

Land Acquisition and Resettlement Due Diligence Report

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IND: Visakhapatnam Chennai Industrial Corridor Development Program (Tranche 2) – Internal Infrastructure Work in Andhra Pradesh Med Tech Zone

Package No: VCICDPT2/AMTZ/01

Prepared by Greater Visakhapatnam Municipal Corporation, Government of Andhra Pradesh for the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 21 May 2020)

Currency unit	=	Indian rupee (₹)
₹1.00	=	\$0.0133
\$1.00	=	₹74.9861

ABBREVIATIONS

ADB	–	Asian Development Bank
AMTZ	–	Andhra Pradesh Med Tech Zone
APIIC	–	Andhra Pradesh Industrial and Infrastructure Corporation Limited
APRDC	–	Andhra Pradesh Road Development Corporation
APTransco	–	Andhra Pradesh Power Transmission Corporation
DOI	–	Department of Industries
DPR	–	Detailed Project Report
DDR	–	Due diligence report
DoI	–	Department of Industries
IALA	–	Industrial Area Local Authority
GoAP	–	Government of Andhra Pradesh
GVMC	–	Greater Visakhapatnam Municipal Corporation
MFF	–	Multitranchise Financing Facility
PIU	–	Project Implementation Unit
PMU	–	Project Management Unit
R&R	–	Rehabilitation and Resettlement
VCICDP	–	Visakhapatnam Chennai Industrial Corridor Development Program

NOTES

In this report, "\$" refers to United States dollars.

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CONTENTS

	Page
I. INTRODUCTION	1
A. Background	1
B. Scope of this report	1
II. SUBPROJECT DESCRIPTION	2
A. Proposed components	2
III. FIELD WORK AND CONSULTATION	4
A. Outline of field work	4
B. Consultation	4
IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS	5
A. Findings	5
V. CONCLUSIONS	11
A. Summary and Conclusions	11

Appendices

1 Copy of Government Orders transferring Land to Medical and Health Department	12
2 Land Ownership Extract from Revenue Records (Adangal Copies)	17

I. INTRODUCTION

A. Background

1. The proposed Visakhapatnam-Chennai Industrial Corridor Development Program (VCICDP) will complement ongoing efforts of the Government of Andhra Pradesh to enhance manufacturing sector growth and create high quality jobs in the state of Andhra Pradesh. The VCICDP comprises: (i) a policy-based loan to support policy reforms, and institutional development in the state's industrial sector; and (ii) a multitranche financing facility (MFF) for priority infrastructure projects within the Visakhapatnam-Chennai Industrial Corridor (VCIC).

2. The envisaged outputs of VCICDP include: (i) ease of doing business improved; (ii) VCIC infrastructure strengthened; and (iii) institutional capacities and program management strengthened. The Program will support output 1; and the MFF will support outputs 2 and 3. Subprojects identified for funding under Tranche 1 are currently being implemented and all these subprojects are to be implemented in 4 years, from 2016 to 2019. Tranche 2 has now been taken up for processing and one of the subprojects proposed for funding under Tranche 2 is VCICDPT2/AMTZ/01: Providing Internal infrastructure in Andhra Pradesh Med Tech Zone (AMTZ).

3. The State of Andhra Pradesh acting through its Department of Industries (DOI) will be the executing agency. The Directorate of Industries within the Department of Industries will be responsible for the daily coordination and execution of both the Program as well as the MFF. A program management unit (PMU), established in the DOI, will be responsible for planning, implementation, monitoring and supervision, and coordination of all activities under the Program and the MFF. Project implementation units (PIUs) will be established in Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC), Andhra Pradesh Road Development Corporation (APRDC), Andhra Pradesh Power Transmission Corporation (APTransco), and Greater Visakhapatnam Municipal Corporation (GVMC), and will be responsible for implementing the MFF.

B. Scope of this report

4. This land acquisition and resettlement due diligence report (DDR) is prepared for the subproject involving provision of internal infrastructure in Andhra Pradesh Med Tech Zone (AMTZ) in Visakhapatnam District and the subproject is proposed under Tranche 2 (VCICDPT2 /AMTZ/01).

5. A due diligence process was conducted to examine land acquisition and resettlement issues in detail, in line with Asian Development Bank (ADB's) Safeguard Policy Statement (SPS), 2009. This report describes the findings based on the screening site visits carried out on 17 January 2018 and 28 June 2018, verification of records and government orders, and consultations with the local community and officials of GVMC and Revenue Department. Photographs of project location, images showing the subproject location and subproject components, copies of government orders transferring the land for the subproject and details of consultation with erstwhile encroachers/occupiers who were compensated are presented in this report. This land acquisition and resettlement due diligence report (DDR) should be read along with the Resettlement Framework prepared for VCICDP. The project does not involve any private land acquisition and all components are proposed in the land that belongs to AMTZ, and presently having no non-titleholders. Hence the subproject is Category C for involuntary resettlement and Category C for indigenous peoples as per ADB SPS, 2009.

