

Sub:- VUDA - Alienation of Government lands measuring Acs.469.33 in Madharawada, Yendada and Kapuluppada Villages in favour of VUDA for development of Satellite Townships in Rushikonda - Reg.

..

AGENDA NOTE:

The District Collector, Visakhapatnam submitted alienation proposals to the Government through Commissioner of Land Revenue in the reference No.8192/92,B2,dt.23-11-92 requesting the Government to alienate 462.58 acres of Government lands in Madhurawada and Kapuluppada Villages in favour of VUDA. The details of the lands is furnished below:

Sl. No.	Village	Extent	Market value suggested by Collector.	Basic value suggested by Collector.
		Acs.cents.	Rs.	Rs.
1.	Madhurawada.	201.59	2,15,000	40,000
2.	Kapuluppada	260.99	95,000	43,000

The District Collector suggested that the lands be alienated either by collecting the market value or basic value as the case may be.

On the basis of the proposals sent by Collector, the Government in G.O.Ms.No.120, dt.3-2-94 issued orders alienating 462.58 acres on payment of basic value Rs.1.98 crores to the Government and Rs.4.5 crores to the R & B Department, being the difference between the basic registration value and market value for utilisation by R & B Department for development and improvement of Visakhapatnam-Bhemili Beach Road and Visakhapatnam-Anakapalli Bye-pass road.

In this connection, it is informed that in Kapuluppada out of 260.99 acres proposed for alienation in favour of VUDA Acs.75.22 extent is falling in geddas and hills which is not at all useful for development and allotment to the general public. In Madhurawada Village out of an extent of 201.59 acres Ac.69.68 extent is involved in hills and gedda and it is also not useful for development and allotment to the general public.

Hence it is proposed to request the Government to waive payment of value for the geddas and hills covering an extent of 144.90 acres (75.22 acres in Kapuluppada Village and 69.68 Acs. in Madhurawada Village).

The Government may also be requested to consider charging of only basic value from VUDA for the open spaces, roads, sector centres and other community facilities being provided by VUDA in the proposed layout which is covering an extent of 132.99 Acs. (65.69 Acs. in Kapuluppada and 64.30 Acs. in Madhurawada), out of plottable extent of 185.77 Acs. in Kapuluppada and 131.91 Acs. in Madhurawada.

It is also informed that the Government in G.O.Ms.No.948 M.A. dt.24-6-93 of the Municipal Administration & Urban Development Department directed VUDA to follow the procedure laid down in G.O.Ms.No.913 dt.9-11-87 while developing and disposing of the plots, i.e., auctioning of plots in public auction after development. As VUDA proposes to develop Housing Colonies and self sufficient layouts for various categories of public like HRIS, Weaker Sections etc. the Government may be requested to permit VUDA to dispose off the sites and houses in these layouts as per the existing norms fixed by Government vide G.O. 113, dt.24-2-84 and being followed by VUDA at present without resorting to public auction which may lead litigation again.

Submitted for consideration of the Board.

SUBJECT NO: 530 :: Approved as proposed,

↑. 