

## SUBJECT NO. 200

Sub: Works - Engineering - VUDA - Construction of Mega Housing Project at Madhurawada (M/s JURONG) - Proposal for obtaining loan of Rs. 100 Cr. from IOB - Approval - Placed before VUDA Board for ratification - Reg.

Ref: 1) GO.Ms.No.1606 MA&UD Dept., dated 01-12-2005

2) DO.Lr.No.1730-E/113/A1/TC3/07, dated 10-04-2007 of Spl. Chief Secretary, Govt. of A.P.

3) VUDA Board resolution No. 187, dt: 28<sup>th</sup> April, 2007

## AGENDA NOTE :

VUDA has proposed to construct a Mega Housing Project - High Rise (Stilt + Ground + 10 Floors) Apartments at Madhurawada with a total extent of Ac 40.00. The project is proposed in S.No.394, 395,396/p, 397/P (duly carved out from old S.No.336/P) of Madhurawada -.

In the project, facilities such as community living, under ground cable for electrification, drains, fully paved path ways are proposed other than built up areas, landscape area, community facilities such as School, Hospital, Club House etc.,

The work was awarded to M/s JURONG Infrastructure India (P) Ltd, Bangalore (A Singapore based Company) on "Design, Build & Contract" concept.

Recently the Executive Agency M/s JURONG Infrastructure India (P) Ltd., has submitted their revised plans to PMU Wing of VUDA,

In the Board meeting held on 28-04-2007 (vide reference 3<sup>rd</sup> cited) it was resolved (Resolution No. 187) and approved the revised construction cost of the project as Rs. 265.77 crores and the overall built up area as per revised drawings communicated by PMU wing as 27,35,017 Sft.

## Proposed Estimates for total Receipts / Proposed Sale Realization for the Project

S. No	Category	Nos. of Units	Area of each Unit excluding common areas (in Sft)	Tentative sale Price per Sft. in Rs.	Unit cost in Rs. Lakhs	Total Receipts in Rs. Crores
1	2	3	4	5	6	7
1	HIG	330	1496	1700	25.43	83.93
2	MIG-IA	704	1131		18.10	127.40
3	MIG-IB	528	1129		18.07	95.38
4	MIG-II	462	1041	1500	15.62	72.14
	<b>Total</b>	<b>2024</b>				<b>378.85</b>

**Estimated sale realization / Cash Flow for the Total Project  
( Realisation in time span of 18 months )**

S. No.	Category	Nos. of Units	Total Sale Realization in Rs. Crores	Initial Deposit amount in Rs. Crores	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr	5 <sup>th</sup> Qtr	6 <sup>th</sup> Qtr
1	2	3	4	5	6	7	8	9	10	11
1	HIG	330	83.93	16.50	11.25	11.25	11.25	11.25	11.25	11.18
2	MIG-IA	704	127.40	21.12	17.75	17.75	17.75	17.75	17.75	17.53
3	MIG-IB	528	95.38	15.84	13.30	13.30	13.30	13.30	13.30	13.04
4	MIG-II	462	72.14	11.55	10.10	10.10	10.10	10.10	10.10	10.09
	<b>Total</b>	<b>2024</b>	<b>378.85</b>	<b>65.01</b>	<b>52.40</b>	<b>52.40</b>	<b>52.40</b>	<b>52.40</b>	<b>52.40</b>	<b>51.84</b>

As per the Government directions vide ref. 1<sup>st</sup> & 2<sup>nd</sup> cited VUDA has to realize an amount of Rs. 1,000/- Cr. to the State Budgetary Support for the budget year 2007-08 at Rs. 250 Cr. per each quarter.

In view of the above, the Vice-Chairman and HODs in the meeting dated: 6<sup>th</sup> June, 2007 have decided to go for loan assistance of Rs. 100/- Cr. on the project from IOB and accordingly a draft report has been prepared and submitted for the approval of VUDA Board.

