

# Draft Policy Guidelines

(Perspective Plan – APCRDA)

## INTRODUCTION

AP Capital Region Development Authority is constituted for the purposes of planning, coordination, execution, supervision, financing, funding and for promoting and securing the planned development of the Capital region development area.

APCRDA Act came into force in 2014. As per the section 38 of the Act, the Authority shall, within one year of its constitution or within such time as the Authority may extend, prepare a perspective plan for the capital region.

Singapore Government and Government of Andhra Pradesh entered into a MoU to prepare a Perspective Plan for the Capital Region. CRDA has taken the services of the Singapore Govt. in preparation of Perspective Plan for the Capital Region.

Perspective plan is a long term strategic plan providing the goals, policies, strategies and general programs of spacio-economic development of the capital region in line with the policies of the government, and includes plans for land use, infrastructure, transportation and socio-economic development prepared for the whole of the capital region that guide the development and is revised every 10 years.

In APCRDA region, there are 12 urban local bodies and 953 revenue villages. To have a future direction for planned development of the region, draft policy guidelines are prepared. For development of the region relevant government orders, Land uses, Zoning regulations, Building Byelaws and other related plans covered by approved Master Plan / ZDP / Other Development Plans shall prevail over the policy guidelines, in case there is any inconsistency between the two. In respect of habitations, developments may be permitted up to 500 meters from the existing habitations. However, if there is any discrepancy in the provision made in the Master Plans/ Development Plans, that provision shall prevail over the policy guideline mentioned above.

## Policy Guidelines

Extent of Jurisdiction (applicability):

The policy Guidelines are applicable to the entire APCRDA Region as declared under APCRDA Act, 2014. The provisions of this document are to be read along with the Perspective Plan 2015, report and the policy guidelines mentioned herein. The developments that are lawfully established prior to the coming into force of these policy guidelines shall be allowed to continue as non-confirming uses.

### USES PERMISSIBLE IN VARIOUS LAND USE ZONES

1. The following Policy Guidelines specify uses that are permissible in each land use zone in the planning area. However these Policy Guidelines are suggestive in nature and may be one of the parameters to grant or refuse the permission by the APCRDA.
2. The Land Use Zone categories proposed in the perspective plan and suggestive policies in each land use zone are given as below:

### LANDUSE ZONE CATEGORIES

1. Agricultural Zone
  - A. Agriculture Protection Zone - 1
  - B. Agriculture Protection Zone - 2
  - C. Agricultural Protection Zone - 3
2. Urban Zone
  - D. Existing Urban area
  - E. Proposed Urbanized area
3. Industrial Zone
  - F. Industrial (I) Zone
4. Development Corridor Zone
  - G. Development Corridor
5. Infrastructure
  - H. Traffic and Transportation
  - I. Multi Model Integrated Logistic Hub
  - J. Airport Area
6. Protection Zone
  - K. Water Bodies
  - L. Hills and Forest

## 1. Agricultural Zone

### A. Agriculture Protection Zone - 1

The prime fertile agricultural land and plantations are zoned as Agricultural Protection Zone - 1. It includes fertile lands, existing plantations, and aquaculture areas. This zone provides the opportunity to protect the existing agricultural / rural land use activities to be intact, and will not facilitate urbanization.

Permissible Uses:

1. Agriculture , Horticulture, Orchards and nurseries dairy and poultry, farm housing , fish farming, slaughter house, cottage industry not involving the use of any machinery driven power which do not create noise, vibration, smoke or dust.
2. Agro-based Industries up to 75 HP, Hollow bricks industry, feed mixing plant etc.
3. Brick Kilns and Lime kilns, Power Plant
4. Public utility establishments such as sub-station, receiving station, Sewage disposal, Gas installation, water supply installations including treatment plants.
5. Brick, Tile or Pottery manufacture
6. Hospital treating contagious diseases for disabled patients.
7. Petrol filling stations with garages
8. Weigh bridges, service and repair of farm machinery
9. Godowns for storage of agriculture produce, fertilizers, cooking gas cylinders.
10. Quarrying of gravel, sand, clay, stone etc.

