

ELURU MUNICIPALITY
DETAILS OF SANCTIONED MASTER PLAN
(GENERAL TOWN PLANNING SCHEME)

CONTENTS

S. No. 1	Subject 2	Page No. 3
1.	G.T.P. Scheme of Eluru Municipality sanctioned in G.O.Ms. No: 312 M.A., dated 25.7.1975.	i & ii
2.	Zoning regulations under sanctioned Master Plan of Eluru vide G.O.Ms.No. 948 M.A., dt. 16.11.1978.	1 to 10
3	Delegation of powers to Director of Town and Country Planning for relaxation of special regulations vide G.O.Ms.No. 103 M.A., dt. 11.2.1982.	11 & 12
4.	Size of plot in the sanctioned Master Plan under various uses - variation vide G.O.Ms.No. 203 M.A., dt 19.4.85.	13 & 14

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Eluru Municipality – General Town Planning Scheme – sanction – Accorded.

HEALTH, HOUSING AND MUNICIPAL ADMINISTRATION DEPARTMENT

G.O.Ms.No. 312 M.A., B2

Dated : 25th July, 1975.

Read the following :

- 1) G.O.Ms.No. 615 M.A., dated 5-7-1968.
- 2) G.O.Ms.No. 312 M.A., dated 18-4-1972.
- 3) From the Commissioner and Special Officer.
Eluru Municipality, Lr. No. G1.12008/68, Dated : 10-5-1974.
- 4) From the Collector, West Godavari, L. Dis. No. 13615/74/B3
dated 9-7-1974.
- 5) From the Board of Revenue, Letter L. Dis. G3-2562/74,
dated 29-7-1974.
- 6) From the Director of Town Planning, Lr. Roc.No.
14385/70 H4, dated 1-11-1974.

—:oOo:—

ORDER :

Under sub-section (3) of Section 14 of the Andhra Pradesh (Andhra Area) Town Planning Act, 1920 (Act VII of 1920) the Governor of Andhra Pradesh hereby sanctions the General Town Planning Scheme of Eluru Municipality approved by Eluru Municipal Council in its resolution No. 404 dated 17-11-1971. A copy of the scheme as sanctioned is shown in Appendix-I to this order.

2. The Commissioner and Special Officer, Eluru Municipality is requested to see that a copy of the scheme is kept open to inspection by the Public at the Municipal Office and at the offices of the Panchayats affected by this scheme during the office hours for a period of six months from 10th day of August, 75.

3. The Notification in Appendix II will be published in the Andhra Pradesh Gazette.

Syed Mohamed Amjad Ali Khan
Joint Secretary to Government.

Forwarded to :

The Director of Printing Stationery & Stores Purchase, Hyderabad (for
publication of the Notification in the Andhra Pradesh Gazette)
The Commissioner and Special Officer, Eluru Municipality
The Collector, West Godavari District, Eluru.
The Board of Revenue, Hyderabad.
The Panchayat Raj Department, Hyderabad.

//By Order//

Sd/- Y. Subbarao
Section Officer

APPENDIX - 1

A general Town Planning Scheme in respect of all the lands within the limits of the Municipality and in its vicinity covered by the following village :

Boundary of the General Town Planning Scheme

1. Satrampadu	.....	Full village.
2. Gowaravaram	.....	-do-
3. Sanivarapupeta	.....	-do-
4. Dondapadu	.....	-do-
5. Tangellamudu	.....	Part which is still outside the municipal limits.
6. Kamadavolu	.....	Full village.
7. Eluru	.....	Part of which is still outside the Municipal limits.
8. Vatluru	.....	Part of the village the boundaries of which are as followed.

The northern portion of the village with the following southern boundary.

Starting from the western boundary of Vatluru at 765 R.S. No. running towards East with the southern boundaries of R.S. Nos. as follows :-

765, 770, 776, 670, 669, 656, 641, covering Railway line 615, 614, 561, 662, 564, 567, 563, 571, 591, 590, crossing channel 1010, 1009, 1012, 1034, 1032, 1042, 1046, 1047, 1131, 1130, 1126, 1123, 1158 and 1157.

APPENDIX - II

NOTIFICATION

Under sub-section (5) of section 14 of the Andhra Pradesh (Andhra Area) Town Planning Act, 1920 (Act VII of 1920), the Governor of Andhra Pradesh hereby declares that under sub-section (3) of the said section, he has sanctioned the General Town Planning Scheme (Outline Development Plan) of Eluru. The said scheme will be open to inspection by the public at the municipal office, Eluru and at the offices of the affected Panchayats during office hours for a period of six months from the 19th day of August, 1975.

Sd/-

Section Officer.

// True Copy //



THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

No. 1)

HYDERABAD, THURSDAY, JANUARY 4, 1979.