It has been proposed to send the project report along with formal request for loan to the IOB and HUDCO so that after obtaining full details the lending agency can be decided.

Before processing the offers received from various Financial Institutions the same may be got vetted by our Internal Auditor and appraisal report will be submitted to the Board for ratification.

Hence, the following policy decisions are put up before board for approval.

1. Permission to obtain bank loan of Rs.100 crores on the project from the financial Agencies like HUDCO/ Banks.
2. To repay the loan amount as per the convenience and flow of funds.
3. Approval to constitute a committee among HODs for finalization of sale price of the units.
4. To authorize the Vice-Chairman to process and authenticate the loan application.

Hence, the matter is placed before VUDA Board for kind perusal and approval.





Visakhapatnam Urban Development Authority

**DRAFT PROJECT REPORT**  
**On**

**Construction of Mega Housing  
Project at  
Madhurawada - 2024 Flats**

Submitted to

**HUDCO**

Towards Loan Assistance

**Visakhapatnam Urban Development Authority**

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# 1. INTRODUCTION

## 1.1 BACKGROUND

Visakhapatnam a picturesque town situated along the East Coast having a natural land locked protective harbour, endowed with rich mineral, water and forest resources. The town is an important railway junction on the Coromandal coast line and located on the NH-5 between Madras-Calcutta. The town is excelled in meeting the educational requirements of the region. The Steel plant, Port Trust, BHPV, Hindustan Shipyard, NTPC and other heavy industries are located in the hinterland region and emerged as an industrial city due to rapid industrialization. The central government investments are instrumental for fast urbanization of the city.

The jurisdiction of Visakhapatnam Urban Development Authority is 1721 sq. kms, which includes Greater Visakha Municipal Corporation (GVMC), Vizianagaram, Anakapalli & Bheemunipatnam Municipalities and 236 surrounding villages,

The population of the Visakhapatnam Metropolitan Region is 22.02 lakhs as per 2001 census and the projected population by 2021 is 34.49 lakhs due to higher anticipated growth rate in the region.

## 1.2 VISION

The prime objective is to prepare the Master plan / Zonal Development plans determining the land use in the region and its effective enforcement.

Besides, conscious intervention in promoting

- Planned layouts
- Housing
- Infrastructure
- Recreational facilities
- Tourism
- Commercial complexes
- Ensuring environmental protection
- Afforestation
- Landscaping etc.

### 1.3 CONSTITUTION OF VUDA

Town Planning Trust (TPT) was constituted in 1962 and VUDA as successor body came into existence in 1978 under the provisions of AP Urban Areas (Dev) Act 1975.

(i) VUDA Board comprises the following members

- Chairman
- Vice Chairman (Chief Executive)
- 3 members from among the members of the State Legislature, representing the development area to be nominated by the Govt.
- Secretary to Govt., Finance & Planning
- Commissioner, Visakhapatnam Municipal Corporation
- Director of Town & Country Planning or his nominee
- 2 Corporators of the Municipal Corporation, Visakhapatnam within the development area to be nominated by the Govt.
- 5 non-official members to be nominated by the Govt.

### 1.4 DEMAND AND LOCATION OF THE PROJECT

VUDA has proposed to construct Mega Housing Project (Singapore Township) at Madhurawada facing 100' road and conceived the project with the following salient features.

The Mega Housing Project has been planned to suite the requirements of housing, demand in the peripheral areas of Visakhapatnam mainly considering the demand and development between Beach Road and the National Highway.

The project is located 22 Kms from the airport and 15 Kms from Railway station and Central Bus Station. The project area is so selected based on the increased demand of habitation in and around Madhurawada and Rushikonda areas since last 5 years.

Location :

- Project situated in an extent of Acs. 40.00 Cts. covering in S. No: 394/p, 395/p, 396/p & 397/p of Madhurawada.
- 2 Kms from IT establishment
- 5 Kms to Beach
- 5 Kms to NH5

Project Model : Design – build – contract model

Demand survey : Online demand survey conducted through net and plenty of applications received for the proposed MIG & HIG flats.



