

SUBJECT No. 133

AGENDA NOTE:

The VUDA developed satellite Township layouts of Tarakarama Township layouts at Rushikonda and Kapulauppada during the year 1989. Subsequently during the year 1996, the land in the above two layouts have been alienated to VUDA by Government and revised layout prepared and developed with full infrastructure facilities. All the plots in Rushikonda and Kapulauppada layouts have been allotted by way of public auction during the years 1989 and 1996 to 2000. As per auction allotment conditions the allottees have to construct building within 3 years from the date of allotment i.e. from the date of auction and payment of full cost. Due to non-construction of buildings on the plots allotted through auction the infrastructure facilities like drains, Roads Electrical lines etc., have been destroyed. Two to three notices have been also issued to the allottees of Rushikonda layout for construction of houses in their plots. But, no notice was issued to Kapulauppada layout so far. The allottees of Rushikonda layout have replied in their replies that no development was made and no body has constructed houses and thereby requesting for extension and also requesting to provide all facilities of drains, Electrical etc., to start Construction of houses.

The matter has been examined and the replies given by some of the allottees are not convincing and VUDA proposed to issue cancellation proceedings. After issue of cancellation orders, the allottees may approach courts for relief and may also represent for revocation of cancellation stating that they will start construction and may seek extension of time.

For these cases, VUDA may propose revocation cancellation. In earlier cases VUDA allowed such cases and fixed Rs.35/- per sq yard towards revocation charges and increased later to Rs.70/- per

Now the matter is placed before VUDA Board for a decision to follow the following uniform procedure for all the layouts developed by VUDA.

1. To issue notice for cancellation of all the layouts, wherein 3 years completed from the date of allotment.
2. Execution of an undertaking on an affidavit from the allottees concerned that they shall start construction of house.
3. After receipt of such undertaking 6 months time will be allowed /granted subject to evidence of furnishing of Building plans approvals either of GVMC/ Municipality / Gram Panchayat / VUDA as case may be.
4. Revocation charges shall be levied @ Rs.200/- per Sq. yard if any of the cancelled allottee approaches the Authority, with an undertaking that they shall commence construction of house within one year. Even after a lapse of one year time, such allotment shall be cancelled and the entire amount paid by them shall be forfeited as per the auction terms and conditions No. 28 and allotment conditions No.6.

The above proposal placed before VUDA Board for its approval.

**VUDA Resolution No.133, dated 31-05-2006**

Resolved to adopt uniform procedure for all the layouts developed by VUDA, where construction of building not taken place as follows.

1. To issue Show cause notice for cancellation of all the layouts, where in 3 years completed from the date of allotment.
2. Execution of an undertaking on an affidavit from the allottees concerned that they shall start construction of house.
3. After receipt of such undertaking 6 months time will be allowed/ granted subject to evidence of furnishing of Building plans approvals either of GVMC/ Municipality/ Gram Panchayat/ VUDA as case may be.
4. Revocation charges shall be levied @ Rs.200/- per Sq.yard if any of the cancelled allottee approaches the Authority, with an undertaking that they shall commence construction of house within one year. Even after a lapse of one year time, such allotment shall be cancelled and the entire amount paid by them shall be forfeited as per the auction terms and conditions No.28 and allotment conditions No.6.

  
Chairman, VUDA