

DRAFT SUBJECT: 128

Sub: - VUDA – Allotment of Site to Sri Satya Sai Trust, A.P. Hyderabad in Sector-8 of M.V.P Colony of Visakhapatnam – Reg.

Sri. G.K.P. Mukunda Rao, Convener, Sri Satya Sai Vidya Vihar in his letter dated 28.08.2003 has stated that the existing premises of Sri Satya Sai Vidya Vihar complex located in Sector-8 of MVP Colony measuring 8374 sq. yards is made over by VUDA and since 1984 the spiritually oriented service organization functioning successfully with the following activities.

1. Sri Sathya Sai Vidya Vihar a front line high school affiliated to CBSE, New Delhi producing commendable results consistently with 100% first classes in 10th public examinations for the last 15 years.
2. Sri Sathya Sai Vidya Vihar a Junior College imparting + 2 education and affiliated to intermediate board, AP since last four years.
3. A Service center cum prayer hall for carrying out spiritual activities for the benefit of all interested.
4. A medical service center rendering free medical service to the poor and needy on two days in a week by 46 experts in various branches of medicine. On an average, 1500 patients are treated free of cost which includes blood-tests, X-Ray filming and Scanning.

The convener further stated that for due to unavoidable reasons the registration of the premises could not be carried out, and requested to condone the delay, to consider allotment of the site @ Rs.1/- per Sq. Yd as was agreed by the then Vice Chairman, Sri S.V. Prasad, IAS and to waive premium charges and permit to register the site at Rs.1/- per Sq Yd.

The brief history of the matter is as follows:

On the request of the District President, Bhagavan Sri Satya Sai Seva Organization in his letter dated 12-4-1982, the VUDA Board in its Allotment committee Resolution No.25 of 24.4.82 resolved to lot the following sites in favour of the Seva Organization as detailed.

1. On payment of 50% cost of the land fixed for allottees in that Sector.
2. Development of the allotted sites should be completed within one year from the

date of taking possession.

- a) Nehru Nagar layout 10.55.50 sq. yards.
- b) M.V. Paleni Layout (sector-8) Ac.1.86 Cents.

According to the above Resolution, the VMC has issued certificate that they have no objection for allotment of the above sites in favour of the said organization. Based on the above, the VUDA in its proceedings dated 8-4-1983 have issued orders to the District President, Sri Satya Sai Seva Organization duly allotting an extent of 1055.50 sq. yards site in Nehru Nagar Colony on 50% cost of the land fixed for the allottees and to develop the site within one year from the date of taking possession of the land. Accordingly the Trust has paid an amount of Rs.5,000/- towards cost of the above Nehru Nagar site and the same is not materialized and has been cancelled in this office proceedings dated 11-8-1984 duly refunding the Demand Draft for Rs.5,000/- to the Trust.

Further it is submitted that the VUDA Board in its Resolution No. 312-dated 17-12-1983 has approved for allotment of site to Sri Satya Sai Vidya Vihar in sector-VIII of M.V.P Colony of Visakhapatnam on lease basis as detailed.

1. 50% cost of the land as fixed for allottees in that sector.
2. Development of the allotted sites should be completed within one year from the date of taking of the site, after obtaining the concurrence from Visakhapatnam Municipal Corporation. The VMC in their lr.dated 16-9-83 have agreed that they have no objection for construction of School on the site.

Accordingly, in this office proceedings dated 29-12-83 an extent of Ac.1.86 Cts (9002.40) sq yards) in Sector.8 of M.V.P Colony has been allotted to Sri Satya Sai State Trust, Hyderabad for construction of a school building for Educational purpose as follows:

1. On lease basis of 30 years.
2. On payment of 50% cost of the site as premium which works out to Rs.2, 02,554/-.
3. On payment of lease rent @ Rs.1/- per sq yard per annum.
4. The construction should be completed within two years from the date of taking possession of the site, failing which the site will be reverted back to VUDA automatically.

