

SUBJECT NO. 57

Sub:- VUDA – Planning - Approval of Revised Building Drawings of M/s. Global Entropolis Asia Pvt. Ltd., in S.No.1/p of Yendada and S.No.386/p of Madhurawada an extent of Ac.80.00- Levy of City Level Infrastructure Impact Fee – Request of the Developer for making payment in 6 installments with payment of 10% of impact fee as first installment - Approval of revised drawings under process – One year time requested for payment of development charges - Reg.

- Ref:-**
1. Letter No.12548/H2/2012 dated 28-10-2013 of the Principal Secretary to Govt., MA & UD Dept., Hyd.
 2. This office letters of even No. dated 20-10-2008, 20-7-2012& 29-12-2012 addressed to Principal Secretary to Govt., MA & UD Dept., Hyd.
 3. Letter No.12548/H2/2012 dated 2-10-2012 of the Principal Secretary to Govt., MA & UD Dept., Hyd.
 4. This office letter of even No. dated 7-3-2013 addressed to M/s. Global Entropolis Asia Pvt. Ltd.,
 5. Letter No.12548/H2/2012 dated 24-5-2013 of the Principal Secretary to Govt., MA & UD Dept., Hyd.
 6. Government Letter No:5777/H2/2014(Doc.No.1384) MA&UD Dept, Dt.14-03-2014 received on 26-03-2014.
 7. This office letter even No.Dt 24-3-2014 addressed to the Principal Secretary to Govt., MA & UD Dept., Hyd.
 8. This office letter of even no. dated 17-4-2014 addressed to M/s. Global Entropolis Asia Pvt. Ltd.,
 9. Letter No:5777/H2/2014(Doc.No.1509)MA&UD Dept, Dt.26-03-2014 received on 14-04-2014.
 10. Alert Note No.112 C.No 897/v &e (Dev-II)d1/2014 Dt 9-4-2014 of General Administration(V&E) Department received by this office on 24-4-2014.
 11. Letter dt.24-04-2014 of M/s. Global Entropolis Asia Pvt. Ltd.,
 12. Letter dt.24-04-2014 of M/s. Global Entropolis Asia Pvt. Ltd.,
 13. This office letter of even no. dated 28-4-2014 addressed to Director General, Vigilance & Enforcement, General Administration Department, Government of Andhra Pradesh.
 14. Letter No:7670/E1/2014(Doc.No.1685)MA&UD Dept, Dt: 23-04-14 received by this office on 29-04-14

Agenda Note :

The following matter is placed before the Board as per the proposal of this office vide reference 7thabove and the direction of the Government thereon vide reference 9th cited.

It is to submit that an extent of Ac.80.00cts in S.No: 1/Part of Yendada and S.No; 386/p of Madhurawada was allotted to VUDA by Government for development of an integrated township under PPP model. M/s. Global Entropolis Asia Pvt Ltd., was selected in the bid process for the development of the township as a joint venture with VUDA. In accordance with detailed project report (DPR) submitted, the total built up area for the project is projected to **51,49,790.31Sq.Ft.**

Proposal of pre-closure by developer & approval of Government :

VUDA entered into an agreement with M/s. Global Entropolis Asia Pvt Ltd., on 30-3-2007 which is special purpose vehicle of M/s. ABS infrastructure India Pvt Ltd., for the development of integrated housing project on PPP mode with a project cost of Rs. 581.20 Crs and estimated to yield revenue of Rs. 882 Crs. The expenditure was to be borne by the firm and a minimum guarantee amount (MGA) of RS.236.50 Crs or 26.8% of gross revenue, whichever is higher, was payable to VUDA over a period of 30 months.

However, in the meantime, in January, 2008, the firm approached VUDA and the Government for pre-closure of the Agreement proposing to pay on the basis of projected revenue of Rs. 1121.34 crs on the built-up area of **51,49,790.31**Sft which is less than the built-up area of 86,33,274 Sft projected at the time of seeking of Environmental clearance.

