

SUBJECT NO.146

Sub: - Approval of layout at Paradesipaem (V), Visakhapatnam Rural Mandal -Phase - II Layout in S.No.155/3p & 4p of Paradesipaem (V), Visakhapatnam Rural Mandal - To an extent of Acs.7.72 Cts. - For allotment of developed plots to the land owners issued G.P.A to VUDA under Land Pooling system - Reg.

AGENDA NOTE :

It is to submit that the Estate officer, VUDA has arranged the following particulars along with U.O. Note for preparation of layout plan under land pooling for the remaining GPA lands in S.Nos.133 to 136, 142 to 144, 149, 151 to 155 of Paradesipalem (V), Visakhapatnam Rural Mandal.

BIT-I

1. Bit-I covered in S.NO; 149/1,2; 150/2,3; 151; 152/2p; 155/3p,4p of Paradesipalem (V) with total extent Ac.17.54Cts.
2. (i) Delivery receipt of Govt. land measuring of Ac.3.84Cts in S.No. 149 of Paradesipalem (V) which is classified in village accounts as "Vagu poramboku" vide Rc.No; 288/08/Spl-RI, dt: 26-4-2008.
(ii) Delivery receipt of Govt. land measuring of Ac.0.76Cts in S.No;150/2,3 of Paradesipalem (V) which is classified in village accounts as "Vagu poramboku" vide Rc.No; 288/08/Spl-RI, dt: 26-4-2008.
(iii) Delivery receipt of Govt. land measuring of Ac.1.88Cts in S.No;151 of Paradesipalem (V) which is classified in village accounts as "Vagu poramboku" vide Rc.No; 288/08/Spl-RI, dt: 26-4-2008.
(iv) Delivery receipt of Govt. land measuring of Ac.5.80Cts in S.No;152 of Paradesipalem (V) which is classified in village accounts as "Vagu poramboku" vide Rc.No; 288/08/Spl-RI, dt: 26-4-2008 and land marked in FMB sketch.
(v) FMB sketch 155 of Paradesipalem (V) which is patta land.

BIT-II

1. Bit-2 covered in S.Nos.135/1 to 4, 6, 7, 9, 10, 12, 136, 143/2 to 4, 6, 7 of Paradesipalem (V) of total extent Ac.31.03Cts.
2. (i) FMB sketch 135 of Paradesipalem (V) which is other than Govt. land.
3. (i) Delivery receipt of Govt. land measuring of Ac.0.50Cts in S.No;136 of Paradesipalem(V) which is classified in village accounts as "Rasta Poramboku" vide Rc.No; 288/08/Spl-RI, dt: 26-4-2008.

(ii) Delivery receipt of Govt. land measuring of Ac.18.58Cts in S.No;143/2,3,4,6,7,11 of Paradesipalem (V) which is classified in village accounts as "Gayalu" vide Rc.No.1/2005/Spl-RI, dt: 22-1-2008.
4. Document copies of agreement coupled with General power of Attorney (Doc. Nos. 798/07, 851/07).

The following Govt. lands details as given by the Estate Section, VUDA area as follows.

BIT-I**Govt. lands**

Sl. No	S.No & Village name	Extent in Ac.Cts	Classification of lands as per Revenue Records	Remarks
1	149 of Paradesipalem	3.84	Vagu Poramboku	
2	150/2,3 of Paradesipalem	0.76	Vagu Poramboku	
3	151 of Paradesipalem	1.88	Vagu Poramboku	
4	152 of Paradesipalem	5.80	Vagu Poramboku	

Other than Government Lands

Sl. No	S.No & Village name	Extent in Ac.Cts	Classification of lands as per Revenue Records	Remarks
1	155/3p,4p of Paradesipalem	7.80	Inam lands (as per Adangal)	

BIT-II**Govt. lands**

Sl. No	S.No & Village name	Extent in Ac.Cts.	Classification of lands as per Revenue Records	Remarks
1.	136 of Paradesipalem	0.50	Rasta Poramboku	
2.	143/2 of Paradesipalem	1.46	Gayalu	
	143/3 of Paradesipalem	2.56	Gayalu	
	143/4 of Paradesipalem	1.70	Gayalu	
	143/6 of Paradesipalem	4.86	Gayalu	
	143/7 of Paradesipalem	5.00	Gayalu	

Other than Government Lands

Sl. No.	S.No & Village name	Extent in Ac.Cts	Classification of lands as per revenue records	Remarks
3.	135/1 of Paradesipalem	2.40		
	135/2 of Paradesipalem	2.75		

135/3 of Paradesipalem	3.50		
135/4 of Paradesipalem	1.00		
135/6 of Paradesipalem	0.50		
135/7 of Paradesipalem	0.50		
135/9 of Paradesipalem	1.00		
135/10 of Paradesipalem	1.00		
135/12 of Paradesipalem	2.00		

