5.5 THE TERMS OF REFERENCE OF THE COMMITTEE

- a. To advise the Local Authority/Development Authority whether development permission is to be granted under Building Rules and the conditions of permission if any required.
- b. To prepare a supplementary list of heritage sites, which include buildings artifacts, structures, streets, areas, precincts of historic, aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural feature areas of environmental significance, scenic beauty including but not restricted to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths etc. to which this Building Rule would apply.
- c. To advise whether any relaxation, modification, alteration, or variance of any of the Building Rules is required in connection with conservation and preservation of any Listed Heritage Buildings/Listed Heritage Precincts.
- d. To frame special regulations/guidelines for precincts and if necessary for natural feature areas to advise the Local Authority/Development Authority regarding the same;
- e. To recommend to the Local Authority/Development Authority guidelines to be adopted by those private parties or public/government agencies who sponsor beautification schemes at

- heritage sites;
- f. To prepare special designs and guidelines/publications for listed buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacement keeping the old form intact to the extent possible.
 - g. To prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulation;
 - h. To advise the Local Authority/Development Authority /on any other issues as may be required from time to time during course of scrutiny of development permissions and in t h e overall interest of heritage/conservation;
 - i. To advice the Government either independently or through or on behalf of the Local Authority/Development Authority in cases of Appeals under Local Authority/Development Authority Act in cases of listed buildings/heritage buildings and listed precincts/heritage precincts and listed natural feature areas.

5.6 RESPONSIBILITY OF THE OWNERS OF HERITAGE BUILDINGS

It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The State Government/Local Authority/Development Authority concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government/Local Authority/Development Authority.

5.7 RESTRICTIONS ON DEVELOPMENT / RE-DEVELOPMENT / REPAIRS ETC.

- a. No development or redevelopment or engineering operation or additions / alterations, repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas shall be allowed except with the prior permission of Local Authority/Development Authority.
- b. Before granting such permission, the agency concerned shall consult the Heritage Conservation Committee to be appointed by the State Government and shall act in accordance with the advice of the Heritage Conservation Committee.
- c. Provided that, before granting any permission for demolition or major alterations/additions to listed buildings (or buildings within listed streets or precincts), or construction at any listed natural features, or alteration of boundaries of any listed natural feature areas, objections and suggestions from the public shall be invited and shall be considered by the Heritage Conservation Committee.

- d. Provided that, only in exceptional cases, for reasons to be recorded in writing, Local Authority/Development Authority may refer the matter back to the Heritage Conservation Committee for reconsideration.
- e. However, the decision of the Heritage Conservation Committee after such reconsideration shall be final and binding.

5.8 ALTERATION / MODIFICATION / RELAXATION IN DEVELOPMENT NORMS

On the advice of the said Heritage Conservation Committee to be appointed by the Government and for reasons to be recorded in writing, the Local Authority/Development Authority shall follow the procedure as per Development Authority Act, to alter, modify or relax the Development Control Norms prescribed in the Master Plan, if required, for the conservation or preservation or retention of historic or aesthetic or cultural or architectural or environmental quality of any heritage site.

5.9 HERITAGE PRECINCTS / NATURAL FEATURE AREAS

- a. In cases of streets, precincts, areas and (where deemed necessary by the Heritage Conservation Committee) natural feature areas notified, development permissions shall be granted in accordance with the special separate regulation prescribed for respective streets, precincts/natural feature areas which shall be framed by the Local Authority/Development Authority on the advice of the Heritage Conservation Committee.
- b. Before finalizing the special separate regulations for precincts, streets, natural features, areas, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting objections and suggestions from the public.
- c. All objections and suggestions received within a period of 30 days from the date of publication in the official gazette shall be considered by the Local Authority/Development Authority/Heritage Conservation Committee.
- d. After consideration of the above suggestions and objections, the agency concerned, acting on the advice of the Heritage Conservation Committee shall modify (if necessary) the aforesaid draft separate regulations for streets, precincts, areas and natural features and forward the same to Government for notification.

5.10 ROAD WIDENING

Widening of the existing roads under the Master Plan or Town/Zonal Development Plan or in the Layout Plan shall be carried out considering the existing heritage buildings or which may affect listed natural features areas.

5.11 INCENTIVE USES FOR HERITAGE BUILDINGS

In cases of buildings located in non-commercial use zones included in the Heritage Conservation List, if the owner/owners

agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with due repairs and the owner/owners/lessees give a written undertaking to that effect, the owner/owners/lessees may be allowed with the approval of the Heritage Conservation Committee within permissible use zone to convert part or whole thereof of the non-commercial area within such a heritage building to commercial/office use/hotel. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is spoiled in any manner, the commercial/office/hotel use shall be disallowed.

5.12 MAINTAINING SKYLINE AND ARCHITECTURAL HARMONY

After the guidelines are framed, buildings within heritage precincts or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. The development within the precinct or in the vicinity of heritage sites shall be in accordance with the guidelines framed by the Local Authority/Development Authority on the advice of the Heritage Conservation Committee or separate regulations/guidelines, if any, prescribed for respective zones by Local Authority/Development Authority.