The pre-closure proposal was forwarded to Government for issuing instructions on this issue and to refer the above proposal to M/s. APITCO Ltd., Hyderabad for seeking their opinion on the pre-closure proposal. Accordingly, M/s. APITCO Ltd., Hyderabad, vide this letter dt: 25-1-2008 have furnished their opinion regarding pre-closure payment of the land measuring extent Ac.80.00cts. M/s. APITCO Ltd., has suggested that after thoroughly verifying the Development Agreement, the Pre-Closure proposals by implementing NPV Method is beneficial since it is increasing the revenue as well as the Maximizes the current funds flow. They advised to furnish report to Government for its concurrence for approval of the pre-closure option. As per the Annexure-II of the developer's letter dated 30.1.2008, the expected revenue for the three years Rs.300.52 Crores for which, as per NPV Methodology, the amount offered to VUDA is Rs.237.93 Crores. The Minimum Guaranteed Amount offered by the developer is Rs.236.50 Crores. In view of the above, the following aspects are reported to Government for approval.

- i. The offered share as per NPV Methodology is Rs.237.93 Crores as per SBI (PLR) @ 12% be taken into consideration for calculation of NPV instead of 18% NPV requested by the developer or not.
- ii. Single sale deed may be registered in favour of M/s. Global Entropolis Asia Pvt. Ltd., Bangalore for the purpose of avoiding lengthy and time-consuming registration process mechanism.
- iii. An amount of Rs.100.00 Crores may be asked to pay by the developer immediately after obtaining approvals from the Government.
- iv. The balance amount of Rs.114.28 Crores (after deducting an amount of Rs.23.65 Crores paid at the time of signing of the agreement) may be asked to pay by the developer before 31.3.2008.

Accordingly, Govt has issued orders vide G.O.Ms.No: 201, dt: **5-3-2008** for the pre-closure proposal requested by the M/s. Global Entropolis Asia Pvt Ltd., The Govt recommended an amount of Rs. 242.29 Crs to be payable to VUDA with the following conditions.

1. VUDA shall have jurisdiction over the project as Local Authority.
2. The developer shall adhere to, the mandatory provisions for EWS housing as per the prescribed norms.
3. The developer has to inform about development of the project periodically to VUDA for information and record.
4. The Statutory Fee against Plan Approvals, from time to time, as per the Government rules to be paid to VUDA.
5. All necessary statutory approvals have to be obtained by the developer, such as Airport clearance, Fire, Environmental and other clearances, if any.
6. The sale deed will be executed in favour of the developer after the full payment is made to VUDA.

Subsequently, after the payment of above amount of Rs. 242.29 Crs to VUDA, the land was transferred to M/s. Global Entropolis Asia Pvt Ltd., vide Regd. Sale Deed No; 1025/2008 Dt:1-4-2008. The joint development agreement entered between VUDA and the firm has also been terminated vide cancellation deed No: 1024/2008, dt: 1-4-2008. Subsequently, the amount of Rs.242.29 Crores collected from the developer has been in-turn paid to the Government as part of Budgetary Support to the Government.

First Phase of Building Plans submission :

Later, the applicant has submitted building plans for approval of VUDA for construction of integrated township project consisting of High Rise apartment buildings, Villas, amenities in the form of club houses, school, hospital, hotel, mall & multiplex covering the total built up area of 6,13,832.53 Sq.Mts (66,07,454.57 Sft). The building plans were placed before the Committee constituted by the Govt. However VUDA has issued building permission vide proceedings dt: **19-2-2009** for construction of apartments, villas, clubhouses covering an extent of **5,62,288** Sq.Mts i.e., 60,52,615 Sft, duly reserving amenities like school, hospital, hotel and mall & multiplex covering an extent of 51,544.53 Sq.Mts (5,54,838 Sft) for future use to be approved within one year. The applicant has paid an amount of Rs. 10,96,31,575/- towards VUDA development charges and GVMC charges. **However, the applicant has not paid the city level infrastructure impact fee of Rs. 32,45,19,600/- to be levied**

as per G.O. Ms. No: 678, dt: 7-9-2007. The Government was addressed vide reference 2nd cited to issue clarification in this regard. In the meantime, the developer has given an undertaking for payment of the city level infrastructure impact fee that he will abide by the Government decision.

