

Properties Cell, Tirupati
P6/16364/AEO(Prop)/TTD/TPT/2015

Sub: TTD - Properties Cell, Tirupati – Disposal of unviable and not maintainable properties by TTD through public auction –Upset Values proposed – Matter placed before the TTD Board for taking a decision – Reg.

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NOTE:

- 1) The TTD Board in its Resolution No.84, Dt.28.07.2015 has constituted a Sub-Committee to examine the feasibility of disposing the properties identified which are unviable and not maintainable by TTD, through public auction. Total 53 Nos. of immovable properties existing in the State of Andhra Pradesh and outside places were placed before the Sub-Committee. The committee have examined in detail and recommended:-
 - i) To dispose 50 Nos. of properties in public auction as per the procedure contemplated under TTD Rules issued in G.O.Ms.No.311, Revenue (Endts-1) Dept., Dated: 09.04.1990, since the properties are meager extent and situated at faraway places which are not viable & maintainable by TTD.
 - ii) The amount realized by sale of properties shall be credited into the Corpus Fund of TTD.
 - iii) The following properties need further examination and field inspection to take further decision.

Sl. No	File No.	Category	Survey No./Plot No./D.No	Extent	Location of Property
1.	P5/5444/2014	Vacant site	D.No.1-3-21	7319.7 Sq.ft	Vidyadharapuram, Vijayawada Town, Krishna Dist.
2.	P6/15330/2001	Agricultural Land	Sy.No. 10/1A, 1C, etc.,	17.53 Acres & 0.12 Acres	Pusalangudi (V), Thiruthuraipundi Taluq, Nagapattinam Dist.
3.	P6/9987/2011	Farm House Site	S.No.80/3	0.27 ½ Acres	Agaramthen Village, Tambaram Taluq, Kancheepuram District, Tamil Nadu

- 2) The TTD Board in its Resolution No.253, Dated: 30.01.2016 approved the above recommendations of the sub-committee.
- 3) Permission was accorded to M/s.MSTC Ltd., (Metal Scrap Trade Corporation Ltd.,) (A Government of India Enterprises), Visakhapatnam on 03.05.2016 to take up the e-Tender process for disposing the above properties by conducting the market survey and also to enumerate the list of bidders under proper intimation and prior approval of TTD. Later M/s.MSTC Ltd., had requested to furnish certain information.
- 4) The TTD followed procedure earlier in fixing Upset values while disposing the TTD Properties through Public Auction as follows:

- (a) Obtaining Basic Value/ Guide Line Value from the SRO concerned.
 (b) Gathering of prevailing market value from local people or from Philanthropists, Business People, Doctors, Local Temple Trustees, etc., if possible of that area (making average of the same) by deputing TTD Surveyors.

$$\frac{(a) + (b)}{2} = \text{Upset Value}$$

- 5) Latest values from Sub-Registrars & Prevailing Market Values in respect of the above 50 Nos. of properties was obtained by deputing Surveyors in the months of January & February, 2020.
- 6) The Executive Officer, TTD convened a meeting with the Joint Executive Officer, TTD., Tirupathi, FA&CAO and Estate Officer, TTD., Tirupathi on 28.03.2018. It was decided to categorize the properties, procedure to be adopted and upset values were tentatively indicated.

Sl. No.	Decisions	No. of Properties involved
1.	Properties could not be put to auction – Table-I	1 No.
2.	Rural area properties of A.P. proposed to put for public auction through respective District Collectors – Table-II	17 Nos.
3.	Urban area properties proposed to put for auction through M/s.MSTC Ltd., Visakhapatnam – Table-III	9 Nos.
4.	Properties to be auctioned by TTD Teams - Table-IV	23 Nos.

TABLE-I

Properties could not be put to auction at present for the reasons as mentioned against each property.