The planning wing verified the above lands on ground and found that immediately, a layout in S.No.155/3P,4P of Paradesipalem (V) can be developed whole extent as per records is Ac.7.80Cts. whereas as per the computer calculations and on ground measurements the extent comes to **Ac.7.72Cts**. Hence, the layout plan is prepared for lands covered in S.No.155/3p,4p of Paradesipalem (V), Visakhapatnam Rural Mandal in an extent of **Ac7.72 Cts**. The proposed layout site in S.No.155/3p,4p of Paradesipalem (V) is earmarked as residential land use as per sanctioned master plan and is abutting to exiting 80' wide road, which is part and parcel of VUDA layout (Ozone Valley Layout Phase - I) already approved vide L.P.No.1/2011. Further as per the G.O.Ms.No.345 MA & UD (H₂) Department, dt.30-06-2006, 10% of the total plotted area shall be earmarked for E.W.S Category in all layouts including Government/VUDA/APHB/State Housing Corporation. Here in this case, it is decided to have EWS housing separately nearby the layout where VUDA land is available.

Land use analysis of the proposed layout and plot details are given below for kind perusal.

LAND USE ANALYSIS

Sl. No	DESCRIPTION	EXTENT AC.CTS	PERCENTAGE (%)
1	Plotted area	4.57	59.20
2	Roads area	2.37	30.70
3	Open space area	0.78	10.10
Total extent		7.72	100

PLOT DETAILS

Sl. No	SIZE OF THE PLOT	EXTENT OF PLOT in Sq.yds	NO. OF PLOTS
1	50'X90'	500.00	10
2	40'X70'	311.11	12
3	40'X60'	266.67	23
4	30'X50'	166.67	33
Total No. of Plots			78

The layout pattern is already peg marked on ground so as to finalize the layout for authentication with L. P. Number.

As per the Estate Officer, VUDA reports, the particulars of land owners who have issued registered G.P.A to the VUDA under land pooling system and the share of developed plots to be allotted to them is stated below. The Estate Officer VUDA has also informed that, as per records, the total extent of S.No.155/3p & 4p is Ac13.35cts ,out of which Ac 7.72 cts are covered in proposed layout and the balance extent got included in the layout in LP.No.1/2011 (ozone valley layout) for which the share of developed plots has to be handed over as given below.

Name of the Executant	S.No	Extent in Ac	Executed document No*	Eligible Extent 1800 Sq Yds per Acre	Already allotted in Ph-I layout	Balance eligible extent to be allotted	To be allotted in old layout	To be allotted in new layout
P.Krishnam Raju	155/3p	3.80 (28.46 %)	798/07	6840	--	6840	2642	4198
Sri K.V. Krishnam Raju director of PJR Hitech Projects Pvt.Ltd.	155/3p 155/4p	3.05 6.50 = 9.55 (71.53 %)	851/07	17190	4020.00	13170	2621	10548
Total		13.35	*as per the information given by estate officer,vuda	24030	4020	20010	5263	14746

Plotted area proposed New Layout	Ac.4.57 Cts (or) 22119 Sq.Yds
2/3 of Eligible land owners share	(-) 14746 Sq.Yds
Balance plotted area to VUDA share in New layout	7373 Sq.Yds

Accordingly, the developed plots towards the share of land owners Sri P.Krishnam Raju, and Sri K.V.Krishnam Raju, who have issued registered G.P.A to the VUDA under land pooling system may be decided.

In view of the above the subject is placed before the board for approval of layout and the share decided for the land owners.

Sl. No.	Subject No.	Subject	Resolutions
95	146	Approval of layout at Paradesipaem (V), Visakhapatnam Rural Mandal –Phase – II Layout in S.No.155/3p & 4p of Paradesipaem (V), Visakhapatnam Rural Mandal – To an extent of Acs.7.72 Cts. – For allotment of developed plots to the land owners issued G.P.A to VUDA under Land Pooling system - Reg	<ul style="list-style-type: none"> • Agreed to take up as proposed • Based on the AG's opinion, subsequent actions can be taken up duly satisfying the resolutions made in agenda item no.59
96	147	PLG – VUDA – VSP – VUDA Secure Project – Residential units constructed and allotted to Senior citizens at Sagarnagar housing colony layout of VUDA at S.No: 133 of Yendada – To approve layout plan as per ground position and to convert the small part of 33' road into open space – Regarding.	Agreed to streamline the layout duly following the procedure
97	148	Policy Decision of L.A. while laying Master Plan roads by VUDA and Policy decision on paying structural compensation while laying Master Plan Roads – Reg.	<p>The policy proposed is agreed subject to the condition that</p> <ul style="list-style-type: none"> • No more land acquisition aby VUDA for MP roads and other purposes wherein the ownership of land did not vest with VUDA • Same applies to the provision of structural compensation while executing the above • Executive arm ie VC should not take decision of otherwise as above • The government's policy should be followed towards compensation of lands affected either as TDR or monetary compensation under LA Act or Set back relaxations, even if VUDA is involved in the existing matters • RDP should precede grounding of works.