

SUB.- VUDA - Alienation of Government lands - Auction of Government lands through Bulk sale at Madhurawada (v) - Reg.

AGENDA NOTE :

Alienation proposals have been sent to the Mandal Revenue Officer (Rural), Visakhapatnam at Madhurawada village for the following lands. As per the instructions of the District Collector, Visakhapatnam, the following Government lands in Madhurawada have been handed over advance possession to V.U.D.A. But no proceedings have been issued alienating the Government lands with regular alienation proposals to V.U.D.A. The details of Government lands handed over Advance possession to V.U.D.A. are given below which are free from encumbrances.

Sl. No.	Survey NO.	Extent. Ac. Cts.	Name of the Village.	Remarks.
1.	336/P	80.00	} Madhurawada Category-I	Out of Ac. 80.00 land Ac. 2.43 cts. Covered 80' road.
2.	127/5	4.90		
3.	129/1,2,3	10.00		
4.	130/1	5.00		
5.	353/1	1.63		
6.	353/2,3,4	6.00		
7.	353/5	2.00		
8.	355/5	5.00		
9.	355/7B, 7C	3.99		
10.	355/8	5.00		
11.	355/10	5.00		
TOTAL.		48.52		

The District Collector, Visakhapatnam has been addressed to issue Proceedings constituting a Committee to conduct Public auction of Government lands to realise the amount from the sale proceeds of the auction to meet the State Budget. No specific orders of the District Collector/Government have been issued alienating the lands to V.U.D.A. to realize the amount to V.U.D.A. funds. The District Collector has been addressed in the matter to issue necessary orders in this regard. A Copy of the same is put up below for kind perusal.

For the purpose of preparing layout, teams have been constituted for attending to the work of identification and taking over of Government lands with its status on ground. Full details of government lands have been obtained by the teams and peg mark the Government lands on ground. Basing on the reports submitted by the planning teams, layout sketches of bulk lands are being prepared by the planning Wing. In the mean while, quotations called for and Brochure cum auction book let is being entrusted to the printing firms for auction of the above Government lands through bulk sale.

The terms and conditions for allotment of Government Bulk lands have been prepared and putup below for favour of perusal and approval.

The matter is placed before V.U.D.A. Board for information and also for orders to follow the same procedure in future auctions.

AUCTION CUM SEALED TENDER BASIS

ALLOTMENT

Allotment of plot will be made to those eligible Persons/ Institutions/ Societies/ Company whose highest bid/ tender is confirmed by the Vice-Chairman, VUDA

ELIGIBILITY

- a. Only persons/ Institutions/ Societies/ Company ^{firm} who can legally contract are eligible to apply.
- b. Application may be in sole or joint names not exceeding (5) five names. All correspondence will be made in the name of the first applicant only.
- c. In the category of Institution/ Societies/ Company, documentary proof including latest Annual Report/ Memorandum and Articles of Association/ Registration certificate in support of the nature of Institutions/ Societies/ Company shall accompany the application.
- d. Two recent passport size photographs of all applicants/ authorized person shall accompany the application, one being affixed to the application at the space provided and duly attested by such applicant/ authorized person and the other to be enclosed with the application duly signed on the reverse of the photo.
- e. Applications signed by the GPA holders will not be entertained and will be rejected.
- f. Every application must be accompanied with the proof of EMD.

AUCTION AND SEALED TENDERS

a. Applicants intending to offer the rate through sealed tender may do so in the prescribed form supplied with the application form. The filling of sealed tender is optional. The applicant intending to offer the rate through sealed tender may do so in the prescribed form supplied with the application form. The applicant/ authorized representatives may submit the sealed tender before commencement of the open auction of the particular plot. The sealed tenders need to be dropped in the box made available. VUDA will not be responsible for the contents of any unclosed or unsealed covers.

The applicants are entitled to submit the maximum of (3) three tender forms which are supplied along with application form with same serial number. ^{and can quote for 3 plots.} However, if successful for any one of the plots, the remaining tender forms becomes invalid and cannot be used by other applicants.