Part I—Notifications by Government, Heads of Departments and other Officers, Etc.

CONTENTS

X X

X X

X

X

NOTIFICATIONS BY GOVERNMENT

HOUSING, MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(MUNICIPAL ADMINISTRATION)

CERTAIN DRAFT VARIATIONS IN THE MASTER
PLAN OF ELURU MUNICIPALITY.

G. O. Ms. No. 948, Housing, Municipal Administration & Urban Development (M.A.).
16th November, 1978.)

No.

In exercise of the powers conferred by clause (a) of sub-section (2) of section 15 of the Andhra Pradesh (Andhra Area) Town Planning Act, 1920

(Act VII of 1920) the Governor of Andhra Pradesh hereby makes the following variation to the Master Plan of the Eluru Municipality the same having been previously published at pages 627 to 635 of the Andhra Pradesh Gazette Part 1 dated 30th June, 1977 as required by clause (b) of the said sub-section

VARIATION

The revised zoning regulations prepared by the Director of Town Planning and approved by the Municipal Council, Eluru in its Resolution No. 443 dated 29th July, 1976 are proposed to be incorporated in the General Town planning Scheme of the Eluru Municipality sanctioned in G. O. Ms. No. 312 M. A. Dated 25th July, 1975 which is given in the appendix to this notification.

APPENDIX ZONING REGULATIONS

GENERAL :

1. The implementation and enforcement of the Outline Development Plan, or G.T.P. Scheme or Master Plan as the case may be shall be in accordance with the Zoning Regulations herein prescribed: In these regulations, the following use zones are identified.

- | | | |
|-------|----------------------------|-----------|
| (I) | Residential Use | .. Zone |
| (II) | Commercial Use | .. Zone |
| | (a) Local Commercial | \| .. Zone |
| | (b) Central Commercial | > .. Zone |
| | (c) General Commercial | \| .. Zone |
| (III) | Industrial Use | .. Zone |
| | (a) Light Industrial | \| .. Zone |
| | (b) Heavy Industrial | > .. Zone |
| | (c) Special Industrial | \| .. Zone |
| (IV) | Public and Semi public use | .. Zone |
| (V) | Agricultural Use | .. Zone |

2. The uses permitted in these Zoning Regulations are subject to overall conformity with the outline development plan or G.T.P. Scheme or Master Plan as the case may be. These regulations will not prohibit the existing use 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-conforming use i.e., a use under these regulations, will not be permissible in the concerned zone, no expansion of existing use will be permissible provided further that it will be open to the competent authority (Director of Town Planning) 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-conforming and which in its opinion is injurious to the particular use zone.

3. The following regulations specify uses that are permissible in the normal course, uses that may be permitted on appeal to the competent authority (Director of Town Planning) through the Municipal Council and uses that are prohibited entirely in each use zone in the planning area: These regulations shall guide the grant of refusal of the permission and shall be enforceable by the Municipal Council:

I. RESIDENTIAL USE ZONE :

1. All areas for residential uses are indicated in the General Town Planning Scheme or Out Line Development Plan or Master Plan as the case may be. The residential use Zones are further sub-divided into density zones designated as low density, medium density and high density. The designated low density denotes that in this sub-zone the permissible gross density is (X) persons per acre. Similarly Medium density is (X) persons per acre and high density is persons per acre.

(X) This will be fixed for different towns at the time of notification.

NOTE :

For purpose of calculating gross density, one dwelling unit will have 5 persons. All land meant for community facilities like local shopping, parks, internal streets and service roads not exceeding (82 feet) or 25 meters and half the width of peripheral roads, if any should be taking into consideration.

Uses permitted.	Uses permissible on appeal of the competent authority (DTP) through Municipal Council.	uses prohibited
1	2 ✓	3
Dwellings, Detached, Semi detached tenements flats, dispensaries, community hall post office, Police station, Fire Station, electric sub station, nursing home, Schools offering general educational courses, playgrounds and play fields, libraries, gardens plant nurseries and 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 creates noise, vibrations, smoke, dust etc. provided that such home occupation and cottage industries shall not be permissible in tenemental dwelling or flat or detached house, swimming pool, boarding houses, bachelor quarters, hotels, clubs and philanthropic associations of non commercial nature, professional establishments satisfying the requirements of the home occupations.	Retail shops, petrol filling stations and installation of machinery incidental to shopping or running of customary home occupation and cottage industries permissible under accessory uses clearly incidental to residential use which will not create nuisance or hazard Temples Mosques other religious buildings, Municipal, State and Central Government uses, Hostels, according to standards specified and measured in terms of the population they are to serve. Cosmetics, multipurpose or Junior Technical schools, not giving rise to smoke, noise or other nuisance; auditoria, public assembly halls, sport stadia, transient visitors camp, taxi and scooters stand, bus terminals, railway platforms for goods and passengers public buildings, hospitals not treating contagious diseases, or mental patients.	All uses not specifically herein permitted including the following Quarrying of grave stone, clay; etc; except for the purpose of Development of the areas. Commercial entertainment like touring cinemas, circus and other show-Polytechnic and Higher Tech. Institution Polytechnic and Institutions requiring machinery etc. irrigate farms sewage farms.