AG Audit Report and The resultant Court cases & Their Disposal :

Subsequently, the Accountant General Audit, raised audit objection vide para nos. **PAG/CA/AB-18,VUDA REVIEW/2009-2010 AE.No: 34, 80, 81, 83.** In the audit para it was opined that the firm had approached State Level Environmental Impact Assessment Authority (SLEIAA) seeking environmental clearance for a built up area of 86,33,274 Sft with a projected cost of Rs.1800Crs in the year 2007 itself. VUDA should not have agreed for pre-closure for a value of Rs. 240.29 Crs as it was linked to comparatively less built-up area of **51,49,790.31**Sft which resulted in loss of revenue to VUDA to the extent of Rs. 348.23 Crs. Accordingly, a show cause notice dated: 28-4-2012 was issued to M/s. Global Entropolis Asia Pvt Ltd., for payment of Rs. 348.23 Crs towards balance amount payable to VUDA.

Aggrieved by this, the firm M/s. Global Entropolis Asia Pvt Ltd., have approached Hon'ble High Court by filing a writ petition WP. No: 14276/2012. The Hon'ble High Court issued orders dt: 20-06-2012 disposing the writ petition directing the respondents to treat the impugned notice dated 28.04.2012 only as a show cause notice, to show cause why such amount as indicated in the impugned notice should not be demanded from the petitioners. In that view of the matter, the impugned notice to the extent of directing the petitioners to pay Rs. 348.23 crores is set aside. Petitioners are permitted to file explanation, treating the impugned notice as show cause notice, within a period of 4 weeks from the date of receipt of this order. On filing such explanation/representation, it is open to the respondents to consider the same and pass appropriate orders after giving an opportunity of hearing to the petitioners. Accordingly, a letter dt: 20-7-2012 vide reference 3rd cited was addressed to the Government seeking clarification on the High court orders and audit paras.

Subsequently, the applicant has issued reply to the show cause vide their letter dt: 8-8-2012 & 2-11-2012 duly informing that they are **restricting the total built up area in the project to 51,45,000Sft** and informed they are ready to withdraw the cases if any pending in the courts and requested to withdraw the show cause notice issued to them for payment of Rs.348.23Crores and requested to grant renewal of the building plans approval validity to complete the project. The above issues have

been brought to the notice of the Government vide this office letter cited under reference 4th cited.

The Government has given clarification vide reference 5th cited on the issues raised by VUDA. Accordingly, after careful consideration of the written commitment issued by the M/s. Global Entropolis Asia Pvt Ltd., that they would restrict the development area to 51,47,389Sft which is less than the area mentioned in the detailed project report i.e., 51,49,790.31Sft and the confirmation issued by the VUDA Standing Counsel that M/s. Global Entropolis Asia Pvt Ltd., have withdrawn all cases in Hon'ble High Court, the show cause notice dt: 28-4-2012 served on M/s. Global Entropolis Asia Pvt Ltd., was withdrawn and the applicant was informed vide VUDA letter dt: **15-12-2012** to submit plans as per rules for further necessary action.

Second Phase of Building Plans submission :

Subsequently they have applied for revised building plans restricting the total built up area to 51,47,389Sft only vide their letter dated 02-11-2012. The plans submitted have been scrutinized and the applicant was directed to submit statutory NOCs and to pay city level impact fee as per the directions issued by the Govt. Later the plans were placed before the technical committee. The technical committee scrutinized the building plans in accordance with GO.Ms.No.168, dt: 7-4-2012 and made certain observations and recommendations on the revised drawings submitted by the developer and directed to seek clarifications on some issues from the Government. Accordingly, a letter was addressed to the Principal Secretary to Govt vide reference 6th cited regarding clarification on the issues raised by the Committee and insisting the payment of city level impact fee.

However, the Government vide **reference 5th cited** have clarified that there is no objection on the part of Government for giving approval component wise keeping in view the large scale of project, subject to completion of total project within 30 months as per the development agreement. **Regarding impact fee, it is informed that there is no provision for waiver of city level impact fee and collect the same from the applicant as per GO.Ms.No:168, dt: 7-4-2012.** As regards the change of land use, the Government has informed that the applicant has to obtain the land use conversion for construction of Mall & Multiplex.

Submission of Revised Drawings & Calculation of Impact Fee :

The firm has submitted revised drawings by scaling down the entire project due to recession and in compliance of this office letter. The following drawings were submitted by the firm for statutory approvals.