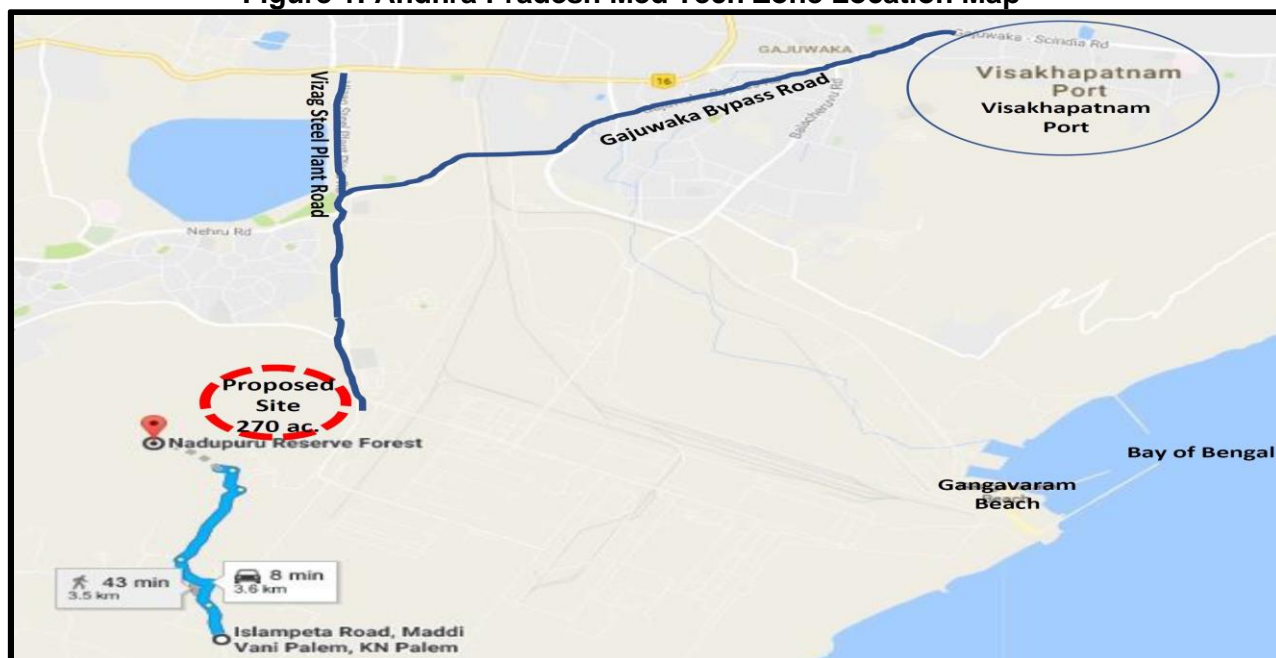
6. Upon award of contract and before commencement of works, the Safeguard Manager, Social and Gender in the APIIC, the PIU, will be required to undertake a review of this due diligence report, update if there is any change in the land usage area and submit the same to the Safeguard Officer in the Project Management Unit (PMU) and ADB.

II. SUBPROJECT DESCRIPTION

A. Proposed components

7. AMTZ promoted by Government of Andhra Pradesh is developing a 270 Acre medical device manufacturing park in Visakhapatnam. The construction of phase 1 of the park, to be set up with common facilities and about 80 manufacturing units unit spanning in 77.8 acres of land is under implementation with Government of India and Government of Andhra Pradesh funding. Based on demand, the AMTZ now proposes to develop the remaining area of 192.2 acres. GVMC has agreed to provide necessary bulk water to site and APTransco shall extent power supply. The site is well connected to the highway. This sub project aims construction of land grading/ site development works, internal roads and culverts, storm water drains, potable water supply network with water treatment plant, recycle (non-potable) water network, sewer pipelines, sewage treatment plant, external and internal power distribution lines with sub stations and firefighting water network. APIIC shall be the Implementing Agency on behalf of AMTZ. The entire works shall be procured through a single contract package. The location map of the subproject is given below.