3. SPECIAL REGULATIONS :

(a) Detached and Semi-detached houses :

(1) Plot Size: (i) A plot intended for residential purposes shall not be less than 250 Sq. Meters, with a minimum width of 10 meters in all areas of the Town other than those set apart of—

(a) But areas declared as such under section 205 of Andhra Pradesh Municipalities Act, 1965.

(b) Slum clearance and rehabilitation areas as notified under the Andhra Pradesh Slum Improvements (Acquisition of Lands) Act, 1956.

(c) Areas to be developed by the Government or the Municipality or any other authority authorised by the Government or the concerned Municipality for housing harijans, persons belonging to weaker sections of the Society, persons engaged in unclean occupations, and

(d) Housing for Industrial workers.

ii. A plot intended for residential purposes in areas set a part or proposed by various authorities under categories (a), (b), (c) and (d) mentioned in sub-rule (1) above shall not be less than 8 Metres x 12 Metres.

(2) Frontage of plots: The ratio of depth of the plot in relation to the width of the frontage shall normally range between 2 and 3. Average individual plot shall have a minimum frontage of 10 metres on the access road existing private or public street)

(3) No. of Floors: Normally only two storeyed building shall be allowed on each individual plot and any additional floors may be permitted on appeal to the competent authority (D.T.P.).

(4) Plot coverage : The coverage of plot shall not exceed 50% of total plot area. In case of more than one storey the F.S.I. will not exceed 1.5 1/2

(5) Set Back lines : The following minimum set back lines are prescribed.

Extent of plot	Building line from plot line	Min-rear set back from plot line	Side set back from plot line
----------------	------------------------------	----------------------------------	------------------------------

(a) Upto 250 sq. Mts. (2798 sq.ft) Asper building lines prescribed	(a) 3.00mts. (10')	(a) 1.5 Mte. (5') on two sides or 2.5 Mts. (8') on one side.
(b) 250 sq. Mts. (2798 Sq.ft) to foreachdevelopment to 335 Mts. (3600 Sq. ft.) as shown in the plan.	(b) 3.00 Mts. (10')	(b) 1.50 Mts.(5') on two sides or 3.00 Mts. (10') on one side.
(c) 335 Sq. Mts. (3600 Sq. ft.) to 670 Sq. Mts. (7200 Sq. ft)	(c) 3.00 Mts. (10')	(c) 1.50 Mts. (5') on one side and 3.00 Mts. (10') on both sides.
(d) 670 Sq.Mts (7200 Sq. ft) and over.	(d) 3.00 Mts. (10')	(d) 3.00 Mts. (10') on both sides.

Road Widths,

(1) 12 Mts. (40 ft) and below	(1) 1.50 Mts.(5')	(1) 3.00 Mts. (10')
(2) 12 Mts. (40 ft) 18 Mts.(59ft)	(2) 3.00 Mts. (10')	(2) 3.00 Mts. (10')
(3) 18 Mts. (59ft) and over	(3) 4.5 Mts. (15')	(3) 3.00 Mts. (10')

NOTE :

In case of the special categories of Housing the set back lines are to be fixed by the competent authority (Director of Town Planning).

(B) TENEMENTS AND STORYED FLATS :

Tenemental and storyed flats shall be built only in the areas especially reserved for such use and shown in the plan as big and medium density areas.

(1) Plot size : The minimum size of an individual plot intended for tenements and flats shall be

335.00 Meters or 3600 Sq. feet.

(2) No. of floors : Number of floors shall not exceed the number prescribed in rules.

(3) Maximum floor coverage : The maximum coverage of the site shall not be more than 50% of the plot area and maximum F.S.I. 2.

(4) Lifts : As per the standards that may be prescribed by the responsible authorities, Municipal council, lifts shall be provided In all building having more than four storyed (Ground and Upper floors.)

(5) Parking and garage : Facilities as may be prescribed by the responsible authorities, Municipal Council, shall be provided.

(6) Shopping : The same regulations as applicable in commercial use zone, shall be applicable to shops permitted in residential areas.

(7) Other Community Buildings : The same regulations as applicable in commercial use zone, shall be applicable to community building permitted in the residential zone.

II. COMMERCIAL USE ZONE :

1: CATEGORIES OF COMMERCIAL USES :

This zone is further sub-divided into 3 sub-zones namely . (a) Local Commercial (b) Central Commercial and (c) General Commercial.

