

SUBJECT NO.59

Sub:- VUDA – Estate wing – Status of Cherlopalikhandam land pooling scheme as per the recommended guidelines of the Land Pooling Scheme referred to the Government for enacting relevant amendments in the A.P. Urban Areas (Development) Act, 1975 – submitted - Reg.

AGENDA NOTE:

It is submitted that VUDA Board in its Resolution No.11 dt.30-7-2010 has proposed to procure an extent of land Ac.62.37 Cts abutting to the acquired land of Ac.23.56 Cts to develop a huge layout under Land Pooling Scheme at Cherlopalikhandam of Anakapalle Town & Mandal and the lands covered in the Project are as follows:

- a) Land held by VUDA i.e., Acquired lands
T.S.No.1567, 1568, 1569 and 1570 of
Cherlopalikhandam of Anakapalle Town & Mandal Ac.23.56 cts
- b) Private ownership lands
T.S.Nos.1550, 1553 to 1566, 1571 & 1572 of
Cherlopalikhandam of Anakapalle Town & Mandal Ac. 62.37 cts
- c) Government land (Kaluvus in above S.Nos.) Ac. 1.02 cts

Out of the above, as regards private land, towards Land Pooling Scheme, it was proposed to acquire the lands to an extent of Ac.62.37 Cts covered by T.S.No.1550, 1553 to 1566, 1571 & 1572 of Cherlopalikhandam of Anakapalle Town & Mandal through pooling of lands from the ryots/land owners under Land Pooling for development of Integrated Satellite Townships around Visakhapatnam. So far, the land owners parted an extent of Ac.36.00 Cts through “Development Agreement Couped with G.P.A.” and registered their land in favour of VUDA in the Sub Registrar’s Office, Anakapalle. It is to further submit that for the remaining extent of Ac.27.00 Cts, the ryots/land-owners have yet to come forward to register their lands with “Development Agreement coupled with G.P.A” in favour of VUDA. Further, an extent of Ac 1.02 Cts of Government land was also proposed under this Project. The possession of the Government land is yet to be delivered in favour of VUDA. Action is being taken to elicit the opinion of the owners of Zeroyithi lands for the remaining extent of Ac 27.00 cts to enter G.P.A. on the lines of other people and also to take possession of the Government from Revenue Department.

It is submitted that, as per the instructions of the Vice-Chairman, VUDA dt.04.07.2013, a meeting was called for on 11.7.2013 with Ryots/Land Owners of the land covered in Cherlopalikhandam village of Anakapalli Town & Mandal. During the meeting, the Vice-Chairman explained to the Ryots/Land owners that the Government has constituted a Committee and the fresh guidelines for Land Pooling are awaited and it is not desirable to enter GPA pending clarification and the opinion of the farmers in this regard.

Further, a Notification is prepared, intimating the status of the land pooling in Cherlopalikhandam for calling their claims, objections if any from all the persons interested in the lands acquired under the land pooling scheme at Cherlopalikhandam village, Anakapalli Town & Mandal.

In response to the Notification, objections/explanations received are being processed.

The two issues involved in the lands of Cherlopalikhandam are as below :

1. The LA lands as explained are not yet handed over to the VUDA despite the VUDA paying the LA Compensation to the jurisdictional civil courts and the farmers are demanding to allot the share of 40% of the total area as developed plots ie., Ac.5.18cts as per the GO issued in 2009 (G.O.Rt.No.1153 Municipal Administration & Urban Development Department dtd.17.08.2009). But as put in the last board meeting vide resolution no.48, the developed plots could not be handed over due to the cancellation of the GO in the year 2012 (G.O.Rt.No.958 Municipal Administration & Urban Development (h2) Department dtd.12.07.2012) based on the proposals sent from VUDA in the month of January 2012. Now, the farmers, after communication of the cancellation GO to them, have represented to the District Collector and the VUDA to revoke the cancellation of the GO and hand over the developed plots in the land pooling site as per the commitments in the GO of the year 2009 duly collecting nominal rate for the lands. In this regard, it is to mention that previously, based on the board resolution No.48 dated 20.07.2013, an amount of Rs.2700/- per sq.yard was communicated to be paid towards the lands to be handed over as per the 2009 GO. But the same was denied by the farmers representing that the amount is too higher
2. W.r.t Development of the land pooling layout, the guidelines from the government were awaited. Now, since the Committee constituted by the Government has given the recommendations to the Government, it is requested to proceed the steps based on the procedure recommended by the Committee viz,
 - a. Notification of the intention of the development of the Layout after the approval of the board
 - b. Getting the opinion and taking a decision

