

12/12/2024

Rc.No.192/2011/A3

O/o VMRDA, VISAKHAPATNAM

Date: 09-12-2024

MINUTES OF THE VMRDA AUTHORITY MEETING 02/2024 HELD ON 09-12-2024 FOR THE CALENDAR YEAR AT 05.00 P.M THROUGH HYBRID MODE AT CONFERENCE HALL IN 3RD FLOOR, U.B COMPLEX SIRIPURAM, VISAKHAPATNAM.

The following members are present:

- (1 Chairperson, VMRDA, Visakhapatnam
)
- (2 Metropolitan Commissioner, Visakhapatnam
) Metropolitan Region Development Authority Member & Convenor
- (3 Chairman & Managing Director, A.P Eastern Power Distribution
) Company Ltd., Member

The following members joined the meeting through Video Conference:

- (1) Managing Director, APIIC & Member
- (2) Commissioner, GVMC, Visakhapatnam, Member
- (3) District Collector, Visakhapatnam, Member
- (4) District Collector, Anakapalli & Member
- (5) District Collector, Vizianagaram & Member
- (6) Director of Town & Country Planning & Member

At the outset of the meeting, the Metropolitan Commissioner, VMRDA, Visakhapatnam has welcomed all the VMRDA Authority Board meeting members and other HOD's for participation in Board meeting. The Metropolitan Commissioner, VMRDA also stated that the Hon'ble Secretary, MA & UD, Dept., AP Secretariat, Amaravathi will be joining in the meeting. As such he commences the meeting with the permission of Hon'ble Chairperson, VMRDA, Visakhapatnam.

After detailed discussion with the Board members the following agenda items are placed before the VMRDA authority meeting are approved duly taking the suggestions of the members. The meeting ended with a note of thanks to all the members of the authority (Statement


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appended).


MINUTES OF THE 2ND VMRDA AUTHORITY MEETING
HELD ON 09-12-2024 AT 05.00 P.M THROUGH HYBRID MODE
AT CONFERENCE HALL IN 3RD FLOOR, U.B COMPLEX
SIRIPURAM, VISAKHAPATNAM

Subject No.01	VMRDA - Plg. -VSP - Preparation of Perspective Plan, Master Plan & Zonal Development Plan with Development promotion control regulation for the extended areas of 13 Mandals of Anakapalli District and Merakamudidam Mandal of Vizianagaram District to an area of 2455.48 Sq.km - To accord permission to entrust the work to IIT Kharagpur (Gol identified Center of Excellence in Urban Planning and Design) - Reg.
Resolution	<p>(1) The Board resolved to entrust the work of Preparation of Perspective Plan, Master Plan and Zonal Development Plans with Development promotions control regulation for the extended area of 2455.48 Sq. Km., consisting of 14 Mandals to IIT Kharagpur along with Infrastructure Development Plans for an amount of Rs.14,663 per sq.km excluding GST (Total amount i.e., Rs.3.60 Cr) for extended area</p> <p>(2) Resolved to call for tenders from the local agencies for the scope of work for preparation of Base Map and Existing Land Use Map.</p> <p>(3) Resolved to Procure the satellite imagery from New space India Limited, as the NRSC is supplying the satellite imagery through the above agency, which is a Gol Enterprise.</p> <p>As per the suggestion of the DTCP the conditions as stipulated in the earlier RFP during preparation of the latest master plan prepared for VMRDA core area is to be followed.</p>
Subject No.02	VMRDA - Planning Wing - Land Value Capture (LVC) - proposal on concept of Land Value Capture in lieu of Infrastructure development - proposal submitted - Reg.
Resolution	Resolved to constitute a committee with the following members regarding the Land Value Capture (LVC). The

