

## GENERAL LICENSE TERMS

1. **Use / Purpose:**  
For Government Organizations, Banking/IT Sector, or any other use allowed under prevailing rules/guidelines.
2. **License Period:**  
3 years, renewable on mutual consent.
3. **Renewal Conditions:**  
As per existing VMRDA practices.
4. **Eligibility Conditions:**  
Should Submit solvency certificate from the competent authorities and rules as per existing VMRDA practices.
5. **Mandatory Licenses / Approvals:**  
As required under VMRDA guidelines before occupancy.
6. **Use of Common Areas:**  
Charges for common and parking areas 20% on the bid amount per Sft on a per square foot basis.
7. **Rate per Square Foot:**  
Minimum rate to be based on organization type and purpose; should be equal to or higher than previous auction rates.

## ADDITIONAL CONDITIONS FOR OPEN AUCTION

1. **Permissible Usage:**  
No use as Marriage Function Hall or Banquet Hall.
2. **Alterations / Modifications:**
  1. No structural changes unless approved by APEPDCL/GVMC/CRZ (if applicable).
  2. Must comply with ECBC norms and get prior approval from a 3rd party agency authorized by APEPDCL.
3. **Ownership Rights:**  
Bidders must provide an undertaking not to claim ownership or obstruct APEPDCL's right to revoke the allotment.
4. **Designated Usage:**  
To be used for purposes like conferences, seminars, office use, corporate events, with designated entry/exit to avoid disrupting ground floor APEPDCL activities.
5. **Prohibited Activities:**  
No social gatherings or activities beyond the scope of intended usage.
6. **Regulatory Compliance:**  
Must comply with all laws and regulations issued by VMRDA and other statutory authorities.
7. **Sub-letting Restrictions:**  
No sub-licensing, assigning, transferring, or third-party use without prior written consent from APEPDCL.
8. **Additional Work & Rent:**  
If extra work is expected from APEPDCL, scope and increased rent must be specified.

  
Administrative Officer  
Visakhapatnam Metropolitan  
Region Development Authority  
Visakhapatnam

## DETAILS OF THE PROPERTY:

APEPDCL, YENDADA VILLAGE, ADJACENT TO ISKON TEMPLE					
LIST OF VACANT SPACES					
Sl.No.	Shops No./office/Commerical	Total Area (in sft)	Market value per SQ.yard as per S.R.O, VSP (in Rs.)	UPSET VALUE per sft	Upset price (in Rs.)per month
1	First floor	14400	35000	36/-	518400
2	Second floor	14400	35000	36/-	518400
*** The rate for common areas and parking spaces will be calculated @ 20% on the highest bid value per sft.					

  
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