

**SUBJECT NO. 69**

**Sub:- VUDA – Visakhapatnam – Revenue Section – Allotment of office accommodation of Udyog Bhavan Complex 'C' Block to IOB – Renewal of licence enhancement of licence fee – Request by IOB to reconsider the enhancement of lease rent – Reg.**

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**AGENDA NOTE:-**

The office accommodation measuring an area of 720 Sft. in Ground Floor of Udyog Bhavan complex was allotted initially to I.O.B Branch vide Proceedings date 06-12-2005 and subsequently, an additional extent of 857 sft has been allotted for expansion of the bank and the same was taken possession on 22-01-2013. Thus the total area comes to 1577 sft.

The Senior Manager, IOB, VUDA Branch, Visakhapatnam has requested for extension of licence period for another two years i.e., from 1-8-2012 to 31-7-2014. Being Nationalized Bank the licence period of the IOB, VUDA Branch, Visakhapatnam has been renewed for two years with effect from 01-8-2012 to 31-7-2014 i.e. old existing rent of Rs.10,098/- up to 21-01-2013 and revised rent of Rs.50/- per sft from the date of additional area taken i.e. on 22-1-13 as per VUDA Board Resolution No-122 dt.15-12-2012 at monthly enhanced rent of Rs.78,850/- (Rupees Seventy Eight Thousand Eight hundred and Fifty Only) per month subject to the following conditions. Vide Proceedings Rc.No.6/03/I-3, dt.07-06-2013.

1. Accommodation is being allotted as is where condition basis is.
2. The licensee shall pay Rs.9,46,200/- towards 12 months licence fee as advance security deposit on or before 30-06-2013.
3. The licensee shall also pay Rs.5,000/- towards electrical caution deposit on or before 30-06-2013.
4. The licensee shall pay the monthly licence fee of Rs.78,850/- for every month by 10<sup>th</sup> of succeeding month. In case of any delay, the late fee of Rs.2/- per hundred per month is payable by them.
5. The licensee shall pay the service tax @ 12.36% on rentals and to modify the same as and when the Government of India revises.
6. The period of licence is only for 2 years.
7. All the taxes where it is applicable shall be paid by the licensee.
8. All the terms and conditions of application & licence deed holds good.

9. The licensee has to execute the licence deed immediately after payment of the security deposit amount of Rs.9,46,200/-.

The Senior Manager, IOB, VUDA Branch in his letter dt. 17-09-2013 has informed that the increase in rent and rate per sft. is rather steep, that their Bank being a Govt. undertaking situated in the interior of the complex, that their association with VUDA about to complete a decade, requested to reconsider the rent on par with lease for other establishments in the complex.

<b>The following are the Rent Particulars being collected from the Government Organizations</b>							
<b>S. No.</b>	<b>Name of the Govt. institution/ organization</b>	<b>Place of the Complex</b>	<b>Area Sq.ft/ Sq.Yds.</b>	<b>Rent per Month (Rs.)</b>	<b>Rent per Sq.ft. (Rs.)</b>	<b>File R.c. No.</b>	<b>Licence/ Lease valid till</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
1	CTO Kurupam Market	U.B.C. 'B' Block	2940 sft.	37002	13/sft.	1/C/97/I-3	31-05-07
2	CTO DwarakaNagar	U.B.C. 'B' Block	6361 sft.	72293	12/sft.	1/97/I-3	30-09-06
3	Bureau of Indian Standards	U.B.C. 'C' Block	4600 sft.	44969	10/sft.	3805/2001/I-3	30-09-13
4	CTO- Deputy Commissioner	U.B.C. 'B' Block	5420 sft.	61700	12/sft.	1B/97/I-3	26-06-09
5	CTO Chinawaltair	U.B.C. 'B' Block	6612 sft.	74431	11/sft.	1A/97/I-3	30-09-06
6	Regional Trust Information	U.B.C. 'B' Block	753 sft.	9748	13/sft.	2486/91/I-3	11-09-09
7	CTO Suryabagh	U.B.C. 'B' Block	6612 sft.	89774	14/sft.	1/97/I-3	09-01-08
8	Dist. Educational Officer	U.B.C. 'B' Block	5883 sft.	40212	7/sft.	382/99/I-3	29-04-08
9	CTO- Gajuwaka	U.B.C. 'C' Block	4425 sft.	49811	11/sft.	4352/03/I-3	23-09-07
10	APITCO	U.B.C. 'A' Block	900 sft.	11172	12/sft.	4717/A/93/I-3	18-09-11