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	<p>committee shall come up with the recommendations within two months and the proposals to be placed before the VMRDA Board for approval. The committee shall also take into consideration the impact fee levied under G.O.Ms. No.80 MA & UD, dated: 13.06.2023 while finalising the proposal so that the fee levied is reasonable.</p> <p>The list of the committee members is as below.</p> <table><tr><td>(1)</td><td>Sri D. Venkata Ratnam, Retd. DTCP</td><td>:</td><td>Chairperson</td></tr><tr><td>(2)</td><td>Sri V.Ramudu, Retd., DTCP, GoAP</td><td>:</td><td>Member</td></tr><tr><td>(3)</td><td>Smt K. Nagasundari, Addl. Director</td><td>:</td><td>Member</td></tr><tr><td>(4)</td><td>Sri A. PrabhakaraRao, Chief City Planner, GVMC, Visakhapatnam</td><td>:</td><td>Member</td></tr><tr><td>(5)</td><td>Sri K. Ramesh, Joint Commissioner, VMRDA, Visakhapatnam</td><td>:</td><td>Member</td></tr><tr><td>(6)</td><td>Smt V. Shilpa, Chief Urban Planner, VMRDA, Visakhapatnam</td><td>:</td><td>Member Convener</td></tr><tr><td>(7)</td><td>Sri V. BhavaniSankar, Chief Engineer, VMRDA, Visakhapatnam</td><td>:</td><td>Member</td></tr><tr><td>(8)</td><td>Planning Officers, VMRDA, Visakhapatnam</td><td>:</td><td>Members</td></tr><tr><td>(9)</td><td>Dr. Ayon Kumar Tarafdar, Head, Amrut Center of Urban Planning for Capacity Building, Vijayawada.</td><td>:</td><td>Member</td></tr><tr><td>(10)</td><td>Prof. from Andhra University</td><td>:</td><td>Member</td></tr></table>			(1)	Sri D. Venkata Ratnam, Retd. DTCP	:	Chairperson	(2)	Sri V.Ramudu, Retd., DTCP, GoAP	:	Member	(3)	Smt K. Nagasundari, Addl. Director	:	Member	(4)	Sri A. PrabhakaraRao, Chief City Planner, GVMC, Visakhapatnam	:	Member	(5)	Sri K. Ramesh, Joint Commissioner, VMRDA, Visakhapatnam	:	Member	(6)	Smt V. Shilpa, Chief Urban Planner, VMRDA, Visakhapatnam	:	Member Convener	(7)	Sri V. BhavaniSankar, Chief Engineer, VMRDA, Visakhapatnam	:	Member	(8)	Planning Officers, VMRDA, Visakhapatnam	:	Members	(9)	Dr. Ayon Kumar Tarafdar, Head, Amrut Center of Urban Planning for Capacity Building, Vijayawada.	:	Member	(10)	Prof. from Andhra University	:	Member
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Subject No. 03	VMRDA-PLG-VSP-Marginal realignment of the proposed 18m wide Master Plan Road in Sy.No.347 of Sontyam Village, Anandapuram Mandal, Visakhapatnam District-Proposal submitted for according permission for exercising the possibilities of Re-alignment of Road - Reg.																																										
Resolution	Approved to grant permission for exercising the marginal realignment of the proposed 18 mts wide master plan road in Sy.No.347 of Sontyam village, Anandapuram Mandal, Visakhapatnam District within the VMRDA site.																																										
Subject No. 04	VMRDA - Engg - Works - Development of proposed Master plan Roads in various locations in VMRDA Jurisdiction - Administrative sanction Requested for Rs.46.92 Cr. to take up the work through Donations from																																										