5.13 RESTRICTIVE COVENANTS

Restrictions existing as imposed under covenants, terms and conditions on the leasehold plots either by the State Government or by the Local Authority/Development Authority shall continue to be imposed in addition to Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation, this Heritage Regulation shall prevail.

5.14 OPINION OF THE HERITAGE CONSERVATION COMMITTEE

Nothing mentioned above should be deemed to confer a right on the owner/occupier of the plot to demolish or reconstruct or make alterations to his heritage building/buildings in a heritage precinct or on a natural heritage site if in the opinion of the Heritage Conservation Committee, such demolition/reconstruction/alteration is undesirable.

5.15 APPROVAL TO PRESERVE THE BEAUTY OF THE AREA

The Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their approval to preserve the beauty of the area.

5.16 IMPLICATIONS OF LISTING AS HERITAGE BUILDINGS

The Regulations do not amount to any blanket prevention of

demolition or of changes to Heritage Buildings. The only requirement is to obtain clearance from Local Authority/Development Authority as the case may be and Heritage Conservation Committee from heritage point of view.

5.17 OWNERSHIP NOT AFFECTED

Sale and purchase of Heritage Buildings does not require any permission from Local Authority/Development Authority/Heritage Conservation Committee. The Regulations do not affect the ownership or usage. However, such usage should be in harmony with the said listed precincts/buildings. Local Authority/Development Authority shall ensure that the development permission relating to these buildings is given within 30 days whenever such application is submitted.

5.18 PENALTIES

- a. Violation of the regulations shall be punishable under the provisions regarding unauthorized development under the provisions of the respective Acts of Local Authority/Development Authority. In case of proved deliberate neglect of and/or damage to Heritage Buildings and Heritage Precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Local Authority/Development Authority.
- b. It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/reconstruction of a Heritage Building that was unauthorized demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built-up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT


SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
FOREST DEPARTMENT

Annexure-2

Rc.no:35/2020/S4,
Dated: 12.03.2021.Office of the District Forest Officer,
Visakhapatnam.From
Sri. Anant Shankar, I.F.S.,
District Forest Officer,
VISAKHAPATNAM.To
The Managing Director,
A.P.T.D.C.,
VIJAYAWADA.

Sir,

Sub:FOREST DEPARTMENT--Valuation of Trees - Development of Tourism Project at Rushikonda in Visakhapatnam district by Aptdc-crz AND Environmental Clearances- Permission of the Forest Department for the removal of trees in the project site-Or a certificate that no trees are getting affected -Assessment of valuation of Trees, Structures and crops-Furnishing Tree valuation report sending -Reg

- Ref:- 1.Managing Director, A.P.TDC Vijayawada,-Letter no.APTDC/ EC/CRZ/ Rushikonda/04/2020-21 dated 12.03.2021
2. District Forest Officer, Visakhapatnam Rc.no.355/2021/S4, dated 12.03.2021
3. Forest Range Officer, Visakhapatnam Rc.no.02/2021 dt.12.03.2021
4. Managing Director, A.P.TDC Vijayawada, Challan submitted Rs.1390/- dated 12.03.2021

@@@

It is to inform that, as per the instructions of the District Forest Officer, Visakhapatnam the has Managing Director, A.P.T.D.C., Vijayawada has paid an amount of Rs.1,390/- (Rupees One thousand three hundred and ninety only) through CFMS through State Bank of India, Visakhapatnam on line Challan bearing no.41418203852020 (ref.no.CPAASAIBB1) dated 12.03.2021 of towards enumeration charges vide 4th cited.

The Forest Range Officer, Visakhapatnam reported that the Forest Section Officer, Shelter Belt Bheemili, in Sy.no.19 of Yendada Village and 105 of Rushikonda of Visakhapatnam (rural) Mandal inspected the trees and assess the value of tree as per local market rate total various trees worth Rs.3,295/- as per prevailing market trend vide ref. 3rd cited. The Forest Range Officer, Visakhapatnam report is enclosed herewith for information.

This is for favour of information and necessary action.

Encl:- As above.

Yours faithfully,
Sd/- Anant Shankar,
District Forest Officer,
Visakhapatnam.

Copy to the Forest Range Officer, Visakhapatnam for information and necessary action. The on line challan no. 41418203852020 (ref.no.CPAASAIBB1) dated 12.03.2021 in original is enclosed herewith for necessary incorporation in the range accounts under User Charges head of account in the month accounts of March, 2021 without fail.

Copy to the Superintendent Accounts (S2) Office of the District Forest Office, Visakhapatnam for information.

// T.C.B.O. //

SUPERINTENDENT

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**GOVERNMENT OF ANDHRA PRADESH
FOREST DEPARTMENT**

Rc. no- 02/2021
Dated : 12.03.2021

Office of the Forest Range Officer,
Visakhapatnam.

From:
Sri P. Anjaneya Raju,
Forest Range Officer,
Visakhapatnam.

To:
The District Forest Officer,
Visakhapatnam.

(through the Sub-Divisional Forest Officer, Visakhapatnam)

Sub: APFD - EE - APTDC - SP - Development of Tourism Project at Rushikonda in Viakhapatnam district by APTDC - CRZ and Environmental Clearance - Permission of the Forest Department for the removal of trees in the project site - Reg.