Figure 1: Andhra Pradesh Med Tech Zone Location Map



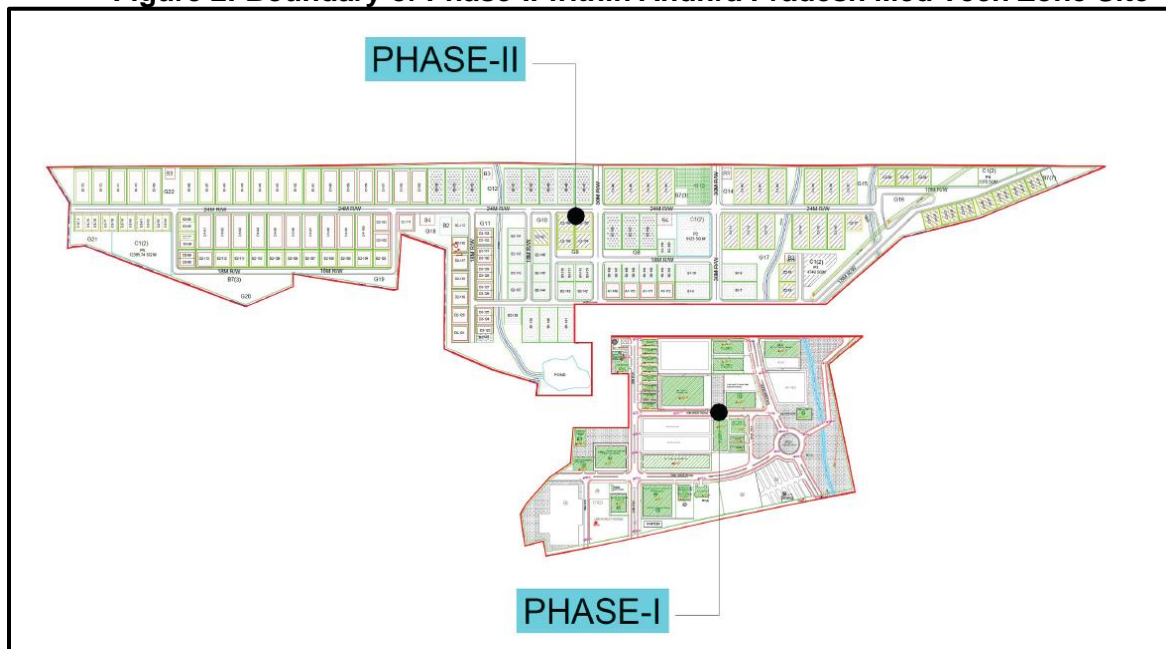
8. Internal Infrastructure for Phase II would cover an area of 192.2 acres and the proposed project components include:

- (i) Site grading / land development works for 642368 sq.m;
- (ii) 430 KLD, RSF based water treatment plant (WTP);
- (iii) Sump of capacity 1000 KL that includes 100 KL for firefighting;

- (iv) 7.50 HP potable water pump set 3 numbers;
- (v) Pumping main 700 m of 100mm DI K9 pipes to pump water from the WTP to the OHTs;
- (vi) An overhead storage tank of capacity 250 KL and 20 m staging height;
- (vii) The distribution system of HDPE PE100 PN 6.0 pipe of a total length of 9630 m. The diameter varies from 110 mm to 200 mm;
- (viii) Offtake branch of 50 mm diameter pipes with control valves and water meters to provide 200 individual connections;
- (ix) 12 HP recycled water pump set 2 numbers;
- (x) 9.90 km non-potable water PE-ALPE pipeline of 75 & 90mm diameter to reuse the treated wastewater for flushing, gardening etc;
- (xi) 165 non-potable water connections;
- (xii) 2 numbers 50 HP electric and 2 numbers 50 HP diesel pump sets, 8700 m 150 mm ms pipes water network and 168 fire hydrants for firefighting;
- (xiii) 8806 m, 200 mm diameter DWC SN 8 and 100 m, 100mm DI K7 sewage collection pipes;
- (xiv) 472 manholes, 944 inspection chambers, 180 sewer connections and 5664 m DWC connecting pipes;
- (xv) 300 KLD STP based on SBR process;
- (xvi) 6.367 km roads which include 2.787km 4 lane divided road 3.596km 2 lane road and with 21 box culverts. Utility ducts, street lighting, road furniture, priority at grade junctions, roadside drains and footpaths included for the entire length of the internal road network. Flexible pavements consisting of BC, DBM, WMM and GSB is designed as per IRC 37 – 2018 for the pavement life period of 20years;
- (xvii) 12777 m of rectangular RCC storm water drains with concrete cover slab;
- (xviii) 500 m, 132 kV DC tower line and 132/33 KV substation;
- (xix) 2 nos. 33/11 kV sub stations with 4000 m, 33 kV and 10000 m, 11 kV power lines;
- (xx) 7 nos. 11/0.4 kV substations with 3500 m LT power distribution lines and 6900 m road illumination works; and
- (xxi) 8500 m telecommunication ducting works

9. All subproject components are proposed within the land area earmarked for AMTZ and already under its possession and is free from encumbrance such as non-titleholders. No construction is envisaged outside the AMTZ site. The subproject does not involve any private land acquisition. The location of Phase II within AMTZ site is given below.

Figure 2: Boundary of Phase-II within Andhra Pradesh Med Tech Zone Site



III. FIELD WORK AND CONSULTATION

A. Outline of field work

10. Field inspection of proposed subproject facility locations was undertaken on 17 January 2018 and 28 June 2018. This included field visits along with GVMC officials to the AMTZ site and followed by a meeting with Revenue officials to ascertain the site boundary. Consultations were held with residents of Nammi Doddi settlement, the erstwhile encroachers/occupiers of the government land in Nadupuru and discussions were held with GVMC officials and Revenue Department officials.

B. Consultation

11. Consultations were held with the erstwhile occupiers of government land in Nadupuru village and officials of GVMC and Revenue. Consultations with the residents of Nadupuru village was held at Nammi Doddi on 28 June 2018 in the presence of Assistant Executive Engineer, GVMC, and chaired by a local opinion maker. The participants were informed that GoAP has designated GVMC to support in the implementation of the project.

