



GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – House Sites – “Navaratnalu - Pedalandariki Illu” - Visakhapatnam District – Visakhapatnam & Anakapalli Divisions - Government lands identified in Sabbavaram, Pendurthi, Gajuwaka, Parawada, Padmanabham, Bheemunipatnam, Anandapuram, Pedagantyada, Visakhapatnam Rural and Anakapalli Mandal under Land Pooling Scheme for facilitating Housing and House Sites - Formulation of guidelines for implementation of Land Pooling Scheme by arranging developed land to the individuals - Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No.72

Dated:25.01.2020
Read the following:

1. G.O.Ms.No.290, MA&UD (H1) Department, dated:14.11.2016
2. G.O.Ms.No.268, MA&UD (M), Dept. Dt: 09.08.2018
3. G.O.Ms.No.269, MA&UD (M), Dept., Dt:09.08.2018
4. G.O.Ms.No.337, MA & UD (M), Dept., Dt: 22.10.2018
5. G.O.Ms.No.414, MA & UD (M), Dept., Dt: 22.12.2018
6. G.O.Ms.No.12, MA&UD (M), Dept., Dt: 04.01.2019
7. G.O.Ms.No.294, MA & UD (M) Department, Dated: 21.11.2019.
8. From the MC, VMRDA, Lr.No.1075654/2020/Estate/l-1 (DT), dated: 09.01.2020

ORDER:

In the G.O. 1st read above, Government have issued orders formulating Visakhapatnam Urban Development Authority (VUDA) land pooling scheme (formulation & implementation) Rules, 2016 with a direction to the VC, VUDA (now VMRDA) to initiate the land pooling process and furnish the individual land pooling scheme (LPS) proposals in detail to the Government for taking further necessary action.

2. In the G.O.2nd to 6th read above, Government have authorized the Vice-Chairman, Visakhapatnam Urban Development Authority to take up the individual land pooling scheme proposals in detail in Visakhapatnam District under VUDA LPS duly fixing the ratio of land between VUDA and individual.

3. Government in furthering its commitment to the welfare of the people in the State have initiated a flagship program of distributing 25.00 Lakhs House Sites / Housing Units under “Pedalandariki Illu under Navaratnalu Scheme”. Accordingly, the Government vide G.O 7th read above, have constituted a

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Committee under the chairmanship of the District Collector concerned and issued orders for identification of lands that can be made available under Land Pooling Scheme (LPS) in Urban Areas/ Urban Development Authorities (UDAs).

4. In the reference 8th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has forwarded the proposal received from the District Collector, Visakhapatnam wherein it is informed that, the number of beneficiaries eligible for the flagship program "Pedalandariki Illu under Navaratnalu Scheme" comes to 1,50,584 and they have initiated necessary action by constituting field survey teams to identify the lands under Land Pooling Scheme for facilitating housing and house sites. The following details of lands which were identified under land pooling scheme are received by the Government:

Sl. No	Name of the Mandal	Extent under Assignment Ac.Cts.	Extent under POT Ac. Cts.	Extent under Encroachment Ac.Cts.	Vacant Land	Total Ac. Cts.
<u>Visakhapatnam Division :-</u>						
1	Anandapuram	529.35	72.99	483.00	19.06	1104.40
2	Bheemunipatnam	226.74	228.52	30.43	0.42	486.11
3	Padmanabham	23.47	3.29	391.23	97.96	515.95
4	Sabbavaram	399.94	109.69	603.21	261.03	1373.87
5	Pendurthi	330.58	3.70	106.66	54.94	495.88
6	Parawada	190.16	42.23	87.52	23.43	343.34
7	Gajuwaka	0.00	0.00	37.50	51.14	88.64
8	Pedagantyada	10.34	0.00	48.31	100.39	159.04
9	Visakhapatnam Rural	30.21	0.00	59.90	6.29	96.40
Visakhapatnam Division Total		1740.79	460.42	1847.76	614.66	4663.63
<u>Anakapalli Division :-</u>						
10	Anakapalli	811.54	4.18	496.22	140.93	1452.87
Grand Total		2552.33	464.60	2343.98	755.59	6116.50

5. Government, after examining the proposal, observed that certain encroachment lands and land under POT, which are beyond the purview of guidelines issued in G.O 7th read above, are also included in the present LPS

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proposal to take up this flagship program i.e., "Pedalandariki Illu under Navaratnalu Scheme". The District Collector, Visakhapatnam has requested the Government to take a view on inclusion of encroachment lands and lands under POT in this LPS proposal.