Ref: 1) D. F.O. VSP. Rens. 355/2021/Sy, dt. 12.3.2021
2) Lr. No. 131/EE/APTDC/VSP/Rushikonda Project / dt. 12.03.2021
3) Forest Section Officer, SB, Bheemili Report dt. 12.03.2021.

* * *

I submit that, as requested by the AP Tourism, Visakhapatnam vide the ref. 1st cited and as per the instructions of the District Forest Officer, Visakhapatnam, I deputed the Forest Section Officer, SB, Bheemili to inspect and enumerate the trees situated in Sy.no. 19 of Yendada village and 105 of Rushikonda village, Visakhapatnam (Rural) Mandal, Visakhapatnam district proposed to remove for the purpose of develop a New Tourism Project at Rushikonda. The Forest Section Officer, SB, Bheemili vide the ref.2nd cited submitted that, he inspected the trees in the aforesaid survey fields and enumerated them on 12.03.2021. As per the report of the FSO, SB, Bheemili the following are the tree valuation details.

Sl. no.	Sy. no.	Village	No. of trees	Species	Expected yield		Market value	
					Timber	Fuel (in cu.mt.)	Rate	Amount (Rs.)
1	105	Rushikonda	17	Vepa, Kanuga, Badam, Alostomia, Ganga Ravi, Thogara, Subabul	00	1.4919	600.00 / cum	895.00
2	19	Yendada	122	A.a.formis and Subabus bushy growth	00	4.0000	600.00	2,400.00
Total						5.4919		3,295.00

The Enumeration list prepared by the FSO, SB, Bheemili is herewith submitted for favour of perusal. The AP Tourism planted the trees in Sy. no.105 and trees species in Sy.no. 19-naturally regenerated one. In this connection, as the AP Tourism proposed to develop a new project at the aforesaid location, necessary permission may be granted for cutting of the aforesaid trees.

This is submitted for favour of information and necessary action.

Encl: Enumeration list.

Yours faithfully,
[Signature]
12-3-2021
Forest Range Officer
Visakhapatnam
[Signature]
12/3/2021

Thod to the District Forest Officer, Visakhapatnam in relation to the above

Statement showing the enumeration list of trees existing in Sy.no.105 of Rushikonda of Visakhapatnam (R) Mandal, Visakhapatnam district.

Sl. no.	Treeno.	Species	Height	GBH	Volume	Useful for		Value	
						Timber (cu.mt.)	Fuel (cu.mt.)	Rate (Rs.)	Value (Rs.)
1	2	3	4	5	6	7	8	9	10
1	1	Vepa	3.00	0.72	0.0972		0.0972		
2	1/1	Vepa	2.50	0.55	0.0473		0.0473		
3	2	Kanuga	3.00	0.7	0.0919		0.0919		
4	3	Yeduakulapala	2.00	0.76	0.0722		0.0722		
5	4	Vepa	3.00	0.79	0.1170		0.1170		
6	5	Yeduakulapala	3.50	1.12	0.2744		0.2744		
7	6	Ganga Ravi	2.00	0.8	0.0800		0.0800		
8	7	Thogara	2.00	0.73	0.0666		0.0666		
9	8	Yeduakulapala	2.50	0.67	0.0701		0.0701		
10	9	Kanuga	2.00	0.48	0.0288		0.0288		
11	9/1	Kanuga	2.00	0.43	0.0231		0.0231		
12	10	Vepa	2.50	0.46	0.0331		0.0331		
13	11	Vepa	2.80	0.57	0.0569		0.0569		
14	12	Kanuga	2.50	0.59	0.0544		0.0544		
15	13	Badam	3.00	0.76	0.1083		0.1083		
16	14	Vepa	0.60	0.41	0.0063		0.0063		
17	15	Subabul	3.00	1.03	0.1989		0.1989		
18	16	Kanuga	2.00	0.33	0.0136		0.0136		
19	16/1	Kanuga	2.00	0.3	0.0113		0.0113		
20	17	Kanuga	2.00	0.57	0.0406		0.0406		
		Total			1.4919		1.4919	600.00 / cum.	895.14

(B) Statement showing the enumeration list of trees existing in Sy.no.105 of Rushikonda of Visakhapatnam (R) Mandal, Visakhapatnam district.

Sl. no.	Treeno.	Species	Height	GBH	Volume	Useful for		Value	
						Timber (cu.mt.)	Fuel (cu.mt.)	Rate (Rs.)	Value (Rs.)
1		122 nos. of A.A. formis and Subabul trees of under growth stump growth between 0.12 to 0.25 cm. & height less than 1.8 mt. may yield approximately 4.00 cu.mt. of fuel wood worth Rs. 2,400/- as per local market rate.							

Abstract		Rs.
17 trees of various species worth		895.00
122 A.a.formis and Subabul Trees		2400.00
Total		3295.00

[Signature] 12/3/2021
 Forest Section Officer
 Shelter Belt, Bheemili
 Visakhapatnam Range



33977

GOVERNMENT OF ANDHRA PRADESH
FOREST DEPARTMENT

Rc.no:355/2021/S4,
Dated: 12.03.2021.

Office of the District Forest Officer,
Visakhapatnam.