Sl. No	Sl.No. in Total List	File No.	Category	Sy.No. / D.No.	Extent	Location of Property	Reasons for not putting to auction
1	43	P6/8932/2011	Agricultural Land	Sy.No. 424/1C	0.08½ Acres	Eattiveermpalayam (V), Tirupur Taluq, Coimbatore District	Civil Case in OS No.63/2010 before Sub-Ordinate Judge, Thirupur is pending
1 (A)	37 part	P6/22408/2007	Dilapidated house	Sy.No.657 (P)	184 ½ Sft.	Kuthanur(V), Cheyyar Taluk, Tiruvannamalai District	Land was classified as Govt. land by the Tamil Nadu Registration Department
1 (B)	34 Part	P6/11659/2005	Agricultural Land	Sy.No.604/3	Ac.0.15 cts	Kallapadi Village, Gudiyatham Taluk, Vellore District	Not sub-divided in Revenue records. The Sketch is not available either in Taluq, District or even in State level offices as informed by Taluq Surveyor. (Action has to be taken in due course by taking the brothers of the donor into confidence.)

TABLE-II

Properties which are situated in Rural Areas of Andhra Pradesh State were proposed to be put up for public auction through the respective District Collectors.

Sl. No.	Sl.No . in Total List	Category	Survey No./Plot No./Door No.	Extent	Location of Property	Unit	Value in Rs.		Upset Value proposed in Rs.
							SRO	Market Value	
1	1	Agricultural land	16/2	Ac.0.10 cts	Bodireddygari Palli (V), Pulicherla Mandal, Chittoor District	Acre	2,97,000/-	2,50,000 to 3,00,000	2,97,000/- per acre
			124/13	Ac. 0.50 cts					
			Total:	Ac.0.60 cts					
2	2	Agricultural land	330	Ac.0.02 ³ / ₄ cts	Nadimpalli, H/o Polavaram(V), Puthalpat (M), Chittoor Dist.	Acre	2,97,000	3,20,000 to 3,45,000	3,20,000/- per acre
			331	Ac.0.24 cts					
			332/2	Ac.0.02 ³ / ₄ cts					
			265/1	Ac.0.01 cts					
			Total:	Ac.0.30.5 cts					
3	3	Agricultural land	326/2	Ac.0.50 cts	Kukkarajupalli (V), Thamballapalli(M), Chittoor Dist.	Acre	1,19,000	2,80,000 to 3,00,000	2,80,000/- per acre
			328	Ac.0.60 cts					
			Total:	Ac.1.10 cts					
4	4	House site	Sy.No:13 9/1	1800 Sft	Kothapalem(V) , Renigunta(M), Chittoor Dist.	Sq.Y ard	2,500	5,000 to 7,500	5,000/- per sq.yard
5	5	House Building	D.No.16-306	393 Sft	Devaraya Reddy Nagar, Chittoor	Sq.Y ard	9,040	9,040 to 13,000	9,040/- Sq.Yrd for site + 1,48,373/- (structure value)
6	6	House site	265C & 269B	2961 Sft.	Nambur(V), Pedakakani (M), Guntur Dist.	Sq.Y ard	4,900	3,000 to 5,000	4,900/- per sq.yard
7	7	Tiled house	D.No.11-25-10/1, 25th ward	891 Sft	Narasimharao Pet, Tadepalligudem, West Godavari District.	Sq.Y ard	8,000	4,000 to 5,000	8,000/- per sq.yard
8	17	Agricultural land	65	Ac.1.00 cts	Peddavaadapalli (V), Kovvur (M), West Godavari Dist.	Acre	12,00,000	20,00,000 to 25,00,000	20,00,000 /- per acre
9	8	Agricultural land	514/5B	Ac.0.40 1/2 cts	Bellupada(V), Ichapuram (M), Srikakulam Dist.	Acre	6,30,000	6,00,000 to 10,00,000	6,30,000/- per acre

