

**SUBJECT NO. 61**

**Sub:- VUDA – Estate Wing –Cherlopalikhandam 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.**

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**AGENDA NOTE:**

It is submitted that VUDA Board in its Resolution No.11 dt.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 Cherlopalikhandam of Anakapalle Town & Mandal and the lands covered in the Project are as follows:

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|---|---------------|
| a) Land held by VUDA i.e., Acquired lands<br>T.S.No.1567, 1568, 1569 and 1570 of<br>Cherlopalikhandam of Anakapalle Town & Mandal | Ac.23.56 cts  |
| b) Private ownership lands<br>T.S.Nos.1550, 1553 to 1566, 1571 & 1572 of<br>Cherlopalikhandam of Anakapalle Town & Mandal         | Ac. 62.37 cts |
| c) Government land (Kaluvus in above S.Nos.)  | Ac. 1.02 cts  |

Out of the above, as regards private land, towards Land Pooling Scheme, it was proposed to pool the lands to an extent of **Ac.62.37 Cts** covered by T.S.No.1550, 1553 to 1566, 1571 & 1572 of Cherlopalikhandam of Anakapalle Town & Mandal 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 Cts**, the ryots/land-owners are yet to register their lands with "Development Agreement coupled with G.P.A" in favour of VUDA. An extent of Ac 1.02 Cts of Government land proposed under this Project is yet to be delivered in favour of VUDA.

It is submitted that, as per the instructions of the Vice-Chairman, VUDA dt.04.07.2013, a meeting was called for on 11.7.2013 with Ryots/Land Owners of the land covered in Cherlopalikhandam village of Anakapalli Town & Mandal. During the meeting, the Vice-Chairman explained to the Ryots/Land owners that the

Government has constituted a Committee and the fresh guidelines for Land Pooling are awaited and it is not desirable to enter GPA pending clarification and the opinion of the farmers in this regard.

Further it is submitted that VUDA in its **Resolution No.59, dt.14.12.2013** resolved as following:-

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1. *It is agreed that the Land Pooling Scheme initiated by entering GPA has to be completed as per the terms and conditions of GPA;*
2. *In case of fresh and interested cases of same village / area, the scheme has to be processed as per the Committee's recommendations for incorporating Act Provisions duly following the guidelines for implementation of Land Pooling Scheme in the Hyderabad Metropolitan Region;*
3. *For newer areas, start the basic processes and the GPAs or agreement can be entered after the amendment of the Act is notified. “*

In pursuance to the Board Resolution, Notification was given declaring the intention to make Land Pooling Scheme in Anakapalli Cherlopalikhandam village was published vide Notification in **Rc.No.12/1990/Estate/I-01, dt.02.03.2014** in the Hindu and Andhra Jyothi Daily news papers on 03.03.2014 duly requesting the concerned to file their objections/suggestions within 30 days from the date of Notification ie., before 03.04.2014. The same was also **published in VUDA website [www.vuda.gov.in.com](http://www.vuda.gov.in.com)**

In this regard, some of the Ryoths/Land Owners of Cherlopalikhandam village of Anakapalli Town & Mandal have filed their suggestions and objections under the Land Pooling Scheme. The details are as follows

Sl. No.	Name of the Ryothu/Land Owner	Extent for which intention is notified (Ac.Cts.)	Classification of the Land (Government/ Zeroyithi)	Sy.No. & Sub Division No. in which notified by Ryuothu/ Land Owner	Extent (Ac.Cts.)	Objections/Suggestions of the Land Owner
1	Sri Budha Ramu, S/o. Suryanarayana, Anakapalli	4.05	Zeroyithi	1563/1	0.47	Given his consent for entering into GPA with VUDA
		0.84		1564/3	0.08	
2	Smt Karri Seethayamma, W/o. (Late) Polinaidu, Anakapalli	4.05	Zeroyithi	1563/1	0.23	Given her consent for entering into GPA with VUDA

3	Sri Budha Soma Veera Nooka Venkateswra Rao, S/o. Rajunaidu, Anakapalli	4.05	Zeroyithi	1563/1	0.26	Given his consent for entering into GPA with VUDA
4	Sri Budha Rajunaidu, S/.o. Ramamurthy, Anakapalli	5.03	Zeroyithi	1562/2	0.30	Given his consent for entering into GPA with VUDA
5	Sri Budha Venkata Ramana, S/o. Ramdas, Anakapalli	0.08	Zeroyithi	1553/2	0.08	The individual is requesting to recognise 0.15 Cts land to be notified as against Ac.0.08 Cts notified land. (Already, the individual has entered into GPA with VUDA vide Doc.2960, dt.12.8.2008 for an extent of Ac.0.08 Cts)
6	Sri Budha Venkata Rao, S/o. Ramdas, Anakapalli	0.15	Zeroyithi	1554/16	0.15	The individual is requesting to recognise 0.17 Cts land to be notified as against 0.15 Cts., notified land. (Already entered into GPA with VUDA vide Doc.2554, dt.18.7.2008 for an extent of Ac.0.15 Cts)
7	Smt Konathala Lakshmi, W/o. Subrahmanyam, Anakapalli	1.10	Zeroyithi	1564/6	0.04	Objection filed, showed her unwillingness to enter into Pooling Scheme.
8	Sri Konathala Subrahmanyam, S/o (Late) Jaggayya, Anakapalli	1.10	Zeroyithi	1564/6	0.21	Given his consent for entering into GPA with VUDA
9	(1) Smt Maddala Nookamma, W/o. (Late) Simhachalam, (2) Sri Maddala Nooka Suri Appa Rao, S/o. (Late) Simhachalam, (3) Maddala Suresh Kumar, S/o. (Late) Simhachalam and (4) Sri Maddala Veera Lakshmi, W/o. (Late) Ramakrishna, R/o. Anakapalli	0.18	Zeroyithi	1554/8	0.20	Objection filed, for including their lands in Land Pooling Scheme.
		0.50		1558/4	0.43	
10	Sri Boddada Rama Rao, S/o. (Late) Somunaidu, Sri Boddada Prakash Rao, and Boddada Ganesh, R/o. Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.