## 1.5 DEPARTMENTAL STRENGTHS AND TECHNICAL EXPERTISE OF THE VUDA

Chief Executives of VUDA

Hon'ble Chairman – Sri Pakalapati Suryanarayana Raju (Ravi)

Vice-Chairman – Sri G Venkatram Reddy, I.A.S.,

The staffing pattern of VUDA:

Sl. No.	Department	Strength
1	Administration	192
2	Planning	63
3	Engineering	54
4	Accounts	1
5	Forest Wing	2
<b>Total :</b>		<b>312</b>

Sl. No.	Department	Strength
1	Engineering	
2	SE / CE	1
3	EEs	7
4	Dy. EEs	13
5	AEEs / AEs	19
6	Technical work Inspectors	16
7	Non Technical WI	14

### Organization:

The Authority has the following wings viz.

- Administration
- Engineering
- Planning
- Project Monitoring Unit (PMU)
- Estate Management
- Accounts
- Urban Forestry

### Functions of the Wings:

- (a) *Administration Wing* deals with the matters pertaining to allotment of sites, houses, shops, offices etc., and establishment.
- (b) *Engineering Wing* deals with the execution of various developmental schemes in the layouts, infrastructure works and deposit works.
- (c) *Planning Wing* deals with the preparation of Master plans, Zonal Development Plans and Layout plans and its enforcement.
- (d) Project conception, planning, evaluation & monitoring will be done by PMU wing.
- (e) *Estate Management Wing* secures land for development of layouts and construction of housing projects/ others. It also manages assets of the Authority.
- (f) *Accounts Wing* maintains the accounts of the Authority.
- (g) *Urban Forestry Wing* looks after development and maintenance of parks, greenery in development area.

## 2. OTHER PROJECTS

### 2.1 PROJECTS SO FAR EXECUTED

VUDA has so far completed the following schemes under housing, sites and services, Commercial complex, Road Widening, Cultural and Community developments.

S. No.	Nature of the project	Units	Expenditure (Rs in crores)
1.	Housing	8326	112.00
2.	Sites and Services	12085	46.00
3.	Commercial Complexes	429 Shops & 50 Office accommodation	5.70
4.	Road widening	119 Kms.	9.09
5.	Cultural and Community Development Centers	10	4.85
6.	Deposit works		27.81
7.	Parks Development (VUDA Park, Kailasahill Park, Tennati Park, VUDA Children World etc.)	200 Acs.	8.00

DEVELOPMENT WORKS TAKEN UP DURING 2004 - 05	25.06 Cr.
Chinnamushidiwada Housing Scheme - 197 units	8.7 Cr.
Kurmannapalem Seva Enclave - Low Income housing - 104 units	1.13 Cr.
Marripalem Housing Scheme - 100 flats (3BR, 2BR & 1BR)	5.00 Cr.
VAMBAY Infrastructure development of roads, drains, Street lighting at Madhurawada	2.23 Cr.
Rope way Project at Kailasagiri PPP Model	4.00 Cr.
Senior Citizens User Friendly Residence (SECURE, First of its kind in AP) was taken up with 28 units. Inaugurated by Hon'ble CM, Dr Y.S. Rajasekhara Reddy	4.00 Cr.



