

SUBJECT NO.62

Sub: - Issuance of 200% TDR to the lands covered under developmental activities of VUDA taken from the private land owners- 2nd phase-Reg.

@ @ @

AGENDA NOTE:

VUDA pursuant to the board resolution vide its Resolution No.129 dated 14-12-2013, has addressed a letter to the Principal Secretary to the Govt., MA & UD vide Rc.No.23299/2011/Estate/I1 dated 12-03-2014 duly sending proposals to the Government in respect of the policy decision on issuance of 200% TDR as compensation along with the following list of Claimants:-

DETAILS OF LAND LOSERS REQUESTING TDR AS COMPENSATION (TABLE -A)						
Sl. No.	Name of the Land Owner	Land covered Survey No. / Village	Extent of land effected in the Master Plan roads formed by VUDA	Documen-tary Proof available Or not	Name of the road	Survey Report
1	Smt K. Jaya Lakshmi D.No.45-44-A/5,80'-0" road, Akkayyapalem, Visakhapatnam. Ph:9848090255	49/1 of Kommadi	Ac.0.22 1/4 cts, for formation 80'-0" road formed by the Engineering Dept., VUDA	Available	80'-0" Kommadi road	Ac.0.22 cts lost in road formation as per the FMB sketch
2	Smt TML Manorama D.No.45-44-A/5, 80'-0" road, Akkayyapalem, Visakhapatnam.Ph:9848 090255	49/2 of Kommadi	Ac.0.20.1/2 cts, for formation 80'-0" road formed by the Engineering Dept., VUDA	Available	80'-0" Kommadi road	Ac.0.21 cts lost in road formation as per the FMB sketch
3	Sri M. Apparao 21-139/1, Kakani Nagar, NAD post, Visakhapatnam-530009 Ph.No.9705503623	39/5 of Nerillavalasa	Boundary wall and along with gate	Available	Beach road	42 Sq.yds lost in the road formation as per the FMB sketch
4	Smt Y. Anuradha Sri Nagar, Visakhapatnam Cell No.9885498279	91 of Kommadi	Ac.0.18 cts, for formation 80'-0" road formed by Engineering Dept., VUDA	Available	80'-0" Kommadi road	Ac.0.18 cts lost in the road formation as per the FMB sketch
5	Sri Y.S.D Jalandhur Flat No.501, G-Block, Jeevan Visakha Apartments, M.M.T.C., colony, Visakhapatnam, Cell No.9989744448	106/7L of Boravanipalem	437 Sq.yds was affected in formation of ozone valley layout road by VUDA	Available	Ozone valley layout road	255 Sq.yds lost in the road formation as per the FMB sketch

6	Smt. Satya Parvathi D.No.18-22-25, KGH down, Police quarters Ph.9542504002	44/13 of Kommadi	Ac.0.56 Cts was affected in formation of 80'-0" road.	Available	80'-0" Kommadi road	Ac.0.19 926 Sq.yds cts lost in the road formation as per the FMB sketch
7	Sri.Allu Krishna Cell No.9491803457	36/6, Old Gajuwaka, Kanithi Road	166 Sq yards affected in the formation of the kanithi Road by VUDA	Available	Kanithi road	60.18 Sq.yds lost in the road formation as per the FMB sketch
8	Sri.B.Atcham Naidu Cell No.9800941514	40/7 of Madhavadh ara	64 sq yds affected in formation of Road	Available	Madhava- dhara road	As per the document submitted by the applicant he lost land is in Sy.No.40/4 but on ground it is actually falling in Sy.No.40/6. The land lost in formation of road is 92 ½ Sq.yds
9	Sri. R. Paradesi Naidu Cell No.9866237187	40/P of Madhavadh ara	55 sq yds affected in formation of Road	Available	Madhava- dhara road	As per the document submitted by the applicant, his lost land is in Sy.No.40/4 but on ground it is actually falling in Sy.No.40/6. The land lost in formation of road is 99½ Sq.yds

Subsequent to it, 10 persons have submitted their representations claiming for compensation for their lands covered under road formation. With the above applicants, the vice-Chairman, VUDA has convened a meeting on 01-03-2014 to explain the provisions, purpose, and benefits of TDR, setback relaxations and also to explain Govt. memo No.433/M1/2013 dated 29-04-2013. During the meeting, the above applicants have given their willingness to accept 200% TDR% as compensation. The Vice- Chairman, VUDA during the above meeting, instructed to bring the names of the claimants who have given their consent for TDR to the ensuing board meeting along with the detailed sketches and exact extents for the areas lost in the formation of Roads for public utility purpose.


Accordingly, a survey has been conducted initially in respect of the lands of ten claimants, who have given their consent accepting TDR as compensation during the meeting and details of the lands falling in the road formation was arrived at along with the sketches, and they are detailed in the following table :-

DETAILS OF LAND LOSERS REQUESTING TDR AS COMPENSATION (Phase-2)						
Sl.No.	Name of the Land Owner	Land covered Survey No. / Village	Extent of land effected in the Master Plan roads formed by VUDA	Documen- tary Proof available Or not	Name of the road	Survey Report
1	Sri Sanaganla Satyanarayana	Sy.No.2 of Madhurawada	300 Sq.yds	Available	Kommadi road leading to NH5	Awaited
2	Sri Behlam Madraswala	Sy.No.44/17 & 44/3 of Kommadi	Ac.13.5 cts	Available	Kommadi Road	Awaited
3	Smt T. Katyayaini	Sy.No.56/1 of Madhurawada	350 Sq.yds	Available	Madhuraw ada Road	Awaited
4	Sri P. Bhaskar Rao	Sy.No.173/2 of Madhurawada	130.33 Sq.yds	Available	Madhuraw ada Road	Awaited
5	Sri V. Nagayya	173/2 of Madhurawada	187 Sq.yds	Available	Madhuraw ada Road	Awaited
6	Smt J. Lakshmi	173/2 of Madhurawada	165 Sq.yds	Available	Madhuraw ada Road	Awaited
7	Sri Movva Chandra Sekhar	109 of Madhurawada	267 Sq.yds	Available	Madhuraw ada Road	Awaited

8	Sri N.V. Prasad	108/2 of Madhurawada	Ac.1.65 cts	Available	Madhurawada Road	Awaited
9	Sri Mekala Johnson	182/p of Chinamushidiwada, Pendurthi	177 Sq.yds	Available	Chinamushidiwada road	Awaited
10	Sri K. Perraju	Sy.No.28/5 &28/8 of Madhurawada	186.6 Sq.yds	Available	Venkojjipalem to pendurthi Road	Awaited

Therefore, keeping in view of VUDA board resolution in its resolution No.129 dated 14-12-2013 and also in view of the recent Building Rules issued vide G.O.Ms.No.168 M.A. dt 07-04-2012 permitting to issue 200% TDRs for the affected area, the subject matter is placed before the Board for taking suitable decision on the request of the land owners for grant of 200% TDR as compensation for their lands (2nd Phase).

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.


 12/1
 8/5/2014