12. The participants comprising 11 persons, were the erstwhile cultivators of the government land where the subproject is coming up. The participants were aware of the subproject and all of them had received compensation for the encroached/occupied land as determined by the Commissioner, Industrial Area Local Authority (IALA) and the payment was credited directly to their bank accounts between April and May 2017. They had all been paid at the rate of ₹1.2 million per acre and the assessment of the extent under encroachment by each person had been carried out by the Commissioner, IALA in a fair and transparent manner. The participants reported that display boards were put up by the Commissioner, IALA, after he had completed the assessment, giving details of names of encroachers and the extent of land under their cultivation. Opportunity was provided to report discrepancy in the list disclosed.

13. The participants were either employed in the steel plant or were cultivators and most of them were ex-serviceman. They had mango and eucalyptus plantations in the encroached land and reported deriving an average annual income of ₹75,000 to ₹100,000 depending on the trees/crops they grew.

14. The participants were asked if they had anything to say about the subproject. The participants acknowledged that they were paid at the rate of ₹1.2 million per acre and reported that they were not paid the solatium as per the provisions of a government order. It was explained to them that the solatium is paid only in case of titleholders and assigned landowners and not to encroachers/occupiers. Further, they wanted employment to be given to a family member in the subproject activities, both in the ongoing construction activities and later in the companies that would be established. The education levels of the persons for whom employment is sought ranges from technical diploma qualification to engineering degree.

Figure 3: Participants at the Consultations



15. Discussions were held with the revenue officials and it was reported that about 168 encroachers/occupiers were identified and payments made to them at the rate of ₹1.2 million per acre by the District Collector based on the assessment made by the Commissioner, IALA and the report of the Tahsildar. It was also reported that the project area did not involve any private land or assigned land (D-patta).

IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

A. Findings

16. Andhra Pradesh MedTech Zone (AMTZ) Limited was incorporated under Companies Act on 30 April 2016 as a special purpose vehicle and a fully owned Government Company. Government land measuring 270.71 acres was transferred in favour of Medical and Health Department, Government of Andhra Pradesh through two Government Orders dated 1 July 2016 and 18 July 2017. Error in survey numbers referred to in the second government order was rectified through another government order in September 2017. Government orders transferring land to the Medical and Health Department are provided in Appendix 1.

17. While transferring 204.46 acres through the government order dated 01 July 2016, the government made the transfer free of cost subject to an ex-gratia payment to the encroachers

and outcome of a Writ Petition (WP No. 2580/2008). The extent of 66.25 acres was transferred through the second government order dated 18 July 2018 free of cost, though the District Collector had recommended collection of ₹2.0 million per acre for 10.00 acres and ₹3.0 million per acre for the remaining 56.25 acres.

18. Subsequently the lands were registered in favour of AMTZ through three separate deed of conveyance between August 2016 and December 2017 by the District Medical and Health Department. All land parcels are situated in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District.

19. With regard to the land transfer conditions referred to in the government order transferring 204.46 acres of government land to Medical and Health Department, it has been confirmed by GVMC that a sum of ₹234,504,000 (Rupees two hundred and thirty four million and five hundred and four thousand only) has been paid as on October 2018. With regard to the writ petition filed by Ex-Servicemen and Ex-Servicemen Widows Welfare Society (Regd. No.1829/95, Pedagantyada R.H. Colony) pending with the Honourable High Court, GVMC confirmed that they would comply with the court orders when decreed.

20. All subproject components are proposed within the AMTZ site, which is free from encumbrance and there are no non-titleholders. The subproject component summary is presented in the following table.

Table 1: Summary of Proposed Subproject Components

S. No	Subproject Components	Location	Component Description	Involuntary Resettlement Impacts
1	Land development works	Within AMTZ site	Land development in 642368 sqm	Site grading / land development works will be undertaken within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
2	Water treatment plant (WTP)	Within AMTZ site	430 KLD	The WTP will be constructed within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.

S. No	Subproject Components	Location	Component Description	Involuntary Resettlement Impacts
3	Sump	Within AMTZ site	1000kl sump	The sump will be constructed within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided
4	Pump set	Equipment	7.50 HP potable water pump set 3 numbers	No involuntary resettlement impact envisaged in procurement of equipment
5	Pumping main	Within AMTZ site	700 m of 100mm DI K9 pipes to pump water from the WTP to the OHTs	The pumping mains will be laid within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and presently there are no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
6	Overhead tank	Within AMTZ site	Capacity 250 KL and 20 m staging height	The OHT will be constructed within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
7	Distribution system	Within AMTZ site	HDPE PE100 PN 6.0 pipe of a total length of 9630 m. The diameter varies from 110 mm to 200 mm	The distribution lines will be laid within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
8	Offtake pipeline	Within AMTZ site	50 mm diameter pipes with control valves to	The pipelines will be laid within AMTZ site, which is

