

OVERVIEW OF VUDA, VISAKHAPATNAM

The Town Planning Trust (TPT) was constituted in 1962 and the Visakhapatnam Urban Development Authority comes into existence in 1978 under AP Urban Areas (Dev) Act, 1975 for the areas covering Visakhapatnam, Gajuwaka, Bheemunipatnam, Anakapalle and Vizianagaram Municipalities and 287 villages with an extent of 1721 Sq.Kms. The VMR Region has been witnessing tremendous growth and accordingly, the Government vide GO.Ms.No. 525 of MA & UD Dept, dt. 30-7-2008 have extended the jurisdiction of VUDA to 5573 Sq.Kms covering four Districts of Srikakulam, Vizianagaram, Visakhapatnam & East Godavari and Municipalities of Amudalavalasa, Srikakulam of Srikakulam District & Tuni of East Godavari District

The Government have constituted the VUDA Bpard with the following members (viic CO.Ms.No. 373, dt 27-8-2011 of MA & UD Department) :

1	The Principal Secretary, MA&UD Department GoAP	Chairman
2	The Additional Secretary to Govt, Finance Department (W&P)	Member
3	The Member Secretary, Andhra Pradesh Pollution Control Board	Ex-officio Member
4	The Managing Director, Andhra Pradesh Industrial Infrastructure Corporation	Ex-officio Member
5	The Commissioner & Managing Director, A.P. Eastern Power Distribution Corporation Ltd.,	Ex-officio Member
C<	The District Collector, Visakhapatnam	Ex-officio Member
7	The District Collector, Srikakulam	Ex-officio Member
8	The District Collector, Vizianagaram	Ex-officio Member
9	The District Collector, East Godavari	Ex-officio Member
10	The Commissioner, Greater Visakhapatnam Municipal Corporation	Member
11	The Director of Town & Country Planning	Member
12	The Vice Chairman, Visakhapatnam Urban Development Authority	Member-Convener

At present there are 215 employees working in respect of all cadres, out of the sar-tioned strength of 316. The CGG, after the study, has suggested a strength of 357 for the organization.

VUDA - Visakhapatnam Urban Development Authority formed 35 years back is operating with the following wings for executing the deliverables of the statutory organization to achieve the objectives in the area under its jurisdiction.

1. Planning wing
2. Engineering Wing
3. Accounts Wing
4. General Administration wing dealing with establishment, allotment, auctioning, lease related issues and PPP projects
5. Estate Wing
6. Urban Forestry Division

Besides above, there is a small wing - Media / Public Relation wing which deals with the dissemination of the happenings in the organization to the media.

#### I. PLANNING WING

The Planning Wing, headed by Chief Urban Planner, deals with the preparation of Master plans, Zonal Development Plans, Layout plans and its regulation & enforcement Also deals with Special Development Authority (SDA) constituted for the development from Visakhapatnam to Kakinada preparation of Master Plan for Petroleum, Chemical & Petrochemical Investment Region (PCPIR).

#### IMPLEMENTATION OF MASTER PLAN/ZONAL DEVELOPMENT PLAN :

- a) Preparation of master plan for extended area of VMR and review and revision of Master Plan for Erstwhile Visakhapatnam Metropolitan Region and preparation of Zonal development plans

VUDA has prepared the VMR Master Plan for 2021 and the Government accorded approval to the Master plan of VMR-2021 vide Go.Ms.No.345 M.A. dated 30-6-2006 and the same is still in force.

With the intention of preparation of the Master Plan to ensure the planned Development in the extended area also and seek the services of consultants of international repute, after due process, for preparation of *Master Plan for 'Extended*

'UDA Area' including 'Review and Revision of existing Master Plan' of erstwhile Visakhapatnam Metropolitan Region and preparation of Zonal Development Plans for VMR, proposal is placed before the Board for perusal and forwarded to the Government for further approval to assign the work to M/s Center for Environmental Planning and Technology (CEPT), Ahmadabad Joint Venture with LEA Associates South Asia Pvt Ltd, India for preparation of Master Plan for Extended area and Review & Revision of Master Plan for Erstwhile Visakhapatnam Metropolitan Region and preparation of Zonal development plans for the final price, excluding Service Tax, as Rs. 128,780,5007- (Rupees Twelve Crores eighty seven Lakhs eighty thousands five hundred only).

b. Layouts approved by VUDA

Sl. No	Description	Nos.	Extent (Acs.cts)	Total No. of plots
1.	VUDA Layouts	49	1613.21	10667
2.	House Building Societies	88	1650.82	13072
3.	Rehabilitation	11	785.28	16731
4.	Private Layouts	831	11977.925	64439
5.	VUDA Joint Ventures	6	136.19	1282
6.	APHC & others	66	5724.93	11738
Tota		1051	21888.355	117929

\* Report generate&on 07-5-2013 upto LP.No. 19/2013

c. CONCERN FOR EWS CATEGORIES

- To cater the housing demand of EWS category, provision was made in the zoning regulations to earmark 10% of the plotted area to EWS category. The same was implemented with true spirit in all layouts approved by VUDA.
- This was not taken up by any other urban development authority in the state other than HMD A.
- HMDA is insisting for 5% of plotted area for EWS category where as VUDA is insisting 10% of the total plotted area towards EWS categories.