Sri.Anant Shankar, I.F.S.,
District Forest Officer,
Visakhapatnam.

Sub:- **A.P. FOREST DEPARTMENT—TREE VALUATION**-Development of Tourism Project at Rushikonda in Visakhapatnam district by Aptdc-crz AND Environmental Clearances-Permission of the Forest Department for the removal of trees in the project site-Or a certificate that notrees are getting affected -Assessment of valuation of Trees, Structures and crops -Report- Inspection report details called for- Regarding.

Ref:- Managing Director, A.P.TDC Vijayawada, Letter no.APTDC/ EC/CRZ/ Rushikonda/04/2020-21 dated 12.03.2021

A copy of the above reference is sent herewith for information and necessary action.

It is to inform that, the Managing Director, Andhra Pradesh Tourism Development Corporation, Vijayawada has requested to furnish the valuation of trees and structures existing on the zeroithi lands in various Sy.no.19 of Yendada Village and Rushikonda of Visakhapatnam Dist.

In this connection, the Forest Range Officer, Visakhapatnam is instructed to inspect the proposed area, along with his staff, conduct enumeration of the trees in the above place and submit valuation report to this office for taking further action in the matter.

Encl:- As above.

Sd/- Anant Shankar
District Forest Officer,
Visakhapatnam.

To
The Forest Range Officer,
Visakhapatnam.

Copy to the Sub-Divisional Forest Officer, Visakhapatnam for information.

Copy to the Managing Director, Andhra Pradesh Tourism Development Corporation,
Vijayawada for information.

// T.C.B.O. //

SUPERINTENDENT

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3/2/21
12/3/2021



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APTC FORM-10

GOVERNMENT OF ANDHRA PRADESH

Challan No: 41418203852020

Challan Creation Date & Time: 12/03/2021 7:53:30 PM

Treasury/PAO Code:0201

STO:DTO-Visakhapatnam

CFMS Transaction ID:

40193335782020

Service:

7068-Compounding Fee user charges

Major Head:

0406 Forestry and Wild Life

Sub-Major Head:

01 Forestry

Minor Head:

800 Other Receipts

Group Sub-Head:

00 Not Applicable

Sub-Head:

04 Compounding Fees

Detailed Head:

800 User Charges

Sub-Detailed Head:

000 Not Applicable

Charged/Voted:

V

Non-Contingency/Contingency:

N

Amount Rs:

1390.00

Amount In words Rs:

One thousand three hundred ninety only

Purpose:

User Charges for Tree Valuation

Remitter's Name & Address:

Managing Director

Managing Director,
A.P.T.D.C., Vijayawada

Remitter's Mobile Number

7036632999

DDO Code:

02010402002

DVNL FOREST OFFICE VISAKHAPATNAM

Status:

Payment Transaction Successful

Bank Reference Number:

CPAASAIBB1

Payment Date:

12/03/2021

Received Rs: 1390.00

101/84, Dt. 3-5-86

Mandal Revenue Office,
Visakhapatnam.

DELIVERY RECEIPT

The land shown in the Schedule below was handed over to Tourism Department, Visakhapatnam as per the orders of the District Collector, Visakhapatnam. D.O.No. 799/86, Dt. 22-1-86, and 19/3/86

SCHEDULE

Village : Yendada , Extent: Ac.cts. S.No. 19/3
15-00

BOUNDARIES:

- NORTH : RUSHIKONDA VILLAGE BOUNDARY.
- EAST : 19/5 of Yendada village
- SOUTH : 19/4 -do-
- WEST : 19/2 -do-

HANDED OVER

TAKEN OVER

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24/4/86

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24/4/86

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TOURIST INFORMATION OFFICE
VISAKHAPATNAM

[Handwritten signature]
24/4/86

Rs.No.101/84 Dated 9-5-'87.

Mandal Revenue office,
Vizakhapatnam.

DELIVERY RECEIPT.

The land shown in the schedule below was handed over to
Tourism Department vizakhapatnam as per proceedings of Collector,
Vizakhapatnam in Rs.No. 799/86 B2 dated 8-5-87.

SCHEDULE

Village - Yendada
Survey No. - 19/1 Ac. 2-88 Cts.
 19/4 Ac. 51-77 Cts.

Total Extent - Ac. 54-65 Cts.

1771

BOUNDARIES.

S.No 17/1

S.No. 19/A

North	19/2	19/3
East	19/2	19/5
South	105	105
West	20	19/2

HANDED OVER

TAKEN OVER BY

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9/5/87
Mandal Revenue Office
Vizakhapatnam

F. No. 11-13/2021- IA III
Government of India
Ministry of Environment, Forest and Climate Change
IA-III Division (CRZ)

Indira Paryavaran Bhawan
 Jor Bagh Road,
 New Delhi -110003
 Dated: 19th May, 2021

To,
The Managing Director
M/s Andhra Pradesh Tourism Development Corporation Ltd.
55-17-2 to 4,5th Floor,
Road No.2, Industrial Estate,
Auto Nagar, Vijayawada-520007
Andhra Pradesh

Sub: CRZ clearance for Development of Tourism Project at Rushikonda, Visakhapatnam Andhra Pradesh by Andhra Pradesh Tourism Development Corporation Ltd (APTDC)- regarding.