- c. Development of Draft LP Scheme
- d. Notification of the Draft LP Scheme
- e. Considering the objections ; If owners of more than 2/3 of extent of private lands are objecting, the scheme cannot be carried forward. If there are suggestions to improve the scheme, same can be done
- f. Notification of the final LP Scheme
- g. Getting Board approval
- h. Processing for development and handing over

Since the GPA entered with the part of land owners to the extent of 30 acres are almost 4-5 years old, it is better to take a decision and proceed on the above directions with the interested land owners so that their share of developed plots can be handed over to them at the earliest which will help to avoid the legal complications in the future besides in the exercise, we will be generating our own share of developed plots and infra structure utilities which act as source of revenue to VUDA.

Moreover, since the LA farmers are representing even the government for reconsidering the cancelation of the GO of the year 2009, our share of developed plots can be disposed off duly taking into consideration of the decision to be taken by the government in this regard.

Hence, agenda is placed before the Board to proceed further as per the recommended guidelines of the Land Pooling Scheme referred to the Government for enacting relevant amendments in the AP Urban Areas (Development) Act 1975 w.r.t. lands covered with GAP for the Land Pooling Scheme in Cherlopalikhandam along with other interested farmers.

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DRAFT PROPOSED AMENDMENT TO THE ANDHRA PRADESH URBAN AREAS (DEVELOPMENT) ACT, 1975 STIPULATING PROVISIONS FOR TAKING UP AND IMPLEMENTATION OF LAND POOLING SCHEMES IN AREAS COVERED BY URBAN DEVELOPMENT AUTHORITIES.

Preamble

The Urban Development in India is progressing at a very fast pace and it is estimated that by the end of 2030, about 50% the population will be living in urban areas.

The urban growth in India is happening through urban sprawl without a plan for the layout of infrastructure and facilities and land, which gives rise to poor living environment and results in problems of urban management. Urban Waste Management, Water Supply, Housing and Sanitation are some of the problems to be addressed on priority in the urban areas. Land Pooling Schemes are a means to propagate a planned expansion of our urban areas.

It is proposed that in Andhra Pradesh Urban Areas (Development) Act, 1975 after Section 13(9) a New Chapter i.e., Chapter - IV A may be incorporated with Sections as 13(10)A to 13(10)M as detailed below:

**CHAPTER – IV A
Land Pooling Schemes.**

13(10)A: Land Pooling Scheme

- 1) The Authority may undertake to develop a Land Pooling Scheme in the Development area of the plan on its own or authorize any other body or licensed developer to undertake such a Land Pooling Scheme. The Land Pooling Scheme shall be in conformity with the notified Master Plan and Zonal Development Plan prepared under Section 6 and 7 of the Act.
- 2) The Land Pooling Scheme may be made in accordance with the provisions of this Act in respect of any Land not less than 20ha. in the development area having accessibility by a public road not less than 12m. in width and which is
 - (i) In the course of development;
 - (ii) Likely to be used for building purposes; or
 - (iii) Already built upon.
3. The Land Pooling Scheme may make provisions for any of the following matters, namely;
 - (a) The laying out or relaying out of land, either vacant or already built upon;

