

Rc. No.1061/2001/G3

SUBJECT NO.: 18

Sub: Planning – VUDA – Visakhapatnam – Establishment of Maharaja's Institute of Medical Sciences with attached Hospital by Sri Rama Educational Trust in S.NO.73/7 of Nellimarla (V), Vizianagaram District – payment of processing fee and development cost – reg.

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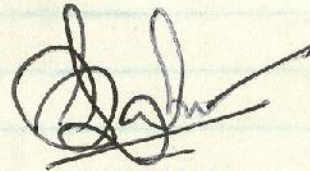
Sri A.Murthy Raju, chairman & Managing Trustee of M/s Sri Rama Educational Trust has submitted the plans to accord permission for construction of building for establishment of Maharaja's Institute of Medical Sciences with attached Hospitals with 300 beds in an extent of Acs.50.00 in S.No.73/7 of Nellimarla village and mandal of Vizianagaram district. The said land was alienated by the Government in G.O.Ms. No.736, Rev. Department (Assignment-I) dated 16-10-2000 to the above Institution by the MRO, Nellimarla as per the proceedings Rc.No. 2974/2000/B1, dated 15-9-2000 of the Collector, Vizianagaram.

The plans so received have been examined in detail and found that the above site is located in adjoining Nellimarla road and having approach through S.Nos. 70 and 74 with 40' and 60' roads respectively. The Institution has already formed the above two roads. The said site is earmarked for Agricultural land use zone. Hence, it requires change of land use from Agricultural use to Institutional use. The Institution has to pay the processing fee of Rs. 25,000/-. They have also to pay the development charges of Rs. 10,11,750/- towards conversion charges of land use @ Rs. 5/- per Sqm. as ordered by the government in GO. Ms.No. 51 MA dt. 5-2-96.

The chairman & Managing Trustee was addressed in this office letter dated 16-1-2002 for payment of development charges of Rs. 10,11,750/-. They have submitted a representation to the Principal Secretary to Govt. MA & UD Department, Hyderabad to accord exemption from payment of the above conversion to the VUDA as it is a Govt. land and being utilized for the construction of Teaching Hospital and Medical College in public interest. The government in their letter No. 1804A/H2/2002-1, MA dt. 4-1-2002 while enclosing a copy of the representation of the above Institution, has requested the Vice-Chairman, VUDA to offer remarks. The government have fixed the rates for levy of development charges, conversion charges etc. in GO.Ms. No. 51 MA dt. 5-2-96. In no case, either by the government or VUDA have accorded exemption from payment of development charges, conversion charges etc. This is the project for construction of Medical College and Hospital in Vizianagaram Town which would boost the development of Vizianagaram Town in specific and the entire north coastal Andhra in general.

VUDA Resolution No.18 dated 2.4.2002

Resolved to ratify the action in recommending the change of land use to Government for an extent of Acs.50.00 in S.No.73/7 of Nellimerla village from agricultural use to Institutional use for construction of Medical college and Hospital by M/s Rama Educational Trust duly taking a decision on payment of development charges as requested by the institution for exemption.



CHAIRMAN

Therefore, the above proposals were sent to the government vide this office letter dt. 25-2-2002 in anticipation of the approval of the VUDA Board, to accord permission of the government for approval of change of land use of Ac.50.00 in S.No. 73/7 of Nellimerala (v) from Agricultural use to Institutional use for construction of Medical college and Hospital by M/s Sri Rama Educational Trust duly taking a decision on payment of development charges as requested by the Institution for exemption. The government was also addressed in the above letter to accord approval empowering UDA's to accord approval for conversion of land use for such Educational Institutions which are approved by the government by fixing the period of time to commence the college building and other infrastructure.

The matter is therefore placed before the VUDA Board for ratification in having addressed the Government for approval of the above proposals.

COMPARATIVE STATEMENT - PROPOSED ADDITIONS

A.P.Housing Board Allotment Regulations as awarded in G.O.Ms.No.67, dt.8.9.2001	VUDA Allotment Regulations vide G.O.Ms.No.113, M.A. dt.24.2.1984	Remarks
<p>1) <u>THIRD PARTY REGISTRATION:</u></p> <p>In case the allottee has transferred the flat or plot or house to a third party, through a sale agreement either on white paper or stamp paper signed by the allottee, the same will be transferred to the purchasee after levying transfer fee from the transferee at 7% of the present market value of the plot or flat or house as the case may be.</p>	<p>There is no such provision in VUDA allotment regulations. However, basing on VUDA Board Resolution sale permission for sites / houses / flats being given on payment of the amounts as follows:</p> <p>Site : Rs.70/- per Sq.yd in Municipal limits & Rs.20/- per Sq.yd outside municipal limits.</p> <p>House: Rs.3,500/- per year in municipal limits & Rs.2,500/- per year outside municipal limits for the shortfall period of 5 years from the date of registration.</p>	<p>According to the existing procedure in VUDA the site/house/flat is being registered to the allottee in the first instance. In case of sale transaction if any the purchaser is also getting the same registered in his name by incurring additional registration charges, for the same site/house on Market value. In such case the allottee is paying sale permission charges to VUDA which may be less than the amounts being collected by the A.P.Housing Board as per their regulations. In case the procedure being followed by A.P.H.B. is adopted, the allottee / third party is getting benefit of one time registration charges (approximate 13%). Therefore it may be considered to adopt the A.P.H.B. regulation in addition to the existing sale permission procedure by levying transfer fee <u>at 10%</u> of the present market value instead of 7% being collected by A.P.H.B. As regards third party Registration it may also be viewed whether to also add "or the act GPA of Allottee will be deemed to be the Act of the Allottee" for this purpose.</p>