

SUBJECT NO. 128

**SUB:- VUDA – PLG – VSP – Disposal of EWS plots reserved in VUDA approved Private layout in VMR – Constitution of Committee for evolving guidelines / modalities for disposal of EWS Plots – Reg.**

**REF:- VUDA Board Resolution No: 24/2013, dt: 20-7-2013.**

\*\*\*\*\*

**Agenda Note :**

1. it is to submit that the Agenda item placed in subject cited was discussed by the VUDA Board members and resolved vide reference cited that;

*“the item was discussed elaborately. It is directed that eligibility criteria given under Rajiv Gruha Kalpa Scheme have to be examined and if required can be adopted with minor modifications of technical support.*

*Vice-Chairman should explore the possibility of introducing the conditions of construction of EWS housing scheme under G+3 pattern by the developers in lieu of earmarking for EWS plots within 5 KM radius of the layout or handing over the EWS plots developed to VUDA which will maintain the pool of such plots for subsequent allotment by the administrative machinery like District Collector after identification of eligibility by concerned urban local body.*

*Vice-Chairman to come up with solid proposal for the next meeting”.*

2. In view of the above, a meeting was conducted with A.P.R.E.D.A (A.P Real Estate Developers Association) Visakhapatnam on 19-9-2013 to understand their views and also to make understand them about the background of this concept. During the meeting the following modalities were discussed among the developers.

- 3.

**Model -I :**

Model based on the procedures wherein EWS plots have to be reserved at the fixed percentage of plotted area as fixed by VUDA; Here disposal is by the developer only.

**Sub-Categories:**

- a. Plots have to be reserved only in the layout area.
- b. Plots can be reserved within 5 KM radius of the proposed site.

### **Model –II :**

Model based on the procedure wherein the developer has to hand over the EWS plots to the UDA at the fixed percentage of the plotted area and to be disposed by collector / local body as per the procedure prescribed upon. The plots can be given to UDA on free of cost or on registration value basis or as per the rates arrived by a procedure.

#### **Sub-Categories:**

- a. In the same layout
- b. Within 5 Km radius.

### **Model – III :**

The developer has to construct the EWS housing in lieu of reserving EWS plots in the layout and the No. of units will be arrived on objective criteria proportionate to the gain / premium, the developer will have because of not reserving EWS plots.

#### **Sub-Categories:**

- a. Construction in Layout area.
- b. Construction at one prescribed location as prescribed by local body / Collector.

The size of units depends on the provision of land

- i) If by developer either individually or pooled land of developers.
- ii) If by UDA or Revenue Department whether it is on free of cost or on Nominal or Subsidized or no profit no loss rate basis.

### **Model –IV :**

The Construction of the units of EWS Flats / UDA on the cost remitted by the developers in lieu of the reserving land for EWS provision by maintaining a separate budget. The disposal mode makes sub categories as below.

- i) Disposal by UDA on no profit no loss basis.
- ii) Disposal by Collector/ Local bodies duly paying the benefits of contribution of GOAP / GOI schemes to the beneficiaries.

**Model – V :**

Collector the shelter fee on par with the shelter fee for housing scheme as per the rates arrived at, based on the objective values of the registration value of the area.

**Sub-Categories:**

- i) Fee can be used by UDA to construct EWS Flats and dispose.
- ii) Fees transferred to local bodies towards construction of RAY units.

A Combination of models can be given as choice to be selected by developers as per the circumstances.

4. Finally, APREDA members have expressed that they will come out with proper decision in consultation with State level A.P.R.E.D.A Board members.

Apart from this, VUDA has discussed the following guidelines in the existing system..

**5. Allocation of EWS plots in layouts :-**

- a. In all plotted development schemes of area above one hectare (10,000 sqm), 10% of the plotted area shall be earmarked for economically weaker sections groups.

Provided that where the total area of land is between 4046 to 10,000 sqm, either land may be reserved for E.W.S or shelter fee as prescribed by the Board/Govt, shall be collected as the case may be.

- b. All plotted development schemes of area below 1 Acre may be exempted from reservation of land as well as payment of shelter fee.
- c. The size of the plot reserved for EWS shall not be less than 60 Sq.Yds and not exceed 90 Sq.Yds.
- d. The Shelter Fee collected shall be in a separate account maintained by ULB/UDA and it shall be utilized for EWS Housing or for category or for undertaking category or for undertaking provision of civic amenities in slums/weaker section colonies.

## 6. DISPOSAL OF E.W.S PLOTS:

**A. DISPOSED BY THE DEVELOPERS:** It is proposed to follow the guidelines while disposing the plots by the developer .(as per guidelines issued under GO.Ms.No; 196 MA&UD Dept, dt: 10-5-2013 are adopted)

- i. The income criteria for EWS shall be arrived based on the Below Poverty Line (BPL) guidelines being followed by Government of Andhra Pradesh such as White Ration Card holder or other specific guidelines to arrive at the identification of the poorest of the poor among BPL.
- ii. The applicants eligible shall submit an undertaking they do not have house/plot in the local body area where he applies for allotment.
- iii. The registration value shall not exceed the value fixed by the Registration Department for registering the units/houses meant for EWS category.
- iv. The Builder / Developer shall verify whether the individual is a white card holder while disposing the units/houses proposed for EWS category or the identification of POP/EWS should be taken care by Govt. Departments or Govt. Nominated local body.
- v. No amalgamation is allowed for allotted flats/plots.
- vi. Misrepresentation of facts with reference to eligibility will attract penal provisions including prosecution.
- vii. Transfer / Alienation shall not be allowed upto 5 years or 10 years as prescribed.
- viii. Once allotted the beneficiaries shall not be eligible for future allotment under these projects.
- ix. The option of selection of beneficiaries shall be on first come first basis.
- x. The Developer / Builders shall furnish the list of EWS/LIG unit purchasers to the VUDA and Local Body along with the copy of registered document at a fixed time interval.