- (b) Layout of new streets or roads, construction, diversion, extension, alternation, improvement of streets and communications network;
- (c) The allotment of land for roads, spaces for public purposes like open spaces, gardens, recreation grounds, schools, markets, green belt, transport facilities, utilities and amenities of all kinds;
- (d) Drainage inclusive of sewerage, surface or sub-soil drainage and sewage disposal;
- (e) Lighting;
- (f) Water supply;
- (g) Providing external physical infrastructure /betterment
- (h) Preservation, conservation and protection of all heritage related subjects including water bodies.
- (i) The preservation of objects of historical or national interest or natural beauty;

Provided that such a Land Pooling Scheme shall make provisions for the following as prescribed:

- (i) Reservation of land for the purpose of providing housing accommodation for low income groups and weaker sections of society;
- (ii) Reservation of land for parks, playgrounds and open space;
- (iii) Reservation of land for social infrastructure such as schools, dispensary, public utility spaces and other community facilities;
- (iv) Reservation of land required for executing infrastructures for the community like Drinking Water, Drainage, Sewerage Treatment Plants and Sub Stations towards electricity provisions for religious activity and grave yards.
- (v) Provision of land to be surrendered under the Land Pooling Scheme to the Development Authority / Agency as the case may be as per the Scheme details and as per the provisions of the Land Pooling for sale for residential or commercial use and the balance area for circulation and development use.
- (vi) If assigned lands are included in the Land Pooling scheme, they should be dealt with on par with Pattadars as long as they have not violated the assignment conditions and the provisions of PoTA.

Provided further that the minimum area for such Land Pooling Schemes shall not be less than 20 hectares or as prescribed by the Government.

For the purpose of Land Pooling Scheme the Government may further prescribe Rules/Regulations from time to time.

13(10)B: Declaration of intention to make Land Pooling:

- 1) Before making any Land Pooling Scheme under the provisions of this Act in respect of any area, the Authority may by resolution declare its intension to make the Land Pooling Scheme in respect of such an area.
- 2) Within 15 days from the date of such declaration (hereafter referred to as the declaration of intension to make a scheme), the Authority shall publish a public notice in at-least two local (Telugu and English) Newspapers.

13(10)C: Power of State Government to require Authority to make a Land Pooling Scheme:

- 1) Notwithstanding anything contained in sections 13(10)A and 13(10)B, the State Government may, after making such inquiry as it deems necessary, by notification, require any Urban Development Authority to make a Land Pooling Scheme in respect of any area within a development area in regard to which a Land Pooling Scheme may be made which confirms the Land Pooling Scheme guidelines.
- 2) For the purposes of this Act and the rules made there under, the requisition under sub-section (1) by the State Government shall be deemed to be the declaration of intention to make a scheme under Section 13(10)B.

13(10)D: Examination of Objections to Declaration of intention:

A period of 30 days from the publication of intention to make land pooling scheme to invite the objections and suggestions from the public who are residents of the area or whose lands are affected under the Scheme shall be provided and minimum of 2/3rd of extent of private land owners should be willing in the scheme to take the process of land pooling scheme further.

If within one month from the date of publication of intention to make the land pooling scheme, on written communication of the objections and suggestions by the persons of above mentioned category, the Authority shall examine and dispose all such objections and suggestions and may modify such scheme as it thinks fit, and minimum of 2/3rd of extent of private land owners should be willing in the scheme to take the process of land pooling scheme further, any request for increase in the extent over and above the notified extent in the draft scheme shall reach the authority within 30 days from the date of notification of the draft scheme and can be allowed with the approval of authority.

13(10)E: Publication of Draft Scheme:

- 1) Within three months from the date of the declaration of intention to make a scheme under Section 13B, the Authority shall make a draft Land Pooling Scheme of the area in consultation with land owners in respect of area in which the said declaration has been made and publish it in 2 (two) local (Telugu and English) Newspapers along with the draft regulations for carrying out the provisions of the scheme.

The consultations should be restricted to the objectives of the Land Pooling Scheme and each such consultation has to be recorded in writing and has to be signed by the authorized officer on behalf of the UDA and also by the land owners.