Total No. of EWS plots : 2290 Total extent earmarked for EWS plots in all the layout (2011-12) (Ac.33.73 Cts): 163257Sq.Yds

d. LAYOUT REGULATION SCHEME (LRS) - 2007

Layout Regulation Scheme was introduced by the Government on 31-12-2007 vide Go.Ms.No.902, M.A. dated 31-12-2007 for regulation of unapproved / illegal layouts. So far VUDA has received 19543 applications and out of which 11979 were disposed (7682 applications are regularized and 4297 applications are rejected and 5955 applicants were informed to pay balance charges and submit shortfalls). An amount of Rs.97.66 Crores was collected towards Penalization charges.

To dispose the LRS applications, without much delay and to avoid the middlemen interference in the system, LRS Special derives (MELAS) were conducted and handed over the proceedings directly to the applicants.

e. RE-ENGINEERING THE PROCESS OF LAYOUT PERMISSION

The entire process of layout approval system is being involved in cumbersome and delayed procedure and felt that reforms are needed in the system. To avoid unnecessary delay, it is felt that the initial inspection of site while issuing peg marking is not necessary but observing the layout norms and master plan zoning regulations is mandatory. Keeping in view of that SINGLE WINDOW APPROACH IS PROPOSED and a dedicated team was constituted for scrutiny of the lay out files initially irrespective of zones.

f. OBLIGATION OF LAYOUT DEVELOPERS AND VUDA'S INTERVENTION.

As per lay out norms in vogue; the layout developer has to complete the development of layout in full shape within the stipulated time (three years as per the present conditions). In many instances, the developer is leaving the layout without developing after obtaining the L.P number and selling away the plots.

In such situations the general public who has purchased the plots in said lay out are becoming the victims and approaching VUDA for taking action against the developer. In view of the above, the layouts approved from 2004 are listed out and out of them the layouts pending for issuing final approval were taken out Accordingly, it was

noticed that there are about 108 Nos. of layouts are pending for release of mortgage area up to April 2013

In above layouts, in most of the cases, the developmental works have been carried out but QCC check has to be taken up. Further they have completed me works after lapse of the layout development period. Some of the developers are repeatedly approaching and asking for release of mortgaged plots since they have completed the development of layout in all aspects after the due time. Since there is no renewal clause, a decision is taken to categorize the layouts and penalise them according to category which they are falling under, with the prior approval of VUDA board.

g. SOFTWARE DEVELOPMENT :

As on date, the entire process of building plan approval system is being operated manually in a traditional way on for several years with no progress in the increased efficiency and speedy disposal of the approval system. Due to manual system, the applicants were dissatisfied of delays in the approval and the lengthy paperworks. In view of all an effective monitoring and Data management system with a transparent and quick mechanized system is proposed . The application is ready for launching after test drive.

h. VISAKHAPATNAM-KAKINADA PETROLEUM, CHEMICAL AND PETROCHEMICAL INVESTMENT REGION - (VK PCPIR SDA)

Regarding preparation of Master Plan for VK PCPER, an EOI was called for inviting Qobal Bids and after bid process, the work was entrusted to M/s. LEA Associates, New Delhi. The consultants have submitted the draft master plan. Due to pending amendment to the boundaries of the region, the publication of master plan is stayed. Soon after completing the CRZ study, Environmental impact assessment study and marine ecology study, the same will be finalized.

i. REGULATORY FUNCTIONS OF VUDA.

In order to control the haphazard development of unapproved layouts and to promote planned development, the VUDA has taken stringent measures and constituted

a special team. The special team is taking action on unauthorized layouts such as issuing of notices, removal of demarcated stones, disturbing unplanned roads, issuing press releases for cautioning the public not to purchase plots in unauthorized layouts and informing concerned Panchayat officials to publish in their Notice Boards and to take action on unauthorized layouts and also cautioning the Panchayat officials not to grant any Building permission and addressing Sub-Registrar concerned not to register the plots in unauthorized layouts without due information to the District Collector. The up to date information is being placed in VUDA website.

Regarding unauthorized constructions in the areas of Municipal Corporation, Municipalities and Panchayats, the VUDA is taking all necessary measures in informing the respective Authorities to take action to control unauthorized constructions besides launching prosecution wherever necessary.

As regards to Development control Regulations, Go.Ms.No.168, MA dated 7<sup>th</sup>-1-2012 is in force for V.M.R. including newly extended areas, the development charges are levied as per Go.Ms.No.439, MA dated 13-6-2007.

In respect of Affordable Housing, as per the orders of Govt vide Go.Ms.No.589 MA dated 25-9-2009 the developers are approaching VUDA for the details and few applications were filed for approval of plans and the proposals are under consideration.

## II. ENGINEERING WING

VUDA has taken up development of Master Plan and other important roads in a big way during the last two to three years to open up new areas and for better connectivity in VMR area and extended limits of VUDA i.e., in Vizianagaram and Srikakulam districts along with regular infrastructure development works.

