

DRAFT SUBJECT: 157

Rc.No.1828/A/99/I-3,

Sub:-VUDA-Revenue Section-Entrustment of Bheemunipatnam Guest House at Bheemili-Reg.

The VUDA has called the Expression of interest from the interested bidders for maintenance of Guest house at Bheemunipatnam. In response to the E.O.I published in daily news papers and Website, 4 applicants have submitted their willingness for taking over the Guest House on lease basis. The applications so received have been examined and constituted a Committee with the following members for inspection of the premises and submit their notes of inspection covering all aspects for the proposed licence.

1. Estate Officer,
2. Superintending Engineer.
3. Chief Urban Planner.
4. O.S.D (P.M.U)
5. A.P.O (Projects)
6. Dy.Executive Engineer (Sri Bhavani Shankar)

The Committee has given their report to assess the expenditure for repairs, renovations, furniture, interiors etc., A meeting was conducted with the interested parties on 16.9.2006 in VUDA Meeting hall and taken their expression on maintenance of the Guest House. In the meeting, it was decided to call for the applications along with in terms and conditions for filing the tender by the interested parties. Accordingly, the terms and conditions and application form in respect of Bheemunipatnam Guest House were sent to all the 4 applicants for submission in the prescribed application forms along with EMD of Rs.25,000/- on or before 28.10.2006. Out of 4 applicants, only one person Sri P.Ranga Rao has dropped his application in the tender box. It was opened in the presence of the applicant and the Officers of VUDA.

Sri P.Ranga Rao has quoted ^{the licence fee at} ~~his amount~~ of R.20,500/- per month for taking the Guest House subject to the following conditions.

1. The licence amount quoted by him is Rs.20,500/- per month with an increase of 5% every year.
2. In addition to the above amount, he offer ^{ed} 1% of the yearly turnover to VUDA.
3. All permanent structures will be left to VUDA after completion of licence period.
4. The VUDA shall accord permission for all additional constructions over and above the first floor (Semi permanent structure) as per their requirement.
5. The VUDA shall accord permission for Bar-Cum-Restaurant to cater the needs of the tourists.
6. The VUDA shall accord permission to run the guest house with minor modifications, renovations to the existing building and land scapping in the first phase.
7. The VUDA shall accord permission to construct a Restaurant and conference hall in the 2nd phase within six to ten months.

The bid application filed by Sri P.Ranga Rao has been examined in detail and accepted the offer ^{of the bidder} by ~~VUDA~~ with the following terms and conditions and issued proceedings to that effect vide this office proceedings dated 10.11.2006.

1. The initial licence period is 9 years only.
2. The licence fee shall be increased @ ^{5%} ~~3%~~ in every year on the existing licence fee and pay 1% of the yearly turnover to VUDA..
3. The licence ^{fee} has to ~~pay~~ the Security Deposit amount equal to 3 months licence fee which works out to R.61,500/- and to pay Rs.25,000/- towards electrical security deposit within 15 days from the date of receipt of the order.

4. The licensee shall pay the licence fee together with electrical consumption charges on or before 10th of every succeeding month falling which the interest will be charged @ Rs.2/- per hundred.
5. The licensee shall execute the licence deed in his favour immediately.
6. The licensee has to maintain the premises neat and clean.
7. The licensee shall pay all the taxes to the Govt including the property tax, water tax etc.,
8. The licensee shall obtain structural stability report from the Andhra University Civil Engg.Dept., with prior permission of VUDA before commencement of the Project.
9. The other terms and conditions stipulated in the application hold good. The licensee has paid the amount of Rs.61,500/- on 23.11.2006 and 25.11.2006 towards the licence fee deposit and requested to transfer EMD of Rs.25,000/- towards Elec. Consumption deposit. The licence deed was also executed on 6.12.2006.

In view of the above, the matter is placed before VUDA Board meeting for ratification.

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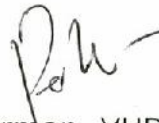
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VUDA R.No. 157 dated: 18-12-2006

Resolved to ratify the action in having leased Bheemili Guest House subject to conditions laid down in the agenda note.



Chairman, VUDA