Sir,
 This has reference to your online proposal No. IA/AP/CRZ/205693/2021 received in this Ministry on the above mentioned project proposal for CRZ Clearance, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 261st EAC held on 07/04/2021. The details of the project as per the documents submitted and presented during the aforesaid meeting are as under

- (i) APTDC has built an impressive infrastructure: hotels, resorts, transport fleet and amenities to promote an array of tourist activity. It is establishing new facilities while upgrading the existing ones, introducing new products and enhancing the quality of services to meet the growing expectations of tourists and the challenges of the future.
- (ii) The proposed project comprises of private luxury villas, beach facing suits, master suits, guest suits, dining spaces, cafeterias, gymnasium, swimming pools, banquet halls, security spaces, front desk and back offices, services areas and kitchens. The remaining area will be used for parking and landscaping and future expansion.
- (iii) The resort has 58 rooms, one conference hall and one bar and restaurant with a total plinth area of about 48000 Sft/ 4439 Sqm:

S. No.	Block Name	Facilities	Ground floor	First floor	Total built-up area
1	Old Block - 34 Rooms	Standard Rooms - 12, AC Deluxe Rooms - 20, Suite Rooms - 2	730.35	730.35	1460.7

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2	Restaurant Block	Restaurant, Open seating, Kitchen and Stores, Ladies and Gents toilets	---	290.79	290.79
3	Conference Hall Block	Conference Hall, Lounge, Lobby, Souvenir Shop, Ladies and Gents Toilets	387.45	538.6	926.05
4	New Block - 24 Rooms	Ac Executive Rooms, AC Luxury Rooms, Presidential Suite, Public Utilities	1002.62	758.63	1761.25
Total Built-up area					4438.72 or 4439

- (iv) The resorts are proposed to be constructed on a land admeasuring 9.88 acres of site area and 07 blocks, with a total built up area of 19967.97 Sq.m and GoAP intends to complete by year 2022.
- (v) The proposed site for Development of Tourism project is located at Latitude 17° 46' 49.72" N and Longitude 83°23'1.10" E.
- (vi) The project site is located around 11.76 km from Visakhapatnam railway station and the nearest town is Visakhapatnam which is located at 12.0 km distance from the site.
- (vii) The google image depicting the distance between the boundary of the proposed Rushikonda Tourism Project and boundary of Kambalakonda Wildlife Sanctuary Eco-Sensitive Zone is 1.93 km. The Ministry of Environment, Forest and Climate Change, Govt. of India vide Gazette Notification S.O. 1366(E) Dated 28th April, 2017 notified an area of 30.51 Sq.Km. with clear boundaries with coordinates as Kambalakonda Wildlife Sanctuary Eco-Sensitive Zone.
- (viii) The Rushikonda beach was awarded the most coveted "Blue Flag Certification" and is the only beach in the state which was selected by the Govt. of India for development to enable it to vie for the prestigious 'blue flag' certification.
- (ix) The Rushikonda Tourism Project is proposed to be taken up with a project cost of ₹240 Crores in two stages:
- Stage-I: Site preparation & Road connectivity works with a project cost of ₹92.00 Crores.
 - Stage-II: Construction of Buildings with a project cost of ₹148.00 Crores.
- (x) The total land use break-up details as:

Block Name	Plot Size
Total Hill area	61.0 acres
VIJAYANAGARA BLOCK	1.60 acres
KALINGA BLOCK	1.80 acres
CHOLA BLOCK	0.65 acres
PALLAVA BLOCK	0.43 acres
GAJAPATHI BLOCK	0.30 acres
VENGI BLOCK	0.20 acres

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EASTERN GANGA BLOCK	0.20 acres
Blocks area	5.18 acres
Landscape & Hardscape	4.70 acres
Proposed project area	9.88 acres
Future expansion area	51.12 Acres

(xi) The project site area falls under CRZ-II as per the mapping done by IRS, Anna University.

(xii) The Area Statement of proposed building blocks as:

Sl. No.	Block Name	Facilities	Stilt	Ground floor	First floor	Total built-up area (Areas in Sqm.)
1.	Vijayanagar Block	Presidential Suite , Suite Rooms, Banquet Hall	--	3633.98	2194.65	5828.64
2.	Kalinga Block	Banquet Hall, Suite Rooms, Deluxe Suite Rooms, Presidential Suite Rooms	--	2986.48	2766.99	5753.47
3.	Chola Block	Conference Hall	--	1307.70	1482.175	2789.87
4.	Pallava Block	Suite Rooms, Conference Hall	--	1274.69	1081.08	2322.29
5.	Gajapathi Block	Recreational lounge, Business centre	391.58	549.01	494.01	1434.42
6.	Vengi Block	Private suite rooms	--	389.12	--	389.12
7.	Eastern Ganga Block	Restaurant - 225 Pax, Lounge, Kitchen -1 No. Toilets - 4Nos., Parking - 30 Nos.	--	821.30	628.97	1450.27
Total Built-up area						19967.97
						19968 Sq.m

- xiii. The buildings are proposed for construction in an extent of 5.18 acres.
- xiv. All the structures are proposed beyond the "No Construction Zone" i.e. at a distance more than 200M from HTL.
- xv. As per CRZ requirements, all the structures are proposed as Ground + First Floor construction with only 9m total height.
- xvi. The Forest Department has identified felling of 139 trees in the proposed project site and as per the APWALTA Act, 2002, double the number of trees removed, i.e. 2 x 139 = 278 trees will be planted in the vacant site and NOC has been obtained from Government of Andhra Pradesh, Forest Department *vide* letter dated 12/03/2021.

