

DRAFT SUBJECT: 83

Sub: Estate - VUDA - Land Pooling Scheme at Cherlopallikhandam, Anakapalle - T.S.No.1567, 1568, 1569 and 1570 ; T.S. Nos. 1550, 1553 to 1566, 1571 & 1572 of Cherlopallikhandam of Anakapalle - Status of the Land Pooling Scheme - Submitted.

Ref: VUDA Board Resolution No.11 dated :30-7-2010.

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It is to submit that VUDA Board in its Resolution No.11 dated 30-7-2010 has proposed to procure an extent of land Ac 62.37 cts abutting to the acquired land of Ac 23.56 cts to develop a huge layout under Land Pooling Scheme at Cherlopallikhandam of Anakapalle Town & Mandal and the lands covered in the Project are as follows :

b) Lands held by VUDA i.e., Acquired lands

T.S.Nos.1567, 1568, 1569 and 1570 of Cherlopallikhandam,
Anakapalle Town & Mandal **Ac 23.56 cts**

b) Private ownership lands

T.S.Nos.1550, 1553 to 1566, 1571 & 1572 of
Cherlopallikhandam, Anakapalle Town & Mandal
Ac 62.37 cts

c) Government land (Kaluvas in above S.Nos.) **Ac 1.02 cts**

Out of the above, as regards private land, It was proposed to acquire the lands to an extent of Ac. 62.37 cts covered by T.S.No. 1550, 1553 to 1566, 1571 & 1572 of Cherlopallikhandam of Anakapalle Town & Mandal through pooling of lands from the ryots/land owners under Land Pooling for development of Integrated Satellite Townships around Visakhapatnam. So far, the land owners parted an extent of Ac 36.00 cts through "Development Agreement Coupled with G.P.A." and registered

their land in favour of VUDA in the Sub-Registrar's Office, Anakapalle. It is to further submit that for the remaining extent of Ac 27.00, the ryots/land-owners have yet to come forward to register their lands with "Development Agreement coupled with G.P.A." in favour of VUDA. Further, an extent of Ac 1.02 cts of Government land was also proposed under this Project. The possession of the Government land is yet to be delivered in favour of VUDA. Action is being taken to complete the process of getting registered of Zeroithi lands for the remaining extent of Ac 27.00 cts and also to take possession of the Government from Revenue department.

In the meanwhile, the Managing Director, AP Rajiv Swagruha Corporation Limited (APRSCL), Hyderabad has requested the Vice Chairman, VUDA in letter No.6933/ESP/08/AKP dated 27-11-2008 to allot the VUDA acquired land to APRSCL for taking up affordable housing for moderate income group. The Government vide GO Rt No.316 M.A. & UD Dept, dated 26-2-2009 to allot the acquired land of Ac 23.56 cts to APRSCL at the rate of Rs. 89.32 lakhs per acre. The Government vide GO Ms No.1153 MA & UD Dept, dt 17-8-2009 reduced the land value already fixed from Rs. 89.32 lakhs to Rs.55.00 lakhs per acre. The decision of the Government to allot the VUDA acquired land to an extent of Ac 23.56 cts to APRSCL goes against the financial interest of VUDA. Further, the Government vide its GO Ms No.1508 Revenue (Assignment-I) Dept, dated 20-7-2011 accorded permission to APRSCL to pay the land value at the end of the housing scheme projects in 10 installments each payable in six months with its duration to start from 3 ½ years onwards from the date of the commencement of the Project. It implies that even the reduced cost of land of Ac 23.56 cts also will not be remitted to VUDA immediately even after handing over the land which was acquired by VUDA by spending its own earned money.

In view of the above, the handing over of Ac 23.56 cts in the present shape of things is not in the financial interest of VUDA and hence the Government was requested vide Rc No.15990/08/AKP/F1, dated 8-1-2012 to reconsider the issue of allotment of VUDA acquired land of Ac 23.56 cts to AP Rajiv Swagryha Corporation Ltd (APRSCL).

Hence, the subject is placed before VUDA Board to request the Government to cancel the above mentioned Government Orders i.e., GO Rt No.316 MA & UD Dept, dated 26-2-2009, GO Ms No.1153 MA & UD Dept, dated 17-8-2009 and GO Ms No. 1508 Revenue (Assignment-I) Department, dated 20-7-2011 and also to request the Revenue Department to handover the Government land of Ac 1.02 cts immediately to VUDA.

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CHAIRMAN

VUDA RESOLUTION NO. 83, DT. 08-05-2012

The Board discussed the matter and resolved to direct the Collector, Visakhapatnam & Vice-Chairman, VUDA to examine the financial viability and put up to next Board meeting.



CHAIRMAN