

**SUBJECT NO.68**

**Sub: VUDA Allotment – Development of layouts – EWS plots – plan for disposal – Development – Regarding.**

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**Agenda Note:**

Visakhapatnam Urban Development Authority came into existence in 1978 under AP Urban Areas (Dev) Act, 1975. Since then VUDA has developed nearly 50 layouts and 39 Housing Schemes and allotted nearly 14,031 plots and 9403 flats respectively. The Government of Andhra Pradesh vide G.O.Ms.No.113, M.A dated 24.2.1984 made regulations that shall be followed by VUDA with regard to Allotment, Management and Sale of Plots in the name and style of “ Visakhapatnam Urban Development Authority (Allotment, Management and Sale of Plots) Regulations, 1984”. They shall apply to the allotment of developed plots by the VUDA to the categories namely High income Group (HIG) , Middle Income Group (MIG), Low Income Group (LIG) and Economically Weaker Sections (EWS), to the allotment of developed plots by the VUDA for the exclusive benefit of the members of a Co-Operative Society, or a group of employees of the Government of Institutions or any other organizations and any other scheme entrusted to the Authority and approved for the purpose of these regulations by the Government.

For allotment under Economically Weaker Section category, the following guidelines have been issued in Visakhapatnam Urban Development Authority (Allotment, Management and Sale of Plots) Regulations, 1984” as

- a. 15% of the sites offered for sale shall be reserved for Defence and Border Security Force personnel and allotted in the following order of priority, namely:-
  - i. Widows or other dependents of the Defence and Border Security force personnel, who have been killed in action;
  - ii. Disabled service and Border Security Force personnel, who are invalidated and out of service;
  - iii. Ex-Service personnel and ex-Border Security Force personnel;
  - iv. Serving Defence and Border Security Force personnel

- b.** 18% of sites offered for sale shall be reserved and allotted among the applicants as follows
  - i. Scheduled Castes 14%
  - ii. Scheduled Tribes 4%
- c.** 15% of sites offered for sale shall be reserved and allotted among applicants belonging to backward classes
- d.** 20% of sites offered for sale shall be reserved and allotted among State Government Servants and such of the retired State Government Servants, who have retired on or after the 1<sup>st</sup> April, 1978 including the employees of public institutions under the control of the state government in the following order of priority, namely:
  - i. Retired state Government Servants and public institution employees who have retired on or after the 1<sup>st</sup> April, 1978.
  - ii. Government servants and public institution employees:
- e.** Remaining 32% of sites shall be allotted among the remaining applicants.

Vide G.O.Ms.No.245 dated : 30.6.2012 MA & UD (M1), Government while bringing amendments to Rule – 11 of the Andhra Pradesh Building Rules, 2012 and other orders for creating provision of EWS/LIG Housing units in all housing projects (both public and private Agencies).

Government have amended the Revised Common Building Rules, vide G.O.M.s.No.45, MA & UD Dept., dt: 28.01.2011 Government made a provision that the developer shall provide at least 20% of developed land for Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing.

After issue of the above orders, implementing authorities have sought clarifications on implementation of the provisions of said G.O. read above and certain organizations have also represented to the Government on the difficulties in complying with the provisions of the said order.

Keeping in view the above representations, Government have deputed the team of officers belonging to Greater Hyderabad Municipal Corporation, Hyderabad Metropolitan Development Authority and

Directorate of Town and Country Planning to visit other States of the Country i.e Tamilnadu, Rajasthan, Chattisgarh, Gujarat and Madhya Pradesh to study the Acts, Rules and procedures being followed in those States with regard to provisions of Economically Weaker Sections (EWS) and Low Income Groups (LIG) housing in housing projects. The study teams have visited selected cities in the above states and submitted their report.

Further, the Government has constituted a committee consisting of Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Director of Town & Country Planning and Special Secretary, MA & UD Department to study the above report and to come out with clear recommendations keeping in view the provisions in other States and RAY guidelines and after making necessary consultations with the representatives of Builders and Developer Associations, the Committee has submitted report vide Lr.No.5613/2011/P, dated: 03.12.2011.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad has brought to the notice of the Government that after the issuance of G.O. read above, there were very few proposals received from the developers in Municipal Corporation area for the plots measuring 4000Sq.mts and above. There is a drastic fall in the number of proposals received which requires immediate attention as this is also resulting in loss of revenue to GHMC.