S. No	Subproject Components	Location	Component Description	Involuntary Resettlement Impacts
			provide 200 individual connections	free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
9	Water pipeline	Within AMTZ site	9.90 km non-potable water PE-ALPE pipeline of 75 and 90mm diameter to reuse the treated wastewater after polishing treatment for flushing, gardening etc	The pipelines will be laid within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
10	Sewer lines, manholes, inspection chambers and DWC connecting pipes	Within AMTZ site	8806 m, 200 mm diameter DWC SN 8 and 100 m, 100mm DI K7 sewage collection pipes. 472 manholes, 944 inspection chambers, 180 sewer connections and 5664 m DWC connecting pipes	The sewer lines will be laid within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
11	STP	Within AMTZ site	300 kld STP based on SBR process	The roads will be constructed within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided
12	Internal roads	Within AMTZ site	6.367 km roads (2.787 km 4-lane and 3.596 km 2-lane) and with 21 box culverts	The roads will be constructed within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-

S. No	Subproject Components	Location	Component Description	Involuntary Resettlement Impacts
				titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
13	Storm water drains	Within AMTZ site	12777 m of rectangular RCC storm water drains	The drains will be constructed within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.
14	Electrical substation (SS), internal power lines and street lighting	Within AMTZ site	Electrical substation, internal power lines and street lighting	The SS, power lines and streetlights will be erected within AMTZ site, which is free from encumbrance. The land belongs to AMTZ and there are presently no non-titleholders. All non-titleholders who had planted trees on the government land, have been compensated for tree loss as part of the compensation amount provided.

Figure 4: Photographs of the Andhra Pradesh MedTech Zone Site





21. The classification of land and the transfer details of the 270.71 acres of land is summarized in the table below. The land ownership extract from the revenue records is given in Appendix 2.

Table 2: Summary of Land Transfer Details

S. No	Survey Number	Extent in Acres	Classification of Land	Transfer Details	Land Delivery Details
1	480/2 carved out from Sy.No.1	204.46	Konda Adda (Hilly Forest Area)	G.O. Ms. No. 272 of Revenue (Assignment-II) Department, dated 1 July 2016	Land handed over to District Medical and Health Officer, Visakhapatnam on 3 June 2016
2	480/1 carved out from Sy.No.1	10	Konda Adda (Hilly Forest Area)	G.O. Ms. No. 300 of Revenue (Assignment-II) Department, dated 18 July 2017	Land handed over to District Medical and Health Officer, Visakhapatnam on 5 August 2016 (District collector was given advance possession orders vide Progs Rc. No. 915/2015/E2 dated 2 August 2016)

S. No	Survey Number	Extent in Acres	Classification of Land	Transfer Details	Land Delivery Details
3	481, 471, 472, 475, 476 and 477 carved out from Sy.No.176	56.25	Ralla Dibba (land with stones of around half to one meter height)	G.O. Ms. No. 300 of Revenue (Assignment-II) Department, dated 18 July 2017	Land handed over to District Medical and Health Officer, Visakhapatnam on 5 August 2016 (District collector was given advance possession orders vide Progs Rc. No. 915/2015/E2 dated 2 August 2016)

V. CONCLUSIONS

A. Summary and Conclusions

22. No involuntary resettlement impacts are assessed at the identified sites as the entire 270.71 acres of land belongs to AMTZ and is in the possession of AMTZ. There are no non-titleholders at the site and all subproject component are proposed within the 270.71 acre site. The site is free from encumbrance and there are no private buildings. The buildings under construction are part of Phase-I of AMTZ and is within the land owned by AMTZ. The subproject does not involve use of any private land.

23. Consultations will be held during the project implementation with the residents of Nammi Doddi village, the settlement where the erstwhile encroachers/occupiers of the government land that was transferred to AMTZ are living, giving them details of the schedule of construction and addressing construction related concerns, if any. Consultations will again be conducted during finalization of this due diligence report based on detailed design, and upon receipt of court order. The consultations are an opportunity to explore the possibility of providing employment to members of the families of the erstwhile encroachers. Consultations will be documented and reported in the social safeguards monitoring reports.

24. This DDR needs to be updated by the APIIC in case of any site or area (land requirement) or design changes, and the updated DDR needs to be approved by ADB prior to start of civil works. GVMC will closely follow the writ petition and comply with the outcome, and report the same to ADB.

Copy of Government Orders transferring Land to Medical and Health Department

GOVERNMENT OF ANDHRA PRADESH ABSTRACT

Lands - Visakhapatnam District - Transfer of Government land to an extent of Ac.204.46 cts in Sy.No.480/2 in Nadupuru (V), Pedagantyada (M), in favour of Medical and Health Department for establishment of Medical Technology Manufacturing Park on free of cost, subject to certain conditions -Orders - Issued.

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REVENUE (ASSIGNMENT-II) DEPARTMENT

G.O.Ms.No.272

Dated: 01-07-2016
Read the following

- 1.From the District Collector, Visakhapatnam Lr.Rc.No.915/2015/E2, dt.11.06.2016.
- 2.From the Spl CS & CCLA, Lr.No.Assn.III(3)/736/2016, dated.25.06.2016.

ORDER

In the circumstances stated by the District Collector, Visakhapatnam and the Spl. CS & CCLA in the references read above, Government, after careful examination, hereby order for transfer of Government land to an extent of Ac. 204.46 cts in Sy.No.480/2 in Nadupuru(V), Pedagantyada(M), Visakhapatnam District in favour of Medical and Health Department for establishment of Medical Technology Manufacturing Park on free of cost, subject to payment ex-gratia to the encroachers and outcome of W.P.No. 2580 of 2008 and also subject to the following conditions in addition to the conditions under BSO - 24 and GO Ms.No.571, Revenue(Assn.I) Dept., dt.14-09-2012.