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	stakeholders- Submitted before the VMRDA Authority for perusal and approval - Request - Reg.
Resolution :	Resolved and approved to take up the two (2) roads duly mobilizing donations for an amount of Rs.46.92 crores to develop the proposed two master plan roads.
Subject No.05 :	VMRDA - Engg - Works - Development of proposed Master plan Roads in various locations in VMRDA Jurisdiction - Estimate cost for Rs.77.80 Cr. through PPP Mode / Hybrid Annuity Model- Submitted before the VMRDA Authority for perusal and approval - Request - Reg.
Resolution :	Resolved and approved to take up the proposed two (2) master plan roads through PPP mode / Hybrid annuity model with an estimate of Rs.77.80 crores.
Subject No.06 :	VMRDA - Engg - Works - Development of proposed Master plan Roads in various locations in VMRDA Jurisdiction - Administrative sanction Requested for Rs.55.37 Cr. to be met from VMRDA Funds - Submitted before the VMRDA Authority for perusal and approval - Request - Reg.
Resolution :	Resolved and approved to take up the development of proposed five (5) master plan roads with an amount of Rs.55.37 crores from VMRDA funds
Subject No.07 :	VMRDA - Engg.- Development of Sites & Services layouts at Bheemili Mandal in the Bulk sites handed over by the District Collector, Visakhapatnam under 15% share of land pooling scheme (Monetization of funds to meet the resources & expenditure incurred)- Project estimates submitted for Approval of the VMRDA Authority - Request to take up the works through e-tenders - Reg.
Resolution :	Resolved and approved to take up the development of the layouts in Kapuluppadaand Nidigattu with an estimated cost of Rs.1451 lakhs and Rs.518.50 lakhs respectively and permitted to take up the works through e-tenders.
Subject No.08 :	VMRDA - Engg., -Development of Sites & Services layouts at Chinamushidiwada (Bulk land of old layout) & Tummapala (Phase-II) Anakapalli Mandal in the Bulk acquired sites of VMRDA- Project estimates submitted for Approval of the VMRDA Authority- Requested to take up the works through tenders - Reg.
Resolution :	Resolved and approved to take up the development of layouts in Chinamushidiwada and Tummapala with an estimated cost of Rs.305.80 lakhs and 509.50 lakhsrespectively and permitted to take up the works




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	through e-tenders.
Subject No.09	VMRDA - Engg.- Development of Sites & Services layouts at Bhimili Mandal (Kothavalsa Sy.No.73 part) in the Bulk sites handed over by the District Collector, Visakhapatnam under 15% share of land pooling scheme : (For Monetization of Lands to meet expenditure incurred by VMRDA) - Project estimates prepared - Subject Agenda Note placed before the VMRDA Authority meeting for Approval and permission to take up the works - Request - Reg.
Resolution	: Resolved and approved to take up the development of the layout in Kothavalasa Sy.No.73 part with an estimated cost of Rs.1979 lakhs respectively
Subject No.10	VMRDA - Engg-Div-VII-VMRDA-Development of Sites & Services layout in 7.15 acres in S.No.363/P in Gidijala village at Anandapuram Mandal , Bulk site handed over : by the District Collector, Visakhapatnam under 15% share of land pooling scheme Project estimates submitted for Approval of the VMRDA Authority- Permit to take up the works through e- tender - Reg.
Resolution	: Resolved and approved to take up the development of layouts in Sy.no.363/p in Gidijala village at Anandapuram Mandal with an estimated amount of Rs.7.15 Cr. duly calling e- tenders.
Subject No.11	VMRDA - Works - Engg - Providing overhead Layout electrification to the Land Pooling Project (Ozone Valley) : at Paradesipalem, as a part of providing Layout infrastructure facilities - Estimates submitted for according administrative Approval - Reg.
Resolution	: Resolved and approved to accord additional Administrative sanction for Rs.247 Lakhs besides earlier approval for Rs.300 Lakhs (Total Rs.547 Lakhs) towards taking up Electrical works.
Subject No.12	Works-Engg-Div-IV-VMRDA-Design vetting and Project Management Consultancy Services and Quality Audit for Design and Construction of Composite Level Grade Separators at NAD Junction, Visakhapatnam under EPC Agreement-Draft subject submitted before the Authority of VMRDA for perusal and approval-Requested-Reg.
Resolution	: Resolved and approved to grant extension of time for the existing project management consultancy up to 31.05.2025 and accord additional sanction for Rs.144.75 lakhs.
Subject No.13	: VMRDA - Engg - "Annual Operational & Maintenance Contract for Multi-Level Car Parking cum Commercial / Institutional Complex of VMRDA at Siripuram,