The following table prescribed the uses that are permitted in the zone in the normal course, uses that are permitted on appeal to the competent authority (Director of Town Planning) through Municipal Council and uses that are prohibited entirely.

Uses permitted.	Uses permissible on appeal to the competent authority (D.T.P.) through Municipal Council.	Uses prohibited.
1	2	3
'A'		
Local Commercial.		
Retail shops, dwellings of employees working in the area, residential hotels, restaurants and their accessory uses, professional business establishments, schools, offering general Educational Courses, Libraries, offices and banks, parks playground and other recreational uses, 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 without service stations. Flour Mills and coffee grinders, dhall grinders, oil rotaries not exceeding 10 H.P.E.M.	Service Industries not involving manufacture no requiring extensive land. Petrol pumps with Service Station, clean industries with upto 4 employees and not exceeding 15 H.P.E.M. Coal and timber storage, taxi and scooter stands transport terminals etc, Government offices, research and social, service, institutions, circus and public utilities, Multipurpose or Junior Technical Schools.	All uses not specifically mentioned here is including the following Quarrying of gravel, sand, clay and stone-except for the purpose of Development of the area. Agricultural uses, except nurseries, contractors, plant ware housing and storage of perishable and inflammable commodities.
1	2	3
Central Commercial		
Multi-storey dwelling 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, theatres cinemas and public assembly halls, cultural centres social and welfare institutions, commercial entertainment of a transient nature service industries, not exceeding 15 H.P. Electric Motor petrol filling stations, with Garage and service stations public utility buildings parks, playgrounds, temples, mosques, churches and other religious buildings.	Wholesale markets, news paper office with printing presses, taxi and scooter stands, nursing homes, hospitals and medical centres clean industries not exceeding 20 H.P.E.M. sport stadia, transport terminals for both goods and passengers, colleges, technical and research institution, polytechnics and swimming pools.	All uses not specifically mentioned here including the following : Agricultural uses of all type quarrying of gravel, sand clay and stone except for the purpose of development of the area. Contractors plant, ware housing and storage of perishable and inflammable commodities.
GENERAL COMMERCIAL		
All retail and wholesale business and their accessory uses, professional business establishments, offices, financial and financial institutions, commercial entertainment of a transient nature, of theaters, service industries not exceeding 20 H.P.E.M. petrol filling stations with garages and service stations, public utility buildings, newspaper office with printing presses, park and play grounds contractors plant, ware housing, public and private retail and wholesale markets, transport terminals for goods and passengers.	Hotel and transient visitors homes, temples mosques, churches, and other religious buildings, all clean industries light industries exceeding 20 H.P.E.M. Taxi and scooter stands, storage for perishable inflammable goods, sport stadium swimming pools and other recreational uses, hospitals and nursing homes educational, technical and research institutions.	Dwellings except these of essential watch and ward personnel all agricultural uses quarrying of gravel, sand, clay of stone except for purpose of development of the area.

3. SPECIAL REGULATIONS :

(1) Plot size : The size of an individual plot shall depend on the layout of the commercial area but not, such plot, shall be less than 18 sq. metres and not less than 3.25 metres wide on the street side.

(2) Height of Building : The height of the building shall be governed by the F.A.R provided that the height shall not exceed 1.5 times the width of the abutting road No. building shall have more than four floors including ground floor and the total height of any building shall not exceed 15 metres. Additional floors may be permitted by the competent authority (Director of Town Planning) on appeal.

(3) Floor Coverage : The maximum floor coverage shall not be more than 60% of the plot area and maximum F.A.R.1.4.

(4) Set back lines : The set back line from the street edge shall be in accordance with building line specified on the plan and as approved for each development.

(5) Service lane if provided should have a minimum R/W of 9.00 Metres (30 feet).

(3) Parking of Motor Vehicles :- Parking shall be provided as approved in each case. The following standards shall however be kept in view in providing parking space.

Shops :

One parking space to be provided for every 46.00 Sq Metres (500 Sq. ft) of sales areas in case

of Retail shops.

One parking space to be provided for every 65.00 sq. mts (700 sq.ft) of floor area of offices and Business premises.

One parking space to be provided for every (10) seats in case of Restaurants.

One parking space to be provided for twenty seats in case of Theatres, Cinemas and Auditoriums.

One parking space to be provided for every 10 guest rooms in case of two star hotels.

One parking space to be provided for every 8 Guest rooms in case of three star hotels.

One parking space to be provided for each 4 Guest rooms of Four and Five star hotels.

4. OTHER USES : The same regulations are applicable to identical usage in the particular zone in which usage is permissible in the normal course, shall be applicable in this zone also.