11	Sri Kandragula Rama Lakshmana Rao, S/o. (Late) Polinaidu, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
12	Sri Kandrugula Ramana Babu, S/o. (Late) Polinaidu, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
13	Sri Saragadam Ramunaidu, S/o. Boginaidu, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
14	Sri Kandrugula Suribabu, S/o. (Late) Polinaidu, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
15	Sri Mall Dalinaidu, S/o. (Late) Nookaraju, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
16	Sri Saragadam Jagga Rao, S/o. (Late) Mahalakshmi and Sri Saragadam Naidu, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
17	Sri Boddeda Sanyasi Rao, President, Cheruvulopala Kandam Sannakaru & Chinnakaru Ryotula Sankshema Sangham, Ankapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
18	Sri Dadi Lakshminarayana, S/o. (Late) Venkataramana, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
19	Sri Saragadam Narayana Rao, S/o. (Late) Siva Suryanarayana, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
20	Sri Kandragula Seetharamulu, S/o. (Late) Simhachalam	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
21	Sri Malla Nageswara Rao, S/o. (Late) Appa Rao	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.

22	`Sri Dadi Jagga Appa Rao, S/o. (Late) Venkata Ramana, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
23	Dadi Parvathamma, W/o. (Late) Venkata Rao, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.
24	Smt Kandragula Appalanarasamma, W/o. (Late) Rama Rao, Anakapalli	-	Acquired land	-	-	Objection regarding Land Acquisition part to an extent of Ac.23.56 Cts.

In this regard, the Estate officer, VUDA has arranged the land particulars for preparation of **land pooling scheme** for the lands of cherlopallicandam (V), Anakapalli Mandal.

Apart from the above lands, some of the land abutting to these areas were also considered and a draft land pooling scheme has been prepared.

Area of the proposed land pooling scheme	:	<b>Ac 98.67 cts</b>
Already issued notification for the area	:	<b>Ac 79.10 cts (80.17%)</b>
Additional area included in the Scheme	:	<b>Ac 19.57 cts (19.83%)</b>

**Approach Road:** The proposed Land Pooling Scheme having 40' wide existing approach road connecting to existing ring road (proposed ROW 100m) with an approximate length of 0.43 km.

**Master Plan Roads:** The proposed master plan roads falling in the scheme area are incorporated in draft layout pattern as detailed below.

- i) 20 m wide proposed road parallel to railway land boundary (length of 0.45 km)
- ii) 20 m wide proposed road connecting railway boundary to proposed 100' ring road. ( length of 0.17 km)
- iii) Proposed 30 m ring road. . ( length of 0.43 km)
- iv) 20 m wide proposed road connecting to proposed 30m' ring road to proposed 20m wide road along the boundary of the jaggery market. ( length of 0.22 km)
- v) Widening of existing Highway to 100m width and length of 0.43 km.

**Land Use as per Master Plan:** The area proposed for scheme area , is covering by partly residential land use and partly commercial land use as per Sanctioned Master Plan .

**As per the scheme the following technical details are submitted.**

Total gross area	:	<b>Ac 98.67 cts</b>
Gedda area	:	Ac 1.37 cts
Net Area of the layout	:	<b>Ac 97.30 cts</b>


SI No	Description	Extent ( in Acs)	Percentage (%)
1	<b>Plotted Area</b>	57.47	59.06
i)	Residential plots Ac 39.02-- 67.90%		
ii)	Commercial area Ac 6.37 --- 11.08 %		
iii)	Amenities area Ac 6.12 --- 10.65 %		
iv)	EWS area Ac Ac 5.96 --- 10.37 %		
<b>2</b>	<b>Roads Area</b>	28.56	29.36
<b>3</b>	<b>Open space Area</b>	11.27	11.58
	<b>Total</b>	<b>97.30</b>	<b>100.00</b>

**Plot Details:**

Sl. No	Average Size of the Plot	Average Extent of Plot ( Sq.yds)	No of Plots
1	40'X80'	355.55	8
2	40'X75'	333.33	26
3	40'X70'	311.11	48
4	40'X60'	266.67	605
	<b>TOTAL</b>		<b>687</b>
10	EWS category'	Ac 5.96 Cts	Bulk land

Hence, agenda is placed before the Board for perusal on the suggestions & objections filed by some of the proposed scheme effected Ryoths/Land Owners of Cherlopalikhandam village of Anakapalli Town & Mandal pursuant to the notification of the intention to make the Land Pooling Scheme and for approval of the draft scheme for taking further necessary action in this regard, so as to take further necessary action as per the guidelines.

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.	<b>Approved the Plan and VC is instructed to take necessary action as per the earlier resolutions of the Board on this matter.</b>
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"> <li>• <b>The draft Land Pooling Scheme prepared by the Planning Wing of VUDA is perused.</b></li> <li>• <b>The suggestions and objections, received, pursuant to notification of the Intention to Develop Land Pooling Scheme are perused.</b></li> <li>• <b>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.</b></li> </ul>
63	62	Issuance of 200% TDR to the lands covered under developmental activities of VUDA taken from the private land owners- 2 <sup>nd</sup> phase-Reg.	<b>Agreed to process as per first phase cases and sent proposals to Government for approval.</b>

  
 12/1  
 8/5/2014