The Visakhapatnam Urban Development Authority is doing its projects like Housing, layouts, roads, parks etc., VUDA is acquiring lands by the following means:

### **MODE OF LAND ACQUISITION BY VUDA:**

1. Securing Government lands by way of Alienation.

#### **Government lands:**

- 2. Vide GO Rt.NO.1606 MA &UD Dept. dt.01.12.2015 Nearly Ac. 11,651.24 cts. Was handed over to VUDA by the District Collectors within VUDA limits.
- 3. Acquiring lands under Land Acquisition

**PRIVATE LANDS:** Ac. 2277.41 cts. Acquired by paying compensation.

4. Procuring the lands from the Private land owners by way of land pooling scheme/Joint venture projects.

#### **LAND POOLING:**

- a. Paradesipalem Ozone Valley Layout: Ac. 191.64 cts. 3 phases.
   Two completed.(Due to allegations the project was not completed)
- b. Cherlopalli Khandam Layout (Anakapalli: Ac. 55.54 cts. under process. Due to some defects in land records and reluctance of land owners and administrative delays.

#### **Approximate Expenditure and income details**

1. Paradesipalem Layout :- Income : Rs.19,64,90,785/-

Expenditure: Rs.12,38,24,588/-

2. Cyber Valley layout :- Income : Rs.64,86,14,250/-

Expenditure: Rs.29,67,86,198/-

#### JOINT VENTURES: Government and private lands.

- a. Dakamarri Joint Venture Projects: Nearly 100.00 cts. With M/s. Vensar Meadows Pvt. Ltd., to develop ultra modern layout. Completed.
- b. Nerellavalasa: Sri Padmavathi Colony, Joint VentureGovt. Land Ac. 1.78 cts. Private land Ac.8.58. ½ cts. Total extent Ac. 10.37 cts.:(Completed)

#### Till now VUDA has completed 53 layouts under different schemes.

### LAND BANK

	Extent in Ac - Cts
Extent of land handed over to VUDA by Revenue Department	11610.24
Extent of land handed over to other departments by Revenue Department subsequently duly withdrawing from VUDA	4214.12
Extent of land not suitable for utilization due to Vagu, Tanks, Canals, Roads, Hills etc.,	2313.31
Extent of land covered by court cases	658.17
Extent of land for which joint survey is required by VUDA and Revenue officials	519.06
Land utilized by VUDA so far under different projects	1646.57
Extent of land available and suitable for proposed projects and bulk Auction for mobilization of funds	875.42
Balance to be verified (Revenue Authorities requested to show the lands)	1383.59

Initially the Government issued GO. 304 and authorized the VUDA to do land pooling in below five villages in 2 spells. SI. No. 1 to 3 in first spell and 4 and 5 in second spell.

SI.N o	Name of the Village	Name of the Mandal	Sy. Nos.	Zeroyt hi land in Ac. Cts.	Assigne d land in Ac. Cts.	Govern ment land in Ac. Cts.	Total extent Ac. Cts.
1	Sowbhagyarayap uram	Pendurthi	116/1 etc.		60.94	68.00	128.94
2	Dabbanda	Anandapuram	14/1 etc.	25.88	65.35	23.00	114.23
3	Kommadi	Visakhapatnam Rural	38 etc.	39.80	48.84	28.00	116.64
4	Nerellavasa	Bhimunipatna m	49/1P		114.34		114.34
5	Gandigundam	Anandapuram	16/2 to 25/6 etc.		69.00		69.00
	Total				358.47	119.00	543.15

# LAND SHARING BETWEEN LAND OWNERS AND VUDA/CRDA COMPARITIVE STATEMENT.

		VUD A Shar e	Individua I share Residenti al (Sq.Yards )as per vuda rules	Reside ntial plots for  Wet land As per CRDA Norms	Dry Lan d	Comme ricial plots fore Wet land	Dry Land
A) Patta		1010	1410	1000	1000	300	200
B) Assigned							
i)	Ex-Serviceman / Political Sufferer	1210	1210	800	800	200	100
ii)	Assigned lands	1210	1210	800	800	200	100
iii)	Un- Objectionable Govt. lands – Eligible Sivoi jamadar	1920	500				
iv)	Objectionable Govt. lands – Eligible Sivoi jamadar	2170	250				

# LAND POOLING OTHER AMINITIES PROVIDED IN CRDA (AMARAVATHI) LIMITS.

Land	Category		
	Dry	Jareebu	
Yearly payment for 10 years (Rs)	30000	50000	
Yearly increase (Rs)	3000	5000	
One time additional payment for gardens like lime/sapota/gusbs(Rs)	50000		

#### **DETAILS OF LAND TO BE UTILISED**

Use	Share
(1)	(2)
Parks, play grounds, gardens and open	10%
spaces	
Roads and utility services	30%
Social infrastructure(ex. Schools, health	5%
and community fecilities)	
Affordable housing for the poor	5%
Land owners	As in rule 5
Authority	Balance land after allotment to the
	land owners as in rule 5 of this
	scheme

AFTER COMPLETION OF THE PROJECT VUDA TO ISSUE Land Pooling Ownership Certificate (LPOC) TO THE LAND OWNERS.

GO.Ms. No. 18 MA&UD, dt. 6.1.2017 Government have constituted an Officers Committee consisting of 1. Special Chief Secretary to Government Finance Department, 2. Special Chief Secretary to Government, Revenue Department and 3. Principal Secretary to Government, MA & UD Department to examine each and every individual land pooling proposals with reference to land pooling guidelines and policy and recommend the fit cases for placing before the Cabinet.

Consultant: M/s Liases Fores has submitted its feasibility report for the land pooling lands in proposed villages.

#### **TECHNICAL COMMITTEE:**

Government have constituted a Technical Committee consisting of five planning officers for scrutiny of all land pooling scheme proposals covering the town planning point of view and submit its report with its observation on the feasibility of the projects proposed.

## OTHER ISSUES TO BE TAKEN INTO CONSIDERATION:

- 1. COMPETENT AUTHORITY MUST BE NOTIFIED IN ADVANCE TO DO THE LAND POOLING.
- 2. EXPERIENCED STAFF BOTH REVENUE, PLANNING AND ENGINEEING MUST BE ENGAGED IN THE ACTIVITY.
- 3. CONSENT OF THE LAND OWNER IS MUST.
- 4. REVENUE AUTHORITIES TO CONFIRM THE TITLE OF THE LAND OWNERS. IN CASE OF GOVERNMENT LANDS AND DOUBTFUL LANDS.
- 5. GRAM SABHAS TO CONDUCT IN EVERY VILLAGE.
- 6. GUIDELINES IN GO. NO. 290 MUST BE FOLLOWED.
- 7. THE PROJECT MUST BE PROFITABLE TO URBAN AUTHORITIES.