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- xvii. Extensive greenbelt and landscaping will be developed within the project site area (4.7 Acres) with native plant species in consultation with AP Forest Department which will enhance the local ambience of the surrounding area.
- xviii. The total water requirement is approx. 221.88 KLD, out of which domestic water (Fresh water) requirement is 160 KLD and flushing water demand is 62.0 KLD.
- xix. The proposed tourism project requires power of 250kVA. Solar power plant of 50kVA, which is 20% of the total power requirement, will be installed, in an area of 600 Sqm adjacent to the existing Solar Power System. The remaining 200kVA will be tapped from the power supply of APEPDCL.
- xx. Solid wastes from proposed project are of 608.9 kg/day which will be disposed off as per Hazardous Waste Management Rules, 2016.
- xxi. The employment potential of the project is 600 persons (500 persons at construction phase and 100 in operation phase).
- xxii. The parking provision follows the guidelines prescribed by NBC/MOEF&CC norms and also VMRDA norms as per Building policy of Andhra Pradesh.
- xxiii. The building permissions in Andhra Pradesh are governed by AP Building Rules, 2017, as stipulated in G.O. Ms. No. 119 Dated, 28/03/2017 of MA&UD Dept.
- xxiv. The Andhra Pradesh Coastal Zone Management Authority (APCZMA) has recommended the proposal for clearance *vide* their letter No. 279/CRZ/CON/2021, dated 23/03/2021.
- xxv. The details of EMP Budget for the project as:

S. No.	Description	Item	Recurring cost in Lakhs (A)	Capital cost in Lakhs (B)
1.	Water pollution	STP @ 300 KLD – 1 No.	24.0	450.0
		RWH – 40 Nos. @ x 30,000/- each	0.5	1.5
2.	Noise Pollution	Acoustic Enclosure	1.0	4.0
3.	Energy Conservation	Solar Water Heating / Common lighting / Photo Voltaic Cell	20.0	200.0
4.	Solid Waste Management	Segregation of Dry waste & wet waste/ OWC	5.0	25.0
5.	Monitoring & Environment Statutory Compliances	Air, Water, stack, noise	2.5	0.0
6.	Landscaping/Greenbelt development	Plantation	10.0	50.0
7.	Occupational Health and Safety	PPE/Health check up	2.0	0.0
	Total		65.0	680.5

3. Based on the recommendation of the Andhra Pradesh Coastal Zone Management Authority (APCZMA) issued *vide* its letter No. letter No. 279/CRZ/CON/20, dated 23/03/2021, and information submitted as at para no. 2 above and information provided during the presentation before the Expert Appraisal Committee and others, the Ministry of

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Environment, Forest and Climate Change, in acceptance of the recommendation of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the above project viz 'Development of Tourism Project at Rushikonda, Visakhapatnam Andhra Pradesh by Andhra Pradesh Tourism Development Corporation Ltd (APTDC)', under the provision of CRZ Notification, 2011 and amendments thereto and circulars issued thereon, and subject to compliance of the following specific and general conditions as under:

PART A – SPECIFIC CONDITIONS:

- (i) The Forest department has identified felling of 139 trees in the proposed project site and as per the APWALTA Act, 2002, double the number of trees removed, i.e. $2 \times 139 = 278$ trees will be planted in the vacant site.
- (ii) Extensive greenbelt and landscaping will be developed within the project site area (4.7 Acres) with native plant species in consultation with AP Forest Department which will enhance the local ambience of the surrounding area.
- (iii) Prior Clearance from the Standing Committee of the NBWL shall be obtained, if applicable.
- (iv) All conditions / recommendations stipulated by the Andhra Pradesh Coastal Zone Management Authority (APCZMA) vide their letter No. 279/CRZ/CON/2021, dated 23/03/2021, shall strictly be complied with.
- (v) The project proponent shall ensure that the quality of treated effluent is strictly in conformity of the standards prescribed by CPCB / APPCB for discharge into water bodies / sea etc. and shall ensure that an in-built treated waste water quality checking mechanism in place before commencement of operation of the Hotels, Resort etc.
- (vi) Construction shall be strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (vii) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (viii) Temporary toilets shall be provided for all construction labour. Suitable toilet fixtures for water conservation shall be provided. Fixtures for showers, toilet flush in grand drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (ix) Ground water shall not be extracted for operation of the project.
- (x) Top soil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xi) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

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- (xii) Solid waste shall be managed as per Solid Wastes Management Rules, 2016.
- (xiii) All effluent waste arising from the proposed development will be disposed of as per the norms prescribed by Central / State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea /coastal water bodies. It shall be ensured that the waste water generated is treated in a STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. within the development. The project proponent should also make alternate arrangement for situation arising due to malfunctioning of STP. There shall be regular monitoring of standard parameters of the effluent discharge from STP under intimation to the SPCB.
- (xiv) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xv) A robust rainwater harvesting system shall be installed in consultation with the concerned authority. In addition, other water conservation measures shall be adopted for which a standard operating system shall be developed in a time bound manner during the development of the project itself.
- (xvi) The treated wastewater shall be recycled and reused to reduce the demand of fresh water.
- (xvii) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the ambient noise standards. Diesel power generating sets proposed as source of back-up power should conform to rules notified under the Environment (Protection) Act, 1986 for diesel generator sets.
- (xviii) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off / sent for recycling as per the prevailing guidelines / rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
- (xix) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.

