

Sub:- VUDA - Estate Cell - Allotment of site measuring 1004 sq. yds. to Sri T. L. Rambabu Petrol Bunk at Venkojipalem, M.V.Palem Sector-I layout in the year 1991 - Ratification of allotment by Board - Reg.

Ref:- This office progs. Rc.No. 4886/81 EM-II dt. 23-4-91.

The then Collector, Visakhapatnam, in his letter dt. 9-10-86 has forwarded the representation of Sri T.L.Rambabu un-employed post graduate, Visakhapatnam with regard to allotment of site on lease basis. The matter has been placed before VUDA Board with certain lease conditions. The VUDA Board in its Resolution No. 161, dt. 30-12-86 resolved to request the Vice-Chairman, VUDA and Commissioner, Visakhapatnam Municipal Corporation to inspect and place the matter before Board for a decision. Subsequently in this office letter dt. 19-5-87 Sri T.L. Rambabu, Visakhapatnam has been addressed that the matter is under consideration for allotment of site near Kotha Venkojipalem, M.V. palem, Sector-I layout for Petrol bunk subject to fulfilment of terms and conditions and relevant Govt. orders. Again the Board vide its Resolution No. 54, dt. 8-7-87 resolved to adjourn the matter duly requesting the Vice Chairman, VUDA and Commissioner, Visakhapatnam Municipal Corporation for a Joint report. Again the VUDA Board vide its Resolution No. 89, dt. 26-8-87 deferred the request of Sri T.L. Rambabu for lease of the site for allotment of a petrol Bunk. Subsequently, in this office letter dt. 19-12-87. the B.P.C.ltd. has been addressed that the land at Kotha-Venkojipalem will be given on market value.

In this office progs. dt. 23-4-91, Sri T.L. Rambabu, Visakhapatnam has been tentatively proposed to allot an extent of 1600 sq. yds. sq. yards of land approximately in Venkojipalem Sect. r-I/M.V. Palem layout @ Rs. 800/- per sq. yard which was the market value in that area as per the land values maintained by the Dist. Registrar, Visakhapatnam and as certified by the Dist. Collector, Visakhapatnam vide this letter D.Dis.No. 9173/90/B2, dt. 23-10-90 for petrol Bunk which was a service purpose. In the above progs. the allottee was requested to remit cost of ~~the~~ ^{the} within 15 days from the date of receipt of tentative allotment and it was also indicated in the order that the above tentative allotment of the above land and rate etc. are subject to approval, ratification of VUDA Board. But, the VUDA Board have not ratified the allotment. Subsequently at the request of the allottee, it has been considered to allot 1000 sq. yards and allowed to pay 20% of the cost i.e. Rs. 1,60,000/- immediately and balance cost of Rs. 6,40,000/- in 10 yearly instalments with 12% interest on the yearly reduction commencing from 31-5-92 to 31-5-2001 vide this office letter dt. 6-5-91. The allottee was also requested to furnish a Bank Guarantee for Rs. 10,62,400,- towards balance cost, which includes 12% interest vide this office letter dt. 6-5-91. On receipt of letter, the allottee paid the 20% cost on 17-5-91 and he was asked to furnish, Bank Guarantee and to pay the balance of Rs. 10,62,400/- in 10 yearly instalments. The allottee was also permitted to furnish Bank Guarantee before 21-8-91 at his request. Further extension of time was also granted at his request upto 31-10-91 for furnishing of Bank

Guarantee. As against payment of balance cost in instalments with interest and also Bank Guarantee, the allottee paid the balance cost of Rs. 6,40,000/- (Balance Prl. amount) on 28-10-91 i.e. before the extension period of 31-10-91 and requested to arrange for registration of the site. On receipt of payment, the allottee Sri T.L. Rambabu, Visakhapatnam has been asked vide this office letter dt. 28-10-91 to attend this office to take possession of the site and he was also asked to furnish necessary stamp papers in consultation with the Sub-Registrar, Visakhapatnam after taking over possession of the site for arranging registration of the site in his favour. The said site has been handedover by the surveyor, Estate cell on 2-12-91. He was also reminded vide this office letter Rs.4886/83 EM-I dt. 20-6-95, to furnish stamp papers for arranging registration. N.O.C. was also issued by VUDA to the above site for construction of Petrol Bunk vide Rc.No.2717/91 G3 (Plg) after considering all planning aspects. The party has constructed the Petrol Bunk and it is running at present.

In this connection, it is submitted that as per the allotment rules the site has to be allotted through a paper notification calling for applications. In this case, no paper notification issued and the allotment orders were issued as a special case meant for public service purpose subject to approval/ratification by VUDA Board. But, this allotment has not been ratified by Board.

In view of the above, the matter is placed before

to having allotted the

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site of 1004 sq. yards. @ Rs. 800/- being the market value in the year 1991.

VUDA RESOLUTION No. 115, dated 28-3-98.

Resolved to ratify the action in having allotted the site of 1004 sq. yds @ Rs.800/- being the market value in the year 1991 for construction of petrol bunk at Venkojipalem sector 1 M.V.Palem by Sri T.L. Rambabu.

K. Ganga
CHAIRMAN.