

SUBJECT NO : 129

Sub: Estate - VUDA - Joint Venture Layout - Proposed Joint Venture Layout with VUDA proposed by Sri J.Vijay Shankar, Managing Director, Aishwaryaa Homes Pvt Ltd., Visakhapatnam - Developer's zeroyithi land with an extent of Ac.74.36 Cts covered by S.No.281, 282, 285,286,287,288, 289,290,291,292,293,294,295,296 of Chintalapalem Village, Kothavalasa Mandal, Vizianagaram District and and S.Nos 1 to 9 of Saripalli Village, Pendurthi Mandal, Visakhapatnam District and Government Lands with an extent of Ac 17.92 Cts covered by S.Nos.285,287,278,289 of Chintalapalem Village, Kothavalasa Mandal, Vizianagaram District and S.Nos.1,2,3,6,7,and 8 of Saripalli Village, Pendurthi Mandal - Proposals submitted to VUDA Board - Regarding.

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AGENDA NOTE :

It is to submit that in the reference 1st cited, the Managing Director, Aishwaryaa Homes Pvt Ltd., Visakhapatnam has represented that they desire to implement their Housing Project in about Ac.75.00 Cts of land covered by S.No.281, 282, 285,286,287,288,289,290,291,292,293,294,295 and 296 of Chintalapalem Village, Kothavalasa Mandal, Vizianagaram District and S.Nos.1 to 9 of Saripalli Village, Pendurthi Mandal, Visakhapatnam District with about Ac.20.00 Cts Government land into a residential layout under Joint Venture with VUDA. The applicant has furnished the detailed plan pertaining to the applicant's land as well as the Government Land involved in the proposed Joint Venture Project.

It is to further submit that this office has addressed letters to the Revenue Divisional Officer of Visakhapatnam and Vizianagaram, vide references 4th & 5th cited, requesting them to furnish the classifications of the above mentioned lands along with ownership details including details of any D.Form Pattas granted to any individuals and any encroachments are existing.

In response to the above, the information received from the Revenue Divisional Officer, Visakhapatnam and Vizianagaram is as detailed below:-

Sl. No.	Letter Rc.No.	Report received from	Remarks
1	3699/2012/A dt.27-5-2012	Revenue Divisional Officer, Visakhapatnam	D.Form Pattas covered in an extent of Ac 1.78 Cts in S.No.3/2,3 4 & 5 Encroachments in an extent of Ac2.90 Cts in S.No.1, 3/1 & 6/5 of Saripalli Village, Pendurthi Mandal.
2	1873/2012/C dt.7-7-2012	Revenue Divisional Officer Vizianagaram	No D-pattas issued and no encroachments registered.

Further, a letter was addressed to the Tahsildar, Pendurthy, Visakhapatnam District & Tahsildar, Kothavalasa, Vizianagaram vide letters dt.7-9-2012 & 31-10-2012 to furnish whether any appeals (Inams) pending before the Revenue Divisional Officer, Visakhapatnam & Vizianagaram and court cases if any pending in the Government Lands apart from how much extent of Government Land is available free from all litigations.

The Tahsildar, Kothavalasa has furnished report along with FMB sketches vide reference 13th cited, and the report of the Tahsildar, Kothavalasa, Vizianagaram District is as follows:-

Sy. No.	Extent Ac. Cts	Classification	Remarks
285/2	0.72	Sarkar Poramboke, Gedda	No Encroachments
287	1.08	Sarkar Poramboke, Gedda	No Encroachments
289/1	1.05	Sarkar Poramboke, Konda Bandha	No Encroachments
289/3	0.84	Sarkar Poramboke, Burial Ground	No Encroachments
289/6	1.20	Sarkar Poramboke	Rail Road
292/2	0.96	Sarkar Poramboke	Rail Road
293/3	0.14	Sarkar Poramboke, Raste	No Encroachments
293/4	1.26	Sarkar Poramboke	Rail Road
295/2	0.33	Sarkar Poramboke	Rail Road
296/2	1.26	Sarkar Poramboke	Rail Road
TOTAL	8.84		

Further Tahsildar, Pendurthy, Visakhapatnam District vide reference 14th cited, has stated that there are no court cases pending and no inam appeals pending before the Revenue Divisional Officer, Visakhapatnam for the following survey nos as detailed below:-

Sy No.	Extent Ac.Cts	Classification	Name of the Palladar (Shown in Column No.12 of V.A.No.3)	Name of the enjoyer (shown in column No.13 of V.A.No.3)	Remarks
1	2.58	Poramboke Kandabanda	Govt. Land	Chikkala Rambabu (Ac.1.00) Lokireddy Alchenna (Ac.1.00)	Out of total extent in this Sy.No., an extent of Ac.2.00 Cts covered with encroachments and the remaining part of land Ac.0.58 Cts is vacant on ground
2	2.04	Poramboke Canal	Govt. Land	Canal	Canal (objectionable poramboke)
3-6	0.11	Poramboke	Govt. Land	Canal	Canal (objectionable poramboke)
3-7	0.34	Poramboke	Govt. Land	Vacant on ground	Vacant
3-8	0.24	Poramboke	Govt. Land	Vacant on ground	Vacant
6-2B	0.65	Poramboke	Govt. Land	Vacant on ground	Vacant
6-5	0.50	Gayalu	Govt. Land	Lokireddy Alchenna	Covered with encroachment
6-6	0.66	Poramboke	Dharmakoneru	Dharmakoneru	Objectionable poramboke)
8-3	0.83	Poramboke Rasta	Govt. Land	Rasta	Rasta (Objectionable poramboke)
8-4	0.20	Poramboke Rasta	Govt. Land	Rasta	Rasta (Objectionable poramboke)
TOTAL	8.15				

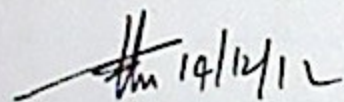
In this context, the District Collectors of Visakhapatnam and Vizianagaram have been addressed to handover the Government lands covered in the above said proposed Joint Venture Layout with VUDA.

Further, similar Joint Venture Layouts have been taken up by VUDA with the Government lands handed over to VUDA for purpose of Resource Mobilization and State Budgetary Support and the layouts have been developed.

The Godavari Joint Venture Layout at Narava has been developed with an extent of Ac 8.78 cts towards developer's lands and Ac 2.87 cts of Government land towards VUDA share and an extent of 4,257 sq yards has been derived to VUDA under the Scheme @ 2,100 sq yards per acre.

Further, Chilukuri Joint Venture Layout at Kapuluppada has been developed with an extent of Ac 73.15 ½ Cts of land towards developer's land and Ac 16.14 Cts of Government land towards VUDA share and an extent of 33,894 sq yards has been derived to VUDA under the Scheme @ 2100 sq yards per acre.

Hence, the matter is placed before VUDA Board for taking suitable decision on the proposed Joint Venture Layout with the lands at Saripalli village, Pendurthi of Visakhapatnam District and at Chintalapalem, Vizianagaram District as represented by the Managing Director, Aiswarya Homes Pvt Ltd., Visakhapatnam.


VICE CHAIRMAN


CHAIRMAN

VUDA RESOLUTION NO. 129, DT. 15-12-2012

The Board deferred the subject.


CHAIRMAN