III. INDUSTRIAL USE ZONE :

1. Categories of Industrial uses : This zone is further sub-divided into 3 sub-zones namely (A) Light Industrial (B) Heavy Industrial (C) Special Industrial.

The following table prescribes the uses that are permitted in the zone in the normal course uses that are permissible on appeal to the competent authority (D.T.P.) through Municipal Council and uses that are prohibited entirely.

1. (AA)

Light Industrial

<i>Uses permitted.</i>	<i>Uses permissible on appeal to the competent authority (D.T.P.), through Municipal Council.</i>	<i>Uses prohibited.</i>
1	2	3
All types of light industries, clean industries and service industries not exceeding 100 H.P.E.M. indicated in Annexure 1 whole-sale business, establishments, warehousing and storage newspaper office with printing presses, accessory uses, petrol filling stations with garage and service stations, contractors plat parks and playgrounds, general purpose Farms, nuseries, restaurants, public utility buildings, transport terminals for goods and passengers.	Commercial entertainment of transiente nature like a circus, storage of perishable and inflammable goods sports stadia swimming pools and other recreational uses, Junk yards, taxi and scooter stands, hospitals nursing homes, educational, technical and research institutions.	Dwellings except those of essential watch and ward personal. Religious buildings, boarding houses, lodging houses irrigated and sewage forms Quarrying of gravel, sand, clay or stone except for purpose of Development of the area. Industries specified in Annexure II and III.

2. (A) SPECIAL REGULATIONS :

1. Plot size: The minimum plot area shall be 10 cents and the maximum one acre. The maximum H.P. permissible in a site shall be regulated as follows:

<i>Extent of Site.</i>			<i>H. P. Permissible.</i>			
0.041	Hector	0.082	Hector	(10.20)	cents	20 H.P.
0.082	Do.	0.205	Do.	(21.50)	Do.	50 H.P.
0.205	Do.	— 0.307	Do.	(51.75)	Do.	75 H.P.
0.307	Do.	— 0.410	Do.	(76.100)	Do.	100 H.P.

2. No. of Floors: The number of floors shall not normally be more than 2 floors and any additional floors may be permitted on appeal to the competent authority (DTP).

3. Floor coverage : 60% of plot area.

4. Floor Area ratio : 1 : 2.

5. Set back line : The building line on the street size shall be as approved for the particular development or as shown in the plan.

6. Parking of Motor Vehicle : One parking space for every 93.00 sq. mts. (1,000 sq. ft) floor space in case of whole sale godowns and warehouses.

7. Each Industry to be permitted is subject to its performance characteristics in respect of (1) Noise (2) Smoke and Dust (3) Vibration (4) Odour (5) General Nuisance. These performance characteristics will be judged by the responsible authority (Director of Town Planning) Municipal Council, with his discretionary powers.

Heavy Industrial

<i>Uses permitted.</i>	<i>Uses permissible on appeal to the competent authority (D.T.P.) through Municipal Council.</i>	<i>Uses prohibited</i>
1	2	3
All Industries, including Heavy Industries indicated in Annexure II except abnoxious or hazardous industries, wholesale business warehouses, and storage accessory uses, all other uses permitted in the light industrial zone, junk yards, taxi and scooter stands.	Storage of perishable and inflammable goods sport stadia, swimming pools and other recreational uses, technical or research institutions. Quarrying of gravel, sand clay or stone.	Dwelling, except those of essential watch and ward personnel. Religious buildings Boarding Houses and lodging houses. Irrigated farms and sewage farms. All uses not specifically mentioned herein.

2 (B) SPECIAL REGULATIONS :

1. Plot Area : The minimum plot area shall be 0.205 Hectares.

2. Site coverage : 60% of plot areas.

3. Floor Area ratio : 1:2.

4. Set back line : The building line from street edge shall be as approved from each development or as shown in the plan.

5. Parking of Motor Vehicle : One parking space for 186.00 sq. metres (2,000 sq. feet) of Industrial floor use.

Special Industrial

<i>Uses permitted</i>	<i>Uses permissible on appeal to the competent Authority (D. T.P) through Municipal Council.</i>	<i>Uses prohibited.</i>
1	2	3
All obnoxious and hazardous industries and accessory uses, Junk yards, taxi and scooter stands, sewage farms, storage of perishable goods including special Industries indicated in Annexure III.	Quarrying of gravel, sand, Clay or stone. Service industries accessory to abnoxious and hazardous industries.	Dwelling except those of watch and ward personnel all uses not specifically permissible under these regulations.

2 (C) SPECIAL REGULATIONS :

1. Plot area : The minimum area shall not be less than 0.205 hectares (50 cents).
2. Set back lines : The building line shall be as may be prescribed for each particular development or as shown in plan.
3. Site coverage : 50 percent.
4. Parking of Motor Vehicles : One parking space every 186.00 Sq. Mts. (2,000 sq. ft. Industrial floor use).