13(10)F: Contents of Draft Scheme:

The draft scheme shall contain the following particulars, namely:-

- (a) The area, ownership and tenure of each original plot;
- (b) The particulars of land allotted or reserved under clause (d) of sub-section (3) of Section 13(10)A with a general indication of the uses to which such land is to be put and the terms and conditions subject to which such land is to be put to such uses;
- (c) The extent to which it is proposed to alter the boundaries of original plot(s);
- (d) An estimate of the net cost of the scheme to be borne by the Authority;
- (e) A full description of all the details of the scheme under sub-section (3) of Section 13(10)A as may be applicable;
- (f) The laying out or relaying out of land either vacant or already built upon and;
- (g) Any other prescribed particulars.

13(10)G: Reconstitution of Plots:

- 1) In the draft scheme referred to in Section 13(10)F, the size and shape of every plot shall be determined, so far as may be, to render it suitable for building or for group development purposes and where the plot is already built upon, to ensure that the building, as far as possible, complies with the provisions of the scheme. The draft scheme should be prepared in sectors with the naming and number of the plots, roads and the land owners shall

be allotted as far as feasible as close to the original land/site within sector as per notified guidelines of the scheme.

- 2) For the purposes of sub-section (1), the draft scheme may contain proposals:
- a) To form a final plot by the reconstitution of an original plot by the alteration of its boundaries if necessary;
 - b) To form a final plot from an original plot by the transfer of any adjoining lands;
 - c) To provide with the consent of the owners that two or more original plots which are owned by several persons or owned by persons jointly be held in ownership in common as a final plot, with or without alteration of boundaries;
 - d) To allot a final plot to any owner dispossessed of land in furtherance of the scheme and
 - e) Transfer the ownership of a plot as per the enquiry similar to the award enquiry under Land Acquisition Act.

13(10)H: Disputed ownership:

Where there is a disputed claim to the ownership of any piece of land included in an area in respect of draft scheme that has been published and any entry in the record of rights or mutation relevant to such disputed claim is inaccurate or inconclusive, the Final allotment shall be done only after the title claims are settled by the competent Civil Court.

13(10)I: Objections to draft scheme to be considered:

If within one month from the date of publication of a draft scheme, any person affected by such scheme communicates in writing to the Authority, any objections relating to such scheme, the Authority shall consider such objections and may modify such scheme as it thinks fit.

Any request for increase in the extent over and above the notified extent in the draft scheme shall reach the authority within 30 days from the date of notification of the draft scheme and can only be allowed with the approval of the authority.

13(10)J: Restrictions on use and development of land after:

- (1) (a) On or after the date on which a draft scheme is published under section 13(10)E, no person shall, within the area included in the scheme, carry out any development unless such person has applied for and obtained

the necessary permission for doing so from the Authority in prescribed form;

- (b) where an application for permission under clause (a) is received by the Authority, it shall, send to the applicant a written acknowledgement of its receipt and after making such inquiry as it deems fit and in consultation of its receipt and after making such inquiry as it deems fit and in consultation with the officer authorized by the authority, may either grant or refuse such permission or grant it subject to such conditions as it may think fit to impose;
- (c) If the Authority does not communicate its decision to the applicant within minimum of 120 days or four months from the date of acknowledgement of its receipt, such permission shall be deemed to have been granted to the applicant;
- (d) If any person contravenes the provisions of clause (a) or of any condition imposed under clause (b), the Authority may direct such person by notice in writing to stop any development in progress, and after making an inquiry in the prescribed manner remove, pull down, or alter any building or other development or restore the land or building in respect of which such contravention is made to its original condition:
- (e) Any expenses incurred by the Authority under clause (d) shall be a sum due to it under this Act from the person in default;
- (f) The provisions of section 41 shall so far as may be, apply in relation to the unauthorized development or use of land included in a Land Pooling Scheme.
- (g) The restrictions imposed by this Section shall cease to operate in the event of the withdrawal of the scheme under section 13(10)K.

