

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada – Extensive Modifications to the Master Plan of Vijayawada city in the form of Zonal Development Plan – Approved - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I<sub>2</sub>) DEPARTMENT

G.O.Ms.No.674,

Dated the 29<sup>th</sup> December, 2006.

Read the following:-

1. G.O.Ms.No.958 M.A. & U.D. Department, dated 16.12.1969.
2. G.O.Ms.No.180 M.A. & U.D. (I<sub>2</sub>) Department, dated 08.04.2003.
3. G.O.Ms.No.801 M.A. & U.D. (I<sub>2</sub>) Department, dated 15.09.2005.
4. From the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada Letter Rc.No.C8-1865/2005, dated 30.08.2006 and 10.11.2006.

-- oOo --

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


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

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

S.P. SINGH,  
Secretary to Government.

To  
The Commissioner of Printing, Hyderabad.  
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.  
The Commissioner, Vijayawada Municipal Corporation, Vijayawada.  
The Special Officer and Competent Authority, Urban Land Ceiling, Vijayawada.  
The District Collector, Krishna District, Machilipatnam.  
Copy to:  
The P.S. to Special Secretary to Chief Minister.  
The P.S. to Minister for MA&UD,  
The P.S. to Minister for PR&RD,  
The Secretary to Government, MA&UD Department.  
The Principal Secretary to Government, PR&RD Department.  
The Law (A) Department.  
Sf/Sc.

// Forwarded By Order //

  
Section Officer.

APPENDIX  
NOTIFICATION

Whereas, the Master Plan of Vijayawada city was approved by the Government in G.O.Ms.No.958 M.A. & U.D. Department, dated 16.12.1969.

2. And whereas, the master Plan of the VGTM UDA urban region (non-municipal area) was approved by the Government in G.O.Ms.No.144 M.A. & U.D. Department, dated 03.03.1988;

... 2.

3. And whereas, the Government after reviewing the above Master Plans felt that the said plans need overall modifications, in the form of Zonal Development Plans as provided under section 7 and proposed to make extensive modifications to the above Master Plans as provided under section 12(2) of the Andhra Pradesh Urban Areas (Development) Act 1975;

4. And whereas, while exercising the powers conferred under section 56(2) of Andhra Pradesh Urban Areas (Development) Act, 1975 Government have delegated the powers to Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority to prepare Zonal Development Plans in the form of an overall modifications to the Master Plan for the entire area covered by the Vijayawada, Guntur, Tenali, Mangalagiri Urban region and publish a notice inviting objections and suggestions as provided under sub-sections (2) (3) and (4) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975;

5. And whereas, in pursuance of the above orders, the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, for the purpose of revising the Master Plans has divided the area covered by the VGTM UDA urban region into 23 planning zones and prepared Zonal Development Plans for 15 zones on priority basis. The Vijayawada Zone is one among the said 15 zones which covers the area covered by the present limits of Vijayawada Municipal Corporation. The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has published the draft Zonal Development Plan of the said Vijayawada zone in 3 local news papers, calling for objections and suggestions and after considering the objections and suggestions received from the public and the departments, he has forwarded the draft Zonal Development Plan for approval of the Government.

6. And whereas, after careful examination of the matter and in exercise of the powers conferred under section 9 and sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act I of 1975), Government hereby modify the extensive modifications made to the Master Plan of Vijayawada city in the form of Zonal Development Plan of Vijayawada zone, prepared and forwarded by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority as shown in the Maps and Text which are made available in the office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and also approve the Zoning Regulations which are appended to this notification as Annexure. The Zonal Development Plan and the Zoning Regulations will come into effect from the date of its publication in the Andhra Pradesh Gazette.

7. The land use plans, Zoning Regulations and copy of Report can be seen in the Office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority during the office hours till such time these are printed by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and made available for public.

S.P. SINGH,  
Secretary to Government.

  
Section Officer.

**ANNEXURE**

(G.O.Ms.No.674, M.A. & U.D. (I<sub>2</sub>) Department, dated 29.12.2006)

**ZONING REGULATIONS**

The Vijayawada Zonal Development Plan Proposed Land Use Map has adopted the following 9 main land use categories.

1. Residential use Zone
2. Mixed Residential use Zone.
3. Commercial use Zone (Local, Central and General Commercial use)
4. Industrial use Zone
5. Public and Semi public use Zone.
6. Recreational use Zone.
7. Transportation and Communication use Zone (Roads, Railways, Airports, Bus Depots and Truck Terminals)
8. Conservation Zone.
9. Water Bodies.

