

**Rc.No.192/2011/A3**

**O/o VMRDA, Visakhapatnam  
Date : 15 -10-2022.**

**MINUTES OF THE 4<sup>th</sup> VMRDA AUTHORITY MEETING HELD ON 15-10-2022 AT  
4.00 P.M THROUGH VIRTUAL MODE AT CONFERENCE HALL IN 3RD FLOOR,  
U.B COMPLEX SIRIPURAM, VISAKHAPATNAM**

**The following members are present:**

(1)	Chairperson, VMRDA, Visakhapatnam
(2)	District Collector, Visakhapatnam & Member
(3)	Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority & Member Convenor
(4)	Member Secretary, AP Pollution Control Board & Member represented by Sri T. Rajendra Reddy

**The following members joined the meeting through Video Conference:**

- (1) Special Chief Secretary to Government, Municipal Administration & Urban Development Department & Deputy Chairperson.
- (2) District Collector, Vizianagaram & Member
- (3) Commissioner, Greater Visakhapatnam Municipal Corporation.  
Visakhapatnam & Member.
- (4) Director of Town & Country Planning & Member
- (5) Chairman & Managing Director, AP Eastern Power Distribution  
Company Ltd. & Member.

**Leave of absence granted to:**

- (1) Principal Secretary to Government, Finance Department & Member
- (2) District Collector, Anakapalli & Member
- (3) Managing Director, AP Industrial infrastructure corporation & Member.

The Chairperson, VMRDA welcomed the Members of VMRDA Authority to the Meeting and requested the Metropolitan Commissioner, VMRDA to initiate discussion on the Agenda. The Metropolitan Commissioner, and member convener started the proceedings of the meeting.

The regular agenda items were taken up as discussed below:

<b>Subject No. 1</b>	:	VMRDA - Engg - Works – Development of Government Land in Sy.No.73 of Kottavalasa (V), Bheemunipatnam (M) advance possession of land in Sy.No.105 carved out from Sy.No.73 of Kottavalasa (V), Bheemunipatnam (M) – Draft Subject submitted before VMRDA Board for perusal and approval – Reg.
<b>Minutes</b>		The Metropolitan commissioner apprised to the Authority that an approach road is proposed to the Ac 50.00 cts land in Kottavalasa village, Bheemunipatnam mandal covered in Sy.no. 105, which was recently handed over by the Revenue Department for planning & development by VMRDA. Now apart from planning & development of the Ac 50.00cts, it is proposed to form a road of 40 feet width with an estimated cost of Rs 1.75 crore.
<b>Resolution</b>	:	The VMRDA Authority approved the subject
<b>Subject No. 2</b>		VMRDA – Engg. – Works – Navaratnalu (Pedalandariki Illu) – Development of Re-constituted plots in various Mandals in Anakapalli and Visakhapatnam Districts – Administrative Sanction – Requested – Reg.
<b>Minutes</b>		The Metropolitan Commissioner apprised the Authority that around 44 layouts were developed and the reconstituted plots were given to the farmers and assignees. Now VMRDA is taking up the full fledged development of infrastructural works with Rs 200.crores initially with VMRDA funds and funds received by monetization of government lands handed over by the District Collector, Visakhapatnam. The Spl. CS madam instructed the Metropolitan Commissioner to seriously look into the aspect of monetization of Government lands.
<b>Resolution</b>		The VMRDA Authority approved the subject
<b>Subject No. 3</b>		VMRDA-Engg- Works – Existing old Kalyanamandapam at Venkojipalem (site area of 1112.00 Sq.yds) structure in dilapidated condition – Proposal for construction of Mini Convention Hall –Approval – Requested- Reg.
<b>Minutes</b>		The members of the Authority agreed to the proposal for construction of Mini Convention hall by dismantling the existing structure and to construct new convention hall with an estimated cost of Rs 4.15 crore.
<b>Resolution</b>		The VMRDA Authority approved the subject

<b>Subject No. 4</b>	VMRDA – Engg – Works - House Sites – “Navaratnalu – Pedalandhariki Illu” – Visakhapatnam District – Taking up “Jungle Clearance, Land leveling of proposed lands and preparation of One (1) cent plot layouts” for the additional layouts / extents – Formation of internal roads in One Cent layouts – Administrative Sanction - Request – Reg
<b>Minutes</b>	The Metropolitan Commissioner proposed to develop arterial internal roads in one cent layouts to allow vehicles to the housing construction area, as the existing roads got damaged because of incessant rains, with an estimated cost of Rs 25.00 crore. The CS madam enquired if BT roads will be laid. On this the Metropolitan Commissioner clarified that BT roads will not be laid but GSB with crusher dust to facilitate movement of trucks and other heavy vehicles in the housing area.
<b>Resolution</b>	The VMRDA Authority approved the subject
<b>Subject No. 5</b>	House sites – NPI – Visakhapatnam District – Padmanabham Mandal – Additional land identified under LPS by the District Collector for issue of house sites under NPI – Recommendation to the Government for according permission – Placed before the VMRDA Authority – Reg.
<b>Minutes</b>	The members of the Authority agreed to the proposal to request the government for accord permission to pool assigned lands of Ac 115.00cts in Padmanabham village for pedalandariki illu.
<b>Resolution</b>	The VMRDA Authority approved the subject
<b>Subject No. 6</b>	House sites – “Navaratnalu- Pedalandariki Illu” – Visakhapatnam District – House sites issued by pooling the assigned lands and encroached Government lands under LPS – Entire developed land in the layouts in Sabbavaram, Pendurthi, Gajuwaka, Parawada, Padmanabham, Anandapuram, Pedagantyada & Anakapalli Mandal utilized towards one cent plots under NPI and reconstituted plots – No developed land left in NPI Layouts to retain 15% share of developed land by the VMRDA – District Land Pooling Committee recommended to take equivalent vacant Government land /pooled assigned land under LPS in lieu of developed plots - Matter placed before the VMRDA Authority - Reg.

<b>Minutes</b>	<p>All the members agreed to the following proposals submitted before the authority ;</p> <ol style="list-style-type: none"> <li>1. To receive the equivalent value of vacant Government lands and also the assigned lands (raw lands), which are pooled under LPS, from the District Collector, Visakhapatnam in lieu of the 15% share of developed plots/ land of VMRDA relating to the already developed (73) NPI Layouts and also future layouts if any, to be developed based on the request of the District Collector, Visakhapatnam.</li> <li>2. To create land bank with those raw lands received from the District Collector and utilize the same for sale of bulk lands or development of layouts for Higher Income Groups (HIGs) so as to create financial resources to the VMRDA for development of infrastructure facilities in VMRDA limits and also utilize those lands for the major infrastructure projects.</li> </ol>
<b>Resolution</b>	The VMRDA Authority approved the subject.
<b>Subject No. 7</b>	<p>VMRDA – Allotment of land – Formation of Master plan road from NSTL at Madhavadhara to KothaVenkojipalem in the year 1992 – SmtPydi Sarvanamma lost land measuring 1357 Sq.yds (Ac.0.28 cts.) in Sy.No.28/6 of Madhavadhara village - 2<sup>nd</sup> Addl Dist. - Munsif Court, VSP in OS No. 681/1992 decreed on 11.12.1997 to allot alternate land- Certain plots allotted in VUDA Colony, Madhavadhara in the year 1997- But those plots were already sold in public auction in the year 1989 – Land owner filed EP No.69/2008 allowed on 21.01.2014 to allot alternate plots – Civil Court in EA No.127/2007, dt.15.03.2018 directed to furnish the particulars of the documents relating to the allotted plots and also the officials responsible for allotment of those already sold plots - Report submitted to Govt. seeking permission to allot alternate land to avoid the legal complication- Govt. vide Memo dt. 6.10.2021 instructed to place the matter before the Authority/ Executive Committee of VMRDA to take decision-On placing the matter before on 25.07.2022, the Board directed to indicate the specific plot Nos. proposed for alternate land - 2<sup>nd</sup> Additional JCJ, VSP in EA No.148/2020, dt.29.09.2022 issued Arrest warrant to the MC, VMRDA – CRP No.2013/2022 filed by this office against the above orders and got Interim orders on 11.10.2022 – Hon'ble High Court directed to furnish the particulars of the then VC who allotted already sold plots to the applicant –Details of available vacant lands / plots placed before the VMRDA Authority- Reg.</p>