DEVELOPMENT WORKS TAKEN UP DURING 2005 - 06			90.10 Cr.
TOWN DEVELOPMENT works at Vizianagaram & Anakapalli - Road, drains, Parks & Street lighting completed with an expenditure of			Work completed 18 Cr.
Construction of Akkireddipalem Housing colony (176 units)	Project completed by August, 06		40.10 Cr.
VISAKHAPATNAM - Bheemilli BEACH ROAD (2 <sup>nd</sup> phase) to 4 lane divided Carriageway, landscaping, beach parks & street lighting with an estimated cost of 97 Cr. ( 50:50 sharing by VUDA and R&B)- WORK TAKEN UP FOR 6-12 KMS	Completion by August, 06		12 Cr.
Construction of INDOOR & OUTDOOR SPORTS STADIUMS at Vizianagaram & Anakapalli at an estimated cost of (likely to be completed by October, 2006)	Completed by December, 06		4.3 Cr.
Extending technical expertise in Planning & INFRASTRUCTURE DEVELOPMENT OF SEZ towards development of 2-Tier IT INDUSTRIES at Madhurawada in an extent of 327 acs. allocated to APIIC.	Completed by August, 06		12.7 Cr.
Planning, Design & CONSTRUCTION OF WOMEN'S COLLEGE - New Buildings (Degree, PG & Junior College blocks) as deposit work and partial funding by VUDA	Completed		3 Cr.

## 2.2 PROJECTS ON HAND

PROPOSALS FOR THE YEAR 2006 - 2007			815.37 Cr.
Construction of LIG Housing at Kurmannapalem (1-BR flats) - 170 units	All units allotted - work at finished stage		7.50 Cr.
Construction of LIG Housing at Kapuluppada (2-BR flats - 1.75 cts. - 170 units)	All units allotted - work at finished stage		7.35 Cr.
Construction of MIG Housing at Kapuluppada (2-BR flats) - Acs. 1.97 - 180 units	Tender stage		11.94 Cr.
Construction of MIG Housing at Kurmannapalem (2 BR Flats) - Acs. 5.07 - 160 units	Work to be grounded		9.80 Cr.
Construction of HIG Housing at Rushikonda (3-BR Row Housing) - Acs. 6.87 - 88 units	Work under progress		20.00 Cr.
Housing projects at Madhurawada - 2002 units in acs. 40 (work awarded to M/s	Work will be commenced soon.		265.77 Cr.

JURONG Infrastructure India Pvt Ltd., Singapore) - 27 lakh Sft. / 14 blocks in S+G+10 Floors.		
Telugu Culture & Heritage Museum at Kailasahill - Acs. 5.00	Designs to be finalized	5 Cr.
Development of Major Master Plan link roads under JNNURM - 60 Kms	Proposals submitted to Govt	100 cr.
Establishment of Energy Park on Kailasahill in collaboration with NEDCAP - acs. 0.75	To be grounded.	0.06 cr.
Proposed face lift for Udyog Bhavan Complex and shifting of administrative office to 7 <sup>th</sup> , 8 <sup>th</sup> & 9 <sup>th</sup> floors.	Work under progress	4 Cr.
Balaji Commercial Complex at Vizianagaram opposite to APSRTC Bus Station - Acs. 4000 Sq. yards	Work entrusted to architect	6.00 Cr.
Gandhi Place Commercial Complex, Siripuram Jn., Visakhapatnam - BOT basis - 6540 Sq. yards	Entrusted on BOT basis	20.05 Cr.
Construction of Guest house in Plot No. 'G' of Kirlampudi Layout on BOT basis - 1600 Sq. yards	Yet to be grounded	2.00 Cr.
Circular Toy Train Project at Kailasahill by M/s. Sarada Roadways - BOT basis	Completed and under operation	4.00 Cr.
Construction of Mega Shopping Mall at MVP Colony by the side of Rythu Bazaar with Multiplex, Food Courts - acs. 1.23 - BOT Basis	Under Planning	18 Cr.
Housing projects at Yendada - acs. 80.00 - PPP Model	Entrusted to M/s Global Entropolies	236.50 Cr.
Housing projects at Vepagunta acs. 55.15 - PPP Model	M/s Vision Ventures	62.40 Cr.
International Standard School in Madhurawada (v) - acs. 5.1 - BOT basis or auction-cum-sale basis	Allotted	15 Cr.
International standard school at Rushikonda layout - acs. 6.85 - BOT basis or auction-cum-sale basis	Allotted	20 Cr.



