

SUBJECT NO.27

Sub:- VUDA - Visakhapatnam – Auctions – Auction of vacant Plots and Houses in various layouts – Reg.

AGENDA NOTE:

It is to submit that last time, allotment or auction of developed plots/flats happened in VUDA in April 2011. The vacant plots, and flats are identified by verifying the DCB with Layout plans and identified nearly 328 plots being vacant in the VUDA developed layouts. A committee is constituted with a mandate to physically verify these plots, plant the stones, paint them for easy identification by the prospective buyers and give the comments on the status of their vacancy so that final number of plots that can be put up for disposal can be arrived at . Accordingly, the committee's report is consolidated and given by the CUP on 21.06.2013 which was discussed among the HoDs .

| Sl. no | Name of the layout | No of plots originally declared as vacant | Present status after the team visit | Plots ready for disposal during this phase | HOD (s) concerned to take action | Course of action planned |
|--------|--------------------|---|--|--|----------------------------------|--|
| 1. | MVP layout | 2 | Both are vacant; the smaller adjoining Gedda has to physically verified whether the same falls in govt land or not and the larger which is rejected in the recent board meeting for allotment to the war widow applicant for petrol outlet can be put for disposal | 1 | Secretary | 1.To ascertain whether the area is permitted for petrol outlet as per CZR norms. 2.To put up for auction to arrive at the probable rate, this bit will fetch 3.To mention in the plot details that it may attract CRZ norms 4.The rate arrived by auction will help us to negotiate with oil companies if it is decided to be allotted to a oil company directly on lease basis |

| | | | | | | |
|---|-----------------------|----|--|------|-----------|---|
| 2 | Adibatla nagar | 5 | These plots are not peg marked on ground as being covered with bushes | 5 | Secretary | To mention the details that they are not peg marked on ground and they are covered under CRZ norms and covered in Zone III and the activities covered thereon should be mentioned in the notification |
| | | | | | CUP | To peg mark with immediate effect |
| 3 | Bheemli layout | 1 | CC road laid in the plot and small temporary hut is there in the plot | 1 | CUP | To arrive at the extent excluding the road portion and inform to Secretary to put the details for auctioning |
| | | | | | EO | To remove the encroachment immediately duly following the procedure |
| 4 | Chittivalasa layout | 2 | Layout lies in low lying area; not peg marked so far; width of road adjoining is not clear whether 150' or 130' and so far, plots auctioned are not registered and lot of infra structures are to be developed | 0 | CE | Start the developmental activities by finalizing the tenders already floated |
| | | | | | CUP | Finalize the layout pattern during the development of infra structures by liaisoning with the engg wing and EO |
| | | | | | Secretary | Ascertain the details for not having registration in these plots |
| 5 | Akkireddypalem layout | 27 | All EWS plots; 17 clear; one with hut; four having water on rear side; five not peg marked as covered with bushes and water | 18+4 | Secretary | 1. Ascertain whether these EWS plots are planned for alternative arrangement to the owners of the land from whom the land of Panchwadi is taken under LA |

| | | | | | | |
|---|---------------------|---|---|---|-----|--|
| | | | | | | <p>2. Then host the details as vacant in EWS category</p> <p>3. Being EWS category, the upset price should not exceed the present registration price.</p> <p>4. Being EWS plots, may not be by auctin but by allotment; BUT REQUIRES DETAILED GUIDELINES</p> |
| | | | | | CUP | <p>5. Ascertain whether water body is whether water body is there as per revenue records.</p> <p>6. Even if it is not there, see that water body is created and maintained by rearranging the layout so that the water will not log in other plotted areas</p> <p>7. For the above, liase with Tahsildar and EO for FMBs</p> |
| | | | | | EO | To remove the encroachment immediately duly following the procedure |
| 6 | KL rao nagar layout | 2 | One coverd with ac sheet foor and another one with thatched house with ac sheet and it is stated as court case is pending | 0 | EO | <p>1. To remove the encroachment immediately duly following the procedure.</p> <p>2. File counter in the court case pending and see that there is no legal hurdle for removing the encroachments, if they are illegal</p> |