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<b>Minutes</b>	The Metropolitan Commissioner informed the Authority that Raw land was proposed as an alternative for compensation in Madhurawada village covered in Sy.No.126-3P.
<b>Resolution</b>	The VMRDA Authority approved to provide equivalent value of raw land available In S.No.126/3P in Madhurawada village as agreed by the petitioners.
<b>Subject No. 8</b>	VMRDA- Works - Engg. - Construction of New School Building for Visakha Valley School management entrusted to VMRDA as deposit work - Submitted before the VMRDA Authority for ratification - Requested - Reg.
<b>Minutes</b>	The members of the Authority agreed to the proposal submitted before the Authority to take up the construction of New School Building to Visakha Valley School at Visakhapatnam with an estimated cost of Rs 13.52 crores as a deposit work.
<b>Resolution</b>	The VMRDA Authority ratified the subject.
<b>Subject No. 9</b>	UFD - VMRDA - Visakhapatnam - Greening and Beautification of 4.1 Km from I.T SEZ Road to NH-16 to replicate Jagananna Haritha Nagaralu concept - Submission of estimates by APG&BC - Inspection and submission of present field status - Proposals placed before VMRDA Board - Requested for approval - Reg
<b>Minutes</b>	The members of the Authority agreed to the proposal submitted before the Authority to take up Greening and Beautification of 4.1 Km from I.T SEZ Road to NH-16 to replicate Jagananna Haritha Nagaralu concept with an estimated cost of Rs 1.42 crore.
<b>Resolution</b>	The VMRDA Authority approved the subject.
<b>Subject No. 10</b>	VMRDA - Engg - Div-VIII - Design vetting and Project Management Consultancy Services and Quality Audit for Design and Construction of Composite Level Grade Separators at NAD Junction, Visakhapatnam - Draft subject submitted before the Authority of VMRDA for perusal and approval - Requested - Reg.
<b>Minutes</b>	The members of the Authority enquired if along with extension of time, the payment is also enhanced. The Metropolitan Commissioner clarified that only 50% of the claimed payment will be allowed and the time will be extended. The Spl. CS madam accepted the proposal.
<b>Resolution</b>	The VMRDA Authority approved the subject.

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*A. V. Srinivas*  
CHAIRPERSON

**SUBJECT NO:**

Sub: VMRDA - Engg - Works – Development of Government Land in Sy.No.73 of Kottavalasa (V), Bheemunipatnam (M) advance possession of land in Sy.No.105 carved out from Sy.No.73 of Kottavalasa (V), Bheemunipatnam (M) – Draft Subject submitted before VMRDA Board for perusal and approval – Reg.

Ref: 1. G.O.Ms.No.606 Revenue (Lands.I) Department Dt.13.09.2022  
2. Proceedings of the District Collector, Visakhapatnam vide Rc.No.420/2022-Land-E4 Dt.03.10.2022  
3. Handing over of the land to VMRDA on 04-10-2022 from Revenue Authorities.

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**AGENDA NOTE:**

It is to submit that the reference 1<sup>st</sup> cited above, the Government has issued orders according permission to the District Collector, Visakhapatnam to handover the advance possession of the land to an extent of Ac.50.00 cts in Sy.No.105 carved out from Sy.No.73 of Kothavalasa village of Bheemunipatnam (M) to the Metropolitan Commissioner, VMRDA by obtaining an undertaking that they should abide by all conditions which will be imposed in the orders of the allotment, pending regular alienation proposals.

Further, vide ref. 2<sup>nd</sup> cited above, the District Collector, Visakhapatnam issued proceedings and directed to the Thasildhar, Bheemunipatnam to hand over the advance possession of land measuring an extent of Acs.50.00 Cts. in Sy.No.105 (carved out from Sy.No. 73) of Kottavalasa (V), Bheemunipatnam (M) to the Metropolitan Commissioner, VMRDA by obtaining an under taken from the grantee that they should abide all the conditions which will be imposed in orders of allotment pending finalisation of regular alienation proposals. The advance possession of the site was taken over by the Estate Officer, VMRDA on 04-10-2022.

Subsequently, instructions have been issued by the Metropolitan Commissioner, VMRDA for immediate development of the site for monetization of resources to meet the funds towards development of the land pooling layouts in view of the land situated nearby Master Plan Beach Road and has high potential for development.

Accordingly, the site was inspected and observed that the total site handed over has no approach at present as the site is located in the top of the hill and requires a better approach to facilitate for planned development of land. Since the land is situated in high hilly terrain, it is required to take up proper approach road formation initially, duly observing the hill contour of the land from the proposed 80 feet Master Plan Road. The level difference of the land from the ground is about 45 to 50 mts. Hence, the proposed hill road to be designed and formed to suitable gradient. The length of proposed road is 1250 mts with a width of 12.20 mts (40'-0") from the existing road at foot of the hill slope from which the road in-turn connected to Bheemunipatnam Beach road.

Hence, as per the instructions of higher authorities, estimate was prepared for formation of approach road connecting the land. The development of approach road is proposed for initial development with cutting of hill slopes and equivalent filling on the other side for road formation and compacting to proper longitudinal slope. The estimate prepared with SoR rates of 2022-23 and other statutory provisions and worked out to Rs.175.00 lakhs.

The approach road is proposed duly considering the alignment of existing 3 to 4 mtrs wide katcha quarry road on ground to certain length (which is not to proper engineering standards) and thereby the proposed road is passing through partly outside the land hand over to VMRDA and partially through VMRDA Land. Hence, the RDO, Bheemili may be requested for permission to strengthen and develop the proposed approach road.

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Hence, the subject is submitted before VMRDA Authority for

- A. Approval and permission to Metropolitan Commissioner, VMRDA to take up planning and development of the Land measuring an extent of Ac.50.00 Cts in Sy.No.105 carved out from Sy.No.73 of Kottavalasa (V), Bheemunipatnam (M) for monetization of funds.
- B. Submitted to accord Administrative Sanction for Rs.175.00 lakhs to take up the approach road formation to site through tenders initially.