	Visakhapatnam" - Draft subject placed before VMRDA Authority Meeting for Perusal and Approval - Request - Reg.
Resolution :	Resolved to approve for Annual maintenance contract with an estimated cost of Rs.180 Lakhs per Annum and permission to invite tenders initially for a period of three (3) years.
Subject No.14 :	VMRDA - Engg. - Works - Shifting and placement of UH3H Helicopter and Construction of Cement Concrete Platform in front of AU convention hall (vacant open area) and abutting to the Beach road, Visakhapatnam - Administrative Approval - Ratification - Requested - Reg.
Resolution :	Ratified the action taken by the Metropolitan Commissioner, VMRDA at S.No.1 & 2 and accord overall Administrative Sanction for Rs.349 Lakhs
Subject No.15 :	VMRDA - Engg. - Works - DPR on Sea erosion and mitigation measures under National Disaster Mitigation Funds (NDFM) - Proposals Submitted - Draft Subject submitted to the VMRDA Authority - for Approval and ratification - Request- Reg.
Resolution :	Ratified the action taken by the Metropolitan Commissioner, VMRDA and approved to meet the 10% share from VMRDA funds subject to reimbursement from the state government.
Subject No.16 :	VMRDA - Works - Engg.- EE-VI - Anakapalli & Vizianagaram Districts - Certain Development works at Narsipatnam, Yelamanchili Municipalities and Nellimarla Nagarapanchayat - Proposals received from the respective three Municipal Commissioners for Financial assistance and sanction requested - Submission before VMRDA Authority - Reg.
Resolution :	Approved to sanction an amount of Rs. 411.60 lakhs to Narsipatnam municipality and Rs.273 lakhs to Yelamanchili municipality and Rs.200 lakhs to Nellimarla Nagarapanchayat as an one time grant. Letter for ratification of this decision may be sent to government. This is a one time initiative.
Subject No.17 :	VMRDA - Engg.- Construction of convention center along with Commercial Shops in Tumpala VUDA (VMRDA) layout of Anakapalli Mandal, Anakapalli District - Estimates submitted for Approval of the VMRDA Authority- Request to take up the works through tenders - Reg.
Resolution :	Resolved and approved to accord Rs.268 Lakhs towards


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	construction of convention Centre cum Commercial shops at Tumpala.
Subject No.18	VMRDA - Projects - Development of Prime Lands of VMRDA on Public Private Partnership (PPP) Basis as part of monetization of un-utilized lands of VMRDA - Development of East Coast Habitat Centre in Ac.8.82 Cts of VMRDA Land Parcel in Sy.No. 34 & 35 of Rushikonda, : Opp Panorama Hills, Visakhapatnam (on PPP basis) under Tourism Policy of the state - Utilizing the Transaction Advisory Services of APUIAML, Vijayawada- Draft subject placed before VMRDA Authority Meeting for Perusal and Orders - Request - Reg.
Resolution	Approved to take up the project on PPP basis duly aligning with the tourism policy of Government of Andhra Pradesh, 2024 duly engaging the services of APUIAML as transaction advisors.
Subject No.19	VMRDA-Projects-Development of Prime Lands of VMRDA on Public Private Partnership (PPP) Basis - Development of PPP project in Ac.3.50 Cts of VMRDA Land Parcel in Sy.No. 368/1B of Madhurawada, abutting : to 100'-0" Law college road, Yendada, Visakhapatnam (on PPP basis) by engaging APUIAML, Vijayawada for providing transaction advisory services-Draft subject placed before VMRDA Authority Meeting for Perusal and Orders- Request - Reg.
Resolution	Approved to take up the project on PPP basis duly aligning with the tourism policy of Government of Andhra Pradesh, 2024 duly engaging the services of APUIAML as transaction advisors.
Subject No.20	VMRDA-Projects-Development of Prime Lands of VMRDA on Public Private Partnership (PPP) Basis - Development of an Outdoor Sports Arena with : Olympics standards in VMRDA Land Parcel - Ac.2.78 Cts in Sy.No. 147/P of Madhurawada, Visakhapatnam on PPP basis - Draft subject placed before VMRDA Authority for Perusal and Orders- Request - Reg.
Resolution	Approved to take up under PPP basis duly aligning with the tourism policy of Government of Andhra Pradesh, 2024.
Subject No.21	: VMRDA - Projects - Development of Prime Lands of Govt. / VMRDA on Public Private Partnership (PPP) Basis - Development of PPP project in Ac7.68Cts at Sy.No.608/1 adjacent to Yerra Cheruvu of Anakapalli (on PPP basis) by engaging APUIAML, Vijayawada for providing transaction advisory services - Draft