PART B - GENERAL CONDITIONS:

- (i) No excavated material during the construction shall be dumped in water bodies or adjacent areas. The site shall be restored to its near original condition after completion of construction.

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- (ii) 'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
- (iii) A copy of the clearance letter shall be uploaded on the website of the concerned State Coastal Zone Management Authority/State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office, District Industries Centre and Collector's Office / Tehsildar's office for 30 days.
- (iv) A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (v) The Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (vi) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (vii) The above stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, the EIA Notification, 2006 and the extant CRZ regulations.
- (viii) Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
- (ix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (x) The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non-compliance.
- (xi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponent from the respective competent authorities.
- (xii) The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing

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that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board (SPCB) and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the concerned Regional Office of this Ministry.

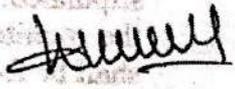
4. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

5. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

6. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad / Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.

7. The proponent shall upload the status of compliance of the stipulated conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.

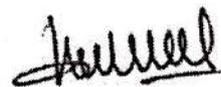
8. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.


(Dr. H. Kharkwal)
Additional Director /
Scientist 'E' (CRZ)

Copy to:

1. The Principal Secretary, Department of Environment, Forest, Science & Technology, Government of Andhra Pradesh, Secretariat, 4th Block, Government Interim Complex, Velagapuddi, Guntur - 522 503, Andhra Pradesh.
2. The Chairman, Andhra Pradesh Coastal Zone Management Authority, Deptt. of Environment, Forest, Science & Technology, Govt. of Andhra Pradesh, Secretariat, 4th Block, Government Interim Complex, Velagapuddi Guntur- 522 503, Andhra Pradesh.
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD cum Office Complex, East Arjun Nagar, Delhi - 110032
4. The Member Secretary, Andhra Pradesh Pollution Control Board, Kadiyala Vari St, Moghalrajpuram, Suryaraopeta, Vijayawada - 520002, Andhra Pradesh

5. The Member Secretary, Andhra Pradesh Coastal Zone Management Authority, D.No.33-26-14 D/2, Near Sunrise Hospital, Pushpa Hotel Centre, Chalamavari Street, Kasturibaipet, Vijayawada – 520010, Andhra Pradesh.
6. The Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office (SEZ), I and II Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai – 600034, Tamil Nadu.
7. Guard File / Record File / Notice Board.
8. Monitoring Cell.



(Dr. H. Kharkwal)
Additional Director /
Scientist 'E' (CRZ)



ANDHRA PRADESH POLLUTION CONTROL BOARD
D.No. 33-26-14 D/2, Near Sunrise Hospital, Pushpa Hotel
Centre, Chalamalavari Street, Kasturibaipet, Vijayawada –
520010

Phone: 23887500
 Website: www.pcb.ap.gov.in

NO OBJECTION CERTIFICATE (NOC)

Order No.520/APPCB/CFE/RO-VSP/HO/2021

Dt:17.06.2021

Sub: APPCB – NOC / CFE – Andhra Pradesh Tourism Development Corporation (APTDC) Ltd for Development of Tourism project at Rushikonda, Visakhapatnam – NOC order for applying CRZ Clearance under Sec.25 of Water (P & C of P) Act, 1974 and Under Sec.21 of Air (P & C of P) Act, 1981 - Issued - Reg.

Ref: 1) Industry's application received on 16.03.2021.
 2) R.O's inspection report dt.19.03.2021.
 3) CFE Committee meeting held on 23.04.2021.

1. In the reference 1st cited, an application was submitted to the Board seeking **NOC for applying CRZ Clearance for tourism project** at APTDC Haritha Resorts, Rushikonda, Visakhapatnam in a total area of 61.0 Acres, with a total project cost of Rs.240 Crores.
2. As per the application, the above project is located at S.No.19 of Yendada Village Rushikonda in Visakhapatnam.
3. The project is inspected by the Asst. Environmental Engineer, Regional office: Visakhapatnam, A.P Pollution Control Board on 16.03.2021.
4. The Board, after careful scrutiny of the application, verification report of Regional Officer, Visakhapatnam and recommendation of the CFE Committee hereby issues **NOC for applying CRZ CLEARANCE for TOURISM PROJECT** under Section 25 of Water (Prevention & Control of Pollution) Act 1974 and Section 21 of Air (Prevention & Control of Pollution) Act, 1981 and the rules made there under. **This order is issued to the activity as mentioned at para (1) only.**
5. This order is subject to the conditions mentioned in the annexure.
6. This order is issued from pollution control point of view only. Zoning and other regulations are not considered.