1. **Apartments:** - Block-1, Block-2, Block-3, Block-4 and Block-5.
2. **Premium Apartments**
3. **Villas:** - Tulip, Orchids and Daffodils and Premium.
4. **Club-House & Convention Hall and Club-House - 2.**
5. **School.**
6. **Mediclinic**
7. **Mall & Multiplex**

The committee scrutinized the building plans submitted by the developer in accordance with G.O.Ms.No.168 MA & UD Department, Dt.07-04-2012, in comparison with earlier approved drawings for the revised building components submitted for approvals as mentioned below.

Sl. No	Location	As per Earlier Approval		Now Proposed		Remarks
		Description	Area in Sq.Mts.	Description	Area in Sq.mts.	
1	Block-1	4 Towers with 4Stilts+G+16 Floors each	11,8065.00	8 Towers with 2Stilts+G+16 Floors each	110733.18	Proposed in phase –II. Detailed drawings are needed to be submitted.
2	Block-2	4 Towers with 3Stilts+G+16 Floors each	11,8065.00	4 Towers with 2Stilts+G+16 Floors each	103687.43	Proposed in phase –I with reduction of built-up area.
3	Block-3	1 Tower with 2Stilts+G+16 Floors	11,735.00	1 Tower with 2Stilts+G+16 Floors	12,752.90	Proposed in phase –I, built-up area increased.
4	Block-4	2 Towers with 4Stilts+G+29 Floors and one Tower With 4Stilts+G+26 Floors	105,133.00	3 Towers with 2Stilts+G+16 Floors each	64,289.96	Proposed in phase –I. Built – up area is reduced and height is also reduced. Accordingly, impact fee calculated.
5	Block-5	1 Tower with 3Stilts+G+16 Floors	21,505.00	2 Towers with 2Stilts+G+18 Floors each & 2 Towers with 2Stilts+G+19 Floors each	65,367.74	Proposed in phase –II.
6	Block-6	2 Towers with 4Stilts+G+16 Floors each	43,010.00	Canceled	-	Proposed for cancellation
7	Block-7	3 Towers with 4Stilts + G + 16 Floors each	64,515.00	Canceled	-	Proposed for cancellation
8	LIG	G+4	13,931.00	G+16 floors, 272 units	9014.93	Proposed in phase –II.
9	EWS	-	-	G+13 floors, 272 units	5440.00	Proposed in phase –II.
10	Premium Apartments	Not exists	-	One Tower with 2Stilts+G+12 Floors	11,624.70	Proposed in phase –II.
11	Tulip Villas	Not exists	-	18 Villas with G+2	8,555.57	Proposed in phase –I. Detailed drawings submitted.
12	Orchids Villas	96 Villas with G+2	26,507.00	106 Villas with LG+G+1, G+1, G+2	31,939.73	95 Villars proposed in phase-I. 11 Villars proposed in Phase –II.
13	Daffodils	95 Villas with G+2	21,397.00	96 Villas with LG+G+1, G+1, G+2	22,596.32	Proposed in Phase –I. Detailed drawings submitted.
14	Premium Villas	15 Villas with G+2	9,214.00	8 Villas with G+2	4124.40	Detailed Drawings submitted afresh with revised drawings.

						Proposed in phase-II.
15	Club-House & Convention Hall	G+2	9,211.00	Stilt+LG+G+1	8,254.02	Proposed in phase-I. Detailed Drawings submitted.
16	Club-House2	G+2		G+2	1,236.68	proposed in Phase -II.
17	Club-House3	G+1		Canceled		
18	School	Detailed drawings NOT submitted but mentioned in the site plan.	-	G+2	4,645.53	Proposed in phase-I. Detailed Drawings submitted.
19	Hospital	No detailed drawings submitted but mentioned in the site plan.	-	Cancelled	--	--
20	Mediclinic	Not exists	-	Ground +2 floors	2327.29	Afresh Drawings submitted as revised drawings. Proposed in Phase -II
21	Mall & Multiplex	No detailed drawings submitted but mentioned in the site plan.	-	2 stilts+G+6 floors	11613.62	Afresh Drawings submitted as revised drawings. Proposed in phase-II.
22	Hotel	No detailed drawings submitted but mentioned in the site plan.	-	Cancelled	--	--
	TOTAL Area In SQM		5,62,288.00		4,78,204.02	.
	TOTAL Area In SFT		60,52,615.72		51,47,388.04	