10	10	House site	Sy.No.214-1&215-4, Plot No.66	1200 Sq.ft	Kirikera(V), Hindupur(M), Anantapur Dist.	Sq.Yard	700	1,275 to 2,376	1,275/- per sq.yard
11	12	House site	Sy.No.18, Plot No.21/B	2178 Sq.ft	Chilakalapudi (V), Mekavari palem Gram Panchayat, Bandar Mandal, Krishna Dist.	Sq.Yard	2,300	4,132 to 7,851	4,132/- per sq.yard
12	53	House Site	Sy.No.66, D.No.1/1/1, Plot No.88	1,980 Sq.ft.	Pothepalli (V), Pothireddipalem Panchayath, Machilipatnam (PO), Krishna Dist.	Sq.Yard	1,900	2,083 to 4,166	2,083/- per sq.yard
13	13	Agricultural land	497/8,9 &474/2	Ac.1.15 cts & Ac.1.00 cts	Ananthapuram (V), Chapadu (M), Kadapa Dist.	Acre	1,90,000	1,60,000 to 2,20,000	1,90,000/- per acre
14	20	Agricultural land	474	Ac.0.91 cts	Lebaka (V), Vallur(M), Kadapa Dist.	Acre	1,21,000	1,10,000 to 1,60,000	1,21,000 /- per acre
15	11	Tiled House Building	D.No.9-56	2592 Sft	Gaddetipalem (V), Karapa (M), East Godavari Dist.	Sq.Yard	1,150	702 to 1,033	1,150 Sq.Yrd for site + 1,37,812/- (structure value)
16	15	House Building (Middle portion of 3 portion Building)	Sy.No.89/5A, Plot No.84, D.No.8-10-4	447 Sft	Near Lower Tank Bund Road, Near R.T.C. Bus stand, Thotapalem, Vijayanagaram	Sq.Yard	11,000	15,000 to 20,000	15,000/- Sq.Yrd for site + 6,75,675/- (structure value)
17	16	Dilapidated House Building	D.No.139	5319 Sft	Pentapadu (V & M), West Godavari Dist.	Sq.Yard	2,500	10,000/-	10,000/- per Sq.Yrd

TABLE-III

Properties situated in Urban Areas are decided to put to auction through M/s.MSTC Ltd., Visakhapatnam.

Sl. No.	Sl. No. in Total List	Category	Survey No./Plot No./Door No.	Extent	Location of Property	Unit	Value in Rs.		Upset Value proposed in Rs.
							SRO	Market Value	
1	9	House site	Sy.No.573, 574 plot No.134	1800 Sft	Amberpeta kalan (V), Hayathnagar (M), Ranga Reddy Dist.	Sq.Yard	2,000	3,000 to 5,500	3,000/- per sq.yard
2	14	Flat in Apartment	Plot No.4, Survey No.713/1	800 Sft	Yadav Nagar, Malkajgiri Mandal, Ranga Reddy Dist.	Sq. Ft.	2,000	1,500 to 1,650	2,000/- Per Sft.

3	21	House plot	Plot No.7, Sy.Nos.370,371,372	2250 Sft	Pasumamula (V), Hayath Nagar (M), Ranga Reddy Dist.	Sq.Yard	800	4,500 to 7,000	4,500/- per sq.yard
4	51	House Building	D.No.24, Block No.11	761 1/2 Sft	D.No.24, Block No.11, Kalasththa Vathiyar Street, Kalasapalayam, Vellore Taluq	Sq. Ft.	234	2,000	2,000/- Sft. for site + 65,489/- (structure value)
5	27	House Site	Sy.No.41/3	1800 Sft	Plot No.95, Ozhukarai, Pondicherry	Sq.Ft	900	250 to 280	900/- per Sq.ft.
6	41	Agricultural Land	Gutt No.122	Ac.1.48 cts	1.48 Acres Vishnupuri Taluk, Nanded	Acre	43,20,000	55,00,000 to 70,00,000	55,00,000/- per acre
6 (A)	41	Shop	CTS No.2643 to 2647	209 Sft.	Shop No.12, Gurudwar Road, Nanded	Sq. Ft.	4,25,000 (Shop Value)	13,00,000 to 20,00,000	13,00,000/- (Shop Value)
7	48	House site	Katha No.183/47, Sy.No.81	1,420 Sft	Plot No.47, Basavanahalli(V), Kasaba Hobli, Nelamangala Taluq, Bangalore	Sq.Mt.	10,500	13,988 to 16,140	13,988/- per Sq.Mt.
8	19	House	Old D.No.16-4-177, New D.No.16-4-253	2487 Sft	Kotharamulu Gudi Street, Old Guntur, Guntur Town.	Sq.Yard	18,500	17,000 to 22,000	18,500/- per sq.yard for site only
9	24	House Site	Khata No.52	1,124.20 Sq.ft.	Plot No.572, Ravanaguda(V), Kusumi(P), Ambaguda (Via), Koraput Dist.	Sft.	6,53,400/- (For total land)	41,40,000/- (For total land)	41,40,000/- (For total land)

TABLE-IV

Properties are to be auctioned at locality by forming TTD Teams under the guidance of Estate Officer, TTD., Tirupathi as was done in previous cases.