- i. The land shall be utilized for the purpose for which it is allotted within three years of the orders of transfer.
 - ii. The District Collector shall be authority to cancel and resume the land from the allottee for violation of conditions as well as for non-utilization of land.
 - iii. The water bodies if any existing in the land should not be disturbed and should be allowed to continue their natural course.
2. The Special Chief Secretary & Chief Commissioner of Land Administration and the District Collector, Visakhapatnam shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C.SHARMA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Special Chief Secretary & Chief Commissioner of
Land Administration, A.P., Hyderabad.
The District Collector, Visakhapatnam.

Copy to:
The HM & FW Department.
The PS to Pri.Secy to Hon'ble CM
The PS to Hon'ble Dy.CM(Rev)
The PS to Chief Secretary.
The PS to Spl. CS (Rev)
S.F.

//FORWARDED::BY ORDER//

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands - Visakhapatnam District - Alienation of Government land to an total extent of Ac.66.25 cents, i.e., Ac.10.00 cents in Sy.No.480/1 and Ac.56.25 cents in Sy.No.176 in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in favour of Medical and Health Department for formation of Medical Technology Manufacturing Park on free of cost, subject to certain conditions - Orders - Issued.

REVENUE (ASSGN.II) DEPARTMENT

G.O.MS.No. 300

Dated: 18-07-2017

Read the following:

1. From the District Collector, Visakhapatnam Letter Rc.No.915/2015/E2, dt.08.07.2016.
2. From Spl.CS & CCLA, A.P., Letter No.Assn-III(3)/894/2016, dated:14.06.2017.

ORDER:

In the reference 1st read above, the District Collector, Visakhapatnam has submitted a proposal for alienation of Government land to an total extent Ac.66.25 cents, i.e., Ac.10.00 cents in Sy.No.480/1 and Ac.56.25 cents in Sy.No.176 in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in favour of Medical and Health Department for formation of Medical Technology Manufacturing Park on payment of Market Value @ Rs.20,00,000/- per acre to an extent Ac.10.00 cents in Sy.No.480/1 and Market Value @ Rs. 30,00,000/- per acre to an extent Ac.56.25 cents in Sy.No.176, subject to certain conditions.

2. In his reference 2nd read above, the Spl. C.S. & Chief Commissioner of Land Administration in his letter has stated that the proposal was placed before the APLMA in the meeting held on 13.06.2017 and the APLMA has resolved to recommend as proposed by the District Collector for alienation of Government land to an total extent Ac.66.25 cents, i.e., Ac.10.00 cents in Sy.No.480/1 and Ac.56.25 cents in Sy.No.176 in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in favour of Medical and Health Department for formation of Medical Technology Manufacturing Park on payment of Market Value @ Rs.20,00,000/- per acre to an extent Ac.10.00 cents in Sy.No.480/1 and Market Value @ Rs.30,00,000/- per acre to an extent Ac.56.25 cents in Sy.No.176, subject to the following conditions in addition to the conditions under BSO-24 and G.O.Ms.No.571, Revenue (Assn.I) Dept., dated:14.09.2012.

3. Government after careful examination, hereby order for alienation of Government land to an total extent Ac.66.25 cents, i.e., Ac.10.00 cents in Sy.No.480/1 and Ac.56.25 cents in Sy.No.176 in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in favour of Medical and Health Department for formation of Medical Technology Manufacturing Park on free of cost, subject to the following conditions in addition to the conditions under BSO-24 and G.O.Ms.No.571, Revenue (Assn.I) Dept., dated:14.09.2012.

1. The land shall be utilized for the purpose for which it is allotted within three years of the orders of alienation.
2. The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector.
3. The District Collector shall be authority to cancel and resume the land from the allottee for violation of conditions as well as for non-utilization of land.
4. The water bodies if any existing in the land should not be disturbed and should be allowed to continue their natural course.
5. The existing roads/ rastas should not be disturbed.

--: 2 :-

4. The Special Chief Secretary & Chief Commissioner of Land Administration and the District Collector, Visakhapatnam shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN,
PRINCIPAL SECRETARY TO GOVERNMENT, I/c.

To

The Special Chief Secretary & Chief Commissioner of
Land Administration, A.P., Gollapudi, Vijayawada.
The District Collector, Visakhapatnam

Copy to :

The PS to Spl.Chief Secretary to Hon'ble CM
The PS to Spl. Chief Secretary to HM&FW Department
The OSD to Hon'ble Dy.CM (Rev)
The PS to Chief Secretary.
The PS to Spl.Chief Secretary (Rev)
The G.A.(Cabinet) Department (w.r.t.U.O.No.263/2017, dt.06.07.2017)
S.F.

//Forwarded::By Order//

SECTION OFFICER.