Accordingly, this office has calculated the fee to be paid for the phase I constructions. Details are tabulated below. Since no detailed drawings are submitted regarding phase II proposals, the fee to be paid in phase II is not estimated at this stage. But the developer has submitted site plans duly stating the total built-up area covering in all phases as **4,78,204.02sqmts (51,47,388.04 sft)**

Accordingly, this office has informed the developer to pay the impact fee and other fee as per the revised drawings which were submitted for phase I, duly restricting the area within the limit of DPR .As per the revised drawings submitted for Phase I , the developer has to pay Rs**24,71,32,933/-**(Rs. 9,40,18,959/- towards the impact fee & Rs 15,31,13,974/- towards development and betterment charges and other fee).

The details of fee estimated are as follows.

Overall layout development charges

	VUDA CHARGES	total
Overall layout development charges	Ac80.00 (323760.00sq mts)@40.00/sqmts=12950400	12950400
Publication charges		5000
Processing fee for layout area	Ac80.00 (323760.00sq mts)@2.00/sqmts=647520	647520
GVMC CHARGES		
Betterment charges	Ac80.00 (323760.00sq mts) @ 200.00/sqmts=64752000	64752000
Water resource charges	Ac80.00 (323760.00sq mts) @ 25.00/sqmts=8094000	8094000
Drainage charges	Ac80.00 (323760.00sq mts) @ 50.00/sqmts=16188000	16188000
Compound wall charges	3032 rsft x 10-00=30320	30320
total		102667240

DETAILS OF CHARGES

Sl. No	Description of the item	Built up area proposed (sq.Mts)	VUDA CHARGES		GVMC CHARGES			Total charges excluding impact fee	Impact fee
			Development charges on built-up area @50.00/sq mts (RES) 60.00/sq mts commercial	Processing fee on built up area @5.00/s qmt	Building licence fee on built up area @55.00/s qmt/(RES) 120.00/sq mts commercial	Debris charges @40.00/s q.mts	External betterment charges @45.00/s q.mts (RES) Rs.50.00 sq.mtscommercial		
1	Block-1 (proposed in phase II)	0	0	0	0	0	0	0	Since no detailed drawings are submitted and proposed to be developed in subsequent phase, impact fee and other fee were not calculated.
2	Block-2	103687.4	5184370	518437	5702809	4147497	4665934	20219047	54510810
3	Block-3	12752.9	637645	63765	701410	510116	573881	2486817	6250228
4	Block-4	64289.96	3214498	321450	3535948	2571598	2893048	12536542	33257921
5	Block-5 (proposed in phase II)	0	0	0	0	0	0	0	Since no detailed drawings are submitted and proposed to be developed in subsequent phase, impact fee and other fee were not calculated
6	Block-6	0	0	0	0	0	0	0	Proposed for

									Cancellation of the earlier proposed plans
7	Block-7	0	0	0	0	0	0	0	Proposed for Cancellation of the earlier proposed plans
8	LIG(proposed in phase II)	0	0	0	0	0	0	0	Since no detailed drawings are submitted and proposed to be developed in subsequent phase, impact fee and other fee were not calculated
9	EWS(proposed in phase II)	0	0	0	0	0	0	0	Since no detailed drawings are submitted and proposed to be developed in subsequent phase, impact fee and other fee were not calculated
10	Premium Apartments(proposed in phase II)	0	0	0	0	0	0	0	Since no detailed drawings are submitted and proposed to be developed in subsequent phase, impact fee and other fee were not calculated
11	Tulip Villas 18 Nos. proposed in phase I	8555.57	427779	42778	470556	342223	385001	1668337	Since these are not high rise buildings ,the question of collecting the impact fee does not arise.
12	Orchids Villas106 nos total .developing 95 nos in phase I	28627.3	1431365	143137	1574502	1145092	1288229	5582325	Since these are not high rise buildings, the question of collecting the impact fee does not arise.
13	DAFFODILS 96 Nos proposed in phase-I	22596.32	1129816	112982	1242798	903853	1016834	4406283	Since these are not high rise buildings ,the question of collecting the impact fee does not arise.