| | | | | | | |
|----|--|----|---|---|-----------|---|
| 7 | Pedagantyada layout | 9 | Two HIG plots encroached and one plot (86) is having G+1 structure; six MIG plots are not tallying with layout plan | 0 | Secretary | Re-verify the DCB register and arrive at the accuracy of the vacant plots especially in MIG category and put up for re-field visit by planning and estate wings |
| | | | | | EO | To remove the encroachment immediately duly following the procedure |
| 8 | Kanapaka ayyannapeta layout in vizianagaram (all 4 phases) | 13 | One MIG and one LIG clear vacant; odd bits 34a and 38a are vacant and demarcated on ground. One more oddbit- opposite to 253 is also vacant but has to be pegmarked; out of nine others, there are structures varying from compound wall, temple to a pucca structure and has to be verified for allotment earlier or action to be taken for encroachment removal | 4 | Secretary | Re-verify the DCB register and arrive at the accuracy of the vacant plots especially in MIG category and put up for re-field visit by planning and estate wings |
| | | | | | EO | To remove the encroachment immediately duly following the procedure |
| 9 | Babametta layout (two phases) | 6 | LIG 176 – with 167 sq. yards is vacant; other five are having structures and has to be verified for allotment earlier or action to be taken for encroachment removal | 1 | Secretary | Re-verify the DCB register and arrive at the accuracy of the vacant plots especially in MIG category and put up for re-field visit by planning and estate wings |
| | | | | | EO | To remove the encroachment immediately duly following the procedure |
| 10 | China Mushidiwda layout | 2 | Both vacant; but not pegmarked as covered with bushes | 2 | Secretary | To mention the details that they are not peg marked on ground and will be done shortly. |
| | | | | | CUP | To peg mark with immediate effect. |
| 11 | Kurmannapalem ph-V layout | 1 | Plot no. 52 is vacant. | 1 | Secretary | -- |

| | | | | | | |
|----|--|----------------|---|----|-----------|--|
| 12 | Kurmannapalem town centre layout | 5 | Three are vacant and one plot no.4 is salted for school purpose; remaining two is said to have court case pending | 3 | Secretary | To notify plot no.4 as ear marked for school purpose only as per the approved layout plan. |
| | | | | | EO | To file counter in the case immediately and intimate whether any hindrance is there for the going ahead with disposal. |
| 13 | Cybervalley layout sector-I | 36 | Vacant and pegmarked | 36 | Secretary | -- |
| | Cybervalley layout sector-II | 15 | | 15 | | |
| 14 | Kummaripalem layout | 5 | All five are vacant and one no.4 is slated to have been divided into two in the past and one is disposed off | 4 | Secretary | Ascertain whether the plot MIG-II-4 is previously subdivided into 4 & 4-A and one is sold? If it is so, the other bit of 150 sq. yards can be put into auction and process for the same |
| 15 | Madhurawada govt lands | 29 | All are vacant | 29 | Secretary | -- |
| | | | Except plot no. 129 which is not having measurements as per layout plan, others can be proceeded | 12 | Secretary | -- |
| | | | | | | CUP | Verify with ETS survey if required and finalize the extent and shape for immediate disposal |
| 17 | Paradesipalem ozone valley layout | 88 or 8 or 108 | 42 is vacant and pegmarked and remaining 46 plots require one week to peg mark and they are vacant | 0* | | |
| 18 | JV layout – gandigundam | 1 | Vacant | 1 | Secretary | -- |
| 19 | JV layout at Narava – Godavari townships | 23 | Vacant | 23 | Secretary | To notify as per the category whether residential or commercial |
| 20 | JV layout at kapulauppada in two phases | 7+6 | All 13 vacant | 13 | Secretary | To notify as per the category whether residential or commercial |

| | | | | | | |
|----|---------------------------|----|--|-----|-----------|---|
| 21 | EWS plots in cyber valley | 43 | It is told that all are vacant; but not given report | 43 | Secretary | 1. Being EWS category, the upset price should not exceed the recent registration price. 2. Being EWS plots, may not be by auction but by allotment; BUT REQUIRES DETAILED GUIDELINES |
| | | | | | CUP | 3. quicklu peg mark the plots |
| | Total | | 328 or more | 216 | | If we exclude EWS, it is 151 regular plots of residential and commercial. |