### D) FOLLOWING ARE THE MAJOR WORKS COMPLETED IN THE RECENT PAST.

#### MASTER PLAN & OTHER MAJOR ROADS

Name of the Project	Project Cost (Rs. Lakhs)
<ul style="list-style-type: none"> <li>• 80' wide Master Plan Road from Navodaya school to Devimetta (Length - 2.30 Km).</li> </ul>	449.00

OVERVIEW OF VISAKHAPATNAM UDA'S ACTIVITIES

• 100'-0" wide Master Plan Road connecting-NH-5 at Marikavalasa Jn., and 'HARTTA' Housing Project junction (Length- 3.20Km).	990.00
• 80'-0" wide Master Plan Road connecting P.M. Palem and NH-5 near Car shed junction at Madhurawada (Length - 1.75 Km.)	375.00
• Widening of existing Minor Bridge across gedda in 80'-0" wide road in Midhilapuri VUDA Colony at Madhurawada	89.00
• Providing BT surface including formation and construction of storm water drains and kerb walls for the balance stretch of 100'-0" road in Midhilapuri VUDA Colony at Madhurawada. (Length- 0.60 Km.)	65.00
• Providing Wet Mix Macadam and BT surface (SDBQ to the internal roads (Single lane of 4.00M wide) of Midhilapuri VUDA Colony at Madhurawada, ( Length - 6.50 Km.)	160.00
• Providing BTSD to road connecting ITSEZ and Beach road via Rushikonda layout	244.00
• Providing BT road and construction of CD works for 80' road in E-Bonangi layout	69.00
<b>TOTAL:</b>	<b>2441.00</b>

SITES & SERVICES / PLOTTED DEVELOPMENT SCHEMES

• Providing infrastructure development works in Commercial plots layout in Kurmannapalem layout Phase-I Extent- 5.69 Acres	50.00
• Providing Infrastructure development works to cyber valley layout at Madhurawada Extent- 21.00 Acres	220.00
• Providing Infrastructure development works to the layout in S.N0.IO8/P, 110/P & 111/P of Madhurawada (opp. to HARTTA Project). Extent: 17.00 Acres	180.00
• Providing infrastructure facilities to Land Pooling layout ( Ozone Valley)Extent: Acs. 100.00 Cts	1250.00
<b>TOTAL:</b>	<b>1700.00</b>

HOUSING

• Construction of Row Housing Scheme (Gated Community) at Rushikonda	2400.00
• Extent - Acs.6.78 Cts 88 Nos. of Row type duplex Bungalows	
<b>TOTAL:</b>	<b>2400.00</b>

OTHER PROJECTS:

. Construction of New Block in Mrs. AVN College Compound(CM Assurance)	100.00
• Widening of existing BT road and Gradient correction at Glider Point curve at Kailasa Hill	21.00
• Providing lighting along beach road from Rushikonda Jn., to Thotlakonda.	41.00
• Providing lighting along Ghat road of Thotlakonda	9.00
<b>TOTAL:</b>	<b>171.00</b>

**SRIKAKULAM DISTRICT**

- Widening and providing VDF concrete for 60'-0" wide road connecting to RIMs Hospital at Srikakulam. Length - 0.60KM 195.00

In addition the following vital projects are also taken up to promote tourism activity and for recreation purpose in Visakhapatnam City and they are at various levels of execution and will be completed soon.

- Development of Dr. YSR - VUDA Central Park in Old Central Jail Compound.  
Extent: Acs.20.42 Cts. Project cost - Rs 3500.00 Lakhs

So far Administrative Sanction accorded for Rs.1638 Crores worth of works and taken up against the total project cost of Rs.35.00 Crores.

- Development of VUDA Health Arena at foot hill of Kailasa giri.  
Project cost- Rs 730.00 Lakhs. Value of works completed So far Rs.5.50 Crores.
- VUDA Children Arena at Siripuram Jn., near VUDA Office.
  - Project cost - Rs 950.00 Lakhs.

Present Status: First level slabs completed. Casting of columns are in progress in first floor. 40% of the work is completed so far.

- Establishment of World Telugu Heritage & Cultural Museum on Kailasagiri.

Main Museum Building work and A.C Ducting work completed. Air Conditioning inside the museum building is in progress. Internal Episodes including Artefacts and False ceiling works taken up by WTF are nearing completion.



ID FOLLOWING LS THE STATUS OF THE ON-GOING WORKS .

VISAKHAPATNAM DISTRICT

MASTER PLAN & OTHER MAJOR ROADS

• 100'-0" wide Master Plan Road connecting NH-5 at Koramadi to Devimetta (Reach -I& II)Length - 2.90 Km.	1610.00
• Widening and strengthening of existing 60'-0' wide road from Beach road to IT park in Rushikonda Layout Length - 1.20 Km.	330.00
• Construction of SW drains & CD works to 80'-0" road from car shed Jn., to Pothinamallayya Palem.	1.98
• Formation of BT roads, CD works, SW drains from NH-5 to Ganesh Nagar via Siva Shakti Nagar Length - 1.50 Km	3.70
<b>TOTAL:</b>	<b>1945.68</b>

SITES & SERVICES / PLOTTED DEVELOPMENT SCHEME

Providing Infrastructure facilities to S.No.1/p of Yendada Layout Extent: Acs.17.00 Cts.	166.00
Providing infrastructural facilities to Chinamushidiwada sites and services (old Layout)	300.00
<b>TOTAL:</b>	<b>466.00</b>

SHOPPING COMPLEXES

• Construction of Shopping Complex at Seetharnmadhara opposite to Eenadu	830.00
• Construction of Shopping Complex at Sector-VD, MVP Colony, Visakhapatnam Extent- 2100 Sq.Yds. (1759 Sqm)	515.00
<b>TOTAL:</b>	<b>1345.00</b>

HOUSING

Construction of Housing Project at Madhurawada Phase-I (HARITA) Balance works Extent -Acs. 20.17 Cts.	114.97
<b>TOTAL:</b>	<b>114.97</b>

OTHER PROJECTS

Construction of Indoor Stadium at Bheemili. (Assurance given in connection with 150 years Celebrations of Bheemili Municipality.)	270.00
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OVERVIEW OF VISAKHAPATNAM UDA'S ACTIVITIES