13(10)K: Withdrawal of the scheme:

- (1) If at any time before approval of the final scheme not exceeding 90 days from the date of publication of draft scheme, 2/3rd extent of private land owners in the Draft Land Pooling Scheme area are not willing to join the Scheme and has made representations to that effect, the Authority, after examining and considering the request and having upon decided that the voluntary execution of land pooling scheme is not possible, may direct that the scheme shall be withdrawn and there upon no further proceedings shall be taken up in regard to such scheme.

13(10)L: Final Land Pooling Scheme:

- (1) The Draft Land Pooling Scheme with any modification after receipt of objections and suggestions and consent of minimum 2/3rd land extent of land owners in the Land Pooling Scheme area shall be placed before the Authority for approval duly making decision in respect of remaining of 1/3rd extent of the land.
- (2) If 2/3 of extent of private land owners are willing in the scheme and 1/3 of extent of private land owners are not willing, the Scheme can be taken forward and the unwilling portion of the lands can either be dropped from the scheme or if it is not possible, same has to be acquired under the provisions of Land Acquisition Act to take the process of land pooling scheme further.
- (3) The Authority after considering the modifications shall approve the Land Pooling Scheme and upon such approval, the Authority shall notify and publish the same in 2 local (Telugu and English) Newspapers.
- (4) The Authority shall take a decision on the approval of the Scheme that is placed before it, within a period of 30 days from the date of placing the matter and if it has not taken any decision within the aforesaid period, the proposal contained in the subject shall be deemed to have been approved by the Authority.
- (5) After notification of the final Land Pooling Scheme, the same shall be incorporated in the notified Master Plan or where there is no statutory plan, such a scheme be integrated with the surrounding area. Such a Land Pooling Scheme shall be deemed to be an approved Zonal Development Plans.
- (6) The notified Land Pooling Scheme shall be deemed layout development permission by the Development Authority and all building permissions shall be scrutinized by the Authority / Local Authority based on the approved Land Pooling Scheme.

13(10)M: Cost of Land Pooling Scheme:

- (1) The cost of a Land Pooling Scheme shall include:
 - a) All sums spent or estimated to be spent by the Authority including proportional external and full internal infrastructure cost / betterment charges or licensed developer or other body authorized to undertake the Land Pooling Scheme;
 - i) In the making of the Land Pooling Scheme.


- ii) In the execution of the Land Pooling Scheme.
- iii) In the execution of such part of the peripheral and bulk services as may be considered necessary;
- b) Administrative and legal expenses including risk reserves based on the future litigations.
- c) All statutory sums payable to the Authority under the provisions of this Act. (The Authority is free to take a decision that it will not collect any layout development charges)
- d) Registration charges.
- e) There should not be any change of land use conversion charges i.e., automatic land use conversion should be product of the land pooling scheme

(2)The above costs shall be apportioned to the final cost of the developed plots and the extent of re-allotment worked out based on such total cost of the scheme accordingly.

(3)The land allotment will be done sector wise based on the original land position/location.


Director of Town and
Country Planning

Vice-Chairman,
VGT Muda, Vijayawada


Vice-Chairman,
VUDA, Visakhapatnam


Commissioner & Director of
Municipal Administration


Metropolitan
Commissioner
HMDA

Guidelines for Implementation of Land Pooling Scheme in the Hyderabad Metropolitan Region.

1. Land Pooling Scheme Area:

The Selected area for Land Pooling Scheme shall be adjoining a developed / developing area and shall have proper accessibility, preferably by a road not less than 12m in width. Further the proposed area shall not be falling in any restricted areas as given in the AP Building Rules, 2012.

2. Committee:

A Committee comprising Senior Officers from Planning, Engineering and Revenue nominated by the M.C., shall study the feasibility, suitability and recommend the Land Pooling Scheme area with justification.