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**SUBJECT NO:**

Sub: VMRDA – Engg. – Works – Navaratnalu (Pedalandariki Illu) – Development of Re-constituted plots in various Mandals in Anakapalli and Visakhapatnam Districts – Administrative Sanction – Requested – Reg.

- Ref: 1.G.O.Ms.No.294, MA & UD (M) Department, Dated: 21.11.2019  
2. From the MC, VMRDA, Lr.No.1075654/2020/Estate/I-1 (DT), dt.09.01.2020  
3. GO.No.72/DI.25.01.2020 MA&UD, Dept, GOAP  
4. GO.NO.94/DI. 31.01.2020 MA&UD, Dept, GOAP  
5. Lr.RC.No.12030(32)/3/2020/Eng-SEC/DI.02.02.2020 of MC,VMRDA Addressed to Secretary to Govt., MA&UD Dept.  
6. Minutes of the District land pooling committee dt:28-06-2022.  
7. VMRDA Authority resolution no.25, dt:25.07.2022  
8. Government Memo No. 1823530/M2/2022, MA & UD dept., Dt:19.09.2022.

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**AGENDA NOTE:**

In the G.O. 1<sup>st</sup> read above, Government have issued orders formulating Visakhapatnam Urban Development Authority (VUDA) land pooling scheme(formulation & implementation) Rules, 2016 with a direction to the VC, VUDA (now VMRDA) to initiate the land pooling process and furnish the individual land pooling scheme (LPS) proposals in detail to the Government for taking further necessary action.

The Government has issued orders vide G.O.No.95, Dt:14.02.2020 according Administrative sanction for Rs.150.00 Cr initially from the funds available with VMRDA towards the "Jungle Clearance, Land leveling of proposed lands and preparation of One (1) cent plot layouts" as per layout norms by taking 15% of the developed land share to meet the expenses of the development.

Later, VMRDA has taken up "Development of one cent plot layouts, in which 73 layouts are developed in an extent of nearly Ac.4531. cts with 1,41,783 plots. The Hon'ble Chief Minister, Govt., of A.P was pleased to inaugurate the one cent layouts and distribution of pattas to the beneficiaries on 28-04-2022.

Further, it was informed by the Estate Officer, VMRDA that the developer share of 15% land for VMRDA is being identified by the District Administration in Bheemunipatnam & Madhurawada mandals, that has to be monetized by VMRDA to recoup the funds initially met from VMRDA as per Government Orders.

## Development of Reconstituted plots to the share of Farmers

Now, as per the instructions of the District Collector, Visakhapatnam to take up development of Re-Constituted plots to be handed over to the farmers, line estimates are prepared for the following basic infrastructure development works.

### Tentative Line Estimates for Taking up Basic Infrastructural facilities

Sl. No.	Name of work	Tentative cost per Acre (Rs. In Lakhs)
	<b>Phase – I Development</b>	
1	Formation of Gravel Roads	1.55
2	Construction of CC Drains and CD Works	15.00
	<b>Phase – II Development</b>	
3	Providing Water Supply arrangements	11.00
4	Providing Layout Electrification	4.00
	<b>Phase – III Development</b>	
5	Providing BT Roads	16.00
6	Avenue plantation & development of parks	2.45
	<b>Total</b>	<b>50.00</b>

Total area of Reconstituted layouts in 43 layouts – Ac.1192.26 Cts

Total Estimated cost –

Phase-I	(1192.26x16.55)	= 197.32 Cr.
Phase-II	(1192.26x15.00)	= 178.84 Cr.
Phase-III	(1192.26x18.45)	= 219.97 Cr.
	<b>Total</b>	<b>= 596.13 Cr.</b>

The tentative estimate amount works out to Rs. 596.13 Crores and requires administrative sanction in order to take up complete infrastructure development works in the Reconstituted plot layouts.

In view of the urgency, expressed by the District Land pooling committee towards development of re-constituted plots for farmers in the layouts, at par with the Housing development in one cent plot layouts, it is felt necessary to take up initial development works like a) Formation of Gravel roads b) Providing Storm water drains & CD works in 1<sup>st</sup> phase.

Accordingly, the Government was requested for According Administrative sanction for **Rs.200.00 crores** initially towards development of basic layout Infrastructure development works i.e., Formation of Gravel roads & Providing Storm water drains & CD works, for Re-Constituted plots in 43 layouts (Ac.1192.26 Cts) to be handed over to land owners, whose lands are pooled under Navaratnalu- Pedalandariki Illu programme, as per the orders of the Government in GO Ms.No.72 MA&UD Dept Dated 25.01.2020.

In reply, the Government vide Memo No. 1823530/M2/2022, MA & UD dept., Dt:19.09.2022 has requested to furnish certain information on:

- a) Clarify whether the proposal was placed before the Authority or not. If not, the same may be placed before the Authority before sending to the Government.
- b) Indicate whether the 15% Developed Land Share is identified and handed over to VMRDA and if not the status and period may be specially indicated by which the same shall be completed.

So far no developed land is left in any layout to retain by the VMRDA towards its 15% share as the entire developed land was utilized by the Revenue Department towards house site Pattas under NPI and to the share of assignees/ encroachers of Government land (RC plots). Hence, the value of share of the plotted area to be retained by the VMRDA to its share of 15% is worked out as Rs.499.25 Crores, as shown in the Annexure-I.

The District Collector, Visakhapatnam has identified land (under land pooling) to an extent of Ac.334.61 Cts. Further the District Collector, Visakhapatnam has handed over Ac. 50.00 of Govt land in Kothavalasa village of Bheemunipatnam mandal as per orders of the Govt vide G.O.Ms. No. 606 Revenue (Lands-I) Dept., Dt.13.09.2022. Further the MC, VMRDA has requested the District Collector, Visakhapatnam to identify the suitable lands for the balance share of VMRDA to recoup the expenditure incurred and this proposed expenditure by VMRDA towards development of in One Cent plot layouts and reconstituted layouts.

Hence, the proposal is submitted before the VMRDA Authority for

Approval for taking up development of basic infrastructure facilities to Re-Constituted plot layouts phase-1 development with Rs.200.00 Crores and to request the Government for According Administrative Sanction to take up gravel roads, CC Drains & CD works initially from funds available with VMRDA / funds received by Monetization of Government lands handed over / yet to hand over by District Collector, Visakhapatnam towards this land pooling process.

*N. S. Chetty*  
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**SUBJECT NO:**

Sub: VMRDA – Engg. – Works – Existing old Kalyanamandapam at Venkojipalem, (site area of 1112.00 Sq.yds.) in structure in dilapidated condition – Proposal for construction Mini Convention Hall – Approval – Requested – Reg.

- Ref: 1. U.O. Note of Secretary, VMRDA Dt:22.09.2022  
2. Structural stability report furnished by Dr.K.Rajasekhar, Associate Professor, Department of Civil Engineering, Andhra University, Dt:07.10.2022.  
3. Proceedings Rc.No.4951A/99/I-3 of the Metropolitan Commissioner, VMRDA, Dt.11-10-2022

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**Agenda Note:**

The existing Kalyanamandapam at Venkojipalem was constructed by VMRDA in the year 1998 situated in the site measuring 1112.00 Sq.yds. The Secretary, VMRDA has requested for furnishing a structural stability report while renewal of further allotment of Kalyanamandapam in favour of the tenant (vide ref 1<sup>st</sup> cited).

