

VUDA RESOLUTION NO. 77, DT. 08-05-2012

The Board discussed the matter and resolved and delegated the powers to the Vice-Chairman, VUDA for allotment of odd and irregular bits which cannot be sold in public auction to the adjacent plot owners by collecting average auction rate of the nearest VUDA developed layout. Such rate is applicable only if the auction for plots in the said layout was held within two years from the date of allotment and such auction is nearby to the irregular odd bits. All other cases which cannot fit in this norm may be placed before the VUDA Board for approval.


CHAIRMAN

SUBJECT NO. 77

Sub : VUDA - VSP-Allotment - Allotment of odd bit in S.No. 336/p of Madhurawada Village in favour of Smt Lakshmi Gonela W/o R.K. Gonela, I.A.S. (Retd)- Ratification - Reg.

Agenda Note :-

Smt. Lakshmi Gonela, W/o R.K.Gonela, IAS (Retd) has represented that they are having private site in S.No. 382/P of Thimmapuram(V), Madhurawada which is in unauthorised Layout. They have applied for regularisation of the said site to VUDA. During the process of regularisation they have noticed that there is no approach road to their site, and requested to allot VUDA site for approach. The said VUDA site is identified which was small irregular shaped bit of land in between the applicant site and the existing 50' road. As per measurements the extent of said site is 74 Sq.Yds in S.No. 336/P of Madhurawada(V), which is not suitable for individual allotment.

The VUDA Board in its Resolution No. 143, dt. 18.12.2006 authorized Vice-Chairman, VUDA to allot more than 50 Sq.Yds to the adjacent plot allottee. The present basic Sub-Registrar value in the S.No. 336/P of Madhurawada(V) is Rs. 9,000/- per Sq.Yd. as per the certificate dt. 15.12.2011 of Sub-Registrar, Madhurawada.

During the auctions held in the nearby by Cyber Valley layout, sector -I & II on 16-5-2011 to 18-5-2011 (S.No. 129p, 348/2) 352/p, 353/p, 355/2 of Madhurawada) the upset price was fixed Rs. 12,000/- per sq.yard. The lowest auction rate is Rs. 12,100/- and the Highest auction rate is Rs. 18,200/-. Since the requested site measuring 74 Sq.yards is an odd bit not suitable for individual construction, the average auction rate of Rs. 14,867/-

(Total amount of Rs. 38,46,59,531/- = Rs. 14,867 per sq.yard) is justifiable.
25873 sq.yards

In view of the above, the said extent of 74 Sq.Yds. bit of land in S.No. 33/P of Madhurawada(V) may be allotted to Smt. Lakshmi Gonela W/o. Sri R.K. Gonela who is not VUDA allottee in order to have access to the applicant site at the nearest average auction rate of Cyber Valley layout of Rs. 14,867 per Sq. yds duly cancelling the earlier proceedings issued.

In future the Vice Chairman may be authorized to allot odd bits at the nearest average auction rate or the prevailing market rate.

Hence, the matter is placed before VUDA Board for approved.


Vice Chairman


CHAIRMAN