6. Therefore, the Government after careful examination of the matter and in exercise of the powers conferred under sub-section (1) read with clause (e) of sub-section(2) of section 116 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, (AP Act No.5 of 2016) and as the "Pedalandariki Illu" programme is meant for distribution of House sites to poor people who do not have housing, as a special case and one time measure, hereby authorize the District Collector, Visakhapatnam and Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam to undertake the exercise of land pooling for the lands in Visakhapatnam and Ankapalli divisions of Visakhapatnam mentioned in the table at para (4) above for development, as the programme is for allotment of house sites to poor people and weaker sections only, with the following modalities:

I. Competent Authorities:

The Government hereby appoint the following officials as competent authority for implementation of this scheme:

SL No	Name of the Mandal	Official
1	Anakapalli	RDO, Anakapalli
2	Anandapuram	SDC, Land Protection, Visakhapatnam.
3	Bheemunipatnam	Project Director, DRDA, Visakhapatnam
4	Gajuwaka	SDC, Steel Plant, Visakhapatnam.
5	Pedagantyada	
6	Padmanabham	SDC, NH-16, Visakhapatnam.
7	Parawada	SDC, KRRC, Visakhapatnam
8	Pendurthi	SDC, NAOB, Yelamanchili
9	Sabbavaram	SDC, APIIC, Visakhapatnam
10	Visakhapatnam (Rural)	RDO, Visakhapatnam

The above Competent Authorities shall work under functional control of the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority and undertake LPS as envisaged in G.O 1st read above.

II. Time line to be followed:

The following timeline shall be adopted during the implementation of the present Land Pooling Scheme, as the process of land pooling will be different from that of general land pooling:

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Sl.No	Action to be taken up	Time line
1	Notification of land pooling	7 days
2	Verification of possession w.r.t various documents and local enquiry	15 days
3	Issue of LPOCs	7 days
4	Handing over the lands to the VMRDA for development.	30 th day from the date of notification immediately after enquiry
5	Development of infrastructure	(3) Months
6	Handing over the developed plots to the holders of LPOCs	After (5) months from the date of notification.

III. **Cancellation of earlier Government Orders:**

Since the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority has informed that the Land pooling process has not been completed as per G.O 2nd to 6th read above and also the stipulated time frame of (6) months for completion of land pooling process is completed, the G.Os 2nd to 6th read above stand cancelled.

IV. **Share of land:**

The following extent of developed land will be allotted to the individual:

Sl.No	Category of Land	Individual share
1.	Assignee	900 sq.yards
2.	Encroacher for more than 10 years	450 sq.yards
3.	Encroacher for 5 to 10 years	250 sq.yards
4.	The VMRDA, Visakhapatnam shall retain 15% of developed land with them to meet the expenses of the development.	

7. In this scheme, the individuals come forward to surrender the lands to Government. On such surrender, the lands will become Government lands and vest with District Collector and the District Collector will hand over the lands immediately to Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority for development.

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8. The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority shall develop the lands under the scheme. After allotting the developed land to the individuals as per their share and after setting apart 15% developed land with Visakhapatnam Metropolitan Region Development Authority to meet the expenses of the development, the remaining part of developed land vests with the District Collector so as to enable to utilize the same for the purpose of Housing Scheme for weaker section.

9. The entire exercise of land poling shall be done under the supervision of District Collector, Visakhapatnam.

10. Accordingly, the District Collector, Visakhapatnam and Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam shall take further necessary action in the matter.

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

**J. SYAMALA RAO
SECRETARY TO GOVERNMENT**

To
The District Collector, Visakhapatnam
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region
Development Authority, Visakhapatnam
The Commissioner, Greater Visakhapatnam Municipal Corporation,
Visakhapatnam.

Copy to:

The Revenue (Assignment-I) Department.
The OSD/PS to Principal Secretary to Hon'ble Chief Minister
The OSD/PS to Hon'ble Minister for MA&UD.
The PS to Secretary to Government MA&UD Department.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER