

SUBJECT No. 590

Rc.No. 5283/92 F3

Sub:- Alienation of Govt. lands measuring Acs. 462.58 in Madhurawada and Kapuluppada villages in favour of VUDA for development of Satellite Town ship layouts - Reg.

AGENDA NOTE:

The Govt. in G.O.Ms.No. 120 Rev. (Assn.I) Dept. dt. 8-2-94 have issued orders alienating the following Govt. lands in favour of VUDA on payment of basic value to Govt. @ Rs. 43,000 per acre for Kapuluppada (v) and Rs. 40,000 per Acre for Madhurawada (v) and Rs. 4.50 crores to the R & B Dept. being the difference between the basic registration value and market value for utilisation by T R. & B. Dept. for development and improvement of Visakhapatnam- Bheemili beach road and Anakapalli bye-pass road. As per the above orders, the following amounts are payable to Govt. Reve. Dept. and T.R.& B. Dept. by VUDA.

Sl.No.	Village	Extent	Basic value per acre	Difference between basic value & market value payable to T.R.& B Dept.
1.	Madhurawada	201.59	Rs. 40,000/- (0.81 crores)	X X
2.	Kapuluppada	261.99	Rs. 43,000/- (1.12 crores)	X X 4.50 crores X

The issue of payment of cost of land by VUDA has already been discussed by the Vice Chairman with the Prl. Secretaries, Rev. & T.R.& B Dept. suggested for paying some advance amounts to Rev. Dept. and T.R.& B. Dept. Accordingly it was tentatively proposed to pay Rs.1.00 crores to T.R.& B. Dept. and Rs. 50.00 lakhs to Rev.Dept. on a condition that the entire land is handed over to VUDA by

: 2 :

In this regard it is brought to the notice of the Board that out of the total extent of Rs. 462.58 proposed for alienation, an extent of Ac. 144.80 is covered by geddas and hills and it is not useful for any purpose and the balance extent of Acs. 317.78 is only useful. The details are as follows:

Sl.No.	Name of the village	Area to be alienated	Area covered by geddas & hills	Balance useful area	% of plotted area
1.	Madhurawada	201.59	69.68	131.91	33.53
2.	Kapuluppada	260.69	75.22	185.77	44.86

As per the orders issued by the Govt. in the ref. 2nd the amount payable to Rev. Dept. towards basic value for the useful extent of Ac. 317.78 comes to Rs. 1.33 crores and the differential amount between the basic registration value and market value for the useful extent of Ac. 317.78 payable to the T.R.& B. Dept. comes Rs. 3.26 crores. The details are as follows:

Sl.No.	Name of the village	Useful area	Total basic value	Market value
1.	Madhurawada	131.91	0.53 crores at Rs.40,000 per acre	2.83 crores at Rs.2.15 per acre
2.	Kapuluppada	185.77	0.80 at Rs. 43,000 per acre	1.76 0.95 per acre
			1.33	4.59

: 3 :

In this connection it is brought to the notice of the Board <sup>that</sup> for the land <sup>located</sup> proposed for alienation to VUDA are/ at a distance of 10 to 20 kms. from the Municipal Corporation limits. The lands are totally undulated and needs thorough levelling. Besides, <sup>13</sup> 9 major bridges and 9 minor bridges are to be constructed in both the areas. Geddas are to be regularised for a length of over 6 kms. on both the sides. Added to this regular layout development works like formation of WBM roads, main approach BT roads, <sup>con</sup>-struction of storm water drains, sewerage lines, provision of electricity, development of parks, avenue plantation etc. are to be taken up. On a preliminary estimate of the expenditure to be incurred for external and internal development works to be taken up by VUDA for selling the plots to the general public, it is estimated that an expenditure of Rs. 13.00 crores is to be incurred for completion of all the above works. In such a case the cost of development per sq. yard works out to Rs. 200/- in Kapuluppada layout and Rs. 100/- in Madhurawada layout. The plots so developed can be sold only after 3 to 5 years as there are many number of vacant plots available in private layouts developed by Real Estate Developpers. Taking into account the expenditure to be incurred for development, the land cost to be paid to the Govt. the interest to be incurred by VUDA, if the amount is paid to Govt. immediately, <sup>the developer</sup> plots can be sold at higher rates than the private developers.

In view of the above, the Board is requested to consider sending the proposal to the Govt. for handing over of lands <sup>immediately</sup> and payment of the cost of the land for the useful area in instalments over a period of 5 years.

29. Subject No. 590

: Resolved to request the Govt. to consider the following:

1. To consider handing over of entire land without any advance payment
2. To consider charging only basic value for the entire land.
3. To consider permitting WUDA to dispose off the developed plots by normal procedure of allotment duly dispensing with auction procedure.
4. If repayment is insisted, to permit WUDA to pay 1.5 crores to V.M.C. for shifting of Water lines on the National High Way.