7. This order is valid for a period of 7 years from the date of issue.

Encl: Annexure

Nambada
Venkata
Bhaskara Rao

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JOINT CHIEF ENVIRONMENTAL ENGINEER (UH-1) (FAC)

To
Andhra Pradesh Tourism Development Corporation Ltd,
"Stallion Building", # 55-17-2-4, 5th Floor, Near CGO Complex,
Industrial Estate, Auto nagar, Vijayawada-7
se@aptdc.in

Copy to: 1. The JCEE, Z.O: Visakhapatnam for information and necessary action.
2. The E.E., R.O: Visakhapatnam for information and necessary action.

Annexure

1. The source of water is GVMC and the maximum permitted water consumption is as following:

S. No.	Purpose	Quantity
1.	Domestic	222.0 KLD

Separate meters with necessary pipe-line shall be provided for assessing the quantity of water used for each of the purposes mentioned above.

2. The maximum Waste Water Generation (KLD) shall not exceed the following

S. No.	Source	Quantity
1.	Domestic	200 KLD

STP Details & Mode of Disposal:

S. No	Description	Capacity	Mode of Treatment/Disposal
1.	Domestic	300 KLD	To be reused for toilet flushing and greenbelt development

3. The proponent shall provide STP of adequate capacity to treat the effluents. The effluents shall be reused for toilet flushing and greenbelt development, as stipulated under Schedule VI of Environment (Protection) Rules, 1986, notified by Ministry of Environment and Forests, Government of India vide G.S.R.422 (E), dt.19.05.1993 and its amendments thereof.
4. Effluents shall not be discharged on land or into any water bodies or aquifers under any circumstances.
5. **Air:**

The Air pollution Control equipment shall be installed along with the commissioning of the activity and shall comply with the following for controlling air pollution:

S. No.	Details of Stack	Stack 1
a)	Attached to:	DG set
b)	Capacity	1 x 220 KVA
c)	Name of the Fuel :	HSD
d)	Stack height (above roof)	5 m
e)	Air Pollution Control Equipment:	Acoustic enclosures with silencer

6. **Solid Waste:**

The industry shall comply with the following for disposal of Solid wastes:

S. No	Name of solid waste	Quantity	Mode of Disposal
1	Waste oil	300 Ltrs/annum	To authorized Re-processors / Recyclers / to the Cement industries for co-processing in the kiln.
2	Organic solid waste	As per actuals	The Bio degradable waste to be convert into manure through organic waste converter
3	In-organic solid waste	As per actuals	Non bio-degradable waste shall be sent to municipal dump site.
4	STP sludge	As per actuals	Shall be used as manure
5	E-waste	100 kg/annum	To authorized Recyclers/ Dismantlers

7. The following rules and regulations notified by the MoEF & CC, GoI shall be implemented

- a) Solid Waste Management Rules, 2016.
- b) Construction and Demolition waste Management Rules, 2016.
- c) Plastic Waste Management Rules, 2016.
- d) Fly Ash Notification, 2016.
- e) E-Waste (Management) Rules, 2016.
- f) Batteries (Management & Handling) Rules, 2016

Other conditions:

8. **No waste water shall be discharged into the sea. Treated waste water shall be used for on land application / development of greenery. Excess treated waste water, if any, shall be discharged into the public sewer existing in the vicinity.**
9. **The proponent shall apply for CFE for the entire project duly paying required fee, after obtaining EC & CRZ clearances.**
10. **The proponent shall apply for CFE for project along with copies of CRZ clearance and EC order, before starting the construction of project.**
11. The proponent shall comply with all the directions issued by the Board from time to time.
12. Concealing the factual data or submission of false information / fabricated data and failure to comply with any of the conditions mentioned in this order may result in withdrawal of this order and attracts action under the provisions of relevant pollution control Acts.

13. Notwithstanding anything contained in this conditional letter or consent, the Board hereby reserves its right and power Under Sec.27(2) of Water (Prevention and Control of Pollution) Act, 1974 and Under Sec.21(4) of Air (Prevention and Control of Pollution) Act, 1981 to review any or all the conditions imposed herein and to make such alternation as deemed fit and stipulate any additional conditions by the Board.
14. Any person aggrieved by an order made by the State Board under Section 25, Section 26, Section 27 of Water Act, 1974 or Section 21 of Air Act, 1981 may within thirty days from the date on which the order is communicated to him, prefer an appeal as per Andhra Pradesh Water Rules, 1976 and Air Rules,1982, to such authority (hereinafter referred to as the Appellate Authority) constituted under Section 28 of Water (Prevention and Control of Pollution)Act,1974 and Section 31 of the Air (Prevention and Control of Pollution) Act, 1981.

Nambada
Venkata
Bhaskara Rao

Digitally signed by Nambada Venkata
Bhaskara Rao
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pseudonym=68b93d969e1934217defc1a9
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Date: 2021.06.17 16:09:09 +05'30'

JOINT CHIEF ENVIRONMENTAL ENGINEER (UH-1)(FAC)

To

**Andhra Pradesh Tourism Development Corporation Ltd,
(A state Government Undertaking), "Stallion Building",
55-17-2-4, 5th Floor, Near CGO Complex,
Industrial Estate, Auto nagar, Vijayawada
se@aptdc.in**