• Renovation of Pavilion block of Indira Priyadarshini stadium	120.00
• Erection of "VUDA KAILASAGIRI" LOGO - Sign along the hill slope of Kailasagiri	120.00
• Widening of existing road from Railway Track to Telugu Museum on top of Kailasa Hill including construction of CC Drain and protection works.	86.00
• Development of Animal theme Park. Extent - Ac.5.00 Cts.	33.00
• Development of Vysakhi Stage at R.K Beach.	54.00
<b>DEPOSIT WORKS</b>	
SVLN Devasthanam Works a) BT Road, Slab culverts around parking and parking area ( Rs.265.00 Lks) b) BT Road and Slab culverts from Tribal colony to New Annadanam Building. ( Rs.52.00 Lks) c) BT Roads, Slab culverts and CD works at rear side of PAC Building situated at Lovathota area (Rs.16.00 Lks)	333.00
<b>TOTAL:</b>	<b>2409.00</b>

VIZIANAGARAM DISTRICT

100'-0" wide Master Plan Road (Ring Road) at Vizianagaram.Length - 2.60KM	970.00
Construction of outdoor stadium at Koduru Village, Garividi Mandal at Vizianagaram	150.00
Construction of DDRC Building at Vizianagaram	31.00
Repair works to Ananda Gajapathi Auditorium for conduct of Nandi Natakotsavam- 2013	25.00
<b>TOTAL:</b>	<b>1176.00</b>

SRIKAKULAM DISTRICT

• Formation of 80'-0" wide Master Plan Road from Arasavalli Jn. to Collector Office at Srikakulam. Length - 1.50 KM	485.00
• Widening of existing China Bazar - Illisipuram road at Srikakulam Length-1.50KM	285.00
• Providing VDF cement concrete and construction of CC drains for Main Road in Narasannapeta at Srikakulam. Length-1.60KM	125.00
• Widening of existing road from Railway Water Tank to Gedelavanipeta at Amadalavalasa Length - 1.60KM	250.00
• Construction of DDRC Building at Srikakulam	31.00
<b>TOTAL:</b>	<b>1176.00</b>

iii) Further considering the importance and requirement, THE FOLLOWING NEW PROJECTS ARE PROPOSED TO BE TAKEN UP as a part of infrastructure development

MASTER PLAN & OTHER MAJOR ROADS

- 80'-0" wide Master Plan Road connecting NH-5 at Yendada and Rushikonda via Gitam College Length -2.80 Km 935.00
- 100'-0" Master Plan road connecting NH-5 at Yendada and Rushikonda VUDA Layout via Law College, Reach-I Length-3.60 Km 750.00
- 80'-0" Master Plan Road from NH-5 under pass to Bakkannapalem Length-2.90 Km. 750.00
- 80'-0" wide road from NH-5 to 100'-0" Road via Nagarapalem Length-2.20 Km 600.00
- 80'-0" wide road from NH-5 to Shipyard Layout opp. VDCA Stadium.Length-1.20 Km. 300.00

OTHER PROJECTS

- Construction of IT Tower building at Siripuram 2500.00.
- Development of Pallet parking at Ramnagar 1150.00
- Development of World Class Convention Centre & Exhibition Space Extent- Acs. 17.00 Cts. 2500.00
- Beautification of RK Beach 700.00
- Providing roofing to Gurajada Kalakshetram at Siripuram 310.00
- Construction of Indoor stadium at Chinamushidiwada 300.00
- Providing lighting including central median for Madhurawada - Kapulauppada 100'-0" Master Plan Road 170.00
- Providing lighting along central median for 100'-0" wide Master Plan Road connecting NH-5 at Marikavalasa and VUDA Harita Housing Project Jh., 62.00
- Construction of Hostel Building for Post metric students (Girls) at Dwarakanagar 200.00
- Development of Beach Front from Tenneti Park to Bheemili 1500.00
- Development of Buddhist Heritage Circuit at Thotlakonda and Bavikonda Hills. 1000.00
- Renovation of Kodi Rama Murthy Stadium at Srikakulam. 1250.00
- VUDA share - Rs.750.00 Lakhs SAAP share - Rs.500.00 Lakhs
- Construction of Indoor Stadium at Turn 280.00

Besides the above, it is proposed to take up housing projects/ Satellite Town sliips to cater the needs of housing especially for EWS and LIG /MIG Categories at three different locations viz., Gambheeram, Cheriopalikandam and Gandigundam according'to availability of land and lump sum provision was also made in the budget

### III. ACCOUNTS WING

THE MAIN RESOURCES OF VUD A are from

- Interest from FDRs
- Development Charges
- Receipt from Sites & Services and Housing Schemes:
- Receipts from Auction of left over Odd bits / houses etc., in old layouts
- Rents from Shops & Offices
- Lease rents from PPP Projects & BOT Projects
- General Receipts:
- A,S Charges from Deposit Works

No grant was sanctioned from the financial Year 2008-09 onwards.