IV. PUBLIC AND SEMI-PUBLIC USE ZONE :

1. The Zone specifically set apart for public and semi public uses such as state, Central, Local Government Offices and Recreational purposes. The uses that are permitted in the normal course, the uses that are permissible on appeal to the competent authority (Director of Town Planning) through Municipal Council and uses that are prohibited entirely for the zone are indicated below.

<i>Uses permitted.</i>	<i>Uses permissible on appeal to the competent authority (D.T.P) through Municipal Council.</i>	<i>uses prohibited.</i>
Local, State and Central Government offices, Defence uses, Research Institutions, Educational, and Medical Institutions, Hospitals Social and Cultural institutions, Municipal and Community facilities, Public Utilities Radio Transmission and Wireless stations Rail road terminus, off street parking, burial ground, Cemeteries and crematoriums, sports stadium, swimming pools, gardens, parks, playgrounds 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.	Residential and other uses, incidental to the main use and in no way causing any nuisance, or hazard. open air theatres, cinemas, restaurants, temporary uses for exhibition, circus fair, festivals.	All uses prohibited not specifically mentioned in column No. 1 and 2.

2. SPECIAL REGULATIONS :

1. Plot area : To be determined as per Development Plan.
2. No. of floors : To be determined as per Development Plan or as may be prescribed for each Development by Director of Town Planning.
3. Floor coverage : Not more than 50%.
4. Maximum floor space index : 1 : 1.5 or 1:2.
5. Set back line : The Building line shall be as shown in the map or as may be prescribed for each development by D.T.P.

6. Parking of Motor vehicles : For offices 1 parking space for every 65.00 Sq. Mts. (700 Sp. feet) of floor area. For Cinema and other commercial Entertainment, it shall be 1 parking space for every 20 seats. For other uses parking space shall be provided as prescribed in each case by the competent authority (Director of Town Planning),

V. AGRICULTURAL USE ZONE :

This zone is mainly intended for Agricultural areas growing food grains, vegetables and dairy and poultry farms. The areas permitted in the normal course and uses permissible on appeal to the competent authority (D.T.P.) and uses specifically prohibited as given below :

AGRICULTURAL.		
<i>uses permitted</i>	<i>uses permissible on appeal to the competent authority (D.T.P.) through Municipal Council.</i>	<i>uses prohibited.</i>
Wellings for the people engaged in the farm houses, accessory buildings, agriculture, horticulture, dairy and poultry farms animal rearing and breeding, stables or riding etc. cottage industries, storage processing and sale of farms produce, petrol and other fuel filling stations.	Quarrying of gravel, sand, clay or stone lime kilns, Brick-kilns, workshops for servicing and repair of farm machinery service stations.	All other uses not specifically permitted herein.

ANNEXURE-I

(B) Light Industries

(A) Service Industries

The Industries listed below are categorised as Service Industries

1. Manufacture of confectionary, candies and sweets.
2. Manufacture of Ice, Ice-Cream and Cremary and Soft Drinks.
3. Electric plating and Engraving.
4. Photography and Painting.
5. Manufacture of Bamboo and cane products.
6. Making of card-board box and paper products including paper making.
7. Stationary items including educational and school drawing instruments:
8. Furniture making (Wooden).
9. Cotton and Silk-Printing.
10. Printing book binding, embossing and Block making.
11. Manufacture of small domestic appliances and gadgets such as rooms heaters, coolers, hot plate irons, Lamps.
12. Manufacture of musical instruments.
13. Manufacture of Trunks and metal boxes, suit Cases and small containers.
14. Manufacture of Steel wire products.
15. Metal polishing.
16. Manufacture of procelian ware.
17. Radio service, radio Assembling and manufacture of parts.
18. Manufacture of florescent light fittings including neion-signs,
19. Manufacture of electric lamps, shades, fixtures.
20. Automobile, Scooter and Cycle service and repair workshops.
21. Laundry and Dry Cleaning.
22. General Jobbing and machine shops.
23. Manufacture of brushes.
24. Shoe making and repairing,

Manufacture of

I. CHEMICALS AND CHEMICAL PRODUCTS :

1. Bakelite.
2. Cosmetics.
3. Disinfectants and Insecticides:
4. Drugs.
5. Essences and Aromstic Compounds.
6. Ink
7. Matches.
8. Plastic Material.
9. Soaps.

II. CLOTHING :

1. Canvas Goods.
2. Readymade Clothes.
3. Umbrellas.

III. ELECTRICAL MACHINERIES APPLIANCES AND APPARATUS :

1. Automobile Electrical Parts.
2. Electrical Motor, Appliances.
3. Flash lights.
4. Fans.
5. Frigidaires.
6. Insulated wires and cables.
7. Radio and Electrical Equipments.
8. Storage Batteries.
9. Studio Equipment.
10. Transformers.

