

SUBJECT NO:95

Sub : Works – Engg – VUDA – Providing Infrastructural facilities to the Land Pooling Project (Ozone Valley) at Paradesipalem, Phase-I &II– Present status and balance works to be taken up - Draft subject placed before VUDA Board for perusal and approval – Reg.

- Ref: 1. VUDA Board Resolution No.154, Dt.18-12-2006.
2. VUDA Board Resolution No.183, Dt.28-04-2007.
3. VUDA Board Resolution No.221, Dt.28-08-2007.
4. VUDA Board Resolution No.82, Dt.08-05-2012.

Agenda Note

VUDA proposed to take up development of comprehensive/ Integrated Satellite Township project through Land Pooling system at Paradesipalem Village in an extent of approximately Ac.350.00 Cts. with all amenities. VUDA Board approved the proposal vide Resolution No.154, Dt.18-12-2006(Ref -1). The object of this scheme is to avoid land acquisition and to pool up lands from different land owners situated adjacent to and surrounding areas of Government lands so that larger extent of land can be developed at once. The developed residential plots can be redistributed finally to the owners as per their share in original place of land owners after deducting proportionate extent for creation of infrastructure and the expenditure component on the infrastructure.

The details of lands as envisaged in the project initially are as follows:

- | | |
|--|------------------------|
| 1) Land held by VUDA | Acs. 54.25 Cts. |
| 2) Government/Communal/poramboke lands | Acs. 58.07 Cts. |
| 3) Private ownership lands | Acs.138.50 Cts. |
| 4) Assigned lands | <u>Acs. 91.54 Cts.</u> |

Total Acs. 342.36 Cts.

Initially, works like jungle clearance, formation of earthen roads and trench cutting for side drains and pipe culverts were taken up departmentally with an estimated cost of Rs.117.00 Lakhs and subsequently, revised to Rs.147.30 Lakhs after completion of work.

VUDA Board vide Resolutions in the reference 2nd and 3rd cited above, ratified the action taken for development of layout in the above extent.

The layout plan of Land Pooling Layout, Phase-I at Paradesipalem was finalized for an extent of Acs. 100.40 Cts and approved by then Vice-Chairman, VUDA on 30-12-2010 and the layout was named as "Ozone Valley".

The details of the layout approved and allotment of plots made so far are as noted below:(As per the information furnished by allotment section)

Total extent of the layout	-	Ac.100.40Cts.
Extent of Land belongs to Private Owners	-	Ac.80.80Cts.
Extent of Government Lands	-	Ac.19.60Cts.

Sl. No.	Plot Size	Extent in Sq. Yards	No. of Plots	Total extent in Sq.yds
1	60' X 100'	666.67	7	4666.69
2	60' X 90'	600.00	24	14400.00
3	60' X 80'	533.33	14	7466.62
4	50' X 80'	444.44	26	11555.44
5	50' X 70'	388.88	8	3111.04
6	40' X 70'	311.11	253	78710.83
7	40' X 65'	288.88	10	2888.80
8	40' X 60'	267.00	166	44322.00
9	30' X 60'	200.00	10	2000.00
10	30' X 50'	166.67	91	15166.97
TOTAL:			609	184288.39
11	Area reserved for EWS plots (without plotting)			8055.00

After approval of Layout plan for Phase-I, infrastructure development works were taken up and completed so that plots carved out in Government lands i.e. VUDA share can be put to auction to generate revenue.

The Vice-Chairman, VUDA accorded Administrative Sanctions towards the Infrastructure Development works from time to time and following are the details of the works taken up and completed so far.

Sl. No.		Amount (Rs. Lks)
1	Total station survey at Kommadi and Land Pooling Project area	2.07
2	Procurement of survey instruments for Land Pooling Project, Paradesipalem	0.59
3	Construction of site office at Paradesipalem	0.48
4	Providing earthen formation to the road network including pipe culverts in Land Pooling Project (338Acs) at Paradesipalem	147.30
5	Construction of Arch to the Land Pooling Project at Paradesipalem	35.90
6	Hire charges of machinery engaged departmentally at Land Pooling Project	2.83
7	Construction of boundary pillars all along the boundary line of S.No.1 and 67 of Boravanipalem and Kommadi village (Land Pooling Project)	0.61
8	Fixing of ready available VRCC boundary pillars and construction of	1.55