#### AVERAGE MONTHLY EXPENDITURE & RECEIPT (on fixed regular items):

##### AVERAGE EXPENDITURE

- Assets Maintenance including Power Bills : Rs, 32.00 Lakhs
- Salaries and Pensions : Rs. 120.00 Lakhs
- Vehicles and phones : Rs. 4.00 Lakhs

Apart from the above, expenditure is being incurred on works, Master Plan Roads, Environmental improvement schemes etc.,

##### AVERAGE RECEIPTS

- Development Charges : Rs 512.00 Lakhs
- General Receipts including interest on investments : Rs 508.00 Lakhs
- Rents :Rs. 19.00 Lakhs
- Receipt from Housing Schemes & Sites & Services : Rs. 36.00 Lakhs

AUDIT

The A.G. A.P, Hyderabad has conducted the audit of both the annual accounts and Transaction Audit up to 2010-11. The transaction audit report has been received and the Audit reports on the Annual Accounts for the Years 2009-10 & 2010-11 are awaited from the A.G.

ANNUAL ACCOUNTS:

The Audit reports was submitted to Government up to the year 2008-09 for placing before the Legislative Assembly / Legislative Council. The draft Audit reports for the year 2009-10 & 2010-11 awaited from A.G A.P Hyderabad. The Compilation of Annual Accounts for 2011-12 is under final stage.

FINANCIAL POSITION:

The surplus Funds of VUDA have been invested in various banks under FDs and Flexi Account An amount of Rs.40.00 Crores is lying under FDRs in various banks and Rs. 343.76Crores are invested under MDAs (Flexis) in IOB VUDA Branch and an Amount of Rs.67.00 Crores were lying in the shape of DD's

COMMITMENTS

M/s Devona Infrastructure ltd is the highest bidder for Plot No 15 Madhurawada. Out of Rs.98.13 Crores paid by the bidder towards auction value an amount of Rs.19.50 Crores has been refunded to the firm as per the Government instructions vide letter.No.12272/H2/2008 dt9.01.2009 of MA & UD Department Still there is a balance of Rs.78.63 Crores to be refunded to the firm.

RESOURCE MOBILIZATION TO STATE BUDGET:

The Government have fixed a target under Resource Mobilization Scheme to State Budget by VUDA from 2007-08 onwards is as follows.

No	SI	Year	Target Fixed by the Government (Rs.in Crores)	Sale proceeds Received	Amount Paid (Rs.in Crores)
1		2007-2008	Rs. 1000.00	Rs.1018.45	Rs. 1000.00

OVERVIEW OF VISAKHAPATNAM UDA'S ACTIVITIES

2	2008-2009	Rs. 1400.00	Rs. 51.60	Rs. 175.00
3	2009-2010	Rs. 336.00	Rs. 4.71	Rs. 5.00
Total		Rs. 2736.00	Rs.1074.76	Rs. 1180.00
Expenditure on development of Govt, lands			Rs. 6.10	
Net sale proceeds of Govt. Lands			Rs.1068.66	

Funds remitted in excess of auction proceeds (Rs.1180.00- 1068.66)	Rs. 111.34
Interest paid to nationalized banks on bomwals exclusively made for remittance of funds	Rs. 13.40
Refund of partly auctioned proceeds to M/s Devona Infrastructure (P) Ltd from VUDA funds	Rs. 3.00
<i>Total</i>	<i>Rs. 127.74</i>

So totally VUDA has to be reimbursed Rs.127.74 Crores and Interest thereon from the sale proceeds of Government lands.

Budget-2013-14

	Revised Budget 2012-13	Budget Proposals 2013-14
Receipt:	Rs.110.76 Cr	Rs. 369.36Cr
Expenditure	Rs.188.29 Cr	Rs. 409.34 Cr

The VUDA has prepared the budget estimates for 2013-14 with a estimated receipt of Rs.36936 Crores and expenditure of Rs.409.34 Crores. The VUDA has introduced function codes for each receipt & expenditure head in the Budget Proposal for 2013-14. The main Focus in this financial year is placed on completion of old pending projects like Haritha, Central Park, Health Arena , VUDA Children Arena, Development works in old sites & services schemes. It is also proposed to Infrastructure works in Sites & Services / Shopping Complexes at MVP & Pithapuram and other projects like LT Tower New at U B Complex.

Further it is also proposed to take up EWS & LIG/MIG Housing Schemes also to cater the housing needs of low income & middle income groups. In addition Indoor stadiums & Sports Complex were also proposed in the VUDA limits.

As per provision provided under Act 1 of 2013 dt 24.01.2013 vide GO MS. No 51 of Finance (Expenditure SW) Department dt 11.03.2013, VUDA has provided budget provision to the SC, ST Components to a tune of Rs.23.47 Crores.

Income Tax

All the UDAs were exempted from Income Tax till 2002. After the amendment of LT Act with effect from 1.10.2004, all the UDAs were brought under the LT Net with effect from 2002-2003 onwards. Hence, the VUDA has applied for exemption of LT U/s 12AA of LT Act under General Public Utility. Accordingly, the LT department has granted exemption. The LT Department has cancelled the Registration U/s 12AA Vide its order dated 04.05.2012 on the ground that the assessee was engaged in commercial activity in auctioning the lands to the highest bidders as a gross violation of its object and also entered into Joint venture for consideration of commercial properties with top builders of the region and also reopened the IT returns.