Sl. No.	Sl. No. in Total List	Category	Survey No./Plot No./Door No.	Extent	Location of Property	Unit	Value in Rs.		Upset Value proposed in Rs.
							SRO	Market Value	
1	22	House Site	Sy.No. 119/1,2	1,000 Sft.	Plot No.75, Pattanur Village, Selvathirumala Nagar, Vannur Taluq, Villupuram Dist.	Sq.Ft.	234	90 to 100	234/- per Sq.ft.
2	46	House Site	Sy.No. 60/1	1,200 Sft	Plot No.183, Parikalpattu (V), Vannur Taluq, Villupuram District	Sq.Ft.	60	50 to 60	60/- per Sq.ft.

3	32	Agricultural Land	Sy.No. 14/1B	Ac.0.50 cts	S.Kolathur(V) Sankarapuram Taluq, Villupuram Dist	Acre	2,27,800	5,00,000	5,00,000/- per acre
			Sy.No. 72/5A2	Ac.0.50 cts				7,00,000	7,00,000/- per acre
4	23	House Site	Sy.No. 29/2A3	1,800 Sft	Plot No.60, Kilai (V), Sriperambudur Taluq, Kanchi Dist	Sq.Ft.	268	140 to 170	268/- per sq.ft.
5	31	Agricultural Land	Sy.No. 44/A/23	Ac.0.13 cts	Orathur (V), Maduranthakam Taluq, Kancheepuram District	Acre	6,03,000	10,00,000	10,00,000/- per acre
6	40	House Site	Sy.No. 485/9,10	2,178 Sft	Plot.No.249, Vijayalakshmi Nagar, Pondur(V), Sriperumbudur Taluq, Kancheepuram Dist	Sq. Ft.	268	400	400/- per sq.ft.
7	25	Agricultural Land	Sy.No. 1/2C	Ac.0.18 1/2 cts	Mangattucheri (V), Arakkonam Taluq, Thiruvallur Dist.	Acre	1,87,600	7,00,000 to 15,00,000	7,00,000/- per acre
8	26	House Site	Sy.No. 161/2	902 Sq.ft.	Plot No.28, Perungavor Village, Ponneri Taluk, Thiruvallore (Dist.)	Sq.Ft.	134	250 to 300	250/- per sq.ft.
9	35	House Site	Sy.No. 393/2B	2,400 Sft	Plot No.318, Venmanampudur(V), Tiruvellore Taluq & District	Sq. Ft.	50	95	95/- per sq.ft.
10	39	House Site	Sy.No. 393/2B	2,400 Sft	Plot No.319, Sri Jayendra Saraswathi Swamigal Nagar, Venmanampudur(V), Tiruvellore Dist	Sq.Ft.	50	100	100/- per sq.ft.
11	42	House Site	Sy.No. 258	4,140 Sft.	Plot No.348, VGP Thirunagar situated in No.21, Devanthavakkam Village, Uthukkottai (Tq), Tiruvellore Dist	Sq.Ft.	67	100 to 150	100/- per sq.ft.

12	45	House Site	Survey No.238/1 & 251/1 part	2400 Sft & 2400 Sft.	Plot Nos.110 & 111, Eriyamangalam Village, Thiruvallur Taluk and District	Sq.Ft.	50	100 to 120	100/- per sq.ft.
13	33	House Site	Sy.No. 673/1C	1312 Sft	Ettiveerampalayam Village of Avinashi, Tirupur Taluq, Coimbatore District	Sq.Ft.	134	80 to 95	134/- per sq.ft.
14 (A)	34	Agricultural Land	Sy.No. 451/2B, 472/1A	Ac.1.42 3/4 cts	Kallapadi Village, Gudiyatham, Vellore Dist	Acre	1,62,810	5,00,000 to 10,00,000	5,00,000/- per acre
14 (B)	34	Agricultural Land	472/1B	Ac.1.46 cts	Agricultural land, Pump House and Dilapidated House in Kallapadi Village, Gudiyatham, Vellore Dist	Acre	1,62,810	5,00,000 to 10,00,000	5,00,000/- per acre for land + 8,39,145/- (structure value)
14 (C)	34	Agricultural Land	S.No.4 19/1	Ac.0.36 cts	Kallapadi Village, Gudiyatham, Vellore Dist	Acre	162,810	5,00,000 to 10,00,000	5,00,000/- per acre
14 (D)	34	House Site	S.No.2 19/2 & 3	2430 Sft.	House Plot at Pichanur Village, Gudiyatham, Vellore Dist	Sq. Ft.	774	1,800	1,800/- per sq.ft.
15	50	House site	Sy.No. 99/1B	1,820 Sft	Plot No.3, Tharapadavedu(V), Chistiampet Mettukulam Panchayath, Katpadi Taluk, Vellore Dist.	Sq.Ft.	84	400 to 700	400/- per sq.ft.
16	52	House Site	Sy.No. 150/3B	1,040 Sft	Plot No.53, Mettukulam (V), Katpadi Taluq, Vellore District	Sq.Ft.	134	180 to 300	180/- per sq.ft.

