

SUBJECT NO: 63

Sub: - VUDA – ESTATE WING – Representations of P. Krishnam Raju and P.J.R. Hi-Tech Projects request to allot plots en bloc within their GPA extents towards land holders share at Paradesipalem Layout – Submitted – Reg.

Agenda Note: -

The land owner Sri Penumatsa Krishnam Raju has entered into GPA to an extent of Ac.3.80 cts for which he is eligible to developed plots to an extent of 6.840 Sq.yds and Sri P. Venkata Krishnam Raju, C/o. PJR Hi-tech Projects Pvt. Ltd., has entered into GPA to an extent of Ac.9.55 cts for which he is eligible to developed plots to an extent of 17,190 Sq.yds.

Calculation of the extent eligible towards land owner's share

The Statement showing the particulars of the land Registered G.P.A. with VUDA in S.No.155/3p & 4p of Paradesipalem (V) being developed as Phase-II layout to an extent of Ac. 7.72 Cts are given below.

Name of the land owner	S.No	Extent Ac. Cts	Eligible Extent Sq Yds @ 1800 Sq.yds / Acre
1) Sri P.Krishnam Raju 2) Sri K.V. Krishnam Raju PJR Hi-Tech Director of Projects (p) Ltd	155/3P 3P	4.13	7434
1) Sri K.V.Krishnam Raju PJR Hi-Tech Director of Projects (p) Ltd	155/4P	3.59	6432
Total		7.72	13896

Extent of the Phase-II layout Acs. 7.72 Cts.

Plotted area available is Acs.4.57 Cts (or) 22,118.80 Sq.Yds say 22,119.00 Sq.yds

Survey No	Reference	Sq.yds	Acs.Cts
155/3P	As per proposed layout	10261.00	2.12
155/4P	As per proposed layout	11858.00	2.45
		22,119.00	4.57

But actually the remaining extent of S.No.155/3p & 4p got included in the original layout in LP.No.1/2011 for which the share of developed plots to the land owners has to be handed over as given below.

Name of the Executant	Survey No	Total extent of Ac. Sy.No.	Percentage	Eligible Extent as per the land holding Sq.Yds.	Already allotted Sq.Yds in L.P.No.1/2011	Balance Extent Sq.Yds
Sri P. Krishnam Raju	155/3p	3.80	28.46%	6840	--	6840
Sri K.V. Krishnam Raju director of PJR Hitech Projects Pvt.Ltd	155/3p 155/4p	9.55	71.53%	17190	4020	13170
		13.35	100.00%	24030.00	4020.00	20,010.00

Through the required balance extent is coverable in the plotted area of the new layout, VUDA will not have any share there.

$$\frac{22,119.00}{3} = 7373.00 \text{ Sq.yds.} = \text{VUDA share}$$

$(22,119 \times 2) / 3 - 7373.00 \text{ Sq.yds} = 14746 \text{ Sq.Yds}$ land owners share which has to be divided among themselves by their proportion of land holding.

Sri P. Krishnam Raju		14,746 x 28.46% = 4196.71 Sq.yds say 4198 Sq.yds					
Sri K.V. Krishnam Raju (Director of PJR Hitech Projects PVT. Ltd)		14,746 x 71.53% = 10547.81 Sq.Yds say 10548 Sq.Yds					
Name of the Executant	S.No	Extent in Ac	Eligible Extent	Already allotted in Ph-I layout	Balance eligilble extent to be allotted	To be allotted in old layout	To be allotted in Phase-II layout
P. Krishnam Raju	155/3p	3.80	6840	--	6840	2642	4198
Sri K.V.Krishnam Raju director of PJR Hitech Projects Pvt. Ltd	155/3p 155/4p	3.05 6.50 = 9.55	17190	4020.00	13169.35	2621	10548
Total						5263	14746

