

Draft Subject:-

191 162

Sub:- VUDA – Estate wing – Allotment of 22 shops and open space at Pedagantyada Ph-I layout to Adarash Public School for 30 years lease basis- Request for allotment under B.O.T. system to Adarash Public School for further 30 years lease period- submitted.

Ref:- Lr dt 8-01-2004 of the Principal Adarash Public School.

In the Year 1994 the Adarash Public School was allotted 22 shops in Pedagantyada layout Ph I for running School on 20 years lease basis at a monthly licence fee of Rs 7,000 -. Later the society was allotted open space measuring 0.61cts i.e.2952sq yards adjacent to the shopping complex @ Rs 10/- per sq yard on 26-08-1996 by extending lease period from 20 years to 30 years including shops with the condition that the enhancement of licence fee would be made for every five years. However the vuda enhanced licence fee for 3 years on par with other licencees. On enhancement of licence fee for 3 years along with others, inspite of understanding, for 5 years in the agreement, the Educational Society filed a case in the Honble High Court vide W.P.no. 22538/2001 against period of enhancement. As per the court direction the Society is paying the enhanced licence fee from 1st Nov 2001. Later they have reequested VUDA for repairs of the building as it is in a precarious condition. As the condition of the building endangered Public safety it is not desirable to continue Schooling activity in that complex. The society has been informed to relocate the Institution elsewhere.

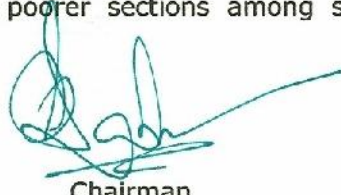
The society stated that it not feasible and sensible to relocate as their school is affiliated to C.B.S.E. New Delhi and requested for the allotment of 22 shops and open space at a reasonable price. They stated that they are running as a non profitable oraganisation, intending to provide quality education in the rehabilitation colonies. This would mean asure upliftment in the backward areas. The V.C. has inspected the said Premises on 20-11-2003, and offered B.O.T alternative for building construction to the school mangement. The school mangament consented to take up consturction of school building under B.O.T system with an estimated value of Rs .51.12 lakhs. They also requested VUDA to allot additional land towards the end which is vacant in order to meet the C.B.S.E. norms. They undertake the construction of work in Jan' 2004 and will be completed 6 to 8 months period

Further the school management requested to give a fresh agreement for 30 years of lease period from or after the days of construction and assured that they would to pay the licence fees as usual till then. Cost – benefit -- analysis is yet to be done.

In view of the above, the proposal is placed before VUDA Board for consideration and agreeing for the proposal in principle pending economics to be worked out.

VUDA RESOLUTION NO.162, DATED 24-2-04

Resolved to approve the proposals of allotment of 22 shops and open space at Pedagantyada phase I layout to Adarsh Public School for 30 years under B.O.T. with a condition that 10% of the seats shall be given at free of cost to the poorer sections among students to be sponsored by VUDA.



Chairman.