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Visakhapatnam District – Alienation of Government land to an total extent of Ac.66.25 cents, in Sy.No.480/1 etc., in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in favour of Medical and Health Department for formation of Medical Technology Manufacturing Park on free of cost, subject to certain conditions – Modification of survey numbers – Further orders - Issued

REVENUE (ASSN.II) DEPARTMENT

G.O.Ms.No.395

Dated: 05.09.2017
Read the following:-

1. G.O.Ms.No.300, Revenue (Assn.II) Dept., dt.18.7.2017
2. From the Dist. Collector, Visakhapatnam Letter Rc.No.915/2015/E2, dt.25.07.2017.
3. From Spl.CS & CCLA, A.P., Lr.No.Assn-III(3) /894/2016, dt.7/2017

ORDER:

In the reference 1st read above, orders were issued for alienation of Government land to an total extent Ac.66.25 cents, i.e., Ac.10.00 cents in Sy.No.480/1 and Ac.56.25 cents in Sy.No.176 in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in favour of Medical and Health Department for formation of Medical Technology Manufacturing Park on free of cost, subject to the certain conditions in addition to the conditions under BSO-24 and G.O.Ms.No.571, Revenue (Assn.I) Dept.,dated:14.09.2012.

2. In the reference 2nd and 3rd read above, the District Collector, Visakhapatnam, and Spl.CS & CCLA, Andhra Pradesh, Vijayawada, has stated that the Sy.No.176, is a M.C. field and it is subdivided and assigned new Sy.Nos.480/1, 481, 471/1A, 471/2A, 472/1, 472/2A,475/1, 475/2A, 476/1, 476/2A, 477/1, 477/2 and 477/3A and requested to issue an amendment to the G.O.Ms.No.300, Revenue (Assn.II) Dept dated: 18.7.2017 duly mentioning the above carved out Sy.Nos, for the total extent of Ac. 66.25 cents.

3. Government after careful examination of the matter hereby decided to issue the following modification orders to an total extent of Ac.66.25 Cents in Sy.No. 480/1 etc., in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District.

Sl.No	Survey No.	Total Extent
1	471-1A (Carved out from Sy.No.176)	4.72
2	471-2A (Carved out from Sy.No.176)	4.66
3	472-1 (Carved out from Sy.No.176)	5.30
4	472-2A (Carved out from Sy.No.176)	3.80
5	475-1 (Carved out from Sy.No.176)	5.25
6	475-2A (Carved out from Sy.No.176)	3.38
7	476-1 (Carved out from Sy.No.176)	5.21
8	476-2A (Carved out from Sy.No.176)	3.21
9	477-1 (Carved out from Sy.No.176)	1.22
10	477-2 (Carved out from Sy.No.176)	3.52
11	477-3A (Carved out from Sy.No.176)	2.71
12	480-1 (Carved out from Sy.No.1)	10.00
13	481 (Carved out from Sy.No.176)	13.27
TOTAL		66.25

Appendix-2

Land Ownership Extract from Revenue Records (Adangal Copies)

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము, రెవిన్యూ శాఖ
భూమి రికార్డుల వివరములు
పట్టాదారుని అడంగలు

జిల్లా పేరు : విశాఖపట్నం
గ్రామం పేరు: నడివూరు
(పాఠం)

మండలం పేరు : పెద గొట్టాడ
విస్తీర్ణం యూనిట్లు : ఎకరములు / సెంటు

వరుస సంఖ్య (1)	సర్వే నం (2)	పూర్తి విస్తీర్ణం (3)	సాగుకు పనికి వచ్చే విస్తీర్ణం (4)	సాగుకు పనికి వచ్చే విస్తీర్ణం (5)	భూమి స్వభావం (6)	శిస్తు (రూ.) (7)	భూమి వివరణ (8)	జలాధారము (9)	అయకట్టు విస్తీర్ణం (10)	ఖాతా నంబరు (11)	పట్టాదారు పేరు (తండ్రి/భర్త పేరు) (12)	అనుభవ దారు పేరు (తండ్రి/భర్త పేరు) (13)	అనుభవ విస్తీర్ణం (14)	అనుభవ స్వభావం (15)	రిమార్కులు (16)
1	480-2	204.4600	204.4600	0.0000	ప్రభుత్వభూమి	0.00	పోరంబోకు	...	0.0000	5555	మెడికల్ కుక్కలతో మానిఫాచురి (మెడికల్ కుక్కలతో మానిఫాచురి)	మెడికల్ కుక్కలతో మానిఫాచురి (మెడికల్ కుక్కలతో మానిఫాచురి)	204.4600	పట్టాదారు	

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి ,09/05/2019 15:05:16 IP number : 165.225.104.74 ద్వారా ఫ్రంట్ చేయబడినది.
Color indicates dispute survey numbers. Color indicates Digitally unsigned records. Color indicates Notional Khata's Color indicates Court Cases.
The information contained made available through this web site is for information only and cannot be utilised as certified/authenticated copy for producing in any court or for enforcing any legal claims etc.
under the existing relevant Acts/Rules framed by the Government of Andhra Pradesh in this context.