11	BARC	U.B.C. 'B' Block	4975 sft.	74309	15/sft.	13699/08/I-3	30-11-12
12	APEPDCLtd.	U.B.C. 'A' Block	5366 sft.	95885	18/sft.	422A/2003/I-3	28-02-13
13	Labour Court	U.B.C. 'A' Block	4004 sft.	53293	13/sft.	2020/87/I-3	03-01-13
14	National Institute of Open School	U.B.C. 'B' Block	4820 sft.	33478	7/sft.	1581/07/I-3	20-06-16
15	CID Department	U.B.C. 'B' Block	4804 sft.	53020	11/sft.	230006/11/I-3	12-12-13
16	The Regional Director cum Appellate Commissioner of Municipal Administration	U.B.C. 'B' Block	1500 sft.	15750	11/sft.	23006A/11/I-3	31-12-14
17	SB Hyderabad	Sagar Nagar	2188 sft.	6329	3/sft.	465/93/I-3	30-06-14
18	SB Hyderabad (A.T.M)	Sagar Nagar	29 sft.	209	7/sft.	465/93/I-3	30-06-14
19	AP.Housing Corporation	MVP Sector-12	6656 sft.	84757	12/sft.	4717/93/I-3	31-03-13
20	Indira Gandhi National Open University	MVP Sector-12	6656 sft.	66560	10/sft.	2121A/09/I-3	17-03-14

The Board vide Resolution No. 122, dt. 15-12-2012 has resolved to increase the rent to Rs. 50/- per sft. & accordingly, the rate has to be applied for above institution as well.

In view of the above, the request of the Sr. Manager, IOB, VUDA Branch to reconsider the lease rent is placed before the Board for taking a decision in the matter.

Sl. No.	Subject No.	Subject	Resolutions
			<p><b>alienating the lands</b></p> <ul style="list-style-type: none"> <li>• <b>JV marketing is not agreed in Housing Schemes of private developers.</b></li> </ul>
14	65	Status of the officials working on deputation basis in VUDA – Request for creation of Dy. CAO- Reg.	<b>It is agreed to recommend to the Government for creation of the post of Deputy Chief Account Officer (DyCAO) for the purpose of Internal Audit in VUDA to be filled up on deputation.</b>
15	66	Status of standing counsels – Local courts, High court and Supreme Court – submitted for favour of perusal – Reg.	<b>Perused. It is to be ensured by the VC, VUDA that no counsel continues beyond the tenure.</b>
16	67	Construction of Gated Community Row Housing Scheme at Rushikonda- disposal of Balance 60 units- Reg.	<b>In the present circumstances, it is ordered to go for disposal for Auction one more time; if no satisfactory results, then alternate methods of disposal can be resorted.</b>
17	68	Projects – Maha bodhi Society – Request for allotment of land for development of Buddhist Meditation Center and Buddhist Cultural Centre at Thotlakonda – Reg.	<b>Earlier proposal of VUDA Board is modified and the Society is instructed to approach the revenue Department for the lands required.</b>
18	69	Allotment of office accommodation of Udyog Bhavan Complex ‘C’ Block to IOB – Renewal of licence enhancement of licence fee – Request by IOB to reconsider the enhancement of lease rent	<b>Not considered in consonance with the decision taken at item no.62</b>