## **VUDA's active role in Development & promotion of IT in Visakhapatnam**

- Developed first IT tower (HSBC Call Center) in Visakhapatnam with 1.8 lakhs SFT under JVC model.
- Extending technical expertise and Planning & Development of SEZ in development of 2-tier IT Industries at Madhurawada.
- Prepared IT layout for hill - 2 & hill - 3 in an extent of 327 Acs. allocated to APIIC - 15 plots on Hill 2 - 15 plots on hill 3
- Development of Infrastructure facilities to IT Layouts taken up as deposit works.

## **Layouts with private partnership**

- Ensuring safety to the investment coming from the public and checking further unauthorized layouts, VUDA proposing to invite private layout developers to develop a partnership model.
- Three ranges of layouts - 100 acre, 50 acre and 25 acre models.
- VUDA acts as regulatory authority for ensuring infrastructural facilities, in which the developer makes marketing at fixed pre-notified prices. It is under examination to collect certain percent of royalty charges from the layout developer.
- It is mandatory to construct house by the allottee in 2 years after allotment of plot. The vacant land tax will strictly be imposed after 2 years on failure of house construction.
- The private partnership model to check unauthorized layouts, to create confidence/ transparency in public for securing plot, ensuring infrastructural facilities strictly, promoting construction activity etc.

## **Urban Forestry**

Parks developed - VUDA Park, Kailasa hill, Kids Park, Tennati Park, Vaisakhi Jala Udyanavanam, Venlock Library, VUDA Children World, Simhachalam Hill Top, Landscaping and other beautification works. Annually 500 acres of park being maintained at a cost of Rs. 2.50 Cr. Avenue plantation, block plantation, hill plantation and nurseries at MVP Colony and Kailasa hill and raising one lakh seedling at Krishna College are other prominent contributions of VUDA's.

### 3. ASSETS & LAND BANK

#### 3.1 ASSETS

- Commercial Complexes – 18 complexes with 430 shops
- Office accommodation – 3,00,000 Sft. area in prime locations
- Parks – Prestigious VUDA Park, Kailasahill park, Tenneti Park and other parks at different layouts
- Cultural and Community development centers –
  - Gurajada Open air theatre at Siripuram Junction
  - Exclusive children theatre
  - Rao Gopal Rao Auditorium at Anakapalli
  - Anandagajapathi Auditorium at Vizianagaram
  - Stadiums at Anakapalli and Vizianagaram
  - Prestigious INS Kursura Submarine Museum on Beach Road (maintained by VUDA, first of its kind in South Eastern Asia)

#### 3.2 Land Bank

VUDA so far taken possession of 819 acres of Government land in Vizianagaram, Bheemunipatnam, Madhurawada, Paradesipalem, Kommadhi, Yendada, Parawada and Visakhapatnam (Rural) Mandals and partly utilized for developing layouts, construction of houses, Commercial Complexes, recreational areas and Tourism Projects.

To create land bank for future needs, VUDA has taken possession of 2000 acres of Government land during 2004-2006 and the proposals for development of the certain lands are under process.

Kommadhi	Acs. 42.78
Madhurawada	Acs. 294.50
Yendada	Acs. 80.00
Paradesipalem	Acs. 53.57
Peddagantyada	Acs. 225.00
Parawada	Acs. 553.00
Gajuwaka, Bheemunipatnam, Pendurthi, Anandapuram etc.,	Acs. 188.04
<b>Total</b>	<b>: Acs. 1436.89</b>

VUDA is already spending huge amounts towards other works such as infrastructure development works in Vambay Housing, developmental works for adjoining municipalities, Air Port flood control, Greening of VMR limits etc., In this connection VUDA needs support from the Govt., by way of alienating Govt., Lands. Requests for an extent of Ac.513 has been submitted to the Govt., through Collector. New alienation, if accorded, will give imputes to the ongoing & future developmental projects.



