

Sub:- VUDA - UFD - MGM - VUDA park - allotment of kids pride -  
- Reg.

Ref:- Representation dt.4-11-06 of M/s MGM Diamond Beach Resorts (P)  
Ltd.,

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M/s MGM Diamond Beach Resorts (P) Ltd., has requested to allot the kids pride site to create an ayurvedic spa and fitness center with a restaurant and other facilities at the present children park. It was also stated that they will not put up any permanent structure whatsoever and would maintain the present premises and all additional requirements will be done in temporary nut, bolt and wooden structures which can be removed at any point of time. M/s MGM has also informed that they will get back to VUDA the northern and eastern of their park of the same measurements in exchange to this kids pride site, which they have requested for allotment.

Visakhapatnam Port Trust vide their letter dt.28-2-2003 has accorded permission to develop the subject area and to landscape it suitably to enable visitors and tourists have a glimpse of the light house and enjoy the scenic beauty subject to the following conditions:

1. The ownership of the land and structures existing thereon shall be with VPT only.
2. VUDA should not construct any structure in the VPT land.
3. VUDA should not earn any money on the VPT land from the visitors/tourists.
4. VUDA have to handover the possession of the land and structures thereon on 7 days notice whenever the land is required to VPT without any protest/contest. No compensation would be payable by VPT to VUDA for the developments if any undertaken by them in the said premises in this contest.
5. The VUDA is liable to remove, if any un-authorized constructions that may crop up in the VPT land. VUDA should not make any construction in the area.
6. The VUDA is liable for the watch and ward and maintenance of the land required. The periodical maintenance of structures during the period.

7. As and when any other developmental activities of the port are to be taken up in the said land requiring uprooting of some or all of the plants now to be planted by VUDA, the VUDA shall not have any objection for the same and the VPT will not compensate any amount to VUDA towards the cost of such plantation or compensation in any manner whatsoever.
8. The VUDA shall undertake plantation of only social forestry type of plants but not any revenue yielding type. If any revenue yielding plants are planted, the right over such revenue shall be vested with VPT only.
9. the plantation and maintenance of the plants in the said area is alone permitted to be undertaken by VUDA.
10. The permission is purely temporary in nature, the VPT is at liberty to revoke the permission at any time without assigning any reasons and the VUDA shall not have any objection for the same.

The extent of the Kids pride is around 0.88Ac as per the plan furnished by VPT. VUDA has developed the 0.88Ac. of land with landscape and children play equipment to attract children and visitors. But it seems VUDA's aim is not fulfilled since a very few children are visiting the kids pride from the last few years and maintenance became burden on the part of VUDA. Hence it may be thought of alternative ways to attract more visitors to the said park with lighthouse to enjoy the scenic view of the beach and to have a glimpse of the lighthouse.

The MGM has come forward to maintain the kids pride at their own cost duly accepting to give back equal extent of land in exchange of this land to utilize by VUDA for some other purpose, it may be considered to examine the request of the MGM.

If we were to sublease the Kids pride to M/s MGM Beach Resorts, we have to obtain permission from VPT.


As per the coastal zone management plan (CZMP), the subject site falls in CRZ-II zone. The proposed development of kids pride site is suitable landscaping with temporary structures are permissible in the zone.

In the conditions of Visakhapatnam Port Trust, there is no condition of sublease etc. Extending the same conditions of VPT and to put for fruitful use, the proposal in favour of M/s MGM is approved (with no excess land as equivalent land in the park with trees is taken by VUDA) subject to utilization of the area as per CRZ rules.

Hence the matter is placed before VUDA board for ratification.

VUDA R.No.166 dated: 28-04-2007

Perused and ratified the action in having allotted Kids Pride Land to MGM  
subject to conditions laid down in the agenda note.

  
Chairman, VUDA