Income Tax Demand Raised by LT Department by Re-opening the LT Returns

SI No	Assessment Year	Total Demand	Already paid	Balance to be Paid	Remarks
1	2005-06	36113432	18056720	18056712	50% Demand Paid
2	2006-07	170386323	85193160	85193163	50% Demand Paid
3	2007-08	6042589	0.00	6042589	Assessment order Received on 30.03.13
4	2008-09 (Govt lands)	3562806893	774800000	2788006893	25% Demand Paid
5	2009-10 (Govt lands)	261926500	261926500	0.00	Attached & Withdrawn by LT Dept
6	2010-11	59174180	29587090	29587090	50% Demand Paid
Total		4096449917	1169563470	2926886447	

IV. URBAN FORESTRY DIVISION

I) DEVELOPMENT OF NEW PARKS AND MAINTENANCE.

a) Kailasa hill park:

VUDA has developed a prestigious hill top Park of Ac 380.00 Cts as a tourist spot on Kailasa hill out of which Ac 70.00 Cts area is developed as park and being maintained since 1993. National & International tourists including VIPs are visiting this park every year. During 2003 the Government of Andhra Pradesh has awarded the "Best Tourism Place Award". Consequently Government of India has awarded "National Tourism Award in Best Civic management" category for the year 2008-09 and "Best Eco-Tourism Award" for the year 2009-10 by Government of Andhra Pradesh.

On average about 5000 Nos of tourists visit the park daily and this figure shall be double during all public holidays with peak per day volume of 60,000 visitors. VUDA has so far developed the following attractions on Kailasagiri.

1. Giant idols of Lord Siva Parvati
2. 8 No. of view points for city view, valley view and Sea view.
3. 40' height Sanku Chakra Namalu of Lord Sri Venkateswara Swamy.
4. Aerial passenger Ropeway (to hill top) 1<sup>st</sup> of its kind in AP.
5. Circular train atop the hill (1 km in Narrow gauge)
6. Art Gallery
7. Capsule lift with viewing point.
8. Landscape, park development children play area in 10 Acres
9. Shanti Ashramam, Shiva Temple, Jungle track, Energy park, Public convenience food courts, Ample parking space, Animal park with creepers as topiaries etc.,

b) VUDA park:

The Urban Development Authority Visakhapatnam has developed a park along the beach in an extent of Ac 75.00 Cts during 1985. The highlights of VUDA Park are International skating rinks, health club, play pen, Vaisakhi Kala vedika (to perform shows), Boat club, Pigeon tower, boat club, Yoga center, a demonstration plot



of medicinal plants, Entrance plaza, Kids pride etc. The Flower show is being organized during every year. On average around 3,000 visitors are visiting the park daily and this figure shall be doubled during public holidays.

c) Beach Park & Tenneti park:

A Beach Park was developed along beach in AC 8.00 Cts from Ropeway station at foot hill of Kailsagiri and being maintained by VUDA.

d) Thotlakonda Park

Thotlakonda is a Buddhist Monument VUDA has developed park in Thotlakonda with Lord Buddha's statue at entrance, Ghat road and landscape around tanks at Thotlakonda and it is being maintained by VUDA departmentally. Further it is proposed to take up Bio-diversity park at Thotlakonda.

e) Kurusura Submarine Museum

The Kurusura Submarine Museum was established by Naval Authority (ENC, IN) and is handed over to VUDA for its maintenance. The landscape developed around the Kurusura Submarine Museum in Ac 2.50 Cts and being maintained by VUDA. It is the 1<sup>st</sup> Submarine Museum in South East Asia established in 2002. Guides are being appointed for educating the tourists from ex Navy employees.

f) Other Parks:-

- Development and maintenance of landscape at Circuit house.
- Development and maintenance of landscape at King George Hospital.

II) HEALTH ARENA & JOGGING TRACK:-

VUDA has developed a Health Arena at foothills of Kailasagiri. A Jogging track and cycle track is being developed along 2.00 Km area around the Kailasagiri hill with landscape for 1<sup>st</sup> One (1) KM stretch, and balance work is under progress with Avenue plantation, lawn area and Ornamental, herbs and shrubs.

III) AVENUE PLANTATION:-

- Raising of Avenue plantation at Marikavalasa and other Master Plan roads.

- Raising of Avenue and Ornamental plantation at VUDA Health Arena in Jogging Track.

IV) DEPOSIT WORKS:

1. Development and maintenance of landscape in the premises of VSEZ, Visakhapatnam.

The VUDA has taken up the maintenance of Greenery and landscaping at the premises of VSEZA, Visakhapatnam for the year 2013-2014.

2. Tata Memorial Cancer Hospital, Raising and maintenance of Avenue Plantations at Aganampudi.

The VUDA has taken up plantation work of 5000 Nos Avenue and Block plantation at Aganampudi, in the premises of Tata Memorial hospital during the year 2010 to 2014.

3. Development and maintenance of landscape in the area of APSEZ, Atchuthapuram.

Maintenance of Avenue plantation and Block plantation in APSEZ areas, during the year 2013-14.

V) VUDA NURSERIES:

There are three nurseries developed and being maintained by VUDA.

1. MVP Central Nursery:- Established in Ac 5.50 Cts area with all infrastructure facilities. Avenue and Ornamental Plant material is raised in different sizes of bags for plantation in park maintained by VUDA and also kept for sale.
2. Kailasagiri Nursery:- Established in Ac 2.00 Cts area with shade net house for raising ornamental plants for catering the need of parks and Bungalows.
3. Thotlakonda Nursery:- Established in Ac 1.50 Cts in which Avenue plants are being raised.

VI) PROPOSED NEW PARKS:-

- Bonsai Park at Kailasagiri
- Development of Dr. YSR Park.
- Landscaping at Telugu Museum.

- Adventurous Sports in Parks
- Beach front Development at NTR Statue to VUDA Park at RK Beach Road.

PPP Projects

PPP projects are in the nature of following categories

- PPP (JV) in Bulk lands (equivalent to bulk land selling with some conditions)
- BOT
- Development of Lay outs with sharing of developed plots
- Leasing of lands with infra structure development and revenue sharing.