* With reference to Paradesipalem, it is mentioned that initially, the secretary and EO has marked the allotment made in their wings in the approved layout and arrived at the details of vacant plots. During the exercise, it was told to keep aside the number of plots yet to be given to the landowners as per the agreed board agenda and GPA entered with them and accordingly, it was told that there are 108 vacant are there and barring the court case matters, there are 88 clear vacancies and same were ordered to be peg marked by planning wing. Therefore the same can be auctioned at a later stage.

Since almost all the vacant plots are in existing layouts and in the past auctions are conducted to dispose these plots, it is decided to dispose the present vacant plots also through auctioning only. Hence, to fix the upset price of the plots, a Committee of all HoDs with Finance Officer, Andhra University as a member is constituted indicating the modalities/factors that have to be considered while fixing the upset price.

As a prelude for auctioning process, a property show was organized from 8-16 June 2013 in III floor of VUDA office complex and it is extended till 23.6.2013 upon the overwhelming response from the general public since nearly 8000 people have viewed the show in the online mode through the

official website of VUDA. The property show was highlighted in the local press by way of press meet and press release and also by way of front jacket one page advertisement in Indian Express daily on 5.6.2013 duly highlighting the ROW HOUSING PROJECT.

The Secretary is directed to develop online form of application in co-ordination with Andhra University team at VUDA duly bringing all the components of the existing manual application duly improved to suit present needs duly incorporating details like Aadhaar number or ration

card no or driving license no or passport no or EPIC no etc., The secretary was also directed to take the written opinion of the Senior Legal Officer on the existing terms and conditions and the points to be added to protect the interests of the organization.

The upset value fixation committee has arrived at the upset values for the plots in all 21 layouts as enlisted above, by taking various parameters like basic value in the region, developmental cost etc.,

UPSET VALUES ARRIVED BY THE COMMITTEE FOR THE PLOTS IN THE FOLLOWING LAYOUTS

| Sl. No | Name of the Layout | Vacant plots put up for auction | Basic registrar Value | Average rate of the previous auction | Developmental charges | 10% of the basic value | 20% of the basic value | Upset value | Remarks |
|---------------------------------|-------------------------|---------------------------------|-----------------------|--------------------------------------|-----------------------|------------------------|------------------------|-------------|---------|
| Vacant Residential Plots | | | | | | | | | |
| 1 | Adibhatla Nagar | Auction (5 Nos.) | 11000 | 537 | 400 | ..... | ..... | 11400 | |
| 2 | Babametta Phase-II | Auction (1 No.) | 4000 | 3100 | 600 | ..... | ..... | 4600 | |
| 3 | Bheemili Layout | Draw (1 No.) | 4500 | ..... | 200 | ..... | ..... | 4700 | |
| 4 | Kanapaka Ayyannapeta | Auction (4 Nos.) | 5000 | 4600 | 500 | ..... | ..... | 5500 | |
| 5 | Chinamushidiwada | Draw | 7000 | 6450 | 750 | ..... | ..... | 7750 | |

| | | | | | | | | | |
|---|----------------------------|----------------------|-------|-------|-----|-------|-------|-------|--|
| | | (2 Nos.) | | | | | | | |
| 6 | Kummaripalem | Auction (4 Nos.) | 4000 | 4473 | 250 | ..... | ..... | 4723 | |
| 7 | Madhurawada Govt. Lands | Auction (29 Nos.) | 13000 | 14211 | 150 | ..... | ..... | 14361 | |
| 8 | Yendada | Auction (12 Nos.) | 11000 | 12529 | 500 | ..... | ..... | 13029 | |

