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**THE BHEEMUNIPATNAM MUTUALLY AIDED CO-OPERATIVE  
BUILDING SOCIETY LTD., 2443  
BHEEMUNIPATNAM - 531 163**

**BCBS/SCH/S-1/CIR-1/2015**

**Date: 25-04-2015**

**Member Madam/Sir,**

Further to the position informed regarding the Scheme-1 vide this office circular no 10 dated 28-08-2014, reporting at the General Body Meeting on 28-09-2014 and circular nos. 12 or 13 dated 7 or 09-11-2014, this is to inform that the Society anticipates to submit the layout plan for approval to VUDA in the first week of July 2015 and commence the release of the tenders for the various development works, in a sequence, right from 1<sup>st</sup> July 2015. The present position of progress, item-wise, of the Scheme-1 is, as under, for your information and reference.

**2. Site Survey:-**

- 2.1. The Society, as informed earlier, took delivery of the land allotted to the Society by the AP Government in survey no 118 of Nerellavalasa Village of Nidigattu Panchayat of the Bheemunipatnam Mandalam, to an extent of 373 Acres 94 cents, on 18-01-2014 vide delivery Challana no Rc. No. 402/1991/ARI dated 18-01-2014. The first task, the Society undertook was to arrange for survey of the land. It engaged a qualified professional survey firm with technically equipped facilities to survey the land and furnish the survey drawing. Further, the Society arranged to secure the consent and blessings of the then Mandal Surveyor Shri. G.S.L.N. Raju since the survey drawing has to be signed and issued by him. This task took more than 6 months on account of the preoccupation of the Mandal Surveyor with the shift in Government and survey of Government lands ordered by the new Government. The Mandal Surveyor forwarded this Survey drawing to the Assistant Director of Surveys Ch. V.S.N. Kumar for scrutiny and approval which took another two months. The Assistant Director Surveys after approval forwarded it to then Dy. Inspector of Surveys Shri. MuniRaj in the Revenue Divisional Office for final consent. At this stage, a new Dy. Inspector of Surveys Shri. Tulasi Ram took over

and fully preoccupied with important assignments from the collector. However, he found some time to physically inspect the site on 06-11-2014 along with the present Mandal Surveyor Shri. Durga Prasad and the representative of Defence Estates. It was okayed except for a query. It relates to survey no 49/2. For this, he demanded the submission of the FMB for Survey no 49. It transpired that the concerned FMB not traceable either with the Mandal Surveyor nor with the Assistant Director Surveys.

- 2.2. In this context, it may be noted that Survey of the land allotted to the Society is not a simple straight forward case since it is part of a large Survey no. The Survey no is 49. It extends over 1400 Acres. The Government allotted 655 Acres of land to INS Kalinga. Some land to AP tourism department, some land to weaker sections, another 374 Acres to the Society. All these allotments were not on proper survey basis. Each occupied land considered by it as allotted. So, when the Society asked for a surveyed drawing, the Mandal Surveyor demanded Survey of the entire Survey no 49. The Society obliged. The Mandal Surveyor resolved the actual correct allotments pending all these years since 1980. However, he missed 49/2 since it was not shown in any of the Survey drawings of Nerellavalasa. The revenue records show an allotment of 4.50 Acres as 49/2. But this does not figure in the survey maps or there is any FMB for it.
- 2.3. In view of this position, in order to expedite the case, the Society requested the Assistant Director to issue a letter seeking the FMB for survey no 49 to the central survey centre at Hyderabad. A person of the Society carried this letter. The Assistant Director at the Central Survey issued an FMB of Nerellavalasa of another Mandalam while informing that it is the only FMB with them. As such, the Society scouted around for the FMB and located it in VUDA. Somehow, the Society managed to secure a copy of it, unofficially. This was provided to the Dy. Inspector Surveys for his perusal and reference. To the misfortune of the Society, Shri. Tulasi Ram was posted to conduct training work, at this time.
- 2.4. On assuming his duty on 3<sup>rd</sup> April 2015, as Dy. Inspector Surveys he desired to resolve this issue and in this direction made the physical inspection of the site on 17-04-2015 and assured to expedite the disposal. The Society

is in pursuit of securing the approval and experts to obtain it by end April 2015.

- 2.5. This lengthy narration provided for your information so that members understand how the Government machinery functions leading to considerable delays and the hurdles confronted by the Society in securing the necessary approvals. It may be noted that the Society corresponded with the concerned with 10 written remainders, visited the concerned either in their office or at home for about 25 times in addition to frequent telephonic appeals.

### 3. "MUTATION" of Allotted Land Record:-

- 3.1. The Society took up the 2<sup>nd</sup> requirement while pursuing other tasks. It is "Mutation" of land record in the Revenue records. Normally, this is considered by the Revenue Department only after the land Surveyed and signed survey drawing issued by it. However, the Society impressed on the Revenue authorities to attend to this in view of the land Survey map issued by it in 1999 and 34 years maintenance of the site. The department acceded to this and inputted the data on the online system. According to this, Adangal no is 011504942153.
- 3.2. However, the department made a mistake in inputting the holder name as "Cooperative Building Society" instead of "Bheemunipatnam Mutually Aided Co operative Building Society". The Society is in pursuit of getting it corrected by end of April 2015.
- 3.3. The members can download the Adangal through "Me Seva Service" in case they desire. However, they can download a copy of it from the Society web under scheme-1 Annexure data from 15-05-2015. Once this is completed, the Society shall apply for the Nala no objection certificate and for the conveyance deed.