### B. Agriculture Protection Zone - 2

All agriculture land beyond the proposed Outer Ring Road and outside the urbanizable boundary of the regional centres is zoned for protection under Agricultural Protection Zone- 2. Land is primarily reserved for the City's Expansion in the future. This zone acts as a green belt (the region's green lungs) and also restricts development beyond the outer ring road. Recreational developments that help preserve nature are allowed in this zone. Recreational Developments like parks and playgrounds, Open to sky recreational activities, recreation and temporary structure for public purposes such as fairs, exhibitions, amusement parks in the form of tents, shamianahs and tarpaulin shelters erected for temporary and ceremonial activities, Parking lots etc., In this Zone, the activities permissible in Agricultural Protection Zone-1 are also allowed.

### C. Agriculture Protection Zone - 3

Land is earmarked for the City's future expansion towards the City's west. All activities that are permissible in Agriculture protection Zone 1 and 2 are allowed. Activities permitted in the Proposed Urbanised Zone are allowed. Most of the area has Master Plan / ZDPs inforce which will prevail over the policy guidelines in case there is any inconsistency between the two.

## 2. Urban Zone

### D. Existing Urban area

The Existing Urban areas shown in the Perspective Plan have Master Plans /ZDPs / ILUPs. The Land uses and zoning regulations proposed in the Master Plans/ ZDPs/ ILUPs shall prevail and followed.

### E. Proposed Urbanised area

The Proposed Urbanised area has either Master Plan / ZDP which will prevail and followed.

## 3. Industrial Zone

### F. Industrial Zone

Permissible uses in Industrial land use Category:

All Industries are classified in to three categories viz., Green, Orange and red by ministry of Environment & Forests, Government of India. Accordingly permissions may be given for industries as per the prevailing rules and regulations in Andhra Pradesh. In the Perspective Plan each second order city is primarily assigned an economic activity. This parameter may also be looked in to while giving permissions by APCRDA.

## 4. Development Corridor Zone

### G. Development Corridor (DC)

Permissible Activities in Development Corridor (DC)

1. Higher order Commercial establishments.
2. Planning area specific non-polluting green industrial establishments.
3. All uses specified in Mixed Use / Multiple Use in the concerned Master Plans.
4. Infrastructure projects, and logistics based activities.

## 5. Infrastructure

### H. Traffic and Transportation

Under Traffic and Transportation, 75 meter wide Inner ring road , 150 meter wide outer ring road, railway line (single line & double line), sub urban rail, dedicated flight corridor, high speed rail, water ways, National Highway, State Highway, District Roads and all other category of Roads may be taken. The right of way or alignment of all the above transportation network will be either as shown in the detailed Master Plan or the actual alignment on ground.

### I. Multi Model integrated Logistic Hub

This Facility is mainly proposed to have interchange of goods from one mode of transport to another mode of transport. This will act as a transit hub among different modes of transport. Loading, Unloading and related main and ancillary activities are allowed in this use. In addition to the above, logistic hub related activities are also permitted in this zone. The details of the same may be given in the detailed area development plan / Project Plan.

### J. Airport Area

All Airport related activities shall be permitted in this Zone with the prior approval of airport authority.

## 6. Protection Zone

### K. Water bodies

1. All existing water courses, rivers, lakes, tanks and kuntas as indicated in the topographical sheets published by survey of India/revenue records, satellite imagery, irrigation department or other competent authorities or as per the orders of the honorable courts.
2. The boundary of water bodies relate to FTL / HFL.
3. In water bodies no construction is permitted in the water spread and the provision of buffer belt shall be as per Government orders inforce.
4. The only exception is fishing, boating and the picnics along the river banks
5. The only construction allowed is open to sky jetties for boating.
6. Platforms for fishing and rain shelters.

### L. Hills and Forest

All Reserved Forests as notified by the Forest Department. No activity other than forest and greenery is permitted in this zone unless expressly allowed by the Forest Department. Forest boundaries shall be as per Forest Department records.