Accordingly, the Head of the Department, Department of Civil Engineering, Andhra University was requested to study on structural stability and to furnish report of the existing building. Dr.K.Rajasekhar, Associate Professor from Andhra University, Department of Civil Engineering has furnished the report with following observations;

- Structural components of the building showing signs of deterioration and damp condition due to water leakage from terrace. This penetration is due to breakdown in the roofing system, deteriorated side walls due to poor maintenance and storage of decorative material on the floor.
- Surface spalls and exposed reinforcing steel were found in slabs of the building.
- Dampness on side walls and underside of slabs of slab was observed and leaks at corners and junctions of walls of building.

- Reinforcement present in the existing dummy columns is observed to be rusted. This is due to continuous exposure of bars to atmosphere and damage of concrete in the dummy columns.

With all above observations, Professor, AU, Civil Engineering, has furnished the recommendation as

*"Overall condition of the building is in deteriorated condition. All the elements of the building are appears to be in poor structural condition. Taking up repairs to existing deteriorated portions of building with large investment will no longer serve the intended function. With all these points and photo pictures showing the deteriorated condition of some portions of building, it is advised to construct a new building with Ground + additional floors for catering more accommodation as site is located in prime location."*

Hence, it is proposed to take up construction of Mini Convention Hall by demolishing the existing structure, as the site is in prime location and densely populated area. The proposed new structure shall generate more revenue Annually besides creation of capital asset to the organization.

Therefore, as per the instructions, M/s. Shilpakruti Architects & Designers, Visakhapatnam, one of the empanelled Architect of VMRDA was requested to prepare conceptual designs and drawing for the proposed new structure. As per the broad conceptual designs, the following shall be the built-up space for the new structure.

Site area	-	1112.00 Sq.Yds
<u>Proposed Built up space</u>		
Parking area	Basement/stilt	- 5000 Sft.
Built up space area	- G+1 floors	-- 2x4500 Sft – (9000 Sft)
Tentative project cost	-	Rs.4.15 Cr.

Hence, the proposal is submitted before the VMRDA Authority for perusal and approval for

- ▶ A. Dismantling of existing structure and construction of New Mini Convention Hall with an estimated cost of Rs.4.15 Cr. at Venkojipalem in Sector-1, MVP Colony, Visakhapatnam with VMRDA funds as Asset development.
- B. Permission to entrust the Architectural and design consultancy to M/s. Shilpakruti Architects & Designers, Visakhapatnam @2% of Estimate Contract Value as consultancy fee.
- C. The Metropolitan Commissioner, VMRDA may be permitted to take up the work through tenders.

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**VMRDA-12030(32)/7/2020-ENG SEC-VMRDA**

**SUBJECT NO:**

Sub: VMRDA – Engg – Works - House Sites – "Navaratnalu – Pedalandhariki Illu" – Visakhapatnam District – Taking up "Jungle Clearance, Land leveling of proposed lands and preparation of One (1) cent plot layouts" for the additional layouts / extents – Formation of internal roads in One Cent layouts – Administrative Sanction - Request – Reg.

Ref: 1.G.O.No.95 Dated:14-02-2020 of MA & UD Department  
2. Minutes of the District Land Pooling Committee dt.28.06.2022  
3. Proceedings No. 1582 & 3178 of the Managing Director, APSHCL dt.04/07/2022.  
4. VMRDA Board Resolution No.25, Dt:25.07.2022

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**AGENDA NOTE:**

It is submitted that, Government have issued orders vide G.O.No.95, Dt:14.02.2020 has accorded Administrative Sanction for Rs.150.00 Crores towards the "Jungle Clearance, Land leveling of proposed lands and preparation of One (1) cent plot layouts" as per layout norms.

The works were taken up and the same was ratified by the VMRDA Authority vide Resolution No.25, Dt.25-07-2022.

Now the District Administration has identified and proposed certain additional extents for one (1) cent and reconstituted layouts as detailed below.

1. Padmanabham Mandal:

a. Tunivasala -3	-	Ac.26.78 Cts
b. Tunivasala -4	-	Ac.51.21 Cts
c. Nerellavalasa	-	Ac.51.22 Cts
d. Narasapuram -2	-	Ac.33.47 Cts
e. Gandhavaram-3	-	Ac.24.70 Cts

2. Anandapuram Mandal:

a. Ramavaram (New)	-	Ac.21.00 Cts
b. Kanamam	-	Ac.100.00 Cts
c. Kusalavada	-	Ac.87.40 Cts
d. Mamidilova	-	Ac.10.50 Cts

3. Anakapalli:

a. Kunchangi (New)	-	<u>Ac.55.00 Cts</u>
<b>Total</b>	-	<b><u>Ac. 460.88 Cts</u></b>

Further, the District Collector, Visakhapatnam has been requesting to take up formation of internal roads in the one (1) cent layouts in order to facilitate for movement of vehicles during the housing construction as priority work under basic infrastructure development.

In view of the above, it is tentatively estimated that an amount of Rs. 25.00 Cr. is required to take up development of additional area of One Cent layouts and formation of basic arterial internal road development in the one cent layouts to facilitate for housing development.

Hence, the proposal is submitted before the VMRDA Authority for according administrative sanction for an amount of Rs.25.00 Cr. (13+12) for development of additional area of One Cent layouts and formation of basic arterial internal road development and other required basic infrastructure in the one cent layouts to facilitate for housing development.

*Nandhup*  
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**Subject:**

Sub: House sites – NPI – Visakhapatnam District – Padmanabham Mandal – Additional land identified under LPS by the District Collector for issue of house sites under NPI – Recommendation to the Government for according permission – Placed before the VMRDA Authority – Reg.

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**AGENDA:**

It is submitted that Government vide G.O.Ms.No.72 MA & UD Dept., Dt. 25.01.2020 while formulating guidelines for implementation of LPS for issue of house sites under "Navaratnalu- Pedalandariki Illu" program in Visakhapatnam District, authorized the District Collector, Visakhapatnam and Metropolitan Commissioner, VMRDA to undertake the exercise of land pooling for Ac.6116.50 in 10 Mandals of the then Visakhapatnam and Anakapalli Divisions.

It is submitted that the District Collector, Visakhapatnam vide letter dt. 20.08.2022 has informed that though the overall extent pooled/ taken under LPS is less than the permitted extent by the Government, an extent of Ac.115.43 in Padmanabham Mandal is to be pooled under LPS over and above the extent permitted by the Government for the above particular Mandal so as to issue house sites to all the identified beneficiaries and requested permission for pooling of the above additional extent.

It is submitted that the Mandal wise extent permitted by the Government and land pooled so far/ identified by the District Collector, Visakhapatnam is as submitted below.