3. Type of Land Pooling:

Two types of Land Pooling Schemes depending on the objective of the development may be taken up:

- Type 1: Road Development LP Area (Master Plan /ZDP road network area for development)
- Type 2: Township Development LP Area (Comprehensive area for development)

4. Extent:

Type 1 LPS shall be done for approximately 2 to 3 times of the road width as provided in the notified Master Plan / ZDP. The Committee will take into account the road width in the notified Master Plan, the topography, the Engineering/DPR for the road proposed, willingness of the land owners and such other factors to determine the exact width, which shall be proposed for LPS.

There shall be a minimum area of 75 Hectares of land which should be proposed for Land pooling area in case of Type 2. Some of the criteria to be adopted by the Committee to decide the proposals will be land availability, willingness of the land owners, potentiality for development, access, contiguity and proximity to the developments etc.

5. Preliminary Assessment:

- a) At least 2/3rd(66%) of the land area owner (other than Government, UDA, ULB lands) shall be willing to take up the land pooling scheme. In other words, LPS will be taken up only if 2/3rd of the total extents of lands owners are willing to come forward for LPS. In case of the balance land, it may be necessary to go for Land Acquisition under LA Act 1894 under Urgency Clause.
- b) As far as assigned lands are concerned, if such lands fall in the Land Pooling area, they shall be dealt with on par with Pattadars as long as they do not violate the assignments conditions and the provisions of POTA. NOC from the concerned Revenue authorities shall be obtained in case of assigned lands.
- c) Government Land Encroachments shall be dealt with as per the prevailing statutory provisions.
- d) Any title disputes of parcel within LPS can be included in the LPS. However the final allotment will be subject to final decision of the competent Civil Courts about the title.
- e) Precaution shall be taken in the LPS financial provisions for any financial commitment for such unforeseen expenditure depending on the outcome of the cases.

6. First Notification:

- a) The Land Pooling area suggested by the Committee and the preliminary assessment shall be placed in the Executive Committee for approval for taking up the Land Pooling Scheme in the Identified area.
- b) After approval of the Executive Committee, the first notification shall be issued on the lines of the DN of Land Acquisition Act which will give the 'Intent' of the Land Pooling of a specific area with land details, ownership as per records and land use as per Master Plan / ZDP etc.
- c) This also shall contain the broad contours of the Land Pooling Scheme. To the extent feasible, the local land owners will be involved for evolving the details of the scheme.

7. Preparation of Draft Land Pooling Scheme:

Within 3 months from the date of declaration of the intention to prepare the Land Pooling Scheme, a detailed draft Land Pooling Scheme shall be prepared which shall contain the following among others.

- a. Sy.Nos, Village, Extent of Land.
- b. Details of ownership of all parcels of land.
- c. Preparation of the scheme incorporating Master Plan roads, Amenity areas, land use etc.
- d. The land use break-up of the Scheme.
- e. The plots to be retained by UDA / ULB for sale.
- f. The plots which would be re-allotted to the land owners.
- g. Line estimates of taking up the scheme.
- h. The level and cost of infrastructure shall be as per UDA Standard (which is insisted for approval of Layout).
- i. Method of re-allotment / registration.
- j. Type of the development entitled for each of the plot based on the use of the development.

- k. Original location of the land and location of the developed land, comparative assessed land values etc.
- l. The draft scheme shall also indicate the area to be left for EWS and LIG which shall be retained by UDAs to be given to appropriate authority for construction of EWS /LIG housing. In such case, in the Scheme area individual plot holders need not provide separately for EWS & LIG.

8. Draft approval of the Land Pooling Scheme.

The Draft Land Pooling Scheme shall be placed for approval in the Executive Committee and after approval the same shall be notified on the lines of D.D of Land Acquisition Act calling for objections and suggestions for a period of one month. This period will also be used for obtaining necessary consent from the land owners.

The objections and suggestions received shall be examined and if necessary modification to the Draft Scheme may be made and such modified scheme along with the consent letters from the owners within Scheme shall be placed before the Executive Committee for final approval.

9. Withdrawal of the Scheme:

The Executive Committee is of the opinion that if more than 1/3 owners of the land area are not willing to join the scheme may direct that the scheme shall be withdrawn and upon such withdrawal no further proceedings shall be taken up.

