

SUBJECT NO. 60

Sub:- Preparation of layout plan of phase-III layout of ozone valley at Paradesipalem – Reg.

Agenda Note :

It is to inform that under Land Pooling Scheme, zerothi land at Paradesipalem was taken over from Private Land Owners by VUDA and accordingly, the developed plots are to be allotted against their eligible land holder's share as per agreement entered.

It is submitted that the Vice-Chairman, VUDA, convened a meeting on 02-01-2014 with the land holders in the Paradesipalem land pooling scheme to settle the long pending issues in respect of the allotment of land holder's share in lieu of their lands taken into the pooling scheme. Some of the land holders were allotted their share in the Phase – I & II Layouts. The remaining Survey Numbers of the lands of land holders is proposed for development as Phase-III Layout. Accordingly, orders have been passed to prepare Phase – III Layout Plan.

In this context, the Vice-Chairman, VUDA, has been pleased to inspect the layout site of Paradesipalem Phase-III layout area and issued the following instructions vide Rc.No.VC/Peshi/Note/1/2014, dt.17-01-2014.

1. The draft layout plan is shown but the draft plan is devoid of S.No. 142 which is part of the GPA entered with VUDA and the same has to be incorporated. Necessary directions are given to the planning wing to incorporate the approach from regularized plot as approach road to this layout
2. The estate wing should complete the exercise of earmarking the outer boundaries of the survey numbers as per the FMB available in this regard
3. The Planning wing should prepare the plan and circulate for approval based on the above details as done in the Phase-II of the Paradesipalem land pooling layout based on the approval of the board decision in this regard.

Accordingly, as per the above orders, the S.No.142/2 of Paradesipalem has been incorporated in the layout area of Phase-III layout plan. Further, the approach road to this Phase-III layout site from the existing regularized layout situated adjacent to this layout has been incorporated in the phase-III layout plan. Accordingly, there are 3 approach roads 80', 40' and 33' wide roads available from the regularized layout to this phase-III layout site.

The Estate wing has to take further action to demarcate the layout boundaries on ground so as to enable Planning wing to demarcate the layout plan on ground after the approval of the layout pattern.

The categorization of village wise land use plan of Paradesipalem showing the lands under occupation in Phase-III layout is put up for kind perusal.

It is to further submit that during the preparation of Phase – I Land Pooling Layout Plan, a comprehensive layout pattern has been prepared duly showing the major road network pattern for the surrounding areas i.e., four 80' Roads and one 60' road. All the major roads are demarcated on ground duly cutting the trenches on either sides of the proposed roads. However, the 80' wide notified Master Plan road was not shown in the above comprehensive layout plan.

However, during the inspection of Vice Chairman, VUDA, it is ordered to ensure that the 80' wide roads which are previously demarcated on ground as per the draft road network plan and are fallen in private properties but not covered under land pooling are difficult to be executed and hence, to be redrafted through the Phase –III Layout area duly following the 80' wide notified Master Plan road alignment.

Accordingly, the revised alignment is proposed in the Phase – III layout plan duly connecting the existing 80' wide Master Plan road in LRS Regularised layout situated at the Western side of the proposed Phase – III Layout and 80' wide existing road in Phase – I Layout. The 80' Master Plan road alignment is proposed in such away that it passes through VUDA lands

and Government/Assigned lands and the original alignment falling within VUDA and Government lands is re-aligned as per Section 12 (1) of AP UDA Act. As per the said provision *"The Authority may make such modification to the plan as it thinks fit, being modifications which, in its opinion, do not effect important alterations the character of the plan and which do not relate to the extent of land uses or the standards of population density"*. Since, the alignment of road is within the boundary of VUDA and Government/Assigned lands, the modification of this road may not affect the character of the plan.

Since 80' road alignment shown in the sanctioned master plan is passing through thickly built-up village built-up area of Marikavalasa, VUDA has proposed two new 80' roads connecting NH-5 road Kommadi villages through the phase-I layout. The realignment of 80' roads in the Master Plan is to be sent to Govt for approval duly following the due process of law as per A.P Urban Areas (Development) Act, 1975 so as to incorporate the same in the sanctioned Master Plan.

Further, the realignment of 80' wide Master Plan road is proposed so as to ensure better connectivity with all surrounding Master Plan Roads and will be sent to the Government, duly obtaining the feasibility report on the formation of 80' wide notified Master Plan Roads and realignment of Master Plan roads from the Local Authority i.e, GVMC, since, this Master Plan road is passing through Village Built up areas of Marikavalasa (V).

Further, the draft suggestive layout pattern for the Phase-III layout is prepared duly following all the norms such as 40' roads, 10% open space, 5% amenities and 10% EWS plots.


The land use analysis and the details of plots of the proposed Phase-III layout are as follows.

Sl.No.	Description	Extent in Acs. Cts.	Percentage
1.	Plotted Area (Including 10% EWS Plotted Area)	17.95	53.06
2.	Amenities Area (5% of plotted area)	0.95	2.81
3.	Roads Area	11.48	33.93
4.	Open Space	3.45	10.20
	Total extent of layout	33.83	100.00

Sl.No.	Description	Extent in Acs. Cts.	Percentage
1.	50'-0"X90'-0"	500.00	02
2.	40'-0"X85'-0" (Average)	377.78	09
3	45'-0"X75'-0"	375.00	43
4	40'-0"X70'-0"	311.11	40
5.	45'-0"X60'-0"	300.00	08
6.	40'-0"X65'-0"	288.89	16
7	40'-0"X60'-0"	266.67	57
8	30'-0"X50'-0"	166.67	95
9.	20'-0"X40'-0"	88.89	108
Total No. of plots			378

Hence, the Phase-III layout pattern covered in Sy.Nos.135/1 To 4,6,7,9,10,12; 136,142/2 and 143/2 To 4,6,7 of Paradesipalem (V), Visakhapatnam Rural Mandal, Visakhapatnam District to an extent of Acs.33.83Cts is placed before VUDA Board for approval and necessary instructions, so as to take further action to resolve the long pending issue.

Sl. No.	Subject No.	Subject	Resolutions
		status of the course of action – for kind perusal and necessary directions and for the approval of the Action plan – Communicated to Government – Government communicated five broad directions – Carrying out the directions – Special direction on creation of Internal Audit wing & Vigilance wing - Reg.	
61	60	Preparation of layout plan of phase-III layout of ozone valley at Paradesipalem – Reg.	Approved the Plan and VC is instructed to take necessary action as per the earlier resolutions of the Board on this matter.
62	61	VUDA – Estate Wing –Cherlopallikhandam Land Pooling Scheme as per the recommended guidelines of the Land Pooling Scheme referred to the Government for enacting relevant amendments in the A.P. Urban Areas (Development) Act, 1975 – Suggestions & Claims required pursuant to notification of the intention to make the Land Pooling Scheme--Preparation of Draft Land Pooling Scheme-Submission for Approval- Reg.	<ul style="list-style-type: none"> • The draft Land Pooling Scheme prepared by the Planning Wing of VUDA is perused. • The suggestions and objections, received, pursuant to notification of the Intention to Develop Land Pooling Scheme are perused. • As they are non specific as proposed, it is decided to process for next step of Notification of the draft Land Pooling Scheme subject to MCC Provisions.
63	62	Issuance of 200% TDR to the lands covered under developmental activities of VUDA taken from the private land owners- 2 nd phase-Reg.	Agreed to process as per first phase cases and sent proposals to Government for approval.


W.V.
8/5/2014