Sl. No.	Mandal	Total extent permitted by Govt. (Ac.)	Extent pooled/ identified by the District Collector (Ac.)	Difference between the permitted extent and extent pooled/ identified by the Collector (Ac.)	Remarks
1	Anandapuram	1104.40	933.38	171.02	Within the permitted limit
2	Bheemunipatnam	486.11	334.61	151.5	
3	Padmanabham	515.95	631.38	-115.43	Above the permitted limit
4	Sabbavaram	1373.87	1284.74	89.13	Within the permitted limit
5	Pendurthi	495.88	384.43	111.45	
6	Parawada	343.34	268.94	74.4	
7	Gajuwaka	88.64	29.30	59.34	
8	Pedagantyada	159.04	160.14	-1.1	Survey error, otherwise within the permitted limit

9	Visakhapatnam Rural	96.40	0	96.4	Within the permitted limit
10	Anakapalli	1452.87	1096.96	355.91	
	<b>Total</b>	<b>6116.5</b>	<b>5123.88</b>	<b>992.62</b>	

Therefore, in view of the above the matter is placed before the VMRDA Authority for according permission to pool the additional assigned land of Ac.115.43 cts. in Padmanabham Mandal as requested by the District Collector, Visakhapatnam.

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Draft Subject:

Sub: House sites – "Navaratnalu- Pedalandariki Illu" – Visakhapatnam District – House sites issued by pooling the assigned lands and encroached Government lands under LPS – Entire developed land in the layouts in Sabbavaram, Pendurthi, Gajuwaka, Parawada, Padmanabham, Anandapuram, Pedagantiyada & Anakapalli Mandal utilized towards one cent plots under NPI and reconstituted plots – No developed land left in NPI Layouts to retain 15% share of developed land by the VMRDA – District Land Pooling Committee recommended to take equivalent vacant Government land /pooled assigned land under LPS in lieu of developed plots - Matter placed before the VMRDA Authority - Reg.

\* \* \*

**AGENDA:**

It is submitted that Government vide G.O.Ms.No.72 MA & UD (M) Dept., Dt.25.01.2020 issued guidelines for implementation of Land Pooling Scheme in (10) Mandals of erstwhile Visakhapatnam District for issue of house sites under "Navaratnalu- Pedalandariki Illu" and vide para 8 of the said G.O., it was ordered that after allotting the developed land to the individuals (assignees/ encroachers) as per their share and setting apart 15% developed land with VMRDA to meet the expenses of the development, the remaining part of developed land vests with the District Collector so as to enable to utilize the same for the purpose of housing scheme for weaker section.

It is further submitted that Government vide G.O.Rt. No.95 MA & UD Dept., Dt.14.02.2020 accorded administrative sanction for Rs.150 Crores initially from the funds available with VMRDA towards the Jungle clearance and land levelling to develop the one cent plot layouts.

It is submitted that out of the (10) Mandals specified in the above G.O., (73) Layouts are formed so far by VMRDA in (8) Mandals and the abstract is as submitted below.

Total extent of raw land pooled and handed over to VMRDA for development (Ac.)	Reconstituted Plotted Area (RPA) (Ac.)	House site Plotted Area (HPA) (Ac.)	Total Developed area (RPA + HPA) (Ac.)	15% of VMRDA share (4/85*15) in Acrs.	15% of VMRDA Share in Sq. Yrds (5*4840)
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
4608.88	631.39	1419.82	2051.21	361.9782	17,51,975

It is submitted that as the entire developed land (plotted land) has been utilized by the Revenue Dept., towards issue of house sites to the poor under NPI and also reconstituted plots towards the share of the assignees/ encroachers and no developed land is left in the (73) layouts developed so far, as a result the VMRDA could not retain any developed land so far though it has developed the layouts by spending huge amounts. As per the market values / basic values ascertained from the website of the Registration & Stamps Dept., the value of the 15% share of the developed land to be retained by the VMRDA in the above layouts is estimated as Rs. **499.25** Crores (However, this is dynamic figure and it may vary as and when the District Collectors send new Land Pooling proposals).

The Metropolitan Commissioner, VMRDA addressed the District Collector, Visakhapatnam vide letter dt.14.09.2022 to take necessary action to handover the developed plots in terms of G.O.Ms.No.72, dt.25.01.2020. In reply, the District Collector, Visakhapatnam informed that no developed plots are available in the so far developed (73) layouts, that still applications are being received under (90) days category for issue of house sites, that there is no possibility of handing over of developed plots to the VMRDA and advised to place the matter before the District Land Pooling Committee.

It is submitted that the matter has been placed before the District Land Pooling Committee on 04.10.2022 and the Committee reviewed the layout wise No. of plots developed, No. of plots allotted to the beneficiaries identified under NPI and also the extent of developed land handed over / returned to the assignees/ eligible encroachers of Government lands towards their share (900 sq.yds. to the assignees and 450 Sq.yds./250 Sq.yds. to the eligible encroachers of Government lands). After assessing the situation, the Committee observed that

1. To handover 17,51,975 sq.yds. of developed land to VMRDA, it requires pooling of huge extents of assigned lands under LPS and further involves huge expenditure for development of layouts and human resources.
2. Even if the VMRDA receives the developed plots in the NPI Layouts, it will be very difficult to monetize the same immediately as those plots may not get fair value as abundant No. of plots in the same layouts are available to be sold out by the land owners / assignees which they got towards their share through LPOCs.

After having detailed discussions at length, the District Land Pooling Committee opined that the VMRDA can receive the vacant Government lands and also the assigned lands which are pooled under LPS from the District Collector, Visakhapatnam in lieu of the developed plots to be retained by the VMRDA towards its share in respect of the already developed (73) NPI layouts and also the future layouts if any to be developed on the request of the District Collector, Visakhapatnam. Thus the Committee recommended that the VMRDA can maintain a land bank with the raw lands so received from the District Collector and utilize the same for sale as bulk lands, development of HIG Layouts with minimum development cost and also other major infrastructure projects.

Therefore, in view of the recommendations of the District Land Pooling Committee, the matter is placed before the VMRDA Authority to take a decision

1. To receive the equivalent value of vacant Government lands and also the assigned lands (raw lands), which are pooled under LPS, from the District Collector, Visakhapatnam in lieu of the 15% share of developed plots/ land of VMRDA relating to the already developed (73) NPI Layouts and also future layouts, if any, to be developed based on the request of the District Collector, Visakhapatnam.
2. To create land bank with those raw lands received from the District Collector and utilize the same for sale of bulk lands or development of layouts for Higher Income Groups (HIGs) so as to create financial resources to the VMRDA for development of infrastructure facilities in VMRDA limits and also utilize those lands for the major infrastructure projects.



**Draft Subject:**

**Sub:** VMRDA – Allotment of land – Formation of Master plan road from NSTL at Madhavadhara to Kotha Venkojipalem in the year 1992 –Smt Pydi Sarvanamma lost land measuring 1357 Sq.yds (Ac.0.28 cts.) in Sy.No.28/6 of Madhavadhara Village– 2<sup>nd</sup>Addl Dist. Munsif Court, VSP in OS No. 681/1992 decreed on 11.12.1997 to allot alternate land- Certain plots allotted in VUDA Colony, Madhavadhara in the year 1997- But those plots were already sold in public auction in the year 1989 – Land owner filed EP No.69/2008 allowed on 21.01.2014 to allot alternate plots – Civil Court in EA No.127/2007, dt.15.03.2018 directed to furnish the particulars of the documents relating to the allotted plots and also the officials responsible for allotment of those already sold plots - Report submitted to Govt. seeking permission to allot alternate land to avoid the legal complication- Govt. vide Memo dt. 6.10.2021 instructed to place the matter before the Authority/ Executive Committee of VMRDA to take decision-On placing the matter before on 25.07.2022, the Board directed to indicate the specific plot Nos. proposed for alternate land - 2<sup>nd</sup> Additional JCJ, VSP in EA No.148/2020, dt.29.09.2022 issued Arrest warrant to the MC, VMRDA – CRP No.2013/2022 filed by this office against the above orders and got Interim orders on 11.10.2022 – Hon'ble High Court directed to furnish the particulars of the then VC who allotted already sold plots to the applicant –Details of available vacant lands / plots placed before the VMRDA Authority- Reg.

