

SUB:- VUDA - ACCOUNTS - FIXATION OF FINAL COST AT
M.V.PALEM PLOTTED DEVELOPMENT SCHEME - FINAL COST
ARRIVED - APPROVAL - REG

AGENDA NOTE :

The M.V.Palem plotted development scheme has been covered by S.Nos. 3,4,11 to 14 etc., of Pedawaltair, China Waltair and Venkojipalem Villages in an extent of Ac.336.00. This has been developed into 12 Sectors. The scheme was taken up for development of Sites & Services in the year 1980. 3 Categories of sites namely LIG, MIG and HIG were worked out and allotted to the general public on tentative cost. The tentative cost fixed and collected at the time of initial allotment sector-wise is as follows:

SECTOR NO.	CATEGORY	TENTATIVE COST FIXED PER SQ.YARD.
I	MIG	103.00
	HIG	124.00
II	LIG	56.00
	MIG	56.00
III	LIG	61.50
	MIG	61.50
	HIG	73.50
IV	MIG	103.50
	HIG	124.00
V	LIG	62.50
	MIG	62.50
VI	LIG	35.00
VII	MIG	56.00
VIII	LIG	65.50
	MIG	65.50
IX	MIG	63.00
	MIG	63.00
X	MIG	98.00
	HIG	118.00
XI	MIG	62.50
XII	MIG	58.00

Based on the request of the allottees, the Board had passed orders in the Resolution No.738 dt. 28.4.89 fixing the nearest final cost sector-wise for the purpose of sale permissions. The rates fixed sector-wise are indicated below:

SECTOR NO.	CATEGORY	NEAREST FINAL COST PER SQ.YARD.
I	MIG	153.10
	HIG	183.70
II	LIG	76.60
	MIG	76.60
III	LIG	76.60
	MIG	76.60
	HIG	91.90
IV	MIG	153.10
	HIG	183.70
V	LIG	105.00
	MIG	105.00
VI	LIG	76.60
VII	MIG	80.00
VIII	LIG	105.00
	MIG	105.00
IX	MIG	80.00
X	MIG	129.60
	HIG	155.50
XI	MIG	76.60
XII	MIG	105.00

After the entire scheme has been completed and the final cost arrived the following are the rates worked out sectorwise.

SECTOR NO.	CATEGORY	FINAL COST ARRIVED PER SQ. YARD.
I	MIG	61.00
	HIG	73.00
II	LIG	52.00
	MIG	52.00
III	LIG	77.00
	MIG	77.00
	HIG	93.00
IV	MIG	113.00
	HIG	136.00
V	LIG	75.00
	MIG	75.00
VI	LIG	41.00
VII	MIG	26.00
VIII	LIG	66.00
	MIG	66.00
IX	MIG	66.00
X	MIG	60.00
	HIG	72.00
XI	MIG	36.00
XII	MIG	123.00

These rates i.e., final costs are found to be lesser than the tentative cost fixed and nearest final cost fixed already collected from the allottees.

- I. It is submitted for consideration among the Tentative cost, Nearest final cost and Final cost the rates fixed for the nearest final cost are higher as arrived in the year 1989 itself. Therefore the rates fixed for the nearest final cost in the year 1989 and approved by the Board may be fixed as Final cost for M.V.Palem Layout.
- II. Several sale deeds have been executed after collection of tentative cost + Rs.4/- or more per sq.yd as the case may be. Therefore since sale deeds have been executed in all these cases, further collection of differential amounts from these allottees may be difficult.

Therefore for all such cases the tentative cost + Rs.4/- or more as the case may be which was already collected as Security Deposit may be treated as final cost.

- III. For the remaining allottees where Lease-cum-Sale Agreements have been executed and final sale deed has to be executed, the difference of tentative cost and final cost as fixed now will be collected at the time of registration.

Hence the matter is placed before VUDA Board for approval.

VUDA RESOLUTION NO.516 DT.30-3-2000

Resolved to approve the final cost of Muvvalavanipalem plotted development scheme as follows;

Sector No	Category	Final cost per sq. yd. (Rs.)
I	MIG	153-10
	HIG	183-70
II	LIG	76-60
	MIG	76-60
III	LIG	76-60
	MIG	76-60
	HIG	91-90
IV	MIG	153-10
	HIG	183-70
V	LIG	105-00
	MIG	105-00
VI	LIG	76-60
VII	MIG	80-00
VIII	LIG	105-00
	MIG	105-00
IX	MIG	80-00
X	MIG	129-60
	HIG	155-50
XI	MIG	76-60
XII	MIG	105-00

As regards sale deeds which have been already executed after collecting the tentative cost + Rs.4/- or more per sq. yd. as the case may be in all such cases the tentative cost + Rs.4 or more as the case may be which was already collected as Security deposit shall be treated as final cost.

For the remaining allottees where Lease-cum-sale agreements have been executed and final sale deeds to be executed, the difference of tentative

cost and final cost as fixed now shall be collected at the time of registration.

K. Georgey
CHAIRMAN