IV. FOOD :

1. Canning and Preservation of food.
2. Confectionary.
3. Dairy Products.
4. Dhall Mills.
5. Edible Oils.
6. Floor Mills.
7. Rice Mills.
8. Tobacco and Tabacco Products.
9. Ice.

V. FURNITURE

1. Steel Furniture.

VI. GLASS AND GLASS PRODUCTS:

1. Glass cutting, etching and polishing.
2. Vaccum Flasks.

VII. METAL PRODUCTS:

1. Bolts, chains and building hard-ware.
2. Sheet, metal works.
3. Buttons, Cutlery locks.
4. Metal Galvanizing, Tinning and plating,
5. Metal Containers and steel trunks.
6. Metal Lamps and stoves.
7. Safes and Vaults.
8. Type Foundry.
9. Razer Blades.
10. Umbrella Ribs.
11. Utencils.

VIII. NON-ELECTRICAL MACHINERY :

1. Agricultural Implements.
2. Gramophone Paros.
3. Sewing Machines and Machinery Parts.
4. Printing machine parts.
5. Springs.
6. Steel Gates and Grills.
7. Structural Steel Fabrication.
8. Metal Printing.
9. Textile Machinery.
10. Typewriter parts.
11. Wood Working Mechinery.

IX. TEXTILES:

1. Artificial Leather and Cloth, Water Proof textiles.
2. Cotton textiles.
3. Hosiery.
4. Lace, Silk and Thread.

X. TRANSPORT EQUIPMENT:

1. Bicycles, Frame and Tricycles parts.
2. Motor Vehicjes parts.

XI. WOOD AND CORK:

1. Plywood.
2. Timber.

ANNXURE-II.

Heavy Industries

1. Basic Metal Industries:

Ferrous rough Castings.

Non-ferrous—

2. Foundries and forges.
3. Sheet metal working.
4. Washing soap.
5. Small scale paper mill.
6. Hand Tools.
7. Photographic materials.
8. Ball and Roller Bearings.
9. Shot Chilled Iron.
10. Tea Procession Machinery.
10. Power Station Equipment.
12. Machine Tools.
13. Diesel Engines.
14. ACSR Conductors.
15. Fertilisers.
16. Mixing plants.
17. Particle Board, Chip Boards.
18. Iron Foundries.
 - (i) Rolling.
 - (ii) Smelting and refining of metals
 - (iii) Tube making.

ANNEXURE-III

(Special Industries)

1. Automobile and Coach Building, trucks and trailers, Earth moving machinery.
2. Air crafts.
3. Blast Furnaces, Steel Works and rolloing mills
4. Basic metals.
5. Borax.
6. Cinema slides.
7. Cement.
8. Large Foundries and Forges.
9. Hydrogenated Oils.
10. Large Textile mills-woolen cotton and silk.
11. Large scale Agriculture Implements.
12. Large scale Manufacture of bicycles, sewing machines and typewriters.
13. Large scale non-electrical machinery.
14. Optical Glass and Glass sheets.
15. Rubber Goods.
16. Rayon and Nylon Products.
17. Sugar.
18. Large scale smelting and refining of metals.
19. Structural Steel fabrication.
20. Ship Building.
21. Telephone Equipment.
22. Tin plates.
23. Baby goods.
24. Paper Mills.
25. Chemical Industries and the following.

NOXIOUS INDUSTRIES

1. Acids, fertilisers and Alakaline Chemicals.
2. Animal Oils and fats.
3. By products of petroleum.
4. Bone Meal.
5. Carbon Black, Lamp black.
6. Coal-oven by-droducts and coal for distribution.
7. Bye-stuffs and intermediaries.
8. Distilleries and breweries.
9. Glue and Gelatine.
10. Industrial Gases.

11. Leather Tanning.
12. Large scale manufacture of insecticides and Disinfectants.
13. Manufacture of Rubber Linoleum and Reclamation of Rubber and Industrial Rubber Goods.
14. Manufacture of Ammunitions explosives and Fire works.
15. Manufacture of glass.
16. Paper, pulp, paper boards Newsprint.
17. Power and Industrial Alcohol.
18. Plastisers and Chemical Intermediaries.
19. Thermal generating stations,
20. Timber sawing.
21. Wood seasoning and Curing.

K V. NATARAJAN
Secretary to Government

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Master Plan-Eluru Municipality-Certain draft Variations Confirmed.

HOUSING, MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPT.

G.O. (Ms) No 103 M.A.

Dated the 11th February, 1982.