The uses and activities in the broad land use zones are contained in the following :

**1. RESIDENTIAL USE ZONE:**

In residential use zones for general guidance, the following uses / activities are prescribed as permitted, permissible on appeal to the Competent Authority [VGT Muda] and as prohibited.

**Uses Permitted**

Dwellings, detached & semi-detached tenements, flats, group housings, hostels, night shelters, foreign missions, dharmashalas, community halls, guest houses, post-offices, police stations, fire stations, electric sub-stations, dispensaries, nursing homes, schools offering general educational courses, playgrounds and play fields, libraries, gardens, plant nurseries, customary home occupations and cottage industries not involving the use or installation of any machinery driven by power of any kind and which do not create noise, vibration, smoke, dust, etc. provided that such home occupations and cottage industries shall not be permissible in a tenemental dwelling or flat or Row house, swimming Pool, boatding houses, bachelor quarters, hotels / restaurants, club and cultural and philanthropic associations of non-commercial nature, professional establishments satisfying the requirements of the home occupations, medical clinics, professional offices, educational buildings: (nursery, primary, high school), research institutes, community centers, auditoriums / kalyanamantapams without creating any noise pollution / function halls / public assembly halls, Religious premises, weekly markets, libraries, gymnasiums, park / tot lots, plant nurseries, technical training centers, yoga centers / health clinics, exhibition and art galleries, banks, three wheeler stands, bus stops / bus stands, electrical sub stations, water pumping stations, kindergartens, public utilities and buildings except service and storage yards. Computer software units, IT enabled services on Independent plots having at least 1000 sq.mts. size.

**Uses Permissible on Appeal to the VGT Muda**

Convenient shopping centers, local retail shops, petrol filling stations, installation of machinery incidental to shopping not more than 5 HPEM or running of customary home occupation and cottage industries permissible under accessory uses clearly incidental to

... 4.

residential use which will not create nuisance or hazard, Temples, Mosques, Churches and other religious buildings without creating any noise pollution, Municipal State and Central Government uses, Cemeteries, Colleges, multipurpose or Junior Technical Schools not giving rise to smoke, noise or other nuisance, sports stadium, transient visitors camp, taxi and scooter stands Railway platforms for goods & passengers, dispensaries / nursing homes / health centers (20 bed) / Hospitals not treating contiguous diseases or mental patients.

**Uses prohibited**

All uses not specifically herein permitted including the following: Quarrying of gravel, stone, clay, sand etc except for the purpose of development of the area, Commercial entertainment like touring cinemas, circus and other shows. Polytechnic and Higher Technical Institutions requiring machinery etc. Irrigated machinery farms, sewage farms, heavy, large and extensive industry, obnoxious and hazardous industries, warehousing, storage godowns of perishables, hazardous and inflammable goods, bus terminals / workshops for buses etc. slaughter-houses, wholesale markets, hospitals treating contagious and infectious diseases, sewage treatment plant / disposal work, solid waste dumping yards, outdoor games stadium, shooting range, zoological garden, botanical garden, international conference centre, courts of law reformatory and storage of gas cylinders.

**2. MIXED RESIDENTIAL USE ZONE:**

In mixed Residential use zone, combination of uses [except industrial] like residential, commercial, public and semi public uses will be permitted. The following uses / activities are prescribed as permitted, permissible on appeal to the competent authority, and as prohibited for general guidance.

**Uses Permitted**

All activities [except industries] are permitted in Residential, Local Commercial, Central Commercial uses, Public & Semi Public use zone are permissible.

**Permissible Uses on appeal to the VGTMUDA**

All activities [except industries] permissible on appeal to the VGTMUDA in Residential use, Local commercial use, Central Commercial use, Public & Semi Public use zones are permissible.

**Uses prohibited**

All industries are prohibited.

**3. COMMERCIAL USE ZONE:**

**LOCAL COMMERCIAL USE :**

**Uses Permitted**

Dwellings, dwellings for the employees working in the area, retails shops, shop cum residences, restaurants hotels, lodges and their accessory uses, professional business establishments, schools & colleges offering general educational courses, libraries, offices, banks, multi storied parking complexes, Post office, telephone exchange, police station, multi purpose or junior technical schools, parks, play grounds and other recreational uses, nurseries, public assembly halls, cultural centres, social and welfare institutions, clinics and nursing homes not treating contagious diseases or mental patients, public utility buildings, temples mosques, churches and other religious buildings, petrol filling stations with service stations, weigh bridges, flour mills and coffee grinders, dhal grinders, oil rotaries and machinery not exceeding 10 HPEM. computer software units, IT enabled services on Independent plots having at least 1000 sq.mts. size

**Uses Permissible on Appeal to the VGTMUDA**

Service industries not involving manufacture not requiring extensive land, clean industries with upto 4 employees and not exceeding 15 HPEM, coal and timber storage, taxi and scooter stands, transport terminals etc., Government Offices research and social services institutions, circus and Public utilities.