### 4. CRZ and EIA Study:-

- 4.1. The members know that a part of the land allotted to the Society falls under CRZ (Coastal Regulatory Zone). The Government of India declared that the coastal lands within 500 Meters from HTL (High Tide Line) fall

under CRZ vide its notification no S.O. No. 944(E) dated 15-12-1990. Further, it notified the extent of CRZ all along the coast of India vide notification of 2011. This data relates to survey no 49. There is no specific separate data for survey no 118.

- 4.2. The Society land being outside the Bheemunipatnam Municipal limits falls under CRZ III. As such, it requires clearance of the Ministry of Forests and Environment, New Dehli. The Ministry authorised only seven Institutes to demarcate the CRZ area. NIO (National Institute of Oceanography) is one of them. However, N.I.O. do not entertain applications from Private parties. As such, the Society approached and appealed to Director of Institute or Remote sensing, Anna University, Chennai, another accredited agency, to demarcate the CRZ area in the land allotted to the Society.
- 4.3. It conducted the Study and submitted its report. According to it, 78 Acres of Society land falls under CRZ area. Of this, 14 Acres categoed as NDZ (No Development Zone). The remaining 64 Acres fall within 200 to 500 meters According to the present regulations, no plots can be developed in this area.
- 4.4. To facilitate submission of layout plans to VUDA, the Society has to secure a clearance from Ministry of Forests and Environment. The Society proposes to submit its application for clearance. However, as per regulations, the Society has to submit an EIA report along the application. The Society is in this process of undertaking an EIA study.
- 4.5. Any member can download the Form I and II to be submitted to the Ministry. Also, the EIA questionnaire to be submitted. From these it may be seen that these require a plethora of data and details. It is very time consuming to fill in these documents. In any case, the Society had to attend to this work. The processing and clearing of these forms by the Ministry may involve considerable time.
- 4.6. It is understood that the CRZ regulations in respect of Visakhapatnam District are under revision and this revision may ease the position. In any case, the clearance from the Ministry by submitting online these documents need to be attended.

## 5. Erramatti Dibbalu:-

- 5.1. The top most task before the Society, as submitted during the General Body meeting, is to obtain a re-notification of the notification no 150/CD/Geological Heritage Site/Andhra Pradesh/2014 dated 19-07-2014 issued regarding the Geo Heritage Centre by demarcating the Erramatti Dibbalu correctly and properly. The Society's full attention, all these days, is on this important assignment. The Society has successfully persuaded the G.S.I. to resurvey the Erramatti Dibbalu site. A team of Geologists visited the site on 6<sup>th</sup> and 7<sup>th</sup> January 2015 and submitted their report. From reliable sources, it is learnt that the team demarcated the Erramatti Dibbalu area and as per this demarcation only 90 Acres of Society land will be part of this Heritage Centre.
- 5.2. The case is under process by the G.S.I. The Society is following up the issue and re notification may be out by end June 2015.

## **6. Layout Plan:-**

- 6.1. The consultants are on the Job. The preliminary studies are over. The layout is being drawn with reference to
- Urban planning rules.
  - CRZ regulations.
  - VUDA norms.
- 6.2. In this context, the major consideration is the Geotechnical considerations of the site. The site, as the member very well know, is not an even plain land. It is dispersed with several deep gorges and some of them are more than 150 ft deep. The soil bearing capacity is a constraint. Thus, it requires a deep thorough Geotechnical study so that the members are not confronted with problems at the time of house construction.
- 6.3. Preliminary indications are the 'Cut and Fill' activity to make the land site suitable for layout development requires about 4.2 million cubic meters of earth work. It is an expensive and time consuming process. The consolidation of refilled in soil itself needs considerable solidification time.

6.4. In view of this, the Society is in the process of seeking technical advice from experts. Further, the recent Hudhud cyclone affected the site topography. So, a specific Geotechnical survey is in progress with a contour drawing of .1 meter. Based on these results, the layout plan will be finalised by end June 2015.

## **7. Grading and levelling:-**

7.1. The consultants have commenced preparation of tenders for grading and levelling of the land. Once these are ready, the necessary approval of the Panchayat will be obtained and the tenders for grading and levelling will be released. This, as members agree, is most important aspect of the layout development.

## **8. Construction of compound wall:-**

8.1. The Society plans to build a compound for a stretch of 7 kms around the layout to ensure there are no intruders, men or animals, can enter the layout. For this, the society designed the compound wall and prepared the tenders. These will be released in the first week of June 2015 on obtaining the approval of the Panchayat.

8.2. The Society is very particular to approach the layout development in a systematic scientific way. It does not desire to do it in a haphazard manner, in a hurry. As members are aware, the layout is all - inclusive layout for a comfortable living.

9. The Society is fully conscious of its responsibility to deliver the goods and adhere to its committed target dates. The members may rest assured that the Society shall keep to its assurances as it did earlier. However, the members have to remember and note that securing the approvals are not in its control. It is only a spectator at the whims and fancies of the controlling authorities.

10. At the same time, the Board is fully aware of the anxiety and concern of the members at the tardy progress in securing the approvals and delay in commencing the physical development. It strives hard, to best of its ability, to fulfil the aspirations of the members.

11. The Society submits that none of these services are free. These demand considerable expenses and these are part of the development cost. The Society appeals to the members to note this. It will come out with a more positive and encouraging communication by early July 2015. Kindly wait for it and no need to enquire about the progress of the scheme, again and again.
12. Lastly, I, as President of the Society, appeal to those members who are in the wherewithalls to help the Board in accelerating the approvals and associate with Society in its efforts.

With regards.

**Yours Truly,**  
Sd/-  
**(K.V. HARINATH)**  
President