

Subject:- VUDA - Visakhapatnam - Auction of Plots in
Satellite Township - Rushikonda and
Kapuluppada - Reg.

AGENDA NOTE:

The Government in G.O.Ms. No. 120, Revenue Dt. 8-2-1994 issued orders alienating Government land measuring acres 260.99 cents in S.Nos. 312, 377, 378³⁷⁹ and 380 of Kapuluppada Village and Acres 201.59 cents in S.Nos. 331/2, 332/1 to 13,334/1,4,6 and 338/Part of Madhurawada Village Visakhapatnam district in favour of Visakhapatnam Urban Development Authority for development of Satellite Township. It was also ordered that payment of basic register value shall be done at the rate of Rs.43,000/- and Rs. 40,000/- per acre respectively to the Government. It was also decided that an amount of Rs. 4.5 Crores shall be paid to Roads and Buildings Department for utilisation of Rs. 3.00 crores for development and improvement of Visakhapatnam-Bheemili Beach Road and Rs. 1.5 Crores to Municipal Corporation of Visakhapatnam towards shifting of water pipe lines on N.H.5 which is being widening with A.D.B. assistance.

The following revisions and clarifications are sought from the Government on some of the Government orders issued earlier in respect of Satellite Townships auction.

1. As per para (10) of G.O.Ms. No. 913, M.A. dt. 9-11-87 a specific area in the layout shall be set apart for the EWS who may constitute about 15% of the population. In view of the Government's decision in G.O.Ms. No.413, M.A. Dated. 26-9-96 to auction the lands in such a way that the VUDA can pay Rs. 3.0 Crores to R & B and Rs.1.50 crores to

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Municipal Corporation, Visakhapatnam for specific works and invest the additional income from this project for development of Urban Infrastructure in V.M.R. it is to be clarified whether any area shall be set apart for E.W.S. or not.

2. As per para (11) of the same G.O.Ms. No.913, M.A. Dt.9-11-87 the hills falling within the township shall not be either sold or leased out and they shall only be land scraped or afforested and used as common open spaces. The total extent of the layout is Acs. 203.91 (Government land of Acs. 201.59 and private land of Acs. 2.32). Within this layout there are four small hillocks. Two hillocks form part of the area demarcated and labelled as "Bulk Land-I" (Please refer map enclosed). One hillock forms the area demarcated and labelled as "Bulk Land-II". One more hillock is being left as an open space.

Even if residential plots are made on ^{all} these three hillocks (in Bulk land-I and Bulk Land-II) the open space requirement of 10% over the whole layout is satisfied and also provision has been made for community facilities as per Para 7.4.4- of HUDA Zoning Regulations vide G.O.Ms. No.913, M.A. Dt.9-11-87.

The total open space to be provided (10%) over the whole layout of Acs. 203.91 works out to Acs. 20.39. The area under parks and open spaces actually provided is Acs.21.60. Thus the requirement for open spaces is already met.

The Government may be pleased to consider to permit the creation of residential plots on these three hillocks (situated in Bulk lands-I & II). The two hillocks (of Bulk land-I) are

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situated in the centre of the Rushikonda Satellite Township and having panoramic view. They are best suited for making residential plots. The location is so good that even ANR ICH has pursued a proposal to start an NRI Colony here. Making residential plots here will have much impact on the over all Residential development of the area. One more hillock which forms "Bulk Land-II" is also ideally suited for making residential plots, it is located at the second approach to the layout and has a commanding view of the sea. It is therefore, requested that VUDA may be permitted to make plots on these parts of the layout termed as "Bulk Land- I & II" also and sell them.

3. As per Para-3 of the M.A. & U.D. Memo No. 4123/II(1)/88-4, M.A. Dt. 16-11-88 one applicant is not eligible to purchase more than one plot in the auction process. It is requested that the applicants may be allowed to purchase plots both Rushikonda and Kapuluppada layouts and they may be permitted to buy as many plots in each layout as they desire and also that more than one person in a family may be allowed to purchase plots.
4. The M.A. & U.D. Memo No.4839/I(2)/88-9 M.A. Dt. 16-6-89 has clarified that the transfer of the plot of the land purchased by the highest bidder should be transferred by a sale deed registered in favour of the purchaser by the Collector to confer the title. The Collector conducted auction of plots in the same layouts in 1989 and the transfer of land has not yet been done to the purchasers. Government

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has alienated the ^{same} subject lands to V.U.D.A. in 1995 and now the auction of the remaining plots is in progress.

In order to facilitate smooth transfer of land to the purchasers in both cases, i.e., the old purchasers of 1989 and the new purchasers of 1996 and to avoid complications, the Vice-chairman, VUDA may confer the title to the purchasers instead of the Collector, as the VUDA is now the owner of the subject lands.

Praveen 24.10.96
VICE CHAIRMAN.

COLLECTOR/SPECIAL OFFICER.

RESOLUTION: 109

Resolved to address to the Government for necessary clarification on the above issues.

S. No 1. We need to provide land for EWS lay out. Recommend for certain area to be earmarked for weaker section housing apartments. Evolve a procedure for disposal of such housing & put up for approval to COLLECTOR/SPECIAL OFFICER.

Next govt can be approached to issue necessary orders. Non provision of EWS housing would result in haphazard occupation of vacant lands by servicing population.

2. AOPD

3. Let us follow the G.O. - one plot per applicant in either layout

4. AOPD

W. S. S.
27/12/96