

Rc.NO. /06/

subject No. 154

DRAFT SUBJECT TO VUDA BOARD MEETING :

AGENDA NOTE:

**DEVELOPMENT OF COMPERHENSIVE / INTEGRATED SATELITE TOWNSHIP
THROUGH LAND POOLING SCHEME AT PARADESIPALEM VILLAGE**

1. Reiterating its commitment to planned development the Visakhapatnam Urban Development Authority has proposed to develop a comprehensive/ integrated satellite township at paradesipalem village of Visakhapatnam (R) Mandal.
2. Land is a scarce commodity on which the entire superstructure of human settlement is created and under which quite a lot of infrastructure find their place. Land Procurement through usual procedure of private negotiations or thorough land acquisition requires large capital investment and causing heart burn to some of the sections of the society. As a result several plans remain only on paper.
3. To over come all the hurdles in procuring the land and to avoid heart burns in acquisition it is proposed to pool up the lands of different land owners and re distribute the developed residential plots finally to the owners as per share located in original place of land owners after deducting proportionate extent for creation of infrastructure and the exper component on the infrastructure as per the project economics.
4. The Visakhapatnam Urban Development Authority which is 1st party to the above scheme and being a owner of fairly good extent of land, will play a major role in pooling of private lands, preparation of executing the MOU/MOA, comprehensive development plans, approval of the plans, execution /monitoring of infrastructure developmental activities, creation of amenities with good living standards by protecting the environmental dignity and to redistribute those developed residential plots to the land sharing owners.

5. Strengths and Weaknesses.

VUDA is having expertise and experience in formulating efficacious joint venture projects with well versed PMU.

This project can be well designed and shaped up with broad perspective in the hands of our PLANNING WING with interactions of expertise of this field.

The committed engineers of VUDA can shoulder the responsibility of bringing this project to the standards as any other best projects which have been visited by our in house teams recently.

6. Constraints expected to be encountered

Delays in obtaining necessary approvals.

Legal documentation.

Preparation of plans

7. In this process, the VUDA will formulate a model plan for Paradesipalem village of Visakhapatnam Rural Mandal in an extent of approximately Ac.350.00 with all amenities, of physical & social infrastructure facilities for good ambience

8. Broad Spectrum of Land Pattern

Paradesipalem is a small village situated at distance of about 16 kms from Visakhapatnam on the National Highway leading to Srikakulam. Surrounding areas of Paradesipalem have been developed as residential areas. There is best scope of developing this area as an integrated satellite township with all required amenities with good ambience. Major extent of the present project area is covered by agriculture. A small residential colony (old village site) is situated in extent of about Ac 10.00 cts. Three approved lay-outs in an extent of about Ac.40.00 cts, and about Ac.40.00 of land covered by small scale industries have to be integrated. Further there are three unauthorized lay-outs in the area which needs to be integrated.

9. Other lands to be covered in the project are:

- | | |
|--|----------------|
| 1) Land held by VUDA | Ac. 54.25 cts, |
| 2) Government/ Communal/ Poramboke lands | Ac. 58.07 cts. |
| 3) Private ownership lands | Ac. 138.50 cts |
| 4) Assigned lands | Ac. 91.54 Cts |

Total Ac. 342.36 cts

10. In pursuance of the objective of comprehensive balanced development, the VUDA will approach the private land owners of the model layout and pool up their lands for the above purpose with their consent through negotiations.

11. VUDA will also include its land available in the project area, mainly to create amenities with good living standards in the township.

12. It will also take the responsibility to

- Prepare a layout of original/raw lands clearly demarcating the S.No. and extents of each owner and Govt. lands, community/poramboke lands and lands held by VUDA.
- get approval of the plan and required statutory permissions.
- Demarcate the proposed layout on the ground.
- Take appropriate action to develop the infrastructure facilities with roads, culverts, bridges, drainages, water sources etc. on the land.
- Regulate the communal /poramboke lands to suite the requirements of future by protecting water bodies and greenery in systematic manner.
- Redistribute the developed residential plots to the owners of the lands according to their share as agreed in MOU/MOA after deducting the land for creation of infrastructure facilities and the extent equal lent to expenditure on creation of infrastructure and other developmental charges.

13. As there is no compulsory acquisition of private lands in this process there are no hurdles. As such it can be called as "LAND ACQUISITION WITHOUT TEARS". Further there is no money transaction involved in the process which will give confidence to the land owners that the things will move in right direction.

14. In the process, the VUDA will retain those lands set apart for amenities, required for future needs and commercial plots within its ambit and use them according to the needs, as they are originated as a portion of VUDA land. Communal sites and open spaces etc. will be handed over to the local bodies/resident association as per the prescribed regulations in force from time to time.

