

SUBJECT NO. 131

Sub: 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.

AGENDA NOTE :

It is to submit that the Secretary, Indian Red Cross Society, Visakhapatnam Branch, Visakhapatnam has requested for allotment of land of an extent of 500.00 Sq.Yards for its Social Welfare activities being taken up by them.

Accordingly, the Estate Officer, VUDA has identified the vacant site of an extent of 506.00 Sq.Yards in Sy.No.336/p of Madhurawada Village which is located adjacent to Sector –Center near Aditya Bulk land site. Taking in to consideration of the remarks, the then Vice Chairman, VUDA has been pleased to pass orders on 28.04.2012 to place the matter before the Board.

Kind attention is invited to the VUDA Resolution No.69, dt.08.05.2012 wherein the VUDA Board has discussed the matter and has resolved to obtain remarks of the Collector, Visakhapatnam on the suitability of the land for allotment of 400 Sq.Yards in Sy.No.336/p for Red Cross and the Vice Chairman, VUDA to allot land for the same.

It is also to submit that consequent upon VUDA Resolution, the District Collector, Visakhapatnam was requested in this office letter dt.26.05.2012 and consequent reminder thereon on 21.08.2012 with a request to offer remarks on the suitability of land.

It is to submit that in response to this office letters, a Fax Message has been received from the District Revenue Officer, Visakhapatnam on 15.09.2012 with a request to send the copies of the VUDA Resolution No.69, dt.08.05.2012 and the requisition letter of the Secretary, Indian Red Cross Society, Visakhapatnam Branch, Visakhapatnam to examine the issue and to offer remarks in the matter at an early date. It is to submit that in compliance, the relevant VUDA Resolution and the requisition letter have been sent to the Collector, Visakhapatnam through this office letter dt.08.10.2012 with a similar request to offer remarks on the suitability of land. But no reply has been received so far.

When the matter stood thus, the Vice Chairman, VUDA has referred the matter to the CUP, VUDA to circulate the final layout pattern of Row Housing Scheme duly examining the availability of above mentioned land nearby as per the

1. Brochure of disposal
2. As per the registration deed
3. As per the field provision of land and services.

Vide LT.No.194/2013/L5 dated 12-12-2013, the CUP has given the remarks as follows:

1. As per Brochure of disposal

Regarding brochure of disposal, it is to submit that VUDA released 2 brochures, one in 2007 and another one recently. In the 1st brochure, the total extent of the layout site was not mentioned. However, in the recent brochure, it was mentioned as Acs.6.78Cts. Brochure are put up for kind perusal.

2. As per Registration Deed:

Contacted with VUDA allotment Section and they have informed that they have already got registered 4 houses and also given a Xerox copy of sale deed belonging to A4 Type house. Verified the sale deed and found that the total layout area was not mentioned anywhere in the sale deed. Copy of Registered Sale Deed is put up for kind perusal.

3. As per field provisions of land:

The Engineering Section, VUDA, have furnished a ground position site plan of Row Housing layout. Accordingly, the ground position layout has been verified for total extent and the total site area comes to Acs.6.87Cts. The layout plan furnished by the Engineering Wing is put up for kind perusal.

Further, it is to submit that VUDA conceived the housing project for construction of Row Houses at Madhurawada in S.No.336/P in the year October, 2005. At that time, the G.O.Ms.No.423 MA & UD Department, dt.31-07-1998 was in force for A.P. Building Regulations.

Further, the building norms are one and the same in G.O.Ms.No.423 MA & UD Department, dt.31-07-1998 and G.O.Ms.No.168 MA & UD Department, dt.07-04-2012.

As per the G.O.Ms.No.423 MA & UD Department, dt.31-07-1998, and G.O.Ms.No.168 MA & UD Department, dt.07-04-2012, the following norms are to be observed for approval of Row type houses.

Sl. No.	Description (G.O.Ms.Nos.423 & 168 MA & UD Department)	Allowable	Observed	Remarks
1.	Minimum site area for permitting Row Housing Dept.	1000 Sq.Mts.	27802.89 Sq.Mts. (Ac.6.87Cts.)	Satisfied
2.	i. Maximum Plot Size ii. Minimum Plot Size	125 Sq.mts. 50 Sq.Mts.	168.98Sq.Mts.	43.98 Sq.mts Excess for plot nos. D ₁ to D ₁₄ i.e. 14 plots.
3.	Minimum width of the plot	4.5 to 8.0 Mts.	'A' type- 7.92 m 'B' type- 7.92 m 'C' type- 7.92 m 'D' type- 8.53 m	Width of the plot in "D" Type Buildings is 0.53 Mts. excess

4.	Minimum width of internal roads	9.00 Mts.	10.00 Mts.	Satisfied
5.	Maximum No. of plots permissible in a Row	8 Nos.	8 Nos.	Satisfied
6.	Minimum space between two blocks	6.00 Mts.	6.06 Mts.	Satisfied
7.	Building setbacks: Front (F) Rear (R)	3.00Mts. 1.50 Mts.	'A' type- F: 3.58 m R: 1.50m 'B' type- F: 2.74 m R: 2.44 m 'C' type- F: 3.96 m R: 2.13 m 'D' type- F: 3.96 m R: 2.43 m	Front set back 0.26 Mts. less in "B" Type buildings and which can be adjusted with duly reducing the road width.
8.	Maximum height of the building (Ground+ 1 Upper floor)	6.0 Mts.	6.00Mts.	Satisfied
9.	Minimum open space (Park) in plots 2000 Sq.Mts above	10%	20.09%	Satisfied
10.	Corner plot shall be spayed with 3.00 Mts.	10' X 10'	10' X 10'	Satisfied

As seen from the above, it may be noticed that there are slight variations in respect of Maximum plot size, width of plot and front set back. However, it is to submit that the Row Housing layout plan was not approved by Planning Section earlier.

The ground measurements were taken as per the existing Solar Fencing erected by the Engineering Wing. Accordingly, the Layout plan for Row Housing scheme has been prepared by taking in to consideration the total area of the layout as Acs.6.87Cts. as existing on ground.

Further, the land proposed for allotment of site earmarked for Indian Red Cross Society is not covered in the Rushikonda Row Housing site as per solar fencing and the available extent is 340Sq.Yds.(284.27Sq.Mts.). The site is having triangular odd shape with measurements of Side-I is 20.43 Mts., Side - II is 27.38 Mts. & Side-III is 33.30 Mts.

The CUP also remarked that the triangle bit which is abutting to the Row Housing was earlier proposed for allotting to "Indian Red Cross Society". At this juncture, it is submitted that, though the said land is not included within the Row Housing Layout, in the "Brochure printed by VUDA" it was shown as tot lot without mentioning the size of layout and this area. Hence, to avoid further

encroachments, and further litigations, it is advisable to include this area also in to the Row Housing layout.

In view of the above, the matter is placed before the VUDA Board to take an appropriate decision on the request of the Indian Red Cross Society towards allotment of land on long lease basis.

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.	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
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.	Agreed to process. Send proposals to government for approval as well.
79	130	VUDA-VSP- Establishment- Status of enquiry by various investigating Agencies - Reg.	Perused. Secretary should see that all the information are furnished in time.
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.	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
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.	It is decided to continue the present system of disposal of plots by auction