Based on the above proceedings the said Trust has paid an amount of Rs.58,000/- vide VUDA Challan No.153/43 dated 27-3-84. On payment of the said amount of

Rs.58,000/- the site has been handed over to the Society for construction of the school building.

As the matter stands, the Convener, Bhagavan Sri Satya Sai Vidya Vihar Educational Society, Visakhapatnam in their letter dated 27-9-1984 has stated that on the allotted site they run a school besides the following Seva activities on the premises of the allotted site.

1. An operation Theatre to carry polio operations, Eye operations and other minor operations to the poor at free of cost by Dr. Vyaghreswarudu.
2. An Artificial Limbs Center to help the disabled to receive suitable artificial limbs.
3. A free clinic with medicines to the poor.
4. A spiritual library consisting of books relating to all religions to impart knowledge and wisdom to the people.

In view of the above Seva Organizations, the convener requested for allotment of the site @ Rs.1/- per sq. yard instead of Rs.22 /- per sq yard.

Based on the representation of the convener, the then Collector, Visakhapatnam Sri S.V.Prasad, IAS in their D.O letter dated 25-10-1984 has recommended the VC, VUDA for allotment of site @ Rs.1/- per sq. yard as the land is being utilized for a noble purpose and the nominal rate has helped a lot in the promotion of education as well as a number of other public causes.

The Vice Chairman, In charge Sri S.V.Prasad, IAS, in his note orders dated 17-12-84 has ordered that Sri Satya Sai Seva Samithi has been pleading for considering allotment of site at a nominal rate of Rs.1/- per sq. yard. This is a non-commercial organization with laudable record of service, particularly in the fields of education. In this particular case, the land is being used for a school, a clinic, as artificial limb center and such public purposes. The whole project is taken up with dedication, devotion and service motive. It will only be fair for VUDA to agree for nominal charge of Rs.1/- per sq. yard and thus contribute to the growth of service institutions. There is no financial loss involved for VUDA as the cost of this site is already recovered from plot allottees. Moreover, VUDA has shown similar kind of gestures towards a number of organizations previously. Please put up a suitable subject to VUDA to treat this as a special case and charge only a nominal rate of Rs.1/- per square yard.

As per the above orders, the VUDA Board in its Res. No.517, dated 1-3-85 has approved the lands allotted to public utility; the fixation of rate may be examined.

As per the Board Resolution, on verification of file no further proceedings on the matter for re-examination of rates where the allotments were made to public utility.

The Satya Sai Seva Organization in the meantime they have established the following in the land.

1. Central Syllabus School.
2. State syllabus intermediate Junior College.
3. Prayer hall for use of Bhajans on every Thursday, Sunday and other festival days.
4. Medical center for the poor people, blood camp, scanning, etc.,

It is submitted that Sri Satya Sai Seva Organization is paid only Rs.58,000/- for the land of Ac.1.86 cents, and no further correspondence on the matter.

At this juncture the Vice Chairman, VUDA has pleased to passed orders to implement the decision taken by the former Vice Chairman dated 17.12.1984. Accordingly the matter has been examined in detail and ordered in Proceedings Rc.No.344/82, F4 dated 10.09.2003 allotting the site measuring Ac.1.86 cents (9002.40 Sq. Yd) @ Rs.1/- per Sq. Yd in Sector VIII of MV Palem Colony in favour of Sri Satya Sai State Trust, Andhra Pradesh, Hyderabad as per the orders of the then Vice Chairman, dated 17.12.1984.

A conditional Sale Deed for Rs.9002.40 has been executed in favour the Trust and registered in Distict Registrar's Office, Visakhapatnam on dated: 11.09.2003.

In view of the aforementioned circumstances the matter is placed before the Board for information and to according post- facto- approval.

VUDA Board Resolution No.128

Perused and ratified the action in executing the conditional sale deed in favour of Sri Satya Sai Trust measuring an extent of Ac.1.86 cts (9002.40 sq. yds).


CHAIRMAN