#### 4. PROJECT DETAILS

##### 4.1 DETAILS IN BRIEF :

##### Madhurawada MEGA HOUSING PROJECT

- Site extent Ac 40.00
- Design, Build & Contract Model
- Estimated cost Rs 265.77 crores - design build contract model
- 27 Lakhs Sft built up area
- 14 blocks with 2024 units, S+G+10 floors.
- Construction period - 30 months.
- Work likely to be started
- Work entrusted to M/s JURONG Infrastructure India (P) Ltd., Bangalore

##### Unit wise Area statement

S. No	Category of the Units	No. of Blocks	Total No. of Units	Total - no. of unit per block	No. of units per floor	Total Blocks in Sq. Mts.	Area of each block in Sq. Mts	Area of each unit in Sq. Mts. Excluding common areas	Area of each unit in Sq. Fts. Excluding common areas	Height of each block in Mts.
1.	HIG	3	330	110	10	54,859.94	18219.98	139.07	1496	34.85
2.	MIG-1A	4	704	176	18	85,693.23	21423.31	105.18	1131	34.65
3.	MIG-1B	4	528	132	12	62,277.42	15569.36	104.93	1129	34.65
4.	MIG-2	3	462	154	14	51,553.15	17184.38	97.17	1045	34.65
<b>Total:</b>		<b>14</b>	<b>2024</b>							

##### 4.2 FACILITIES PROVIDED

- Two lifts for each block
- Plenty of cellar parking and open parking
- Required number of bores and sumps for water supply
- Compound wall all round for the gated community
- 45,000 Sft. School building
- 15,000 Sft. Hospital
- 15,000 Sft. Community and club house
- Generator backup facilities
- Designs to suite the latest architecture

#### **4.3 INFRASTRUCTURE FACILITIES**

- Project proposed with BT & CC roads
- Footpaths with paver blocks
- STP with advanced technology
- Children play area of 50,000 Sft.
- Landscaping about 20.00acs.
- HT / LT electrical supply
- Substation within the gated community with sufficient number of transformers
- Illumination of roads with decorative street lighting
- Complete fire fighting arrangements

#### **4.4 CLEARANCES AND APPROVALS**

- The project cleared in EIA from Ministry of Environment and Forests
- The project was cleared from Archaeological aspects vide GO Ms. No: 37, YAT & C (T) Dept, dated: 1<sup>st</sup> November, 2006
- The project cleared from National Airport Authority of India (airport clearance)
- The approval of revised designs and drawings are yet to be approved after due clearance from Fire Department, Govt. of AP which is under process



## 4.5 COST ESTIMATES

S. No	Description of Item	Qty (in sft)	As per SSR 2006-2007	
			Rate/Sft Rs.	Amount Rs.
1	HIG	4,93,680	790/-	39,00,07,200/-
2	MIG-I A	7,96,224	790/-	62,90,16,960/-
	MIG-IB	5,96,112	790/-	47,09,28,480/-
3	MIG-II	4,82,790	790/-	38,14,04,100/-
4	Lifts	46 Nos.	12.00 lakh/Each	5,52,00,000/-
5	Children Play ground	53,400 sft	20/Sft	10,68,000/-
	Play equipment	L.S.	1000/Unit	20,00,000/-
6	STP with lines	2024 Units	-	2,50,00,000/-
7	Land scaping	Ac. 20.68	5.00 lakh/Acre	1,03,40,000/-
8	Foot Paths	35600 Sft	50/ Sft	17,80,000/-
9	Sumps (Storage tanks)	8.00 lakh Ltrs	5.50/Ltr	44,00,000/-
10	Roads (BT/CC)	44930 Sq.M	900/Sq.m	4,04,37,000/-
11	Drains & CD Works	2000 Rmt	800/Rmt	16,00,000/-
12	Compound Wall	1725 Rmt	1900/Rmt	32,77,500/-
13	Bores & Pumps	16 Nos	3.50 lakh/Each	56,00,000/-
14	Community Facilities			
a)	School Building	45000 sft	790/sft	3,55,50,000/-
b)	Hospital	15000 sft	790/sft	1,18,50,000/-
c)	Community Hall	15000 sft	790/sft	1,18,50,000/-
15	Water mains from Sump to Apartments	L.S.	L.S.	80,00,000/-
16	Electrical Supply (HT) including transformers etc	2024 Units	-	5,00,00,000/-
	<b>Sub Total</b>			2,28,93,09,240/-
17	Architectural Features Design Charges	3.50%	-	8,01,25,823/-
18	Generators & Fire Fighting Arrangements	-	L.S.	7,19,36,674/-
19	Variation in rates & Unforeseen items	-	-	11,44,65,462/-
	<b>Total</b>			253,39,00,525/-
	add Service Tax @4.02%			10,18,62,801/-
	<b>Grand Total</b>			265,77,00,000/-
<b>Project Construction Cost = Rs. 265.77 Crores</b>				

