

**SUBJECT NO.24**

**Sub:- VUDA – PLG – VSP – Disposal of E.W.S. plots reserved in VUDA approved private layouts in VMR – constitution of Committee for evolving guidelines/modalities for the disposal of E.W.S. plots - Reg.**

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**AGENDA NOTE:**

In order to prevent the slums and to meet social obligation of providing houses and house sites to less privileged and informal sector, VUDA introduced a novel and unique policy of reserving 10% of the plotted area in every layout, whether it is a Government, VUDA, AP Housing Board or private layouts. VUDA is following this procedure since 2004 and recommended to the Government to incorporate these rules in the Master Plan Zoning regulations. Accordingly the Government issued guidelines to be followed for the special provision of E.W.S plots in the layouts vide Go.Ms.No.345 MA dated 30-6-2006.

This initiative was not taken up by any other urban development authority in the state other than HMDA. HMDA is insisting for 5% of plotted area for EWS category where as VUDA is insisting 10% of the total plotted area towards EWS categories in the public and private layouts.

The following extent was earmarked for EWS categories As on date

<b>S.No</b>	<b>Year</b>	<b>No. of Layouts approved</b>	<b>Total No. of PLOTS earmarked for EWS category</b>	<b>Total extent earmarked for EWS plots</b>
1	2011	46	326	18150.00 (Acs.3.75)
2	2012	64	2089	156400.16 (Acs.32.31)
3	2012-13 (till 1-06-2013)	24	745	59879.00 (Acs.12.37)
<b>Total</b>		<b>134</b>	<b>3160</b>	<b>234429.16 (Acs.48.43)</b>

However it is to inform that the developers in the private layouts are not catering the reserved E.W.S. plots to the deserving people of weaker sections. Instead the developers are allotting these E.W.S plots to other higher income group persons by amalgamating the E.W.S plots into one big plot. Thereby the very purpose of reserving the .E.W.S. plots is getting defeated in the absence of set guidelines for preventing misuse of the reserved E.W.S plots by the developers.

A proper mechanism has to be evolved for allotment of the reserved E.W.S plots to only weaker section people. Then only the purpose of reserving the E.W.S. plots in all the public and private layouts will be achieved.

The Government have recently issued specific guide lines to dispose the Housing units allocated for EWS category vide G.O.Ms No 589 MA Dt 25-09-2009 and subsequently amended in G.O.Ms No 38 MA Dt 01-02-2013 G.O.Ms Dt 245 MA Dt: 30-06-2012 subsequently amended in G.O.MS No 196 MA Dt 10-05-2013, but no guidelines are framed for disposing the plots earmarked under EWS category in private layouts since this initiative is being implemented only in VUDA. Similar exercise has to be done in the case of EWS plots reserved in public and private layouts.

In order to workout the guidelines/regulations a high level committee consisting of the following officials may be constituted for disposal of E.W.S plots reserved in private and public layouts.

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| 1.VICE CHAIRMAN ,VUDA                     | - Chairman of the committee |
| 2.Commissioner, GVMC                      | - Member                    |
| 3.District Revenue Officer, Visakhapatnam | - Member                    |
| 4.Project Director , DRDA                 | - Member                    |
| 5.Project Director , MEPMA                | - Member                    |
| 6.M.D.,A.P. Housing Corporation           | - Member                    |
| 7.Chief Urban Planner ,VUDA               | - Member Convener           |

The Committee may look into the aspects of identification of beneficiary, procedure for allotment of E.W.S plots, fixation of rate for the plots, prevention of misuse of reserved plots and other necessary aspects duly discussing with the representatives of developers in this regard. Hence the matter is placed before VUDA Board for perusal of the facts and for necessary approval.

Sl No	Subject No	Subject	RESOLUTIONS
24	24	VUDA - PLG - VSP - Disposal of E.W.S. plots reserved in VUDA approved private layouts in VMR - constitution of Committee for evolving guidelines/modalities for the disposal of E.W.S. plots - Reg.	<p>The item was discussed elaborately. It is directed that eligibility criteria given under Rajiv Gruha Kalpa Scheme have to be examined and if required, can be adopted with minor modifications or technical support.</p> <p>VC should explore the possibility of introducing the conditions of construction of EWS housing scheme under G+3 pattern by the developers in lieu of earmarking for EWS plots within 5 KM radius of the layout or handing over the EWS plots developed to VUDA which will maintain the pool of such plots for subsequent allotment by the administrative machinery like District Collector after identification of eligibility by concerned urban local body.</p> <p>VC to come up with solid proposal for the next meeting.</p>
25	25	VUDA-VSP-PLG- MVP Layout - Exercise with respective to approved layout plan and ground status - Exercise done evaluate public opinion - objections received - policy decision on it & similar layouts-Reg.	<p>There is no requirement to revise the layout already approved and hereafter, no layout should be developed by VUDA and no layout should be approved by VUDA without sticking to the norms prescribed by government and the authority</p>

  
CHAIRMAN, VUDA