| | | | | | | | | | |
|----|--------------------|----------------------|-------|-------|------|-------|-------|-------|--|
| 9 | Cybervalley Sec-I | Auction (36 Nos.) | 13000 | 14687 | 1350 | ..... | ..... | 16037 | |
| | Cybervalley Sec-II | Auction (15 Nos.) | 13000 | 14600 | 1350 | ..... | ..... | 15950 | |
| 10 | M.V.P Layout | Auction (1 No.) | 28000 | 49100 | 1350 | ..... | ..... | 50450 | |
| 11 | Kurmannapalem Ph-V | Auction (1 No.) | 10000 | 10600 | 700 | ..... | ..... | 11300 | |

Joint Venture Plots

| | | | | | | | | | |
|---|--|-----------------------|------|-------|-------|-----|-------|------|--|
| 1 | Godavari Twon ships Joint venture at Gandigundam | Auction (1 No.) | 2000 | 6050 | ..... | 605 | ..... | 6655 | |
| 2 | Chilukuri Joint Venture at Kapuluppada | Auction (7+6 Nos.) | 6000 | 7880 | ..... | 788 | ..... | 8668 | |
| 3 | Godavari Twon ships Joint venture at Narava | Auction (23 Nos.) | 2500 | ..... | ..... | 250 | ..... | 2750 | |

Commercial Plots

| | | | | | | | | | |
|---|-------------------------------------|---------------------|-------|-------|-----|-------|------|-------|--|
| 1 | Kurmannapalem Town Centre Layout | Auction (3 Nos.) | 13000 | 14900 | 600 | | 2980 | 18480 | |
|---|-------------------------------------|---------------------|-------|-------|-----|-------|------|-------|--|

| DETAILS OF PLOTS YET TO BE DECIDED ON THE MODE OF DISPOSAL | | | | | | | | | |
|--|--------------------|--|-----------------------|--------------------------------------|-----------------------|------------------------|------------------------|-------------|---------|
| Sl.No | Name of the Layout | Vacant plots put up for auction / draw | Basic registrar Value | Average rate of the previous auction | Developmental charges | 10% of the basic value | 20% of the basic value | Upset value | Remarks |
| E.W.S Layout | | | | | | | | | |
| 1 | Akkireddipalem | Draw (22 Nos.) | 8000 | ..... | ..... | ..... | ..... | 8000 | |
| 2 | Cybervalley | Draw (43 Nos.) | 13000 | ..... | ..... | ..... | ..... | 13000 | |

In view of the above, the matter is placed before VUDA Board for favour of perusal and for accepting the upset values for the plots mentioned above as recommended by the Committee so that VUDA can go for auctioning the same.

-25-

| Sl No | Subject No | Subject | RESOLUTIONS |
|-------|------------|--|---|
| 26 | 26 | VUDA-VSP-PLG- Layouts –handing over the open spaces covered in VUDA Layouts Falling in the jurisdiction of GVMC -Regarding. | It is decided that the registration procedure is not required and the transfer of open space to the concerned urban body is must and to be followed scrupulously by VUDA duly communicating the said proceeding details to all other allied departments like revenue, police, registration, DTCP and other concerned departments. |
| 27 | 27 | VUDA - VSP – Auctions – Auction of vacant Plots and Houses in various layouts – Reg.. | Agreed as proposed |
| 28 | 28 | VUDA – Visakhapatnam – Estt. – Constitution of promotion Committee for selection of officers / staff of VUDA for considering promotion to the eligible posts –Reg. | Ratified the DPC constituted. |
| 29 | 29 | VUDA-VSP-Estt.- Limited recruitment of backlog vacancies meant for SC / ST in the Department –Notification issued-Reg. | Perused and ratified. |


CHAIRMAN, VUDA

19-1
2017/2018