SI. No.	Location & Partner	Name of the Project	Extent / Survey No.	Status of the PPP
1.	Tarakarama Nagar Township Layout M/s K.S.R Construction, HYD	Sunny Isles (Gated Community Housing) - PPP (JV) in Bulk lands	Ac.12.78 Cts in Sy.No. 336/p of Madhurawada and LP No. 103/89 of Tarakarama Nagar Layout	The Club House is yet to be completed. Total revenues have already been realized from the Project to VUDA. VVP.No.4221/2011 is pending.
2.	Tarakarama Nagar Township Layout M/s. Balaji Construction Company, Visakhapatnam	Bay Mount (Gated Community Housing) - PPP (JV) in Bulk lands	Ac.16.00 Cts in Sy.No. 336/p of Madhurawada and LP No. 103/89 of Tarakarama Nagar Layout	The main Project was completed. Infrastructure developmental works are under progress. Total revenues have already been realized from the Project to VUDA. The developer firm has paid Rs.17,82,917/- towards VUDA share for 3 plots ie., Plot Nos.1A, 2A, &Shop.
3.	Yendada & Madhurawada M/s. Global Entropolis Asia Pvt Ltd, Hyderabad.	Housing Project (Gated Community Housing) - PPP (JV) in Bulk lands	Ac 80.00 Cts in S.No.1/p of Yendada & S.No.386/p (v) of Madhurawada (v)	The revised drawings submitted by the Developer firm for approval is agreed in principle subject to certain conditions.

OVERVIEW OF VISAKHAPATNAM UDA'S ACTIVITIES

SI. No.	Location & Partner	Name of the Project	Extent / Survey No.	Status of the PPP
4.	Dakamarri, Bheemli. M/s. Vensar Constructions Company Ltd., Hyderabad	Development of Ultra Modem Layout with sharing of the developed plots	Ac.97.07 Cts in S.No.348 of Dakamarri (v)	The Developer firm was requested to modify the layout design and complete the peg marking at an early date.
5.	Tarakarama Nagar Township Layout M/s. Radiant Developers (P) Ltd., Hyderabad.	Housing Project at Madhurawada (Integrated Housing Project) - PPP (JV) in Bulk lands	Ac.50.00 Cts in Sy.No.336/p of Madhurawada	The issue is coupled with W.P. Counter filed by VUDA. Case is still pending.
6.	M/s. Vinayagar Promoters and Developers Pvt Ltd., Visakhapatnam	High Rise Apartments	Ac. 15.00 Cts in Sy.No.134/p of Paradesipalem	In view of the Writ Petition No.3169/2008 filed by Private party and Status Quo orders granted thereon on 15-02-2008, the Developer firm has requested to refund the amount paid to VUDA and the same is under examination.
7.	M/s L&T Vision Ventures Ltd	Development of Housing scheme at Vepagunta.	Ac. 55.15 cts in S.No. 7 of Konunadhi (V) and S.no. 1 of Paradesipalem	The project is not yet grounded due to land dispute with Forest Department. The alternative land proposal is referred to Government The Minutes of the Meeting convened by the Chief Secretary is awaited
8.	Gandhi Place, Siripuram M/s. Vaibhav Sky Scapes Pvt Ltd, Visakhapatnam	Commercial Complex with IT Space (BOT Basis)	6540.00 sq. yards. InTSNo.85/1Aof WaltairWard	Managing Director M/s. Vaibhav Sky Scrapes Pvt Ltd, has informed that due to the tragic death of their Chairman, they proposed to change their Consortium members and same is under process.

Besides above, for four projects, the proposals are sent to the Government and the PPP cell of Finance Department has requested the feasibility reports and the same are being prepared through the APITCO and will be submitted soon to the government

#### V. ESTATE WING

VUDA, since its formation in the year 1978, has dealt with thousands of acres of land including the acquired lands and lands handed over the revenue department/Collector and the lands alienated by government orders.

Lands can come to VUDA only through four processes as given below;

1. Land Acquisition by VUDA through LAO designated
2. Lands given by the revenue department - this category should end up normally in the culmination of the land alienation through valid government orders and the lands under this category will be under various stages ranging from handing over stage to alienation by government and subsequent utilization. These lands may be clear government lands or ceiling surplus lands
3. Lands temporarily handed over by the revenue department for upkeep or protection
4. Lands given to VUDA for subsequent auctioning for resource mobilization for the State Budget purpose
5. Recent category of Land pooling. Here, initially all lands will be owned by VUDA for development and after handing over the share of the land owners, for the remaining lands, VUDA will be the absolute owner.
6. Lands given to VUDA for incurring expenditure on engineering side like Beach beautification or construction of roads other than MP roads or construction of stadiums or auditoriums as extra responsibilities cannot be considered as lands of VUDA and cannot be entered into the Inventory of Lands of VUDA

Utilization of lands by VUDA can also be categorized among one of the following;

- a Formation of Lay out and development of plots and disposal of the same
- b. Construction of houses / flats in the lands and their disposal

- c. Lands developed into MP roads or other roads of VUDA - here lands belong to VUDA
- d. Selling of bulk lands for revenue generation
- e. Giving on lease basis for revenue generation without development
- f. Developing into assets of VUDA like buildings, stadiums, shops, offices, etc which can be utilized by VUDA and can be put up for revenue / rent generation through allotment by auctioning or highest bidding
- 0. Developing into parks and other tourist schemes of VUDA being maintained by VUDA
- h. Lands covered under Hills / Geddas / other categories of lands which cannot be put into use.
- i. Lands yet not developed and vacant as on today
- j. Lands yet not developed by VUDA but under encroachment
- k. Lands not yet developed but under court dispute
- 1. Lands given by revenue department are taken back by Collector / govt to allot to other departments

Land Parcels (LPs) of VUDA will come under either one of above category or combination of various categories given above.