In the meanwhile, by adopting the amendment provisions, Government have issued Andhra Pradesh Building Rules, 2012 to the entire State superceding the earlier orders including the G.O.Ms.No.45, MA & UD Dept., dt.28.01.2011.

In the light of the above circumstances and after careful examination of the matter, after studying the similar provisions in other States, as per the recommendations of the Officers Committee and keeping in view the Rajiv Awas Yojana (Ray) and Jawaharlal Nehru National Urban Renewal Mission guidelines, Government have decided for taking up suitable amendments to

the Andhra Pradesh Building Rules, 2012, so as to provide affordable housing stock of EWS/LIG housing, to mobilize additional financial resources for redevelopment/ rehabilitation of slums under RAY and to facilitate all types of housing activity across the state.

The Government of Andhra Pradesh made the following amendment to rule 11 of the Andhra Pradesh Building Rules, 2012 issued in G.O.Ms.No.168, MA & UD (M) Dept, dt: 07.04.2012 as

"11. Provisions for Economically Weaker Section (EWS) / Low Income Group (LIG), Housing Category:-

- (i) In all Group housing and Group Development Scheme Projects, whose land extent is more than 5 acre (2.023 Hectares), the Developer / Builder shall provide 10% of the total built up area towards the EWS / LIG units (12.5% for EWS units and 12.5% of LIG units). **The option is given to the builder / developer to provide either 10% of the total built up area or 25% of total number of units.** Maximum plinth area of each EWS unit is 25 Sq.mts and maximum plinth area of each LIG Unit is 50 Sq.mts.
- (ii) In lieu of providing EWS /LIG units, 10% of City Level Infrastructure Impact Fee (under Rule 21 of A.P. Building Rules) will be exempted for the main project and total exemption to the EWS / LIG units area by the concerned local body/UDA. Other uses mentioned in the Zoning Regulations which are permissible in residential use zone will be permitted in the ground floor to the extent of equivalent area of EWS units only subject to fulfilling the parking, fire safety norms and also with separate entry and exit. The entire required fee pertaining to the use proposed shall be paid at the time of sanction of the building permission. These concessions shall apply only for those projects where EWS/LIG units are provided in-situ within the project site.
- (iii) In case of Greater Hyderabad Municipal Corporation, Hyderabad / Greater Visakhapatnam Municipal Corporation, Visakhapatnam / Vijayawada Municipal Corporation areas,

10% of the total built up area or 25% of the total number of units towards EWS/LIG units, shall be provide within the site or within the radius of 10Km of the project site, or within 5Kms from the nearest aerial route boundary of the municipal limits subject to fulfillment of these Rules, with regard to minimum width of access road and other parameters.

- (iv) In case of other Urban Local Bodies, 10% of the total built up area or 25% of the total number of units towards EWS/LIG units, shall be provide within the site or within the radius of 5 Km of the project site, or within 5Kms from the nearest aerial route boundary of the municipal limits subject to fulfillment of these Rules, with regard to minimum width of access road and other parameters.,
- (v) The developer / builder is given option for procurement of EWS / LIG Units from the Housing projects being developed by Andhra Pradesh Housing Board with all civic amenities within 5Km from the nearest boundary of the Municipal limits or within the radius of 10Km from the project site in case of Greater Hyderabad Municipal Corporation, Hyderabad, Greater Visakhapatnam Municipal Corporation , Visakhapatnam and Vijayawada Municipal Corporation and 5Km from the project site in case of other Urban Local Bodies and to dispose the same to eligible EWS / LIG Categories.
- (vi) In case of Gram Panchayat areas falling in Urban Development Authority areas and in sanctioned master Plans, EWS/LIG units are to be provided in-situ only.
- (vii) Two or more builders may be allowed to provide (with respect to proportionate area of the main projects) the specified number of EWS / LIG units as prescribed with all civic amenities but the occupancy for the main projects will be released only after completion of the EWS / LIG projects. Separate undertakings shall be obtained from the builders concerned by the Local Body.