	masorny caution boards in S.No.157 of Paradesipalem	
9	Providing GSB, WMM & SDBC to the main arterial roads and construction of minor bridge in Land Pooling Project Phase-I at Paradesipalem	449.50
10	Engaging machinery for excavation of side drains and jungle clearance to the internal roads in sector-I of Phase-I in Land Pooling Project at Paradesipalem	1.80
11	Formation embankment with quarry rubbish internal roads (6" layer) in sector-I & II of Phase-I of Land Pooling project at Paradesipalem	29.50
12	Construction of protection works and SW drains along 80' & 60' roads in Land Pooling Project at Paradesipalem	31.00
13	Providing road diversion at minor bridge in Phase-I of Land Pooling Project	4.05
14	Engaging machinery for excavation of side drains and jungle clearance to the internal roads in sector-II of Phase-I in Land Pooling Project at Paradesipalem	5.201
15	Providing RCC pipes at crossing of Gedda streams in the internal roads of Phase-I of Land Pooling Project	3.30
16	Construction of masonry pillars for identification of bore well points at Land Pooling Project Phase-I at Paradesipalem	0.22
17	Construction of boundary pillars and direction & display boards for indication of plot nos. in Land Pooling Project, Phase-I, at Paradesipalem	1.42
18	Shifting of 11KV electrical lines for 80' main road from NH-5 to VSPCA and Sector-I in Paradesipalem	2.47
19	Construction of kerb walls (Central median) for 80'-0" wide road up to Market place area in Phase-I of Land Pooling Project at Paradesipalem	32.00
20	Construction of Storm water drains, CD works and Protection works in the Section -I of Phase-I of Land Pooling Project at Paradesipaem.	230.00
21	Construction of Storm water drains, CD works and Protection works in the Section-II of Phase-I of Land Pooling Project at Paradesipaem.	300.00
23	Construction of Ornamental compound walls to the Parks in Phase-I of Land Pooling Project at Paradesipalem.	33.50
24	Construction of compound walls to the Open Places in Phase-I of Land Pooling Project at Paradesipalem.	24.00
22	Providing Water supply facilities including HDPE pipe lines, 350KL RCC ELSR, 100KL sump and bore wells in Phase-I of Land Pooling Project at Paradesipalem.(Est. amount Rs.170.00 laths)	170.00
		1509.29
	Say	15.10 Crores

Further, it is to submit that previously, administrative sanction was accorded towards providing BT surface for internal roads for Rs.657.00 Lakhs (302+355), but the work was not taken up.

According to the records and information available total expenditure incurred towards development works taken up and completed so far is worked out to Rs.13.22 Crores against the estimated amount of Rs.15.10 Crores.

Auctions were conducted for 117 Nos. of Plots of Land Pooling Project (Ozone Valley) at Paradesipalem, Phase-I during the period 24th, 25th & 27th, January 2011. Out of 117 Nos. of plots auctioned, 8 Nos. of bidders defaulted and hence 109 plots were only allotted through auction.

The following are the details of allotment as per the information available in Allotment wing.

Sl.no.	Total plots in the layout	609
1	Plots allotted by auction by Allotment wing	109
2	Plots allotted as land holder share by Estate Wing.	271
3	Remaining vacant plots	229
4	Vacant plots reserved for allotment as a land holder share	69
5	Vacant plots in the D-Patta land covered by Court dispute	42
6	Vacant plots in the land not registered to VUDA	16
7	22-A required	14
8	Vacant plots available for allotment (229-141)	88

In advertent to the adverse news items published, a detailed report was submitted to the Government. The Government vide G.O.Rt.No.75, Dt:18-01-2012 ordered for an enquiry by the Director General of Vigilance & Enforcement Department, Government of Andhra Pradesh based on the report submitted, the Vigilance enquiry is under progress.

Since it is binding on the part of the VUDA to take up and complete Infrastructure Development works in the layout as already certain plots were auctioned during the year 2011 and there is lot of demand from the plot owners and land share holders for the balance infrastructure to be completed in the layout.

The estimates for balance infrastructure works to be taken up and completed as per the MoU entered previously with private land owners are prepared and following are the details.

