

SUBJECT NO. 570.Rc. No. 2947/98/ EM. I.

Sub:-VUDA-Visakhapatnam-Allotment of Sites earmarked for Construction of Schools and Hospitals-Regarding.

AGENDA NOTE:

Certain Sites in various colonies developed by VUDA are earmarked for allotment for construction of Schools and Hospitals. A Statement showing the details of Sites earmarked for the above purpose is submitted below.

In the matter of allotment of School and Hospital Sites, the VUDA Board in its Resolution No.273, Dt.31.3.98 has resolved to laydown the following policy guidelines.

1. The price shall be fixed by committee consisting of the District collector, Visakhapatnam and the Chairman and Vice-Chairman, VUDA as is the procedure vide G.O.Ms.No.505/MA, Dt.23.9.88.
2. In view of the crucial role of the Schools and hospitals in triggering off development of those areas, the allottee shall commence construction within 6 months from the date of allotment and approval of plans and shall start operating within 2 years from the date of allotment and approval of plans.
3. Credit shall be given to good academic record, experience and financial soundness in selecting the allottee.

A notification was issued on 15.9.98 calling the applicants for allotment of the Sites for construction of Schools and Hospitals in various layouts. In response to the above notification, 97 applications for Schools, 27 applications for Hospitals have been received. A Statement showing the details of applications received for each site are put up for perusal of Board.

As regards fixation of cost for the said Sites, the Government in their letter Dt.29.11.98 have clarified that the basic value of land cost as per local Sub-Registrar in which the VUDA has developed the plots has to be taken as the basis, and to this the Dev.charges incurred by VUDA has to be arrived and added to arrive at the price of the plots developed for sale to reputed educational institutions and also for Hospitals. The Government in the said letter have further informed that the School and Hospital Sites should be disposed off as per the instructions contained in G.O.Ms.No.355, MA, Dt.4.7.1988. A copy of the



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above Government letter and above G. O., are submitted for perusal.

The above matter was placed before VUDA Board and the VUDA in the meeting held on 28.1.99 has observed that the norms fixed by Government regarding fixation of rate for the above Sites is non-realistic and resolved to refer the matter to the rate fixation Committee as resolved earlier.

The VUDA Board in its Resolution No.421, Dt.18.6.99 has authorised the Chairman to constitute a Committee for formalating the guidelines and selecting the eligible applicants for allotment of School and Hospital Sites at Rushikonda, Kapula-Uppada and other places and submit the report before next Board meeting for taking a decision in the matter. The Committee could not be constituted sofar.

The Government in their letter Dt.28.11.98 issued certain guidelines for fixation of rate to the School Sites and Hospital Sites. VUDA Board in its meeting held on 28.1.99 observed that the rates of fixed is non-realistic. The Government in their letter indicated to follow the guidelines issued in the G. O. Ms. No. 355/MA Dt.4.7.88 (Item. II of para. 3 of G. O.,). The guidelines issued in the para also indicate that the cost of land to be allotted for reputed educational institutions shall include the basic cost of the land applicable to residential plots plus cost of development on no profit and no loss basis. Therefore, it is submitted to the Board to refer the matter to the Government for further clarification on the rate to be fixed mentioning all details.

**VUDA Resolution No. 570, dt.9-8-2000**

Resolved to address the Government for further clarification on the rate to be fixed regarding allotment of sites to schools and hospitals in detail mentioning that the development cost has already been included in the layout cost while allotting the plots to the public and allotting the same to the existing applicants by inviting sealed tenders and conducting auction among them.

*K. Srinivas*  
Chairman