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**AGENDA:**

It is submitted that the VMRDA (erstwhile VUDA) has formed 60' road from NSTL at Madhavadhara to Kotha Venkojipalem in the year 1992 in the extent 5467.24Sq.yds through various Sy.Nos. in Madhavadhara Village as part of master plan. Against formation of the said road, one Smt P.Saravanamma, whose land measuring 1357 Sq.yds in Sy.No.28/6 Madhavadhara (V) is covered by the above road, has filed O.S.No.681/1992 before the II Addl. District Munsif Court, Visakhapatnam. During pendency of the above suit, the VUDA has enquired about the land losers of the Master plan road and finalized that out of the total 31 land losers, 15 were found to be eligible for allotment of land and the GVMC has allotted alternate land (sites) to 3 persons and VUDA has allotted for the remaining 12 persons including Smt P.Sarvanamma, but physical possession was not delivered to her.

It is submitted that vide this office orders dt. 14.12.1994 she was allotted Plot Nos.1,2& 3P, altogether measuring 675 Sq.yards in sector – 6 of MVP Colony. But as the allotted extent was less than the land lost and the plots are odd bits, she made a representation on 26.03.1997 to allot Plot Nos.111, 112& 113inVUDA Colony, Madhavadhara. Accordingly on 05-11-1997 this office allotted Plot Nos.111, 112 &113, altogether measuring 1230 Sq. yards, in Madhavadhara village, but physical possession was not given. While the matter stood thus, the II Additional District Munsif Court, VSP, passed decree on 11.12.1997to provide an alternate site to the plaintiff.

After death of Smt.Pydi Saravanamma on 01.03.2004, her husband Sri, Pydi SatyanaryanafiledE.P.No.69/2008 in O.S.No.681/1992 for implementation of orders of the civil court dt.11.12.1997.

It is submitted that after his demise on 06.01.2009, his legal heirs have impleaded in the above E.P and the II Additional Junior Civil Judge, Visakhapatnam vide his orders dt.21.01.2014 allowed the EP by directing the Petitioners (DHRs) to file draft Exchange Deed for the above plots. As this office not executed the Exchange Deed, the Petitioners filed EA No.127/2017 and this office informed that the above plots were already sold to 3<sup>rd</sup> parties in the year 1986 and 1989. The above Court in its orders dt.15.03.2018 directed this office to furnish the following details within (2) weeks.

1. What are documents under which plot Nos. 111, 112 & 113 agreed to be allotted to Petitioners were allotted to others?
2. The names of the concerned Officials who are responsible for allotment of those plots?

This office filed Counter on 10.03.2020 stating that as per G.O.Ms.No.678 MA & UD Dept., Dt.07.09.2007 TDRs are to be issued to the land losers of Master Plan roads. But the above Court not accepted the contention and insisted for allotment of alternate land.

In view of the above, Govt. was sought permission for allotting alternate land/site to avoid further legal complications and Govt. vide Memo. MAUD 01-UDA0MISC/3/2019-M dated 06.10.2021 instructed to place the matter before the Authority/ Executive Committee of VMRDA to take decision in the matter.

In view of the above, the matter was placed before the Board during its meeting on 25.07.2022 to take a decision on allotment of alternate land to the Petitioners. The Board has advised the MC, VMRDA to submit a fresh proposal with specific indication of the alternate allotment to be made in this regard and to place the same in the ensuing authority meeting.

While the matter stood thus, the 2<sup>nd</sup> Additional Junior Civil Judge, Visakhapatnamvide orders dt.29.09.2022 in EA No.148/2020 in EP No.69/2008 in OS No.681/1992 issued Arrest Warrant to the MC, VMRDA for detention in Civil prison for a period of (7) months alleging that this office played fraud and cheated the Court by offering already sold plots to the Petitioners. This office filed CRP No.2013/2022 against the above orders and the Hon'ble High Court in its Interim orders dt. 11.10.2022 in IA No.1/2022 granted Interim suspension of the Lower Court order till 18.10.2022 and further directed to furnish the particulars of the officer, whose served as VC, VUDA, during the time they offered already sold plots stating that the same will be allotted to the Decree holders.

In pursuance of the directions of the Board, the value of the land lost by the Petitioners in Master Plan road is worked out as shown below. The lowest Market value of vacant land in Madhavadhara village is Rs.44,000 per sq.yard.

Village	Sy. No.	Extent (Sq.yds.)	Market value/ Basic value per Sq.yard as furnished by the SRO (Rs.)	Total value (Rs.)
Madhavadhara	128/6	1357	44,000	5,97,08,000

As per the records available in the Estate Wing, the following vacant raw lands free from encumbrances are available.

Sl. No.	Village	Sy. No.	Extent (Ac.)	Market value/ Basic value per Sq.yard as furnished by the SRO (Rs.)	
				Residential	Commercial
1	Madhurawada	126-3P	1.74	27,000	45,000
2	Madhurawada	126-5, 6 & 7P	2.16	27,000	45,000

As per the Master plan -2041, the above lands are earmarked as Mixed land use zone -II, as such the above lands can be treated as Commercial land and their Market value/ Basic value may be treated as Rs.45,000 per Sq.yard.

The above available raw lands are shown to the Petitioners and they have consented to take equivalent value of land mentioned above at Sl.No.1 i.e. Sy.No.126-3P in Madhurawada village and the equivalent value of land in the above Sy.No. comes to 1326.84 Sq.yds.

Therefore, in view of the above, the matter is placed before the VMRDA Authority for kind perusal and necessary approval.

  
14/10/2022  
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14/10/22

  
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**Subject No.**

Sub: VMRDA- Works - Engg. - Construction of New School Building for Visakha Valley School management entrusted to VMRDA as deposit work - Submitted before the VMRDA Authority for ratification - Administrative Sanction - Requested - Reg.

- Ref: 1) VMRDA Board Resolution No.06, Dt.25-07-2022.  
2) Letter from the District Collector & Chairman, Visakha Valley School, Visakhapatnam on 27-09-2022.  
3) Letter from the Principal, Visakha Valley School, Visakhapatnam on 30-09-2022.

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**Agenda Note:**

It is to submit that vide reference 1<sup>st</sup> cited, earlier the VMRDA Authority has approved and resolved as follows:

As against structure reconstruction for the affected built up area in road widening, VMRDA shall release of funds to its share of Rs.3.00 Cr. on the new structure subject to entrusting the construction of new school building by VMRDA as deposit work instead of transfer of funds to the school management.

In respect of land compensation in road widening, the school management may be requested to approach local body i.e., GVMC.