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	subject placed before VMRDA Authority for Perusal and Orders - Request - Reg.
Resolution	: Approved to take up the project under PPP basis. For the proposed Health city project the APUIAML may be engaged as transaction advisors.
Subject No.22	: Projects - VMRDA - Development of Water Sports Center at Rushikonda beach, Visakhapatnam - Proposed to develop by VMRDA and DSA, Visakhapatnam - Subject placed before the VMRDA Authority for perusal and Approval - Reg.
Resolution	: Approved to take up on 50:50 cost sharing basis between VMRDA and Sports Authority of Andhra Pradesh (SAAP) i.e., 167.5 lakhs by each respectively. The Revenue sharing is approved @ Rs.60:40 between Sports Authority of Andhra Pradesh (SAAP) and VMRDA respectively as the land belongs to SAAP.
Subject No.23	: VMRDA- Accounts - Approval of Annual Accounts of VMRDA for the year 2021-22 - Requested - Reg.
Resolution	: Approved
Subject No.24	: VMRDA- Accounts - Approval of Annual Accounts of VMRDA for the year 2022-23 - Requested - Reg.
Resolution	: Approved
Subject No.25	: VMRDA- Accounts - Approval of Annual Accounts of VMRDA for the year 2023-24- - Requested - Reg.
Resolution	: Approved
Subject No.26	: Accounts-VMRDA-Visakhapatnam- Approval of Budget Estimates for the year 2023-24 along with Revised Budget Estimates for the year 2022-23- Ratification- Requested-Reg.
Resolution	: Approved
Subject No.27	: Accounts-VMRDA-Visakhapatnam- Approval of Budget Estimates for the year 2024-25 along with Revised Budget Estimates for the year 2023-24- Ratification- Requested-Reg.
Resolution	: Approved
Subject No.28	: Land Pooling Scheme - VMRDA - Anakapalli District - Parawada Mandal - Manthripalem Village - Development of Satellite Township proposed by pooling of private lands, but not materialized - Consent was received for only Ac.8.52 cts - Land owners representing for cancellation of GPAs - Permission for cancellation of GPAs - Placed the matter before the Authority.
Resolution	: Approved for cancellation of GPA's previously entered with the land owners and to drop the land pooling


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	scheme as it is not feasible and viable.
Subject No.29	<p>VMRDA - Land Pooling Scheme - Visakhapatnam Rural Mandal - Paradesipalem village - LPS initiated in the year 2007 for development of Satellite Township i.e. Ozone Valley Layout -Sri Muvva Rama Seshagiri Rao and Sri MuvvaSrinivasa Rao entered GPAs and handed over their private lands Ac.11.245 in the year 2009, but not handed over the developed plots -The then VUDA allotted developed land vide orders dt.18.04.2014, but not handed over the plots due to filing of Suit by 3rd party claiming ownership on a part of the land - Land owners filed WP No. 18471/2021 for allotment of the developed plots - Hon'ble High Court directed to dispose of the representation of the Petitioners - This office vide orders dt. 27-10-2021 issued allotment orders duly excluding the extents covered by the Suits -Matter was placed before the VMRDA Authority meeting held on 25.07.2022- Authority instructed to place a comprehensive report on the allotments made and to be made in Ozone Valley Layout - Detailed status report was submitted to Government on 03.10.2022 - Land owners filed CC No. 3564/2023- Government vide Memo No.1940171/M2/2022, dt.22.08.2023 instructed to take appropriate decision duly following relevant rules and provisions and also keeping in view the directions of the Hon'ble Court - Hence placed the matter before the Authority.</p>
Resolution	Agreed for as proposed for the extent they are entitled, except the extent involved in the mentioned Court cases duly following the rules and procedures.
Subject No.30	<p>VMRDA-Land Pooling Scheme - Visakhapatnam Rural Mandal - Paradesipalem village - LPS initiated in the year 2007 for development of Satellite Township i.e. Ozone Valley Layout for pooling of private lands - Certain land owners entered GPAs with VUDA - Ozone Valley Phase-I & Phase-II Layouts developed - Certain lands covered by the GPAs are located outside the Ozone Valley Layouts - Cancellation of GPAs - Hence placed the matter before the Authority.</p>
Resolution	Approved for cancellation of GPA's previously entered with the land owners to the extent of Ac.7.15cts on the condition that land owners should bear the GPA cancellation charges as the land is located outside the Ozone Valley Layout Phase-I & II as and when they approach the authority.
Subject No.31	VMRDA - Land Pooling Scheme - Anakapalli District and Town - Cherlopalikhandam village - Land Pooling