Plotted area in the proposed Phase-II layout Ac 4.57 Cts (or) 22119 Sq.Yds

2/3 of Plotted area Eligible towards land owner share (-) 14746 Sq.Yds

Balance plotted area to VUDA share in Phase-II layout 7373 Sq.yds

Communication of the above calculation & Response of land owners

As per the above calculation, the same was communicated to both the land owners. Sri Penumatsa Krishnam Raju and a representative of M/s PJR Hi tech Pvt., Ltd have attended the meeting on 02-01-2014 and they expressed their concern that the developed plots may be

allotted to them in their respective GPA extents instead of allotting them elsewhere in the developed layout. On this, the vice-Chairman, VUDA is pleased to clarify them that plots can only be allotted proportionate to the extents falling in phase wise development of the layout but not to the GPA extents as a whole in a single phase. Hence they are requested re choose their preferential plots in respect to the extents falling in the phase wise development of layout. But they gave representations dated. 4-01-2014, 16-01-2014 & 20-01-2014 requesting to allot developed plots en masse as detailed below.

Sl. No	Docu ment No.	Date	Name of the Executant	Sy.Sd. No.	Extent	Eligible extent Sq.yds	preferential plots	Extent of preferential plots in Sq.yds	Remarks
1	2	3	4	5	6	7	8	9	10
1	798/07	08-02-07	Penumatsa Krishnamraju S/o. Venkataraju	155/3(P)	3.80	6840	11 to 24 57 to 60 61 to 64	6978	As against the tentative allotment of 4198 Sq Yds in Phase- II, the individual has given his preferential extent.
2	851/07	20-01-07	PJR HI-Tech Projects Pvt. Ltd, Director Kalidindi Venkata Krishnam Raju S/o. Narayanaraju	155/3(P)	1.05	17190	Plot Nos. 26 to 56 64 to 78 and 60	13153.93	As against the tentative allotment of 10548Sq Yds in Earlier allotted extent 4020.65 Sq yds and balance extent to be allotted is 13153.93 sq ys.
			155/4(P)	0.95					
			155/3(P)	2.00					
			155/4(P)	1.85					
			155/4(P)	1.85					
			155/4(P)	1.85					

As per their request, VUDA will have only 2109 Sq.yds towards its share against the originally planned 7373 Sq.yds in Phase-II layout. The remaining 5264 Sq.yds will be available to VUDA in Phase – II LP.No.1/2011 layout instead of Phase-II layout.

Since, both Penumatsa Krishnam Raju and M/s P.J.R Hi-tech Projects Pvt. Ltd have requested to allot the developed plots as single block (*en bloc*) with in their respective GPA extents. The subject is placed before the VUDA Board to take a decision the request of the land owners in this regard.

Sl. No.	Subject No.	Subject	Resolutions
64	63	VUDA - ESTATE WING - Representations of P. Krishnam Raju and P.J.R. Hi-Tech Projects request to allot plots en bloc within their GPA extents towards land holders share at Paradesipalem Layout - Submitted - Reg	Request can be considered.
65	64	LAND ACQUISITION - VUDA - Visakhapatnam District Bheemunipatnam (M), Chittivalasa (v) Acquired an extent of Ac.1.70 Cts., covered by S.Nos.50/10B, 50/11B, 50/14B and 57/2 under Award No.14/1986 dt.17.08.1986 for formation of approach road and an extent of Ac.3.57 Cts., under Award No.12/1990, dt.02.11.1990 covered by S.No.50/10A2, 50/10A3, 50/11A2, 50/11A3, 50/14A2 and 50/14A3 of Chittivalasa village of Bheemunipatnam Mandal respectively for Sites & Services Scheme with different Sy.Nos and Sub Divisions - Note - Submitted.	Perused; To pursue with District Collector for early finalization of the survey work.
66	65	VUDA - UFD - Development works executed by UFD Wing - Draft subject placed before VUDA Board for kind perusal and ratification - Reg	Perused and ratified.
67	66	VUDA - UFD - VISAKHAPATNAM - Maintenance of parks & Plantations during the year 2014-15 - Workers formed as a Society and requested for maintenance of the parks - Draft subject before VUDA Board - Decision - Request - Reg.	It is agreed in principle to adopt the mode of VSS for the workers who have put in more than 18 years of service in VUDA's parks, in consultation with DFOs of Vizag,