15. MODALITIES:

In the joint venture projects taken-up by VUDA so far, the role of VUDA is limited for approval of plans and lending its name for trade without any investment. The private land owner takes the responsibility of developing the lay-out as per the norms by spending his own money.

16. In the present project the VUDA will play a major role in formulation of the project, preparation of lay-out plans, obtaining relevant approvals, execution/monitoring of the infrastructure developmental activities besides forgoing its own land for creation of amenities etc., For the above reason, an additional extent of developed land shall come as a share to VUDA, in addition to the extent in normal joint venture projects.

17. The main deciding factor for arriving at the above is that the expenditure which is going to be spent on the project for the purpose of creating infrastructure. In this connection, the Engineering wing of VUDA has submitted an estimate of tentative cost for providing infrastructure facilities @ Rs 16.00 lakhs per acre on the following items.

- 1) Formation of B.T. Roads
- 2) Construction of S.W. Drains & CD works.
- 3) Providing water supply distribution network with ELSR
- 4) Under Ground drainage system
- 5) Providing external Electrification underground cable.
- 6) Avenue plantation Green belt along geddas, land scaping in parks / open spaces & construction of compound Wall.
- 7) Regularization of Geddas, nallas and water bodies.
- 8) Ducts for Telephone cables and Television cables.

18. Extent of developed residential plotted area

After completion of the infrastructure, the area available for residential plots would be 55% on the raw land area i.e., 2,660 sq yards per acre.

- A) In the normal course, VUDA is getting 11% of the plotted area in joint venture schemes. - (300 Sq.yds)
- B) In the present case, VUDA is taking up the responsibility of creating infrastructure. If it is believed that every sq yard of developed land fetches Rs.4000/-, the extent equivalent to the expenditure on infrastructure of Rs.16.00 lakhs will be 400 sq. yards (or) 15% of the developed area.
- C) VUDA is forgoing land for social amenities and taking the responsibility of getting approvals and permissions 8% of the developed area can be earmarked for this purpose.

Adding up the above three components the VUDA share in the form of developed land, out of the total land held by private owners will be 34% which equivalent to 900 sq. yards of developed area.

- Meetings with the participating landowners have been organized
- A draft memorandum GPA cum sale deed of understanding has been prepared by incorporating the conditions agreed upon in the meeting with land owners are submitted.

- The entire extent of Ac.140 of private land proposed for pooling is held by 30 owners.
- Basing on the above, and on the assumption of maximum chargeability at the rate of Rs.50,000/- per document (for every document executed), the tentative estimate of stamp duty and registration charges are arrived at $30 \times \text{Rs.}50,000 = \text{Rs.}15,00,000/-$. It is proposed to address the Government for claiming concession or exemption on the stamp duty, transfer fee, registration charges as a general policy to encourage land pooling initiatives on a bigger scale.
- It is also hereby proposed to adopt the latest basic value of respective sub-register of the registration district for the purposes of execution of deeds.

In this connection, the following are submitted for perusal to take appropriate decision in this regard.

1. To execute a GPA cum Sale agreement and to execute a sale deed for the VUDA share of land to be transferred from the landowner.
2. Permission to proceed for execution of infrastructure facilities and project related development activities.
3. To authorize the Vice-Chairman, VUDA to execute GPA cum Sale agreements on behalf of VUDA duly seeking ratification from Government.
4. Permission to attend the related tasks as per activity schedule by the different wings of VUDA.
- 4 A. It is proposed to approach AP State Financial Corporation for availing a loan of Rs. 10 to 15 crores for the execution of the project.
5. Permission to prepare comprehensive development plan duly observing prescribed prevailing planning norms.
6. Permission to take steps for exchange the VUDA land wherever necessary in pursuance of development agreement.
7. Permission to constitute a team with HOD's of VUDA to take decisions on individual issues case by case basis to be addressed through course of project implementation.
8. Financial sanction may also be accorded for drawl of stamp duty and Registration charges for purposes of execution of GPA cum sale agreement individual land owners wise at the applicable rates for the entire extent of the land.

The Draft GPA cum Sale agreement, opinion of the Government Pleader are enclosed for perusal.

The matter is placed before the VUDA board for its approval.

- Encl: 1. GPA cum sale agreement .
2. Opinion of the Government Pleader, Visakhapatnam.
 3. Modal application form & sanction proceedings.
 4. Tentative activity schedule.
 5. Sketch showing the details of Government lands, VUDA lands and lands owned by private owners.