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	Scheme for pooling of private lands initiated in the year 2007, but not completed - VUDA Board vide Resolution No.59 directed to finalize the LPS as per the terms and conditions of GPA for the already received consents and proceed as per the committee recommendations for incorporating the LPS in the UDA Act in case of fresh and interested cases of same village/ area - Drat LPS issued on 02.03.2014 - VUDA Board vide Resolution No.61 decided to process for next step of notification -VUDA vide orders dt.19.05.2016 approved the LP No.57/2016 in the extent of Ac.58.18 cts. - Out of Ac.57.18 cts. of private land, consent received in the form of GPA for Ac.41.28 cts. - VUDA formed certain roads and drains by spending Rs.110.34 Lakhs - Continuation of the LPS as per provisions of APMRDU Act, 2016 and revision of layout- Hence placed the matter before the Authority.
Resolution :	Approved to take forward the Land Pooling Scheme (Cherlopalikandam Village) as per the conditions decided in the earlier board resolution No.59 in the year,2013 and on the lines of APMRUDA Act, 2016. And to receive consent for the remaining extent of Ac. 15.90cts and to write a letter to the government to appoint RDO, Anakapalli as competent authority under LPS. Approved to revise the said layout plan as per the rules prescribed in GO.Ms.No: 275, MA&UD Dt:18.07.2017 and its amendments.
Subject No.32 :	VMRDA, Visakhapatnam - Establishment - Filling of certain vacancies through outsourcing basis - Permission accorded - Reg.
Resolution :	Approved to fill the vacancies through outsourcing basis i.e., tracers(3), work inspectors(10), Draughtsman Gr-III (3), Chainmans (10) and Attenders (10) as per the rules framed by the Government.
Subject No.33 :	VMRDA - UFD - VISAKHAPATNAM - Approval for 8 Nos. of Garden workers in addition to the existing 211 No. for maintenance of recently developed and developing areas by VMRDA - Requested - Reg.
Resolution :	Approved to engage 8 Nos. of additional garden workers as per the norms followed for the existing 211 No. in view of the new establishments that have come up.
Subject No.34 :	VMRDA - Works - Engineering - Division - II - "Providing operation and Maintenance of Auto Synchronized frequency based Musical Fountain at City Central Park from December 2024 to March 2028" along with Supply



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	and installing of Control Software with repairs of Hardware components associate with Musical fountain. - Submission for approval of VMRDA Board - Reg.
Resolution :	Administrative sanction approved for Rs.184.35 lakhs for the next 40 months of operation and maintenance and upkeep of the musical fountain.
Subject No.35 :	VMRDA - Engg - Works -Development of Master Plan Roads (Bituminous Roads) and other layout roads at MIG Layouts, Sites & Services layouts, Reconstituted Layouts etc., by VMRDA - Use of waste plastic in Hot Bituminous Mixes (Dry Process) in wearing courses - Permission requested - Submitted before the VMRDA Authority for perusal and approval - Request - Reg.
Resolution :	Approved for development of road projects through usage of plastic waste as per the guidelines in IRCSP-98-2013 and first revision in December-2020.
Subject No.36 :	VMRDA - Projects - Development of VMRDA Land parcel behind the VMRDA Udyog Bhavan Complex, Siripuram in an extent of Ac.0.98 Cts of in Sy.No. 83/1 & 85/P, Block-10 of Waltair Ward, Maharanipecta (M), Visakhapatnam on PPP/EPC/JV model after assessing the market demand by engaging the services of APUIAML, Vijayawada for providing Transaction Advisory Services - Draft subject placed before VMRDA Authority Meeting for Perusal and Orders - Request - Reg.
Resolution :	Approved in principle to take up either on PPP/EPC/JV model after studying the feasibility duly engaging APUIAML as transaction advisors.

Viswanathan K S
Metropolitan Commissioner

M.V. Prana
Chairperson
Visakhapatnam Metropolitan
Region Development Authority
Visakhapatnam