

Subject no. 121SUBJECT TO VUDA BOARD:

121

RC.NO. 10582/96/E.M.II.

305

Sub:- VUDA - Visakhapatnam - Disposal of
Plots in Kapuluppada Layout and
Rushikonda Layout - Reg.

AGENDA NOTE:

As per the orders of Government in G.O.Ms. No.413,M.A. Dated. 26.09.1995, the residential plots laid in Kapuluppada and Rushikonda Satellite Township Layouts were put for auction in three spells and two spells respectively, during the month of September,1996, to November,1996. Out of 952 plots in Kapuluppada layout put up for auction for allotment to general public only 109 plots were sold in Kapuluppada layout. Therefore, 843 plots are still un-sold in Kapuluppada Layout. Similarly, out of 262 plots in Rushikonda layout put for auction for allotment to general public 232 plots were sold and 30 plots are un-sold in Rushikonda Layout. Besides some more plots which were developed in Kapuluppada layout but for no put to auction is yet are also left. The upset price fixed for Kapuluppada plot is Rs. 296/- per Sq.yard, whereas average rate of Rs.310/- per Sq.yard is prevailed in the layout in the recent auction. The basic value of the Registration Department is Rs. 320/- per sq.yard since December,1996. The upset price for Rushikonda layout plot is Rs. 455/- per Sq.yard. Basic value of the Registration Department is Rs.600/- since December,1996. Unless these plots are sold, the V.U.D.A. cannot meet the expenditure for development of these layouts i.e., formation of roads, culverts, and over-head tanks etc., VUDA has to provide Electricity, Block tapping of all major roads, drains etc., The allottees whom plots were allotted are constantly pressing for development of infrastructural facilities. The Government have also directed VUDA to make payment of Rs. 1.50 Crores to Visakhapatnam Municipal Corporation towards shifting of water pipe lines affected due to the widening of N.H.5 from Visakhapatnam to Anakapalli and the VUDA shall have to deposit Rs.3.00 Crores with R & B Department for improvement of Visakhapatnam-Bheemili Beach road in instalments after developing the layout. Out of which V.U.D.A. has already paid Rs.1.25 crores to Visakhapatnam Municipal Corporation. The VUDA is yet to pay Rs.3.00 crores to R & B Department and they are constantly pressing for the release of Rs.3.00 Crores, since they have taken up the improvement of Visakhapatnam-Bheemili Beach Road.

VUDA RESOLUTION No. 121, dated 28-3-98.

Resolved to take a decision on Auction of Rushikonda
& Kapuluppada by May, 1998.

K. Srinivas
CHAIRMAN.