17	36	Agricultural Land	Sy.No. 117/2, 119/8, 144/11	Ac.0.97 cts	Karayur & Pidagai Vanniyur (V), Nannilam Taluq, Nagapattinam Dist	Acre	73,700	8,10,000	8,10,000/- per acre
18	37	Agricultural	Sy.No. 453/3A & 657 (Part)	Ac.0.80 cts	Kuthanur (V), Cheyyar Taluq, Tiruvannamalai Dist	Acre	1,71,520	4,00,000 to 5,00,000	4,00,000/- per acre
			Sy.No. 673/5	Ac.0.47 cts			2,13,060		
19	47	House Site	Sy.No. 190/1A	1,455 Sft	Plot No.8, Moosavadi (V), Vandavasi Taluq, Tiruvannamalai District	Sq.Ft.	47	350	350/- per sq.ft.
20	38	House Site	Sy.No. 107/2E	1,208 Sft	Suliyapatti (V), Manapparai (T), Tiruchirapalli District	Sq. Ft.	40	60 to 70	60/- per sq.ft.
21	49	House Building	Sy.No. 455/1A	2,032 Sft	D.No.3/134, Pulivalam Village, Musiri Taluq, Trichy District	Sq. Ft.	139	100	139/- per Sft. for site + 1,92,227/- (structure value)
22	29	House Site	Sy.No. 474/1A	1260 Sq.ft.	Zuzuadi Taraff, Chinna Elasagiri Village of Hosur Taluk, Dharmapuri District	Sq. Ft	234	80 to 150	234/- Per Sft.
23	30	House Building	Sy.No. 218/5B 3 & 5B1, etc.,	0.11Ac & 0.05 Ac	Seethamjeri Village, Uttukotai, Tiruvallur Taluk	Sft.	67	105	105/- Per Sft.

7) As per Rule-165 of Chapter-XXII contemplated in G.O.Ms.No.311, Revenue (Endts1) Dept., Dated:09.04.1990, the TTD Board is competent to sale, exchange or mortgage the Immovable properties, if it considered that the transaction is;

- (i) Necessary or beneficial to the Tirumala Tirupati Devasthanams.
- (ii) Consistent with the object of the Tirumala Tirupati Devasthanams.
- (iii) The consideration thereof is reasonable and proper.

- 8) The Government of Andhra Pradesh in its G.O.Ms.No.405 Revenue (Endts-II) Department, Dt.04.07.2002 has issued certain guidelines for disposal of Endowment properties i.e., "Vacant urban properties which are not of immediate use for the expansion of the institution and are difficult to protect may be disposed off through public auction".
- 9) Aggrieved to the above orders, Writ Petitions vide No.21148/2002, WPMP No.15055/2005 in WP No.11812/2005, etc., were filed before the Hon'ble High Court of Andhra Pradesh to set aside the said G.O.
- 10) However, the TTD has sold 37 Nos. of properties situated i.e. in Andhra Pradesh (27 properties), Telangana State (01 property), Tamil Nadu State (10 properties), Karnataka State (04 properties) after issuing the said G.O. and Interim Orders of the Hon'ble Court in Writ Petition No.21148 / 2002, Dt.05.12.2002.
- 11) While circulating the above facts, the Devasthanams Law Officer, TTD., Tirupathi offered his opinion as follows:-