**Uses prohibited**

All uses not specifically mentioned herein including the following:

Quarrying of gravel, sand, clay and stone except for the purpose of development of the area. Contractor's plants, ware-housing, storage of perishable and inflammable commodities.

**CENTRAL COMMERCIAL USE:**

**Uses Permitted**

All uses permitted /permissible on appeal in Local Commercial use, Multi-storied dwellings and apartment houses, all types of retail business, department stores, hotels and restaurants and their accessory uses professional business establishments, libraries, offices, banks, financial institutions, Multi purpose shopping malls, Multiplex / I Max theaters, theatres, cinemas halls and public assembly halls, cultural centers, social and welfare institutions, commercial entertainment of transient nature, service industries not exceeding 25HPEM, Petrol filling stations with garage and service stations not exceeding 15 HPEM, public utility buildings, parks, play grounds and other recreational uses, temples, mosques, churches and other religious buildings. Computer software units, IT enabled services on Independent plots having at least 1000 sq.mts. size.

**Uses Permissible on Appeal to the VGTMUDA**

Whole sale markets, newspaper offices with printing presses not exceeding 30 HPEM, taxi and scooter stands, nursing homes, hospitals and medical centers, clean industries not exceeding 30 HPEM, sport stadium, transport terminals for both goods and passengers, colleges, technical and research institutions, polytechnics.

**Uses prohibited**

All uses not specifically mentioned herein including the following: Quarrying of gravel, sand, clay and stone except for the purpose of development of the area contractor's plant, warehousing, storage of perishable and inflammable commodities.

**GENERAL COMMERCIAL USE:**

**Uses Permitted.**

All retail and whole sale business and their accessory uses professional business establishments, offices, banks & financial institutions, commercial entertainment of a transient nature, theatres, cinema halls, Multi purpose shopping malls, Multiplex / I Max theaters, service industries not exceeding 30 HPEM, Petrol filling stations with garages and service stations, public utility buildings, newspaper offices with printing presses not exceeding 30 HPEM, parks, playgrounds, swimming pools and recreational uses, contractors plant, ware-housing, public and private retail and wholesale markets, transport terminals for goods and passengers. Computer software units, IT enabled services on Independent plots having at least 1000 sq.mts. size.

**Uses Permissible on Appeal to the VGTMUDA**

Hotel and transient visitors homes, temples, mosques, churches and other religious buildings, all clean industries, light industries exceeding 30 HPEM and not exceeding 100

HPEM, taxi and scooter stands, storage for perishable and inflammable goods, sport stadium, hospitals & nursing homes, educational, technical and research institutions.

**Uses prohibited**

Dwellings except those of essential watch and ward personal, quarrying of gravel, sand, clay or stone except for purpose of development of the area.

**4. INDUSTRIAL USE ZONE:**

**Uses Permitted**

All types of industries, except obnoxious or hazardous industries, wholesale business, establishments, ware-housing & storage, newspaper offices with printing presses, accessory uses, petrol filling stations, with garages and service stations, contractors plants, parks and play grounds, general purpose farms, nurseries, restaurants, public utility buildings, transport terminals for goods and passengers, Junk yards, taxi stands,

Residential buildings for essential workers, staff for watch and ward, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable, Poultry & dairy forms.

**Uses Permissible on Appeal to the VGTMUDA**

All obnoxious and hazardous industries and accessory uses, Commercial entertainment of a transient nature like a circus, storage of perishable and inflammable goods, sports stadium, and other recreational uses, hospitals, nursing homes, educational, technical and research institutions. technical research institutions, quarrying of the gravel sand, clay or stone, sewage farms.

**Uses prohibited**

Dwelling except those of essential workers, staff for watch and ward, residential buildings, boarding houses, lodging houses, all uses not specifically mentioned herein.

