

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**

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



**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 (1)	Share (2)
Parks, play grounds, gardens and open spaces	10%
Roads and utility services	30%
Social infrastructure(ex. Schools, health and community facilities)	5%
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 Liasas 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 ENGINEERING 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.