

PLG. RC. NO. 674/90-34,

SUBJECT NO. 586 :

SUB:- Exemption for payment of proportionate cost for 100' Road at Madhurawada V.U.D.A. Layout.

AGENDA NOTE :

The B.L.P. Layout in S.No.281/p to 284, 301, 302, 305/p to 310/p and 312/p of Madhurawada village was released in favour of Hindustan Shipyard Workers' Cooperative House Building Society Limited subject to payment of proportionate cost to Visakhapatnam Urban Development Authority towards formation of 100' wide road and electricity charges to Visakhapatnam Urban Development Authority on intimation. The Block Layout Plan was released vide B.L.P.No.2/91 through this Office Proceedings Rc.No.674/90-34, dated 26.02.1991. The Society was requested to pay the proportionate cost of Rs.3,19,440/- at the rate of Rs.5/- per Sq.Yd. over plotted area for formation of 100' wide road through this Office letter dated 15.02.1994. The total extent of the layout is Ac.53.90 cts.

The Hindustan Shipyard Workers Cooperative House Building Society has requested to release the final layout for B.L.P.No.2/91 by exempting from payment of proportionate cost for formation of 100' wide road Madhurawada V.U.D.A. Layout.

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While approving the private layouts at Madhurawada like the Hindustan Shipyard Layout etc. which get access from the Visakhapatnam Urban Development Authority Madhurawada layout, it has been decided to collect part of the development cost of 100' Master Plan road (Madhurawada V.U.D.A. Layout approach road) from the Promoters of the private layouts who are directly getting benefit from V.U.D.A. Road. An amount of Rs.5/- per Sq.Yd. of plotted area has been worked out and the Society has been intimated to pay the amount of proportionate cost of 100' road development.

The Society requested V.U.D.A. to exempt from payment of the development cost of 100' road and to release 1st Phase Layout for an extent of Ac.24.48 cts. by stating that they have fulfilled the layout conditions.

They have represented that they are workmen in the Shipyard and have invested huge amounts for development of layout. The levying of proportionate cost just to use V.U.D.A.'s 100' road is very high and would burden them heavily as they have already borrowed lot of money for layout development. Hence, Society requested for total waiver of proportionate cost.

Their request has been examined and proposed for 50% of reduction in the levy of ~~proportionate cost~~ proportionate cost i.e. from Rs.5/- per Sq.Yd. to Rs.2.50 per Sq.Yd. over plottable area for the following reasons :

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1. The 100' Road formation cost has already been included in the project cost of Madhurawada layout and accordingly included in the sale price of plots by V.U.D.A. Hence, the reduction would not burden the V.U.D.A.
2. However, as a policy the layout developers who are using this road have to pay the proportionate cost, so that this can be utilised for block topping and further improvement. Hence, 50% of cost i.e. Rs.2.50 per Sq.Yd. to plotted area is proposed by considering the society comprising of workmen.

The matter is placed before the V.U.D.A. Board for approval of the above proposal for reduction of proportionate cost from Rs.5/- to Rs.2.50 from the adjoining layout owners benefitted by the 100' wide Madhurawada V.U.D.A. Layout.

25. Subject No. 586

: Resolved to approve reduction of proportionate cost from Rs.5/- to Rs. 2.50 per sq.yard & Plotted area in favour of Hindustan Shipyard Workmen Society as a special case considering the society comprising of workmen. This should not be taken as a precedent in other cases.

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