14	Premium Villas proposed in phase II	0	0	0	0	0	0	0	Since these are not high rise buildings ,the question of collecting the impact fee does not arise.
15	Club-House & Convention Hall	8254.04	495242	41270	990485	330162	412702	2269861	Since these are not high rise buildings ,the question of collecting the impact fee does not arise.
16	Club-House2	0	0	0	0	0	0	0	Since these are not high rise buildings ,the question of collecting the impact fee does not arise.
17	Club-House3	0	0	0	0	0	0	0	Since these are not high rise buildings ,the question of collecting the impact fee does not arise.
18	School	4645.53	278732	23228	557464	185821	232277	1277522	Since these are not high rise buildings ,the question of collecting the impact fee does not arise.
19	Hospital	0	0	0	0	0	0	0	Proposed for Cancellation of the earlier proposed plans
20	Medi clinic	0	0	0	0	0	0	0	Since no detailed drawings are submitted and proposed to be developed in subsequent phase, impact fee and other fee were not calculated.
21	Mall & Multiplex	0	0	0	0	0	0	0	Since no detailed drawings are submitted and proposed to be developed in subsequent phase, impact fee and other fee were not calculated.

22	Hotel	Proposed for Cancellation of the earlier proposed plans							
23		Total built up area 253409.02 sqmts						5,04,46,734	9,40,18,959

ABSTRACT

Overall layout development charges	Rs 10,26,67,240-00
Charges on built-up area (2,53,409sqmts submitted in Phase I)	Rs 5,04,46,734-00
IMPACT FEE for the phase I proposed buildings	Rs 9,40,18,959-00
Total	Rs 24,71,32,933-00

(***Note:** It may be noted that the city level infrastructure impact fee is now calculated as per revised drawings of Phase-I buildings as approval is being considered in a phased manner as per the Government decision. The development charges, impact fee & other charges will be calculated & collected as per drawings submitted and approval is given in phased manner within overall permissible level as per DPR.)

The above details are communicated to the developer vide reference 8th cited to pay the fee as and when the revised drawings are approved by the high rise building committee. But, so far, the revised plans are not approved by VUDA as the applicant has recently only furnished revised drawings duly rectifying the short falls raised by the High rise building Committee and NOCs from Fire service department. The revised drawings will be placed before the High Rise Building Committee shortly.

It is to further submit that the developer M/s. Global Entropolis Asia Pvt. Ltd., have requested the Government to permit them to exercise the option of paying City Level Infrastructure Impact Fee in 6 installments as per G.O.Ms.No.250 MA&UD Dept. The Government while enclosing the representation of the firm have directed VUDA vide reference 6th cited to examine the same and furnish a detailed report on the representation of the firm. Accordingly, this office has submitted report vide reference 7th cited. After perusal of the VUDA report, the Government has instructed VUDA vide reference 9th cited to examine the request made by the Director, Global Entropolis Asia Pvt. Ltd., Bangalore, vide their letter dt.11-03-2014 and take necessary action duly placing the subject before the Visakhapatnam Urban Development Authority Board under intimation to the Government.

Further, the D.G. Vigilance & Enforcement Department vide reference 10th cited has communicated their findings to the Government. The Government vide

reference 14th cited has communicated the Vigilance findings and requested VUDA to take necessary action and furnish report to the Government.

The findings and recommendations of the Director General, V& E Department are as follows:

- *"To Collect the evaded City Level Infrastructure Impact Fee of Rs.32,45,19,600/- from M/s. Global Entropolis Asia Pvt. Ltd., Visakhapatnam, for the approved building plans vide proceedings No.195A/05/PMU, dt.19-02-2009."*
- *"The revised plans need not to be approved, till collection of Infrastructure Impact Fee."*

In this connection, It is to inform that after the technical sanction of plans by the committee, the revised plans will be approved only after collecting city level impact fee as per the norms issued in G.O.Ms.No.168, M.A.& U.D. Department dt.7-4-2012 and G.O.Ms.No. 250 MA & UD Dept., Dt. 07-06-2010.