Read the following :

1. G.O.Ms. No. 312 M.A., dated 25.7.1975.
2. Government Memo. No. 3047/B2/81-1 M.A., dated 5.10.1981.

—:oOo:—

ORDER :

The draft variation to the Master Plan of Eluru Municipality issued G. O. (Ms.) No. 312 M.A., dated the 25th July 1975 Government Memo. No. 3047/B2/81-1 M.A., dated 5.10.1981, was published at page No. 974 of the Andhra Pradesh Gazette Part 1 dated 19th November, 1981. No objections or suggestions having been received, the draft variation is hereby confirmed as appended to this order.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

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

S. KASIPANDIAN
Secretary to Government.

Forwarded to :
The Director of Town Planning, Hyderabad.

//By Order//

Sd/-
Section Officer

APPENDIX

NOTIFICATION

In exercise of the powers conferred by clause (a) of sub-section (2) of section 15 of the Andhra Pradesh Town Planning Act, the Governor of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Municipality, the same having been previously published at page 974 of the Andhra Pradesh Gazette Part 1 dated the 19th November, 1981 as required by clause (4) of the said section.

VARIATION

The proviso given in the appendix to notification is proposed to be added to the Zoning Regulations approved in G. O. Ms. No. 948 M.A. dated 16.11.1978 and published at pages 2 to 15 of the Andhra Pradesh Gazette part 1, dated 4.1.1979 to the General Town Planning Scheme of Eluru Town sanctioned in G. O Ms. No. 312 M. A., dated 25.7.1975 and published at page 802 of Andhra Pradesh Gazette, Part 1, dated 21.8.1975.

APPENDIX

The existing provision of uses permissible under clause 3 will be renumbered as 3.0.1.

The following new clauses under Clause-3 of Zoning Regulations are added.

3.0.2. Power of Relaxation :

The Director of Town Planning may permit such relaxation to any of the Special Regulations except change of land use and uses prohibited under each land use zone provided relaxation sought does not violate statutory requirements under Andhra Pradesh Municipalities Act, 1965 and the Health safety, fire safety, structural safety of the inhabitants and the building and neighbourhood.

All the new, future and widening of streets contemplated in the General Town Planning Scheme should confirm on the lines shown in the sanctioned General Town Planning Scheme (Proposed land use map) provided that reasonable modifications may be made by the Municipal Council with the previous approval of Director of Town Planning, Andhra Pradesh, Hyderabad.

Sd/-
Section Officer.

//true copy//

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Town Planning – Master Plans – Relaxation from Special Zoning Regulations incorporated in the Zoning Regulations regarding size and width of plots of certain draft – variations – notified – Confirmed.

Housing, Municipal Administration & Urban Dev., Department

G.O.Ms.No. 203 M.A.

Dated: 19.4.1985.

Read the following :

1. Govt. Memo. No. 1843/M2/83-2 M.A., dt. 25.10.84.

O R D E R:

The draft variation to the Master Plan of the following Municipalities sanctioned in the G.O. mentioned against their names was issued in Government Memo.No.1843/M2/83-2 M.A., dated 25.10.84. The draft variation was published in Andhra Pradesh Gazette extra-ordinary part.I, dated 27.11.1984. No objections or suggestions have been received, the draft variation is hereby confirmed as appended to this order.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

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

K.M. AHMED,

SECRETARY TO GOVERNMENT

To:

The Director of Printing and Stationery and Stores Purchase,
Chanchalguda, Hyderabad
for publication in the next issue of the Andhra Pradesh Gazette.

- 2) The Director of Town and Country Planning, Hyderabad.
- 3) The Collector.
- 4) The Commissioner.

// By Order //

Sd/-

Section Officer

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of sub section (2) of section 15 of the Andhra Pradesh Town Planning Act, the Governor of Andhra Pradesh hereby makes the following variations to the Master Plans of (1) Kakinada, (2) Kurnool, (3) Eluru, (4) Machilipatnam (5) Mancherial, (6) Mahabubnagar (7) Nizamabad, (8) Nellore, (9) Ongole (10) Rajahmundry Municipalities the same having been previously published in the Andhra Pradesh Gazette Extra-ordinary Part. I date 27.11.1984 and as required by clause (4) of the said section.

VARIATION AND SCHEDULES

Under Special Regulations prescribed for 1) Residential (ii) Local Commercial, Central Commercial and General Commercial, (iii) Light Industrial uses under the clauses 3 (a) (1) 2 (i) III (A) III (B) I, III (2) (C) respectively in respect of item No.1 plot area and width of plot it will be read as provided the size of plot and width of plot prescribed thereon do not apply for individual properly holdings which are existing already prior to the date of sanction of the General Town Planning Scheme/ Master Plan and provided the said size of holdings are registered in two survey records/ Revenue Survey Records, Registered Documents and subject to the condition that all the other Zoning Regulations continue to apply to the said type of plot holdings.

Sd/-

Section Officer.

//true copy//