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

To
The Vice Chairman,
VUDA,
Visakhapatnam.

Sir,

Application for Land Pooling scheme in accordance with section 13 & 14 of A.P. Urban areas (dev) Act 1975.

- 1) I/we hereby submit application for Pooling my own land for carrying out development works & formation of a comprehensive integrated layout / township. The details of land owned by me are as follows.

a) S.No.	a) S.No.	a) S.No.	a) S.No.
b) Extent in Ac. ___ cts	b) Extent in Ac. ___ cts	b) Extent in Ac. ___ cts	b) Extent in Ac. ___ cts
c) Boundaries :	c) Boundaries :	c) Boundaries :	c) Boundaries :
N	N	N	N
S	S	S	S
E	E	E	E
W	W	W	W
d) Present status :	d) Present status :	d) Present status :	d) Present status :

e) Village / Mandal / District :

- 3) I/ we hereby enclose/ submit the following documents & particulars in respect of the above proposed site.
- 1) PPB/TD registered ownership document
 - 2) Link documents
 - 3) GPA (draft copy)
 - 4) Non encumbrance certificate for past 13 years.
 - 5) Court orders / decree/ partition deed etc, if any
 - 6) Family Tree & share of each in respect of Joint property only
 - 7) An affidavit declaring the total holding of the proposed site is not hit by ALC or covered under any LA proceedings.
 - 8) FMB sketch, 10-1 copy extract, SFA/extract.
- 4) I/we are herewith submitting the declaration form filed by me and request that our application / development proposal may be considered and approved.

Sl. No.	Task	Q1			Q2			Q3		
		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Task to be attended by Administration										
1	Preparation of documents									
2	Getting approval from VUDA Board	10th								
3	Obtaining title documents from the Owners	18th								
4	Draft Development Agreement to be handed over to Owners	25th								
5	Return of documents by the Owners and entering into agreement	25th								
6	Sanction of proceedings of the Vice-Chairman, VUDA in favour of respective land sharing participants	30th								
7	Registration of MOU/ MOA		30th							
			15th							
Task to be attended by Engineering										
1	Attending Surveys/ tests									
2	Designs Preparation		30th							
3	Preparation of Estimates			15th						
4	Ensure approvals			15th						
5	Commencement of Physical execution			20th						
6	Regularization /Draining of Geddass			25th						
7	Widening of existing roads				15th					
8	Formation of new roads				15th					
9	Strengthening/ conservation of tanks				15th					
10	Adoption of Rain water harvesting techniques.				30th					
11	Other allied infrastructure development					30th				
12	Preparation of Electrical Schematic plan in persuasion with APSTRANSCO., BSNL etc.					30th				
Task to be attended by Planning wing										
1	Preparation of Comprehensive development / Layout plan of the Project.									
2	Detailed Specific sector plan preparation	30th								
3	Feasibility study of all unauthorized layouts/ villages.		15th							
4	Conforming to the Statutory Land-use/ Zoning regulations.	30th								
5	Ensure under ground drainage system for the project									
6	Obtaining approvals of the Authority					30th				
7	Communicating the plan copies to concerned Owners		20th							
8	Documentation of Drawings.		30th							
			15th							

Sl. No.	Task	Q1			Q2		Q3			
		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Task to be attended by Estate wing										
1	Procurement of documents									
2	Verification, conformation of respective title with reference to the documentary evidence and Legal vetting.	25th								
3	Negotiations with the owners if any	30th								
4	Ensure consent letters from the owners in the statutory formats	15th								
5	Arranging for signatures in the Office of VUDA	30th								
6	Pursuing the Office of the Collector for obtaining permission for improvement/ regularization of Geddas and development of Government lands/ Bhoodan lands.	30th								
7	Entering to the field for peg marking and surveys	15th								
8	Removal of encroachments if any in VUDA lands	10th								
		15th								
Task to be attended by Accounts wing										
1	Collection of tentative/ rough estimates from the respective wings of VUDA to prepare the outlay of the financial proposal.									
			15th							
Task to be attended by Forest wing										
1	Planning and development of appropriate avenue plantation along roads, buffer zone of Geddas/ Tanks and Tree plantation in open spaces etc.,									
2	Any other relevant Item if any like a minifarm		15th							
Task to be attended by CUP/ EO/ Secretary										
1	Prepare a comprehensive Project Report based on various data procured									
		25th								

VUDA R.No. 154 dated: 18-12-2006

Resolved to approve the proposal of Development of Comprehensive/ integrated Satellite Township through Land Pooling Scheme at Paradesipalem village as proposed in the agenda note.


Chairman, VUDA