The above remarks clearly establish that VUDA never evaded the collection of Impact fee from the developer. It is also submit that the impact fee will be collected as per the revised drawings only on which approvals are given but not as per the earlier approved drawings as instructed by the Vigilance department, as the same are being revised as per existing rules in force.

Accordingly, the Director General, Vigilance and Enforcement was informed duly marking a copy to the Principal Secretary to the Government MA&UD Department vide reference 13th cited, as requested vide reference 14th cited.

In the reference 11th cited, the firm M/s. Global Entropolis Asia Pvt Ltd., have informed that they are accepting the calculation of city level infrastructure impact fee of Rs. 9,40,18,959/- informed by VUDA towards the revised building plans of Phase-I submitted by them. They requested to permit them to pay the impact fee in six installments as per GO.M.S.No: 250, MA & UD Dept., Dt. 07-06-2010 and allow them to pay the 10% of impact fee amount of Rs. 94,01,896/- as first installment.

In the reference 12th cited, they informed that they have received the VUDA Memo dt: 17-4-2014 regarding the payment of development charges of VUDA and GVMC and they are reconciling the same with their legal and financial advisors. They informed that they have already paid an amount of Rs. 10,93,31,575/- in the year 2009 at the time of approval of plans. They requested to consider this amount as valid fee amount with VUDA and requested VUDA to conditionally approve the

revised building plans and permit to pay the reconciled and mutually agreed amounts due to VUDA and GVMC within one year from the date of approval.

In this regard, it is to submit that VUDA has informed the firm that they have to pay the amount of Rs. 24,71,32,933/- towards VUDA & GVMC charges and city level infrastructure impact fee for the approval of revised building plans of the firm. They have to pay the above mentioned fee since the building permission validity period of three years from the date of earlier approval in 2009 was over and the revised building permission will be treated as fresh building application.

In view of the above, the request of the firm for payment of 10% of city level infrastructure impact fee amounting Rs. 94,01,896/- as first installment and the firms request to consider the amount paid earlier at the time of approval of building plans in the year 2009 as valid fee amount with VUDA and to conditionally approve the revised building plans and permit them to pay the reconciled and mutually agreed amounts due to VUDA and GVMC within one year from the date of approvals placed before the Board for a suitable decision as per the directions of the Government vide reference 9th cited.

Accordingly, the subject matter is placed before the VUDA Board for decision.

Sl. No.	Subject No.	Subject	Resolutions
58	57	VUDA - Planning - Approval of Revised Building Drawings of M/s. Global Entropolis Asia Pvt. Ltd., in S.No.1/p of Yendada and S.No.386/p of Madhurawada an extent of Ac.80.00- Levy of City Level Infrastructure Impact Fee - Request of the Developer for making payment in 6 installments with payment of 10% of impact fee as first installment - Approval of revised drawings under process - One year time requested for payment of development charges - Reg.	<p>a. As it is an old Scheme, the provisions of GO MS No.250 are applied and accordingly, agreed to allow the payment of City Level Impact Fees in installments within a period of one year</p> <p>b. All other payments and charges are to be realized before the release of the approved drawings of the plan.</p> <p>c. Request to consider the earlier paid amount can be considered as per rules.</p>
59	58	VUDA- Planning- Construction of Incubation Centre of APIIC at IT/ITES, SEZ- Hill No.- 3 ,IT Layout - Survey No. 410 of Madhurawada- Request by APIIC for waive of penalty charges - Reg.	Since APIIC is executing the work on behalf of IT Department of GoAP, the provisions available under the Act, 1975 are extended to this case and accordingly, it is decided not to levy penalty.
60	59	VUDA - Reports on illegal and irregular allotment of plots made in the past to the Government - government ordered detailed enquiry by V&E department by issuing GOs - Subsequent Court cases in the Honourable High Court -Departmental Action by VUDA towards cancellation of such illegal and irregular allotment with the knowledge of the Board in consonance with the recommendations sent to the government in this regard in the year 2012 -Communication of the latest	<ul style="list-style-type: none"> • Proposal is agreed and can be sent to Government for formal order; • Meanwhile, the same has to be followed up in VUDA and VC, VUDA to take necessary action accordingly.

[Signature]
 10.11.2014
 21.5.2014