### **B. DISPOSED BY THE AUTHORITY:**

- i. The Developer shall transfer the plots to the VUDA either at free of cost or as per the basic value fixed by the District Collector in the particular locality. In lieu of the transfer of plots at free of cost, the Developer may be given the exemption of conversion charges at the percentage as fixed by VUDA.

- ii. The plots shall be handed over soon after approval of the layout.
- iii. The mortgaged plots will be released only after completion of development in the entire layout including EWS layout area.
- iv. In case, the exclusive EWS layout is not developed by VUDA, developer shall pay equivalent value of plots of the share to VUDA as fixed by the District Collector or as fixed by the Government towards shelter fee.
- v. The plot value can be arrived by VUDA on no profit, no loss basis taking in to the account of basic value of plot and infrastructure cost.
- vi. Disposal of plots can be through lots the seniority list as arrived by District Collector or as per the procedure list into the circumstances.

**7. IDENTIFICATION OF ELIGIBLE PERSONS & DETERMINATION OF COST OF LAND/HOUSES :**

District Collector shall prepare and maintain the list of beneficiaries with their biometric details duly arriving the same on objective procedure, so as to identify the eligibility of beneficiaries while allotting the plots by VUDA /Developer.

**8. INCENTIVES TO DEVELOPERS :**

Every developer who makes provision for earmarking of land or floor area as the case may be for EWS housing and transfer the same to authority on free of cost on the lines of HMDA rules , shall be incentivized by land use concessions through conversion of part of residential use for commercial use. This will encourage the Developers to come forward for developing EWS layouts.

9. The above proposals were explained to the APREDA members again on 29-11-2013 and sought their opinion on the above proposal. In reply to that the APREDA has stated vide their letter dt 2-12 2013 that ,-
- i) *On the existing procedure in VUDA ,it was requested to allow them to keep the road width uniform across the layout, as if any of these roads may be connected to adjacent.*
  - ii) *either existing or proposed layouts would be a bottleneck and constraining factor. Further they have requested that the disposal of these plots shall be as per the developer's discretion.*
  - iii) *Regarding payment of shelter fee they have requested that the limit up to 10 % plotted area against the proposed 20% of plotted area as per G.O.245 M.A Dt 30-6-2012.*
  - iv) *Finally they have mentioned that the procedure in HMDA cannot be adopted or compared here since it is like comparing the apples with oranges to draw parallel with Hyderabad and hence, it is incriminating on them if we adhere this clause.*

v) *Finally they have requested to resolve the matter in pragmatic and simplistic order.*

**10.** The matter was discussed with the Planning wing and Engineering wing officials and taken the opinion. Most of the staff opinioned that

- i) If we insist the developer to leave certain percentage of plotted area for allotment to EWS people on free of cost, it will be very difficult to safe guard the area since it is very much prone to be encroached by the land grabbers under the guide of EWS people and leads to further complications.
- ii) Insisting the EWS housing in the layouts before the release of mortgaged plots cannot serve the purpose since most of the layouts are developed in remote areas where the development is not happened in full shape.
- iii) At present, amalgamation of plots are happening unauthorisedly and plots are not being sold to EWS persons.
- iv) It is better to collect shelter fee and VUDA can develop its own EWS layouts and housing, and can fix modalities to dispose them in consultation with Dist. Collectors.

In view of the above the matter is placed before the board for decision.

Sl. No.	Subject No.	Subject	Resolutions
77	128	VUDA – PLG – VSP – Disposal of EWS plots reserved in VUDA approved Private layout in VMR – Constitution of Committee for evolving guidelines / modalities for disposal of EWS Plots – Reg.	<b>The mode of Shelter charges for layouts can be examined further and a solid proposal can be brought for ensuing board to recommend to government duly taking the remarks of the Collector and Commissioner, GVMC</b>
78	129	POLICY DECISION of issuance of 200% TDR to the lands covered under developmental activities of VUDA taken from the private land owners- Reg.	<b>Agreed to process. Send proposals to government for approval as well.</b>
79	130	VUDA-VSP- Establishment- Status of enquiry by various investigating Agencies - Reg.	<b>Perused. Secretary should see that all the information are furnished in time.</b>
80	131	VUDA – Visakhapatnam - Allotments – Allotment of land for an extent of 400 Sq.yards in Sy.No.336/p of Madhurawada in favour of Secretary of Indian Red Cross Society, Visakhapatnam Branch for Social Welfare Activities – Reg.	<b>Agreed to club the bit with the Row Housing Layout duly specifying the usage purpose. The Indian Red Cross Society can be asked for their interest to maintain the Hospital building going to be constructed in Harita Premises</b>
81	132	VUDA-Allotment, Management and Sale of plots in VUDA- G.O.Ms.No.113, M.A & UD Dept dated 24.2.1984-Small analysis of practice over the years – Proposing allotment through lottery as regulations-Regarding.	<b>It is decided to continue the present system of disposal of plots by auction</b>