Inventory of lands in VUDA is maintained manually and as per the reports submitted to the government vide Lr No.11693/2007/1-1 dated 12.3.2012 of this office, the lands details (in Ac.Cts) are as below;

<u>Sl.No.</u>	Description	Extent
1.	Total Government lands taken over by VUDA	602336
2.	Govt lands auctioned, developed through projects	743.91
3.	Govt lands covered under dispute	381.93
4.	Govt lands covered under hill Poramboke and Geddas	3457.03
5.	Handed over to VUDA and taken back by the Collector and allotted to other departments	633.05
6.	Balance government lands	807.44

Lands acquired by VUDA since 1962 to 2012 through 272 awards and private negotiations to the tune of 2246 acres and the details are given below;

Sl.No.	Description	Extent
1.	Lands acquired for the purpose of the layouts	1600.15
2.	Lands acquired for the purpose of sites and services scheme	85.23
3.	Lands acquired for the purpose of roads	374.38
4.	Unutilized lands due to court disputes	186.24

Efforts are being made to computerize the land inventory with a provision to update the utility pattern and will be made available within a month. Moreover, there is a case of Land Pooling Project at Paradesipalem village of Visakhapatnam Rural Mandal where in Ozone Valley Layout is developed and the remaining two places like Mantripalem and Cheriopalligandam of Anakapalle Mandal will be processed after the receipt of the guidelines in this regard.

Allotment of plots in the recent past are being enquired by various investigating agencies and the necessary measures are being taken up to tackle the legal issues arising thereon. Basically, the organizational Operation Manual as that of SOP is under process to avoid the recurrence.

#### V. CULTURAL ACTIVITIES BY VUDA

- Conduct of Personality development and leisure programs exclusively for children studying up to Class-X, under the auspices of VUDA Children Club.
  - The VUDA Children Club is unique and a status symbol for every child in and around Visakhapatnam.
  - Membership is open to children studying up to Class-X in any private, Government or corporate school of any region.
- Weekend training classes in Drawing & Painting, Dance forms, Dance Ballets and Magic etc are conducted for the overall development of children.

- Selected Educational, adventure, entertaining and animation movies are screened at VUDA Children Theatre on every Sunday.
  - Since the VUDA Children Theatre is under reconstruction, weekend classes and screening of movies are temporarily suspended till completion of the Children Theatre in the name and style of "VUDA Children Arena".
  - The membership drive will be revoked immediately after opening of the premises.
- During every summer, VUDA conducts a month long Summer Camp for kids offering training in cultural and literary events.
  - Expert teachers having good reputation are engaged for conducting the classes. Children not only from Visakhapatnam city and district but also from faraway places like Bangalore, Hyderabad, Delhi, who have come to Vizag to spend holidays with their relatives in the City are taking part in the VUDA Summer Camp enthusiastically.
  - Participants will be awarded certificates after completion of the camp.
- VUDA has been extending support in promotion of cultural activities and conducting some events on its own, making use of the infrastructure facilities available and owned such as Gurajada Kalakshetram, VUDA Children Theatre (now under reconstruction), Kailasagiri, VUDA Park and RK beach areas.
- The "VUDA Ugadi celebrations" event has become one of the major and calendar event in Visakhapatnam earning good recognition to the Organization.
- The monthly cultural and hilarious programme "Vinoda Vallari" conducted by VUDA in association with Creative Comedy Club at Gurajada Kalakshetram on third Sunday of every month is one of the important and regular events happening in the city.
- VUDA also conducts occasional programmes such as Maha Kavi Gurajada Apparao Jayanthi and Vardhanthi, Ghantasala Musical festival, paying rich tributes to the legendary personalities.
- All through the cultural activities conducted by VUDA, the local talent is encouraged by giving opportunity, especially the school children to showcase their talents.



- "VUDA Children's Day Celebrations" conducted every year from 7 November to 14<sup>th</sup> November has become one of the major and prestigious events at State Level, wherein about 5000 children take part in the competitions.
  - Children from about 300 private and government schools, music & dance institutions from faraway places like Rajahmundry, Kakinada, Srikakulam, Itchapuram, Vizianagaram, Rajam, Amadalavalasa and other places participate in the weeklong competitions conducted as part of the VUDA Children's Day Celebrations every year.
  - Competitions will be held in events such as group dances (classical & folk), dance ballets, Inter-School Quiz, Drama, Elocution, Drawing and essay writing etc.
  - VUDA Children's Day Celebrations are conducted every year with a Theme such as 'Tower Consumption', "Green the Globe", " Water conservation", "Ozone Impact" etc., with a view to inculcate the qualities of responsible citizen among the children.
  - Free entry is provided to children at all the VUDA visiting places such as Kursura Submarine Museum, Kailasagiri and VUDA Park, on the occasions of Children's Day.
- VUDA also plays key role in conducting the "Visakha Utsav".
- VUDA conducts Special Programmes through VUDA Children Club in association with School children on occasions such as World Folk Day/ World Dance Day, Gandhi Jayanthi etc.
- Recently conducted a blood camp in association with APREDA.