- b. The sale of plots will be on public-auction-cum sealed tender basis.
- c. The tendered amount in the sealed tender form need to be higher than upset price. In case the bid amount in open auction and tendered amounts are equal, the Auction Officer will conduct open auction again between the highest bidder/ tenderers. The tendered rate need not be in multiple as may be announced by the Auction Officer and can quote any rate.
- d. Once a sealed tender is received with the application it will not be returned or allowed to be withdrawn under any circumstances and the rate tendered therein shall be binding in case of acceptance of the same.
- e. The auction will be held at the place on the date and as given in the Notification/ Advertisement.

f. Any corrections overwriting or alterations carried over tender form is not permitted.

SUBMISSION, ACCEPTANCE AND REJECTION OF APPLICATIONS

- a. Applications duly completed in all respects shall be submitted in VUDA Office, at Siripuram, U.B. Complex, Visakhapatnam as given in the Notification /Advertisement.
- b. Mere submission of application(including applications by post) does not amount to acceptance of the application. VUDA shall have the right to reject any application.
- c. Applications received in incomplete shape in any respect or without EMD or contrary to the terms and conditions and any other instructions will be rejected, even after acceptance of the bid/tender.

AUCTION, BIDDING AND KNOCKING DOWN

- a. The entry into the place of auction will be regulated and applicants having the tokens issued by VUDA on the day of auction, accompanied by not more than two persons, if such an applicant so wishes, are only permitted to participate in the auction with permit pass.
- b. " Applicant " hereinafter refers to the sole or first applicant in case of joint names and in case of institutions/Society/Company the authorized person for the purpose of participation in the auction and completion of other formalities if such Applicant/Institution/Society/ Company succeeds in getting the plot.

- j) All the correspondence will be made to the address given in the application form. It shall be the responsibility of the applicant to inform any ⁿchanges in the address obtaining acknowledgment from VUDA.
15. VUDA will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the Registered Sale Deed directly to the bank.

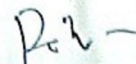
SPECIAL CONDITIONS

1. In the land use plan approved for VMR the land use for the proposed plot is earmarked for all uses like residential, Commercial, I.T. would be permissible except Industries.
2. Planning Permission shall have to be obtained from Competent Authority.
3. The proposed constructions shall strictly adhere to the Common Building Rules issued by Government Vide G.O.Ms. No. 345 MA Dt. 30-6-2006
4. Only one sub-Division of each plot is permissible with a minimum plot size of one / two acres and such sub-division is permissible only in respect of plots of sizes more than 2 acres extent, subject to fulfillment of other conditions.
5. Environment clearance if necessary as per Government of India norms shall be obtained by the applicant.
6. For all Multi- storied Buildings prior NOC from Air Port Authority of India and NOC from Director General Fire Services Department is mandatory before applying for building permission,
7. Each project shall provide individual sewerage Treatment plant and in no circumstances, sewerage, waste water shall be let out side the Complex.
8. All permissions will be considered by the respective authorities only as per the rules / regulations, norms as applicable and any changes made from time to time by the Government. No relaxations will be considered or entertained.
9. In all matters of doubts or disputes or in respect of any matter not provided for in these terms and conditions, the decision of the Vice-Chairman, VUDA shall be final and binding.
10. The plot put for auction is on "as is where is condition". The applicants shall inspect the plot and satisfy themselves of the condition and location of the plot before participating in the auction. VUDA will not carry any development work within the plot.

11. VUDA will provide external trunk services like roads, ~~water supply line~~ & electricity. These works will be completed within a period of six months from the date of auction and may extend in the circumstances beyond the control of VUDA.
12. The successful bidders of the plots after registration can apply for the building permission without waiting for the external infrastructure facilities like proposed roads, ~~electricity and water supply lines as they are all intended to be completed in six months period.~~
13. Site inspection will be arranged from the office of VUDA for those who have purchased the application form/ Brochure.

VUDA Resolution No.202, dated 28-08-2007

Resolved to approve the proposals for auction of Government lands through bulk sale at Madhurawada village.


Chairman, VUDA