"Perused the note file. The file is reviewed again. It is seen from WPMP No.15055/2005 in WP No.11812/2005 that TTD is not a party in the said writ petition. That writ petition related to Endowment Department, where in Hon'ble High Court passed Interim Order to obtain prior permission before alienation of property of Endowment. In the instant case, the properties belonged to TTD. No doubt, it is learnt that on some earlier occasions, TTD obtained permission from the Hon'ble High Court for alienation of its properties. However, when TTD is not a party to the above writ proceedings, in my opinion it is not mandatory to seek permission from the Hon'ble High Court, in disposing of properties for valid reasons. It is seen from the note file that except items at Sl. No.18, 28 and 44 out of 53 items, all other properties are meagre extent and situated at faraway places which are not viable and maintainable by TTD. Further, those items appear to be prone for encroachments. That apart, it is now proposed by TTD as seen from note file that those items are going to be sold in public auction after publication. Under these circumstances, TTD Management may proceed with the proposal of selling those items in public auction."

- 12) Further, the Executive Officer, TTD., Tirupathi and other Senior Officers while inspecting the properties of Andhra Ashram, Rishikesh on 11.11.2019, found that there is a huge demand for construction of Convention Hall, Rest Houses, etc., in lands measuring an extent of Ac.1.20 Cts. situated in Sy.No.276 locally named as Haridwar Road Garden and Ac.7.05 Cts. situated in Sy.No.74/5 named as Big Garden at Rishikesh for the benefit of pilgrims visiting Rishikesh and Chardam, since there is very less amount of mango trees are yielding and the TTD is getting meager amount with the usufructs of mangoes.

- 13) Among the above two lands, it is proposed to sale the land measuring an extent of Ac.1.20 Cts. situated in Sy.No.276 locally named as Haridwar Road Garden and to utilize the sale proceeds for construction of Dormitory Hall etc., in the land Ac.7.05 Cts. situated in Sy.No.74/5 named as Big Garden and to take up other developmental activities of Andhra Ashram, Rishikesh in phased manner.
- 14) It was ascertained that, the SRO Value of the land is Rs.30,000/- per Sq.Yrd. approximately and the Local Prevailing Market Value is Rs.40,000/- to Rs.50,000/- approximately, since the land is situated amidst of residential houses. Thus, the cost of the proposed land if at sold will get an amount of Rs.18.00 Crores to Rs.25.00 Crores approximately.
- 15) The sale proceeds in respect of the properties which are proposed in Table-II, III & IV may get around Rs.5.00 Crores approximately.
- 16) The following are the two existing methods being followed while auctioning the TTD properties from the year 1972 to 2014.
- (a) Selling the properties through public auction by the TTD Officials nominated by the EO, TTD., Tirupathi.
 - (b) Selling the properties (especially urban properties) through MSTC Ltd., Visakhapatnam by e-Tendering system as was done previously in similar 3 Nos. of properties each situated in Vijayawada, Bengaluru & Salem.
- 17) In addition to the above procedures, now it is proposing to auction certain rural area properties situated in Andhra Pradesh as mentioned at Table-II through the respective District Collectors also.
- 18) Hence, the matter is placed before the TTD Board for kind information and for taking a decision on the following:
- A) On not taking up the public auction for the properties mentioned at Table-I at present for the reasons as mentioned against each property.
 - B) On approving the upset values mentioned against each property in Tables II, III & IV.
 - C) On requesting the District Collectors of Andhra Pradesh concerned for auctioning the properties mentioned at Table-II as proposed at Para No.12.
 - D) On putting auction through MSTC Ltd., (e-Tenders) for the properties mentioned at Table-III, since the properties are situated in Urban Areas.
 - E) On putting auction for the properties mentioned at Table-IV at locality through TTD Teams, since the properties are situated in Rural Areas.

- F) On putting auction through MSTC Ltd., (e-Tenders) in respect of the land measuring an extent of Ac.1.20 Cts. situated in Sy.No.276 locally named as Haridwar Road Garden at Rishikesh subject to fixation of Upset Value by the EO, TTD., basing on the local prevailing market values.
- G) If the properties couldn't be sold through the respective District Collectors / MSTC Ltd., Visakhapatnam, then those properties shall be auctioned by TTD Teams.

Res.No.309, dated 29.02.2020.

Proposal at Para 18 approved.

**Sd/- Y.V. Subba Reddy,
Chairman, TTD Board.**