**5. PUBLIC & SEMIPUBLIC USE ZONE:**

**Uses Permitted**

Local, State, Central Government offices & uses, Semi Government, Public undertaking offices & uses, Defense Uses, Research Institutions, Research and development centers, libraries, all Educational & Medical Institutions, all types of Hospitals, Social, welfare and Cultural Institutions, Religious buildings / centers, Art galleries, uses incidental to government offices and their use, Monuments, Municipal & Community facilities, Conference halls, Auditoriums, Public Utilities, Radio Transmission and wireless stations, rail & road terminus, off street parking, burial ground, cemeteries and crematoria, sports stadium, swimming pools, gardens, parks, play grounds, golf courses and other recreational uses requiring extensive open space, exhibitions and fair grounds, special recreational areas, picnic spots, geological &, botanical gardens, museums, aquarium, water fronts and areas of scenic interest and national parks, Computer software units, IT enabled services on Independent plots having at least 1000 sq.mts. size.

**Uses Permissible on Appeal to the VGTMUDA**

Residential and other uses, incidental to the main use and in no way causing any nuisance or hazard, open air theatres, cinemas halls, restaurants, temporary uses for exhibition, circus fair festivals, Residential flat / plot for group housing for staff / employees, welfare center, auditorium, open air theatre, playground, recreational club, guest house, bank, hostels, water supply installations, sewage disposal works, service stations, warehouses/storage godowns, helipads, commercial uses/centers owned by local / state / central Government.

**Uses prohibited**

All uses not specifically mentioned in are prohibited.

**6. RECREATIONAL USE:**

In Recreational use zone the following uses/activities are prescribed as permitted, permissible on an application to the competent authority, and as prohibited for general guidance. In this zone the total built up area in a particular site shall not exceed 10% of the total site area. FAR and other regulations shall be decided by the VGTMUDA.

**Uses Permitted**

Regional parks, all other parks, playgrounds, children traffic parks, botanical/zoological garden, bird sanctuary, clubs, stadiums, outdoor stadiums, picnic huts, holiday resorts, shooting range, sports training centers, specialized parks/ maidans for multi use, swimming pool, special recreation and special educational areas, bus and railway passenger terminals, library, Museums, public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff. 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 e.t.c. to encourage tourism promotion.

**Permissible Uses/Activities on appeal to the VGTMUDA**

Building and structures ancillary to uses permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas.

**Uses prohibited**

Any building or structure except the structures required for recreation / tourism promotion, dwelling units except for watch and ward, Uses not specifically permitted therein.

**7. TRANSPORT & COMMUNICATION USE ZONE:**

**Uses Permitted**

Road transport terminals [Bus terminals & depots], goods terminals, parking areas, circulations, airports buildings and infrastructure, Helipads, truck terminal, motor garage, workshop, repair and repair shop and facilities such as night shelter, boarding house, banks, restaurant's, booking offices, transmission center, wireless station, radio and television station, Telephone exchange, observatory and weather office, Petrol filling stations with garages & service stations, weigh bridges, ware housing godowns, Government offices, Public utility buildings.

**Permissible Uses/Activities on appeal to the VGTMUDA**

Any other use/activity incidental to transport and communication use, Residential dwelling units for essential staff and watch and ward.

**Uses prohibited**

Use/activity not specifically permitted.

**8. CONSERVATION ZONE:**

**Uses Permitted**

Agriculture, Horticulture and forestry use, Parks, Botanical gardens, Picnic spots, Public utilities, Electrical sub stations, Microwave radar/ cell phones tower / T.V. tower and station are permitted in the zone.

**Uses prohibited**

All the uses / activities not specifically permitted here in and quarrying are prohibited in this zone.

**9. WATER BODIES:**

Water bodies Zone generally indicates all existing water courses, rivers, canals, lakes, tanks and kuntas as indicated in the topographical sheets published by the Survey of India / Revenue records / Satellite image/ Irrigation Department / or other competent authorities. The boundary of the water bodies relate 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 and the buffer belt of minimum 30 meters around the FTL. The only exception is fishing, boating, and picnics along the banks. The only construction allowed is open to sky jetties for boating, platforms for fishing and rain shelters and snack bars each not exceeding 10 sqm in area not exceeding four in numbers around one water body.

**SPECIAL RESERVATIONS:**

Heritage Buildings and Areas as notified by the Archeology & Museums department are to be preserved and protected irrespective of the use specified in the Zonal Development Plan.

**BUILDING REGULATIONS:**

To permit all types of buildings in the above mentioned zones, the guidelines approved by the government are to be followed. For the present the rules as approved by the government in G.O.Ms.No.423 MA., dated 31-07-1998 are applicable and the instructions issued by the Government from time to time has to be followed.

S.P. SINGH,  
Secretary to Government.

  
Section Officer