

SUBJECT No. 101

Sub:- VUDA Estate Wing-Revenue Section-Extension of further 3 years of Licence Period-Regarding.

AGENDA:

Sri S.Suryanarayana Raju Licensee of Fruit Juice Stall on Kailasagiri has informed that he has constructed a temporary structure and running fruit juice business on Kailasagiri from October 2003 and paying the rent of Rs.2000/- per month regularly. He is requesting the Authority to extend 22 years of lease period for the said open space to continue fruit juice business and he has given his willingness to pay the rent fixed by VUDA with yearly enhancement.

In this connection, it is submitted that Sri S.Suryanarayana Raju has been allotted Pineapple model canteen at Kailasa hill vide this office letter dated 12-03-2003 with a monthly licence fee of Rs.6500/-. Later on his request he was allotted a small bit of land measuring 225 Sft. at a monthly licence fee of Rs.6000/- to carry the business of fruit juice, hot chat and STD phone. After completion of construction of the bunk by the allottee on the allotted vacant site the rent is being collected w.e.f. 01-10-2003.

The following amendments were issued vide this office letter dt 12-07-04 to sell the items noted against each individual in respect of Terms and condition stipulated in their allotment orders.

- | | |
|-------------------------------------|--------------------------------------|
| 1. Sri S.Suryanarayana Raju | Fruit juice Business alone |
| 2. Sri B.Trimurthulu | Fresh Fruits/ snack center with chat |
| 3. Smt N.Padma (Fish model canteen) | Visakha Dairy Milk products only |

Accordingly Sri S.Suryanarayana Raju was permitted to sell fruit juice only by reducing the licence fee from Rs.6000/- to Rs.2000/- deleting the hot chat and STD business from earlier orders.

Regarding 22 years of lease period, it is submitted for in the VUDA Board Resolution No.71 dated 09-11-2002 VUDA has resolved for running the shops and stalls in the parks only for 3 years, next to go for auction.

It is further submitted that VUDA allowed the following projects for long period.

The shop/ Stall/Bunks excluding park areas allowing up to 9 years, as per VUDA resolution No.560 dated 11-07-2000 allowing beyond 9 years with afresh allotment.

1. The idea cellular Ltd was allotted an extent of 240 Sqm. Of land on Kailasa hill for 9 years period for installation of tower and diesel generator, with an enhancement of 35% after every three years.

:: 2 ::

2. The drive in restaurant premises was allotted to M/s Fusion Foods for 9 years period on licence basis and developed the premises with their investment.
3. The Vysakhi Jala Udhanavanam premises was allotted for 9 years to M/s Raghavendra Engineers and Contractors (P) Ltd and on satisfactory maintenance further 9 years period will be extended.
4. Kartheekavanam Project was allotted to M/s MAG Leisures for 33 years period on the G.O. issued by the Government as a Tourism Project.
5. Ropeway Project & Circular Train Project were allotted for 22 years period on BOT basis.

The Licence fee is for 1 month only. The extension of licence period for further period of 3 years @ 7% over and above the existing licence fee for Commercial for general stalls, shops, bunks and Office accommodations every year. This is applicable only in respect of Shops, stalls, bunks and office accommodations available in VUDA Complexes as per VUDA Resolution NO.140, Dt.28.9.03. In respect of bunks, canteens, stalls etc., at parks the period of licence in only 3 years as per Board Resolution No.71, dt. 9.11.2002. After expiry of 3 years the Shops, Stalls, & Canteens have to be notified for auction for fresh allotment.

In view of the above, it is submitted that the request of Sri S.Suryanarayana Raju licensee of Fruit Juice Shop at Kailasa hill may be considered for further period of 3 years on par with resolution No.140 with an enhancement of Licence Fee @ 7% over and above the existing licence fee every year with effect from 1.10.2006.

The matter is placed before the VUDA Board for taking a decision for all the licensees in all parks developed by VUDA on par with the above for extension of further period of 3 years with an Enhancement of Licence fee @ 7% Over and above existing Licence fee every year, after expiry of existing term. In case of Court cases filed by the Licensee, the same may be considered on withdrawal of Court Cases if any.

(O R)

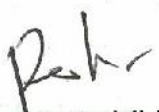
For any other Orders as deemed fit in respect of renewal period, enhancement rate for annum for Kailasa hill separately & other Parks separately.

Another term of three years period renewal with yearly enhancement of 7% over the existing licence fee may be agreed.

232

VUDA Resolution No.101, dated 31-05-2006

Resolved to considered to renew the licence of all shop tenants in all parks developed by VUDA on par with Resolution No.140 for a further period of 3 years with an enhancement of licence fee @ 7% over and above the existing licence fee every year with effect from 01-10-2006. In case of court cases filed by licence the same shall be considered on withdrawal of Court cases if any


Chairman, VUDA