(viii) In case of Group Housing / Group Development Schemes whose land extent is more than 3000Sq.mtrs and upto 5 acres (including 5 acres), (2.023 Hectares) shelter fee shall be collected as follows:-

a) The following shelter fee to be levied

<b>Area</b>	<b>Rate for Sq. meter</b>
Greater Hyderabad Municipal	Rs.750
Other Municipal Corporations Selection & Special Grade Other Municipalities, Nagar Panchayats and other Rural Local	Rs.400

In case of Hyderabad Metropolitan Development Authority, Hyderabad / Urban Development Authority areas, the shelter fee shall be as per the above categories of the Local body.

b) The shelter fee shall be collected for 20% of total site area of the project.

c) The shelter fee collected shall be utilized for development of EWS / LIG housing under JNNURM or any other Urban Housing Scheme meant of EWS categories or for undertaking civic amenities in slums and weaker section colonies only, for which a separate account shall be maintained by the local body / Urban Development Authority. The shelter fee can also be utilized for redevelopment / improvement / rehabilitation of slums under Rajiv Awas yojana (RAY) programme as local body share.

(ix) The projects below 3000 Sq. mts are exempted from reservation of built up area / number of units for Economically Weaker Section / Low Income Group as well as payment of shelter fee.

- (x) With regard to identification of beneficiaries and procedure for disposal of EWS/LIG units by builder / developer / public or private Agencies, separate guidelines will be issued by the Government".

Following is the list of vacant EWS Plots available in different layouts developed by VUDA so far

Sl. No	Name of the Layout	Sy.No/Village/Mandal	L.P.No & Year	Total no of EWS plots available as per approved plots	No of EWS plots so far allotted/disposed	No of EWS plots vacant as on 21-3-2013
1	Akkireddypalem	12/p,Akkireddypalem,Gajuwaka	1/2006	31 Nos	7	24
2	Paradesipalem	119,120&158/p of Paradesipalem	1/2011	8055 Sq.yds( bulk area is reserved for EWS purpose but it is not sub divided)	—	8055 Sq.yds
3	Cybervalley	129/p,348/2,352/p & 353/p of Madhurawada	13/2011★	43 Nos	—	43 Nos
4	Madhurawada	370,371 of Madhurawada	16/2011★	39 Nos	—	39 Nos
5	Madhurawada	127/9, 10, 11 & 12 of Madhurawada	23/2011	47 Nos	—	47 Nos
6	Dakamarri	S.No.563/1 (carved out from S.No.348) of Dakamarri	57/2013	385 Nos.	—	385 Nos.
7	Anakapalli	S.No.388/p of Thumpala (V)	20/1993	67 Nos.	13	54★★

★The layouts are yet to be peg marked.

★★Till 2006, the extent was treated as LIG and observed as, it is to be considered as EWS Plots.

Hence, the matter is submitted for the kind perusal and necessary instructions of the VUDA Board with regard to disposal of vacant EWS plots and reservation of EWS plots in layouts to be developed by VUDA in future.

Sl. No.	Subject No.	Subject	Resolutions
68	67	VUDA - VSP - Revenue - Status of reconciliation of shops and Establishment - December 2012 resolution - present status-request to implement from June 2014- Reg.	<b>Duly reprimanding the Revenue Wing officials of VUDA including the Secretary, VUDA for not taking necessary timely steps to implement the earlier decision, the proposal of implementing it since 1.6.2014 are agreed.</b>
69	68	VUDA Allotment - Development of layouts - EWS plots - plan for disposal - Development - Regarding.	<ol style="list-style-type: none"> <li>1. The available EWS plots in already developed plots are to be disposed by Lottery only duly arriving the cost through Price Fixation Committee and arriving at the eligibility of applicants for these plots</li> <li>2. Regarding Reservation of EWS plots in future, necessary models being adopted in other UDAs of the State and other UDAs like NOIDA, Gurgaon, etc are to be examined and brought to the next board meeting for a decision.</li> </ol>

*[Handwritten signature]*  
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~~21-1-2014~~