Accordingly, the above informed to the school management and agreed to entrust the work to VMRDA, also transferred an amount of Rs. 1.00 crore to VMRDA and requested to the Metropolitan Commissioner, VMRDA to take up the said subject work as deposit work and move forward for finalization of estimates & tenders at the earliest.

Further, stage by stage transferring of funds from Visakha Valley School Management, the estimates of all building items are prepared and proposed for Construction of New School Building for Visakha Valley School at Visakhapatnam. Further, as the school is managed by the District Collector, Visakhapatnam and fees structure is very nominal to serve thousands poor families in the City and therefore, it is proposed to collect Administrative charges from Visakha Valley School Management is 5% duly reducing from 10% in the estimates and the following works as separate stage wise packages:

**ABSTRACT**

Sl. No.	NAME OF THE WORK		ESTIMATE AMOUNT Rs. in Lakhs
1.	Structure frame: G+2 floors	Package-I	547.00
2.	Civil masonry works, flooring, internal & external paintings, water Supply & Sanitary arrangements	Package -II	655.00
3.	Electrical works internal & external	Package -III	145.00
4.	Landscaping and greenery	Package -IV	5.00
	Grand Total		1352 .00

Therefore, the project cost and stage of deposit by Visakha Valley school management is:

1.	Total Project Cost	:	Rs.13.52 Cr.
2.	VMRDA approved share on the project (Towards structural compensation to existing school)	:	Rs.3.00 Cr.
3.	Already deposited on dt: 08-09-22	:	Rs.1.00 Cr.
4.	Balance to be deposited	:	Rs.9.52 Cr.
5.	Stage of payment to be deposited		@ Rs.2.38 Crores in 4 stages as per work progress w.e.f. finalization of tender & starting of work.

Accordingly, the Visakha Valley School Management agreed the above said Budget proposal for the Construction of New School Building for Visakha Valley School and informed to the Metropolitan Commissioner, VMRDA to take up the said subject work as deposit work and move forward on inviting tenders and to start the Construction work at the earliest. Further, the School Principal informed and requested to the Metropolitan Commissioner, VMRDA to consider the nomination of M/s: Fourth Dimension Architecture, represented by Sri Harsha as Consultant Architect and Consultancy fees @ 2.25% on the total value of the work, since approved by the School Management and Chairman (The District Collector, Visakhapatnam), Visakha Valley School.

Therefore, the Metropolitan Commissioner accorded Administrative Sanction for Rs.1352.00 lakhs to take up the work "Construction of New School Building to Visakha Valley School at Visakhapatnam"subject to post ratification by the Government since the subject was approved by the Authority in its meeting dt: 25.07.2022 and also permitted to invite tenders for package -I of structure frame G+2 floors value of Rs. 547.00 lakhs and the work tender will be opened on 18-10-2022.

Hence submitted to VMRDA Authority for orders on

- A. For ratification of the action taken by the Metropolitan Commissioner according Administrative Sanction for Rs.13.52 Crores to take up the work "Construction of New School Building to Visakha Valley School at Visakhapatnam" subject to post ratification by the Government in taken up deposit work with project cost of Rs. 13.52 Crores as requested by the Visakha Valley School Management.

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**SUBJECT NO:**

**Sub:-** UFD – VMRDA – Visakhapatnam – Greening and Beautification of 4.1 Km from I.T SEZ Road to NH-16 to replicate Jagananna Haritha Nagaralu concept – Submission of estimates by APG&BC – Inspection and submission of present field status – Proposals placed before VMRDA Board – Requested for approval - Reg.

**Ref:-** 1. Lr. Rc.No. 15023/4/APG&BC/2022, dt. 10-10-022 of Managing Director, APG&BC.  
2. Instructions of the Metropolitan Commissioner, VMRDA.

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**AGENDA NOTE :**

It is submitted that vide references cited, the Managing Director, APG&BC has submitted estimate for greening & beautification of 4.1 Km from I.T SEZ Road to NH-16 in Visakhapatnam, to replicate "Jagananna Haritha Nagaralu" concept.

Accordingly, the Metropolitan Commissioner, VMRDA has instructed the Divisional Forest Officer, UFD, VMRDA to examine and put up for Board meeting immediately on 13-10-2022. The DFO, UFD, VMRDA along with staff have inspected the road to ascertain the present status and report. The detailed field status report in comparison to the stretch wise estimates submitted by APG&BC is as follows.

<b>S N o</b>	<b>Stretch</b>	<b>Proposed by APG&amp;BC</b>	<b>Existing plantation developed by VMRDA</b>	<b>Remarks</b>
1	Raising Avenue plantation on both sides of the roads and 2 m Central Median plantation as per the design, IT SEZ	Terminalia, Foxtail palm, Euphorbia, Pedilanthus  Estimated cost: Rs. 30.6 Lakhs	Terminalia, Foxtail palm, Ficus, Bougainvillea are planted during 2021-22.  Expended: Rs.	a) In the proposed stretch VMRDA has already planted on both side during 2021-22 hence as per proposed design of APG&BC. It will be duplication.

	Road to Peddha Rushikonda Culvert 1.1 Km stretch) - 17600 Nos		15.94 lakhs amount and now under 1 <sup>st</sup> year maintenance.	b) As per design of central median APG&BC it was proposed to plant Euphorbia & pedilanthus as ground cover. However for this the existing bougainvillea & Ficus balls which planted in 2021-22 and are under 1 <sup>st</sup> year maintenance need to be removed.
2	Raising Avenue plantation on both sides of the roads and 2 m Central median plantation as per the design, (Island to Panorama Hills 1.3 Km stretch) - 13650 Nos	Both sides: Spathodea Central: Livistona rotundifolia Ground cover: Thunbergia erecta, Tabernaemontana erecta	Both side: Delonix, Pongamia, Samania - saman are planted during 2020-21. Central: Conocarpus Expended: Rs. 6.00 lakhs incurred.	a) The existing plants Conocarpus above 3-4 m height are to be removed which may inevitably damage the central median walls. b) The removal of the large plants is also a cumbersome process.
3	Raising Avenue plantation on both sides of the roads and 2 m Central median plantation as per the design (Panorama Hills to NH-16 road 1.7 Km stretch) - 27, 200 Nos	Lagerstroemia speciosa, Roystonea, Mumaya, Duranthera.	Avenue plants of different species like pongamia, Neem etc., are planted during 2016-17. Central median: Conocarpus is existing Expended: Rs. 15.00 lakhs incurred.	

### PRESENT FIELD OBSERVATIONS NOTINGS:

1. To improve the aesthetic value of the road it is suggested to construct kerb wall along with iron grill both along central median and either side of road.
2. There is a huge cattle population in the nearby village which are causing severe damage to the developed greenery. So, it is necessary to provide metallic fencing all along the central median and to the avenue plants, to curtail and save the landscaping.

3. Removal of well established Conocarpus in the central median of 3 Km length will incur some expenditure and may also damage the kerb wall. However instead they may be trimmed and shaped.

Hence, in view of the above, and to enrich and beautify the road with minimum damage to the existing greenery, the request of the Managing Director, APG&BC for allotment of Rs. 1.42 Crores funds towards taking up Greening and Beautification from I.T SEZ Road to NH-16 (of 4.1 Km) is placed before the VMRDA Board for approval.

