

SUBJECT NO. 40

Sub: VUDA - Bulk land allotment – Auction of Government Bulk lands to give budgetary support to the Government – Allotment of site for an extent of Ac.4.50 Cts. In Sy.No.336/p at Madhurawada Village, in Rushikonda Satellite Township Visakhapatnam District – Exclusively allotted for Hospital Purpose – Development Agreement concluded with M/s. Adithya Construction Company India Private Limited for construction of Residential Building - Proposal – Submitted – Reg.

Ref: 1. This office Allotment Letter Rc.No.549/07/F1, dt.31.08.2007 addressed to Dr. C.S.Padmavathi.

2. This office building plan approval proceedings Rc.No.14129/10/PMU,dt.18.06.2011.

3. Letter dt. 04.02.2013 of the Director M/s. Adithya Construction Company India Private Limited.

Agenda Note:

It is to submit that in order to give budgetary support to the Government, VUDA has auctioned Government land on 30.08.2007 subject to certain terms and conditions stipulated in the application.

One Dr. C.S.Padmavathi was allotted Hospital site Plot No.H-1 in Rushikonda Layout, Madhurawada village, Chinagadili Mandal of Visakhapatnam District in Sy.No.336/p for an extent of Ac.4.95 Cts., taking in to consideration of her highest bid offer @ Rs.3,87,15,160/- per Acre and at total cost of Rs.19,16,40,042/- vide reference 1st cited, since, it is earmarked as Hospital as part of Sector Centre in the approved Rushikonda Layout Plan. The subject plot got registered in her favour after full payment made by the allottee.

Subsequently, the said Dr. C.S.Padmavathi has applied for approval of plans for construction of Hospital Building along with other facilities in an extent of Ac.4.50 Cts. in Sy.No.336/p of Madhurawada Village and the same got approved vide this office proceedings dt.18.06.2011 at reference 2nd cited, subject to certain terms and conditions stipulated therein.

As the matter stood thus, Dr. C.S.Padmavathi has entered in to a Development Agreement-Cum-GPA with the third party i.e., with M/s. Adithya Construction Company India Private Limited, Hyderabad and the same was also got registered vide document No.2502/2012, dt.15.06.2012.

The Director M/s. Adithya Construction Company India Private Limited, Hyderabad has submitted building plans for the proposed Residential Apartment in said Plot No.H-1 in Rushikonda Layout.

It is to submit that the layout is approved with Sector Centre provision for the Vicinity area, and it is desired not to revise the layout for the facilities provided with an objective for the development of the vicinity area. So far, VUDA has approved more than 850 layouts to support the inmates and surrounding areas with the facilities proposed. If we take 5 to 10% of the cases covered in this category for reviewing based on request, it will lead to processing of reviewing or revisiting the approval of layouts in more than 100 cases. Moreover, it will lead to fresh civil disputes out of the settled situation wherein the plot owners of the area purchased the plots considering the proposed Hospital facility. The planning wing of VUDA opined that it is not desirable to consider the request of the applicant for revision of land use from institutional use to Residential use in the Sector Centre area of L.P. No.103/96 of Madhurawada village, Visakhapatnam District.

M/s. Adithya Construction Company India Private Limited, Hyderabad vide the reference 3rd cited stated that *"the Sy.No.336/p for an extent of Ac.4.95 Cts., falls in residential zone as per Master plan and as per PART-III, Annexure II of GO.Ms.No.345 MA& UD (H2) Dept Dated:30-06-2006 of Vishakhapatnam Urban Development Authority. In category -1 of Land use Zoning Regulations it is clarified that Residential zone can be used for Hospital, service apartments and commercial complex use. The Land use certificate issued Vide RC.No.113/2012/L5, dated 12-04-2012 is showing our land falls in residential zone.."*

It is mentioned in the sale deed executed between VUDA- the vendor and Dr.C.S.Padmavathi-the vendee, on 12-03-2008 that the vendor laid out the said land into convenient house plots and Residential Plot/Hospital/School Sites in the name and style of "RUSHIKONDA SATELLITE TOWNSHIP LAYOUT"

The decision of revision of land use pattern from an approved layout plan especially in the areas of amenities like Schools, Hospitals, etc., is to be taken

In a bigger layouts, change of land use proposals are being referred to Government for approval. For example, change of Residential to Institutional in VUDA's approved Lay-out for DREDGING CORPORATION.

Hence, it is placed before the board whether to process all such requests duly examining the veracity of the individual cases – and to recommend eligible cases for CLU to the Government duly following existing rules and procedure in vogue.

Sl No	Subj ect No	Subject	RESOLUTIONS
38	38	VUDA - Projects - Development of Commercial Complex with Multiplex at Vizianagaram on BOT basis- request for waiver on the interest on late payment of Additional Development Premium and Lease Rent-Reg.	Perused the issue. The request for interest waiver is not considered.
39	39	Revenue Section - VUDA - Vysakhi Jala Udyanavanam (P) Ltd - Sri Sai Raghavendra Engineers & Contractors - Licence period expired by 31-1-2013 - Renewal of Licence period as per the recommendations of the committee - Reg.	It is directed to refer the issue to the Committee as constituted in the Agenda No.36
40	40	VUDA - Bulk land allotment - Auction of Government Bulk Lands to give budgetary support to the Government - Allotment of site for an extent of Ac.4.50 Cts. In Sy.No.336/p at Madhurawada Village, in Rushikonda Satellite Township Visakhapatnam District - Exclusively allotted for Hospital Purpose - Development Agreement concluded with M/s. Adithya Construction Company India Private Limited for construction of Residential Building - Proposal -	Except for the allied purpose of the utility, it is not allowed to revise the approved layout. Moreover, since the powers are already delegated to urban local body, the VUDA need not process for giving building plan approvals within GVMC.



CHAIRMAN, VUDA


2013/12/13