

SUBJECT NO.43

**Sub:- VUDA – Allotments - Harita Housing Project- Madhurawada
– Proposals for drawl of lots – issue of notification –
Submitted for approval - Reg.**

AGENDA NOTE :-

The VUDA has taken up construction of 710 Flats in Harita Housing Project at Madhurawada in 3 categories i.e., HIG, MIG & LIG and allotment was made duly fixing the flat cost to be paid in 6 installments.

Out of 710 Flats the allottees of 50 flats have surrendered their allotted flats and the amount paid by the individual allottees have been refunded to them. Thus there is a vacancy of 50 flats.

Then some of the existing allottees have represented for change of facing and change of category out of the vacant flats available of Harita Housing Project. The VUDA Board in its Resolution No.75, dated 14-12-2013 has resolved to give the priority to the existing allottees for the remaining vacant flats subject to their agreeing for paying the revised and increased charges and to the overall terms and conditions of earlier allotment.

A paper notification was published on 21-2-2014 inviting applications for change of facing and change of category which will be taken up on 23-2-2014 by drawal of lots.

Accordingly VUDA has considered the request of the existing allottees for changing of flat with interested available facing in respect of 12 allottees and changing of the category of the flat in respect of 20 allottees through drawl of lots held on 23-2-2014. The differential cost of the revised provisional allotment of flat due to the increase in the area

@ Rs.2700/- sft was ordered to be paid along with the last installment or at the time of registration of the flat on or before 31.7.2014 whichever is earlier.

After the considering the requests for change of facing of flat and change of category of flats, on 23-2-2014 a fresh vacancy position of flats has been arrived. A paper notification has been issued for these balance 50 vacant flats in Harita Housing Project on 2-3-2014 inviting applications through online for allotment of flats in Harita Housing Scheme at Madhurawada in VUDA website www.vuda.gov.in. Last date for submission of applications was mentioned as 3-4-2014 and date of drawal of lots was mentioned as 12-4-2014. But due to General Elections the last date for submission of applications was extended upto 9-5-2014 and the allotment of the vacant flats will be taken up in the month of May/June, 2014.

Out of 660 existing allottees 590 allottees have paid upto 5th installment. Only 70 allottees have to pay the 5th installment which was due on 31st January, 2014. The 6th installment due date is on 30th April, 2014. The difference of fixation of final cost is on 31-7-2014 or handing over the flat whichever is earlier. A copy of the status of the payment made for allotted flats is submitted for reference.

In view of the above, the matter is placed before VUDA Board for perusal.

RC No.A.No.1992/2010/Harita/MWHS/G6

Annexure to the Agenda 10 and 43

After taking due permission from the Government Vide RC No.3916/H2/2010 of MA&UD Department dated 6.4.2013 - on the request of allottees of Harita Housing Scheme who has decided to withdraw from the scheme and wanted their installments amount paid to be refunded and wherein the Government has ordered for the refunding of the amount without any interest, there are 50 allottees who have exercised the above option and moved out of the Scheme duly receiving the principal amount paid by them - HIG Scheme (six cases), MIG category (35 cases) and LIG Category (nine cases) with a total amount of 7,32,72,046/- i.e., 7.33 Crores were refunded.

After getting the amount duly furnishing an affidavit in this regard, few allottees have requested to return the interest accrued to their deposited amount till the date of refunding as the interest accrued is calculated and considered and adjusted in the remaining payment of the continuing allottees of the Scheme. The interest amount calculated for this comes around Rs.1.72 Crores as per the calculation made by the bankers. So far, in any scheme, the refunding scheme is not given and discontinuing by the allottees will result in forfeiting all the amounts paid - which is one of the conditions of the allotment as well.

For this scheme only, Government has permitted for withdrawl with the option of refunding of principal amount as the delay is on the side of VUDA in non-timely completion of the project. The decision taken in this issue will become a policy issue of the organization in similarly placed cases in future. Accordingly, decision may be taken on the above request.

VICE CHAIRMAN, VUDA

Sl. No.	Subject No.	Subject	Resolutions
42	41	VUDA- Allotment wing - Allotment of odd bits - Applications invited through online in two spells - Perusal - Reg.	<ul style="list-style-type: none"> • The Board records its dissatisfaction of the inaction by Secretary, VUDA on this issue kept pending for the past seven months!! • The issue has to be processed as per the existing board resolutions and to be brought to the next board meeting with full details for decision.
43	42	VUDA- VSP- Estt. - Government accorded permission for filling up of the vacancy posts in cadre of Surveyor-cum-Draftsman, Tracer and Work Inspector in VUDA through Departmental Selection Committee -Notification Issued - Reg.	Perused.
44	43	VUDA - Allotments - Harita Housing Project-Madhurawada - Proposals for drawl of lots - Issue of notification - Submitted for approval - Reg.	Perused the developments and approved the action taken to dispose the vacant units.
45	44	E.A. 187/2012 in EP 69/2008 in O.S. 681/1992 on the file of Hon'ble 2 nd Additional Junior Civil Judge Court, Visakhapatnam in formation of 60' Road winding from NSTL to Kotha Venkojipalem filed by Smt. Sarvanamma and others - Putting the matter before Board for perusal and for a decision - Reg.	As Compensation by way of land-for-land is not allowed as per present policy of the Government, VC, VUDA is instructed to file necessary documents or appeals towards providing compensation by way of TDR or under LA Act.

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[Handwritten Date: 21/11/2014]