*Place it before board*

*[Signature]*  
M C

**SUBJECT No:** 10

Sub: VMRDA – Engg – Div-VIII – Design vetting and Project Management Consultancy Services and Quality Audit for Design and Construction of Composite Level Grade Separators at NAD Junction, Visakhapatnam – Draft subject submitted before the Authority of VMRDA for perusal and approval – Requested - Reg.

Ref: 1) Consultancy Agreement No.3/2018-19/VIII/VUDA, dt: 27.08.2018.  
2) Note orders of the M.C, VMRDA vide Note # 315, dt:27.07.2021  
3) Letter No. RITES/HW/VUDA/PMC/2022, dt:13.10.2022.

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**Agenda Note:**

It is to submit that RITES Ltd. (Govt. of India Enterprises) has entered into agreement for providing PMC Consultancy Services for the above Project vide ref. 1<sup>st</sup> cited for 3.85% (3.5% for Project Management + 0.35% for Proof Checking of Designs) of the Project cost + Taxes as applicable and also the proposals are approved in VUDA Board meeting held on 10-08-2018 vide Subject No.11.

In the ref. 2<sup>nd</sup> cited, the extension of time has been granted to the PMC up to 30.09.2021 on par with the EoT granted by the competent committee to the main contractor due to reasons such as traffic regulations and Covid-19 Pandemonium.

In the ref. 3<sup>rd</sup> cited, the team leader RITES, Visakhapatnam has requested to grant further extension of the agreement for PMC services also on par with the executing agency i.e. M/s. Vijay Nirman Company Ltd., up to 31-05-2023 i.e. till completion of ROB works.

In this connection, it is to submit that as per the Contract agreement Clause 12 of Appendix-A, Article-V facilitate for

- (I) Extension of time to the Consultant in case, scope services is not completed in time by EPC contractor or for any reasons beyond reasonable control of consultant.
- (II) Further Clause 5.1(iv) of said Article provides that "in case, construction period get extended due to whatsoever reason beyond 24 months, Consultant shall continue to get the payment instalment each month with 10% (Ten Percent) enhanced due to escalation after 24 months with effect from 25th month".

**EOTs earlier approved so far:-**

EOT No	Months	Period of sanction from -to	Enhancement 10%
1 <sup>st</sup> EOT	2.8	from 07-09-2020 to 30-11-2020	Not given due to COVID
2 <sup>nd</sup> EOT	3	from 01-12-2020 to 28-02-2021	Paid with 10% enhancement fee
3 <sup>rd</sup> EOT	7	From 01-03-2021 to 30-09-2021	MC ordered to place enhancement charges for Board / Authority approval. However EOT sanctioned up to 30.09.2021

### Expenditure particulars

(A) Amount paid up to Agreement period (24 months)	-	4,07,56,665/-
Amount paid up to EoAT period 12.8 months	-	1,80,25,839/-
10% enhanced amount paid (01-12-2020 to 28-02-2021)	-	4,22,481/-
		<b>Rs.5,92,04,985/-</b>
GST @ 18%	-	1,06,56,897/-
		<b>Rs.6,98,61,882/-</b>
Vehicle hire charges paid up to 30-09-2021	-	11,55,000/-
		<b>Rs.7,10,16,882/-</b>
Total expenditure up to 30-09-2021	-	<b>Rs.710.16 Lakhs</b>

Expenditure incurred from 01-10-2021 to 31.10.2022 @ Rs.1408268 per month	13 months	18307493
Balance amount to be paid in the design & vetting charges @ 39,76,288-2982216		994072
Fee to be paid during Defect liability period		1988146
<b>Total</b>		<b>21289711</b>
Add GST @ 18%		3832145
Vehicle hire charges up to 31.10.2022	13 months	455000
<b>Total Expenditure to be incurred from 01-10-2021 to 31.10.2022</b>		<b>25576856</b>

(a) Expenditure up to 30-09-2021 (Sanctioned)	-	Rs.710.16
(b) Expenditure from 01-10-2021 to 31-10-2022	-	<u>Rs.255.77</u>
<b>Total expenditure</b>	-	<b>Rs.965.93 Lakhs</b>
Expenditure already approved	-	<u>Rs.733.63</u>

With ref. to the 2<sup>nd</sup> cited, the Metropolitan Commissioner, VMRDA has issued note orders to get the approval of VMRDA Authority approval for 10% enhancement charges w.e.f. 01-03-2021.

Whereas, due to extended work program and extension of PMC Services required till completion of RoB up to 31.05.2023, now it is proposed to execute with following conditions to the agreement with M/s.RITES Limited.

- 1) Not considered the enhancement payment @ 10% for the period (01-03-2021 to 31.10.2022) - Rs.28.17
  - 2) To reduce the PMC Charges to 50% for balance 7 months (01-11-2022 to 31.05.2023) @ Rs.830878/- per month (Including GST) - Rs.58.16
- Total** - **Rs.86.33 Lakhs**

In this connection, considering delay in completion of the project and balance scope of works i.e. ROB and its related works is about Rs.33.07 Cr. It is proposed to reduce 50% of monthly PMC charges for RoB execution (7 Months) +



and also not considering 10% enhancement from 01.03.2021, for the an amount of Rs.86.33 Lakhs can be reduced as per agreement conditions.

(A) PMC charges up to 31-10-2022 as per existing contract Agreement is worked out to	Rs. 965.93
PMC charges from 01-11-2022 to 31.05.2023 (reducing 50% on monthly supervision charges)	<u>Rs. 60.61</u>
Total	<b><u>Rs. 1026.54 Lakhs</u></b>

In this connection, it is to submit that the originally sanctioned estimate is for

- Rs.437.00 Lakhs. + GST  
@ 18% = Rs.515.00 Lakhs

Sanction of PMC Services permitted by the Metropolitan Commissioner, VMRDA for the time period up to 01.03.2021 is - Rs.733.63 Lakhs

The total expenditure for PMC services up to 31-05-2023 is worked out to - Rs.1026.54 Lakhs

(Including vehicle hire charges and GST etc)  
Balance Sanction now required up to 31.05.2023 - Rs.292.91 Lakhs

So there will be an overall excess of Rs.511.54 Lakhs over the originally proposed amount of Rs.515.00 Lakhs towards PMC supervision charges.

Hence, it is submitted,

- To grant Extension of Agreement Time for Project Management Consultancy (PMC), RITES Limited (Govt. of India Enterprises) up to 31.05.2023 till completion of RoB.
- Requested for ratification on the sanction accorded by MC, VMRDA for Rs.733.63 Lakhs till 31.09.2021.
- To accord overall revised sanction for Rs.1026.54 Lakhs (including vehicle hire charges and GST etc.) for extending PMC Services up to 31-05-2023 with additional sanction for Rs.292.91 Lakhs for the period 01.10.2021 to 31.05.2022 duly not considering 10% enhanced PMC charges as per agreement and further reduction of PMC fee for 50% for the period 01.11.2022 to 31.05.2023.

A", "B" & "C" Submitted for approval of VMRDA Authority so as to continue the services of M/s.RITES Limited, PMC consultancy till completion of RoB.

BDM  
14/10/22

14/10/22  
SE

Sub  
JC

Place before board  
to get the ratification  
& approval  
M/s