

SUBJECT NO :147

Sub:- 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.

AGENDA NOTE :

In the year 2003, VUDA, on the eve of completing 25 years of its existence and as previously proposed to reach out to the senior citizens, provided them user friendly residential houses to cater their exclusive requirements and needs with innovative provisions. This project was named as SECURE (Senior Citizens User Friendly Residents Welfare Association). The construction of residential buildings were completed and allotted to the members of SECURE. This SECURE project was taken up in the place earmarked as UPS / Play ground in the Sagar Nagar Housing layout, at Yendada.

There are series of RTI applications on the issue of SECURE project of VUDA and the Engineering wing has represented that the necessary records, though communicated to the applicant, number of times, are being sought repeatedly under the RTI Act, and the SECURE association has demanded the visit of the site by the Chairman and Vice-Chairman, VUDA. Accordingly, the Vice-Chairman, VUDA inspected the SECURE project site on 16-8-2013.

The original contention of the SECURE through various forums is that in the note file sanctioning the project, the site area for mentioned as Ac.1.82Cts and whereas on field it came to only Ac.1.74Cts and they requested to include the fenced area situated outside the project so as to arrive at Ac.1.82Cts. Moreover, they informed that the payment to VUDA was made taking the area as Ac.1.82Cts.

The records available have been verified and found that the original layout plan of the SECURE project is not traced. Only the handing over sketch

was available in which the total area of site was not mentioned. Further, the fenced site area sought by SECURE is in fact, the dead-end road portion which is of no use for commuters in the Sagar nagar housing layout and the same is fenced to avoid encroachment.

The Vice-Chairman, VUDA in note RC.No: VC-Peshi/Note-22/2013, dt: 16-8-2013 issued orders to trace out the plan of SECURE project by verifying the old files and if not traced to take up the survey of the site as per the sketch available with Engineering wing. Further, to incorporate this authentically arrived extent into the approved layout plan by following a due procedure under the A.P Urban Areas(Development) Act, 1975.

Further, the Vice-Chairman ordered that the area sought by secure by the side of their site is originally earmarked for road purpose and it is not correct to change the land use pattern just to consider the area difference among the sanctioned area for the project and the available site with the project on site today. It is ordered that the road portion can be earmarked for open space by following the due procedure under A.P Urban Areas(Development) Act, 1975.

Accordingly, the survey of Secure site has been done by E.T.S Machine. The total extent of the Secure Project site after the survey is found to be Acs. 1.76 cts.

In addition to the above site, a triangular shaped site is abutting to the Secure Project site on the eastern side of Secure Project site. This site has also been surveyed and it is found to be 5½cts. In this triangular shaped site, there are transformer and septic tank are presently existing. The Association have also erected pillars in this site. Hence, this odd bit site also belongs to Secure Project.

Thus, the total extent of the Secure Project site available on ground is Acs. 1.76+5½cts and it comes to Acs.1.815 cts. Whereas, the total area of the Secure Project site as per sanctioned note file is Acs.1.82 cts. There is a short fall only ½ ct i.e., about 20Sq.mts. As there is no approved layout plan available for the Secure Project, a layout plan as per ground position has to be prepared and approval has to be taken by incorporating the available extent in the layout plan.

Regarding the additional land (fenced road portion) abutting on the south west corner of Secure Project site, it is to submit that this bit of land is originally, road portion as per the approved layout plan of Sagar Nagar housing scheme. This site doesn't serve any purpose as there is no need of any road at this place. Hence, it may be desirable to convert into open space/ park in order to protect it from encroachments, unauthorized sale etc.

In view of the above, this subject is put up to VUDA Board for taking a decision and for the approval of the

1. Ground position layout plan for the Secure Project duly incorporating the total extent of land available on ground duly following the due procedure under the A.P Urban Areas(Development) Act, 1975.
2. To earmark the road portion of land available at the South West corner of Secure Project site as open space / park by following due procedure under the A.P Urban Areas(Development) Act, 1975 as this road doesn't serve any purpose and in order to protect it from encroachments.

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.


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