

Rc.No.6482/93 C1

SUBJECT NO. 656

Sub:- ALLOTMENTS - VUDA - Pedagantyaada Layout - Final cost fixation - Negotiations with Pedagantyaada houses Association - Reg.

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AGENDA NOTE

The Pedagantyaada Plot/house holders Association who have filed court cases against VUDA challenging the final cost fixation @ Rs.99/- per Sq. Yard have requested the Vice Chairman, VUDA to go into details with facts and figures and requested to stick on to the final cost fixed @ Rs.99/- per Sq. Yard in the Board Meeting during the year 1986.

The VUDA has carved out Pedagantyaada Layout in an extent of Ac. 175.80 and developed in 3 phases. The net salable area set apart for the residential development is Acs. 93.22 ( ie., 4,51184 Sq. Yds.). The VUDA has made allotments in the 1st and 2nd phases both houses and sites @ Rs.70/- duly fixing the tentative site cost per Sq. Yard. Subsequently during the year 1986, the final cost has been fixed @ Rs.99/- for LIG, MIG and Rs.118.80 for HIG taking into consideration of all the components into account. This final cost fixation was challenged by the Pedagantyaada Residents Welfare Association and they filed Writ Petition in the High Court in the year 1986. Since then the case is pending in the Hon'ble High Court.

While the case is pending in the High Court the VUDA in its Resolution No.434 dt. 26.12.93 revised the final cost @ Rs.116/- per Sq. Yard for LIG , MIG and @ Rs.126/- for HIG to those allottees who have not paid final cost at the above rates. But there is no much response to this revised final cost.

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It is an unending litigation causing irreparable loss to VUDA as well as plot holders, Finally the plot holders realised that the court litigation causing much damage to them as they are not in a position to pay the site cost revised @ Rs.116/- per Sq. Yard as per resolution dt. 26.12.93 and not getting the sale deeds and on account of the same they are not able to construct their houses.

The VUDA has made payments about Rs.1.16 Crores towards enhanced land compensation awarded by the lower court under Section 18 references of L.A.Act. Huge amounts were locked up due to court litigation and hence the Vice Chairman, VUDA thought to finalise the litigation through negotiations with the plot holders as such the VUDA may realise the amounts immediately. The Vice Chairman, VUDA invited the Association leaders in Pedagantyada Colony and conducted detailed meetings with the VUDA Officers concerned and with Association members twice and verified the details in depth and agreed to stick on to the original final cost fixed @ Rs.99/- for LIG, MIG and Rs.118.80 for HIG and arrived as follows:

1. The Association leaders should submit an undertaking that they are withdrawing the court cases filed in the High Court.
2. The proposed road 130'/60' connected Kanithi Road and old Gajuwaka Junction ( land cost and development cost should not be charged on the allottees of Pedagantyada plot holders as the L.A. and development for the said road should not be justifiable to charge on the Pedagantyada plot holders, as the road will be formed from out of the general funds and from out of the funds to be raised from the private layouts in the near by areas. But this commitment cannot be binding on VUDA and road will be formed in normal course on acquisition of land.

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3. It has been decided to collect the balance amount in three equal instalments before 31.10.94 without interest. Sale deed for the allottees who paid in full will be executed within a week time.

The matter is placed before the Board for favour of ratification.

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Approved and ratified  
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