Sequence Number	Survey Number	Full area	Irrigated area	Cultivation Area	Land Nature	(Rs) Rs.	Land description	Water Resources	Acreage	Account Number	Owner Name (Father / Husband Name)	Enjoyer Name (Father / Husband Names	Knowledge Area	Nature of Enjoyment	Remarks
1	480-2	204.4600	204.4600	0.0000	Govt land	0.00	Govt Poramboku	-	0.0000	5555	Maniphaccuri, Medical Technology	Maniphaccuri, Medical Technology	204.4600	Pattadhar	

ఆంధ్ర ప్రదేశ్ ప్రభుత్వము, రెవిన్యూ శాఖ
భూమి రికార్డుల వివరములు
పట్టాదారుని అడంగలు

జిల్లా పేరు : విశాఖపట్నం గ్రామం పేరు: నడివూరు (పార్కు)										మండలం పేరు : పెద గంటాడ విస్తీర్ణం యూనిట్లు : ఎకరములు / సెంటు					
వరుస సంఖ్య (1)	సర్వే నెం (2)	పూర్తి విస్తీర్ణం (3)	సాగుకు పనికి రాని విస్తీర్ణం (4)	సాగుకు పనికి రాని విస్తీర్ణం (5)	భూమి స్వభావం (6)	శిస్తు (రూ.) (7)	భూమి వివరణ (8)	జలాధారము (9)	ఆయకట్టు విస్తీర్ణం (10)	ఖాతా సంఖ్య (11)	పట్టాదారు పేరు (తండ్రి/భర్త పేరు) (12)	అనుభవ దారు పేరు (తండ్రి/భర్త పేరు) (13)	అనుభవ విస్తీర్ణం (14)	అనుభవ స్వభావం (15)	రిమార్కులు (16)
1	480-1	10.0000	0.0000	10.0000	ప్రభుత్వభూమి	0.00	పోరంబోకు---		0.0000	5555	మెడికల్ టెక్నాలజీ మానిఫాచ్యురి (మెడికల్ టెక్నాలజీ మానిఫాచ్యురి)	మెడికల్ టెక్నాలజీ మానిఫాచ్యురి (మెడికల్ టెక్నాలజీ మానిఫాచ్యురి)	10.0000		పట్టాదారు

ఈ రెవిన్యూ రికార్డు ను మీ భూమి వెబ్ సైట్ నుండి ,09/05/2019 15:14:21 IP number : 165.225.104.74 ద్వారా ప్రింట్ చేయబడినది.
 Color indicates dispute survey numbers. Color indicates Digitally unsigned records. Color indicates Notional Khata's Color indicates Court Cases.
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CENTRE**

Sequence Number	Survey Number	Full area	Irrigated area	Cultivation Area	Land Nature	(Rs) Rs.	Land description	Water Resources	Acreage	Account Number	Owner Name (Father / Husband Name)	Enjoyer Name (Father / Husband Names	Knowledge Area	Nature of Enjoyment	Remarks
1	480-1	10.0000	0.0000	10.0000	Govt land	0.00	Govt Potamboku	-	0.0000	5555	Maniphaccuri, Medical technology	Maniphaccuri, Medical Technology	10.0000	Pattadhar	

వరుస సంఖ్య (1)	సర్వే నెం (2)	పట్టాది విస్తీర్ణం (3)	సాగుకు పనికిరాని విస్తీర్ణం (4)	సాగుకు పనికి వచ్చు విస్తీర్ణం (5)	భూమి స్వభావం (6)	శిస్తు (రూ.) (7)	భూమి వివరణ (8)	జలాధారము (9)	అయకట్టు విస్తీర్ణం (10)	ఖాతా నెంబరు (11)	పట్టాదారు పేరు (తండ్రి/భర్త పేరు) (12)	అనుభవ దారు పేరు (తండ్రి/భర్త పేరు) (13)	అనుభవ విస్తీర్ణం (14)	అనుభవ స్వభావం (15)	రిమార్కులు (16)
1	481	13.2700	0.0000	13.2700	ప్రభుత్వభూమి	0.00	పోరంబోకు	---	0.0000	5555	మెడికల్ సెక్యాలజీ మూనిఫాచ్యురి (మెడికల్ సెక్యాలజీ మూనిఫాచ్యురి)	మెడికల్ సెక్యాలజీ మూనిఫాచ్యురి (మెడికల్ సెక్యాలజీ మూనిఫాచ్యురి)	13.2700	పట్టాదారు	

ఈ రివెన్యూ రికార్డును మీ భూమి వెబ్ సైట్ నుండి .09/05/2019 15:09:04 IP number : 165.225.104.74 ద్వారా ప్రింట్ చేయబడినది.
 Color indicates dispute survey numbers Color Indicates Digitally unsigned records Color indicates National Khata's Color indicates Court Cases
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Sequence Number	Survey Number	Full area	Irrigated area	Cultivation Area	Land Nature	(Rs) Rs.	Land description	Water Resources	Acreage	Account Number	Owner Name (Father / Husband Name)	Enjoyer Name (Father / Husband Names)	Knowledge Area	Nature of Enjoyment	Remarks
1	481	13.2700	0.0000	13.2700 0	Govt land	0.00	Govt Poramboku	-	0.00 00	5555	Maniphaccuri, Medical technology	Maniphaccuri, Medical Technology	13.2700	Pattadhar	