S. No.	Name of the work	Est. Amt (Rs.Lakhs)
1	Providing road Formation, WMM & SDBC to the internal roads in Sector - I of Phase-I of Land Pooling Project	350.00
2	Providing road Formation, WMM & SDBC to the internal roads in Sector - II of Phase-I of Land Pooling Project	400.00
3	Providing Layout Electrification and street Lighting to the Phase-I Layout of Land Pooling Project	300.00
4	Providing protection works to gedda	100.00
5	Balance works of water supply and provision for municipal water supply	50.00
	Providing Under Ground Drainage	300.00
		1500.00
	Say	15.00 Crores

As per the above, the total cost of development of Land Pooling Layout, Phase-I (Extent Acs.100.40 Cts) works out to Rs. 30.10 Crores(15.10+15.00). Whereas the total amount realized from the plots allotted through auction is Rs.37.50 Crores and an amount of Rs.16.53 Lakhs has yet to be collected from the Allottees.(as per the information available from Accounts / Allotment wings). The amount of receipt would be Rs.37.67 Crores. Also as per the allotment position noted above, 88 Nos. of plots are available for allotment.

The expenditure incurred towards development works taken up and completed so far is Rs.13.22 Crores as stated above and further amount required is of Rs. 15.00 Crores for completion of balance infrastructure in Phase-I layout.

Previously, VUDA Board has approved and ratified the administrative sanction accorded to a tune of Rs.19.38 Crores vide Resolution No.82, Dt.8-5-2012 (Ref- 4) for the development works taken up in Phase-I.

Phase-II Ozone Valley:-

Later, while finalizing the plots to be allotted under land holders share, it is observed that certain extent of land is still available for development in Phase-II, where the lands were given to VUDA and not developed and on this , the private land owners have filed writ petitions requesting for direction to develop the land and handover developed plots to them as per the MoU entered

During the meeting held with land holders, it was expressed that development was not made in the layout so far. Thereupon after due discussion with the VUDA Authorities, layout plan was prepared and finalized by Planning wing, VUDA in an extent of Acs. 7.00 Cts in the available vacant land adjacent to Phase-I of Ozone Valley and abutting the main 80' wide road to be developed under Phase-II Ozone Valley. Based on the above, estimate was prepared for infrastructure development in the proposed layout for Rs.154.00 Lakhs. Vice-Chairman, VUDA accorded Administrative sanction for Rs.154.00 Lakhs on 31-08-2013 and permitted to take up the work. In accordance with the above, work entrusted for execution on finalization of tenders recently.

In view of the above, it is requested to peruse the chronology of events in the development of works taken up in the layouts carved out under Phase-I & II of Ozone Valley with an estimated project cost of Rs.30.10 Crores for Phase-I and Rs.1.54 Crores for Phase-II respectively.

- (i) And to consider the proposals for completion of balance infrastructure works to a tune of Rs.15.00 Crores as noted above in the Phase-I of Ozone Valley and to accord necessary administrative sanction and approval for execution of balance works in Phase-I layout.
- (ii) Similarly, the subject matter of administrative sanction given in phase-II, Ozone Valley is placed before VUDA Board for perusal and ratification.

Sl. No.	Subject No.	Subject	Resolutions
		for approval and ratification - Reg.	
43	94	Construction of Indoor stadium at Tuni – Draft subject placed before VUDA Board for perusal and ratification – Reg.	Perused and ratified
44	95	Providing Infrastructural facilities to the Land Pooling Project (Ozone Valley) at Paradesipalem, Phase-I & II– Present status and balance works to be taken up - Draft subject placed before VUDA Board for perusal and approval – Reg.	The proposal is agreed
45	96	Providing roofing to Dr.Rao Gopala Rao Open Air Auditorium at Anakapalle – Proposal submitted for approval Draft subject placed before VUDA Board for perusal and Approval – Reg	<ul style="list-style-type: none"> • Approved for the roofing to the open air auditorium. • Bring the proposal of air conditioning duly working out the estimate.
46	97	Construction of Minor bridge in Poolbagh Colony at Vizianagaram – Draft subject placed before VUDA Board for approval and ratification - Reg.	Perused and ratified
47	98	New Rythu Bazaar premises at M.V.P. colony, Visakhapatnam – Revision of daily license fee for allotment of the premises to conduct exhibitions - Draft subject placed before VUDA Board for perusal & ratification - Reg	Agreed. VC to form broad policies of fixing the license fee and put up for approval in the ensuing meeting
48	99	Implementation of 'e'- Office in VUDA – Feasibility study on 'e'- Office Module developed by NIC - Draft subject placed before VUDA Board for perusal and approval – Reg.	Agreed in principle for having 'e' office for VUDA.