10. Final Notification:

Based on the approval of the Executive Committee, the full exercise of taking consent in appropriate legal format (like Agreement / Consent Award etc) shall be prepared. If 2/3rd of total land extent gives consent in appropriate legal format, a final notification shall be issued under LPS. For the balance land, notification can be issued under provisions of L.A. Act. Owners who do not give consent will be eligible for compensation as per L.A. Act only.

Final Notification shall contain the details of the Scheme and the time frame for completion of the infrastructure work. Development agreement legally vetted shall be entered into with the land owners who have given consent for the Land Pooling Scheme. All open spaces and roads shall deem to be handed over to the HMDA / ULBs as the case may be upon the final notification. Final notified Land Pooling Scheme shall be deemed to be development permission and all building permissions shall be scrutinized accordingly.

11. Development of Infrastructure:

Basic Infrastructure shall be commenced within the Land Pooling Area by the HMDA as agreed upon in the Scheme so that the development takes place immediately after the final notification is done as envisaged in the Scheme, where owners have given consent. Later, after possession is taken for the extent as per L.A Act provisions also, the development will be extended to those areas also.

12. Time Frame:

There shall be a fixed time frame to complete the LP Project subject to land acquisition if any involved, court cases if any, force majeure etc.

13. Determination of Re-allottees:

The persons eligible for re-allotment shall be determined by the process of enquiry, similar to award enquiry in Land Acquisition Proceedings. In disputed claims, while the allotment will be indicated, the final allotment will be done only after the title claims are settled by the Competent Court.

14. Extent of re-allotment:

Extent of re-allotment will be worked at the time of the Final Notification. The extent will be determined based on the net developed area available after deducting circulating spaces, open spaces etc., HMDA's share to meet the expenditure of road & Civic infrastructure, Administrative & legal costs, Registration Charges and other expenditure for developing Public Amenities.

15. Method of re-allotment and Registration:

The re-allotment may be as close to original site as feasible in the form of sectors. The reconstituted plots shall be registered to the owners after re-allotment.

Sl. No.	Subject No.	Subject	Resolutions
			<p>iii. Lands required but yet to be taken possession and alienation to be initiated</p> <p>In both second and third categories, by January 2014, the process of sending proposals to CCLA / APLMA has to be completed and subsequently, to be pursued with APLMA for early consideration.</p> <p>This should be completed at the earliest.</p>
7	58	Lands covered under Animal Husbandry Dept. Employees C-operative House Building society – Advance possession given to VUDA, but revenue department decided to give to Society – Status and action proposed- Submitted Reg.	Based on the opinion of the Standing Counsel, subsequent action can be taken.
8	59	Status of Cherlopalikhandam land pooling scheme as per the recommended guidelines of the land pooling scheme referred to the Govt., for enacting relevant amendments in the A.P. Urban Areas (Development) Act, 1975- Reg.	<p>1. It is agreed to finalize the land pooling scheme initiated by entering GPA has to be completed as per the terms and conditions of GPA</p> <p>2. IN case of fresh and interested cases of same village / area, the scheme has to be processed</p>

Sl. No.	Subject No.	Subject	Resolutions
			<p>as per the Committee's recommendations for incorporating Act Provisions duly following the guidelines for Implementation of Land Pooling Scheme in the Hyderabad Metropolitan Region.</p> <p>3. For newer areas, start the basic processes and the GPAs or agreement can be entered after the amendment of the Act is notified</p>
9	60	Status of 92 cases wherein notices are issued and civil suits are filed and the financial implications for VUDA-Reg.	<ul style="list-style-type: none"> • The Board has unequivocally agrees and ratifies the action plan initiated towards resumption of irregularly allotted plots. • VC is instructed to verify that the action plan should be in consonance with the recommendations sent to the government in this regard in the year 2012 and the VC is directed to pursue with the government duly informing the action plan initiated in this regard. • The cancellation of registration deeds can be undertaken by both