## **5. AGREEMENT AND WORK ENTRUSTMENT**

### **5.1 CONSTRUCTION AGENCY**

- The work awarded by calling of Expression of Interest through Nationalized News Papers and evolution through the high level technical committee in respect of technical evolution and financial evolution.
- M/s JURONG Infrastructure India (P) Ltd., Bangalore (A Singapore based company) has been awarded with the above project for execution on design-build-contract-concept model.

### **5.2 AGREEMENT DETAILS**

#### **ORIGINAL AGREEMENT –**

Agreement No. 1/2004-05/CE/VUDA, dated: 9<sup>th</sup> December, 2004

Contract amount – Rs. 1,38,61,12,740/-

Project period – 30 months

#### **SUPPLEMENTAL AGREEMENT –**

Agreement No. 23/2006-07/CE/EE/VUDA dated: 12<sup>th</sup> January, 2007

Project period – 30 months

Rate per Sft for the purpose of Contract Price is Rs. 934/- per Sft + Service tax (inclusive of Seigiorage charges on materials, income tax, VAT etc.)



## 6. CASH FLOW DETAILS

### 6.1 EXPENDITURE PARTICULARS

Estimated Expenditure for the 24 months project period for the each quarter inclusive of infrastructure, common facilities etc., for the project but excluding land cost

S. No	Total Project Cost	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr	5 <sup>th</sup> Qtr	6 <sup>th</sup> Qtr	7 <sup>th</sup> Qtr	8 <sup>th</sup> Qtr
Rupees in Crores									
1	2	3	4	5	6	7	8	9	10
1	265.77	39.86	39.86	39.86	39.86	26.58	26.58	26.58	26.58

#### 6.1.1 Total Receipts / Sale Realization for the Project

S. No	Category	Nos. of Units	Area of each Unit excluding common areas (in Sft)	Tentative sale Price per Sft. in Rs.	Unit cost in Rs. Lakhs	Total Receipts in Rs. Crores
1	2	3	4	5	6	7
1	HIG	330	1496	1700	25.43	83.93
2	MIG-IA	704	1131	1600	18.10	127.40
3	MIG-IB	528	1129	1600	18.07	95.38
4	MIG-II	462	1041	1500	15.62	72.14
	<b>Total</b>	<b>2024</b>				<b>378.85</b>

### 6.2 FUNDS FLOW

#### 6.2.1 Funds from the Project :

Sale realization / Cash Flow for the Units – category wise  
( Realization in time span of 18 months )

S. No	Category	Nos. of Units	Unit Cost in Rs. Lakhs	Initial Deposit amount in Rs. Lakhs	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr	5 <sup>th</sup> Qtr	6 <sup>th</sup> Qtr
					Payments – Rs. Lakhs					
1	2	3	4	5	6	7	8	9	10	11
1	HIG	330	25.43	5.00	3.41	3.41	3.41	3.41	3.41	3.38
2	MIG-IA	704	18.10	3.00	2.50	2.50	2.50	2.50	2.50	2.60
3	MIG-IB	528	18.07	3.00	2.50	2.50	2.50	2.50	2.50	2.57
4	MIG-II	462	15.62	2.50	2.20	2.20	2.20	2.20	2.20	2.12

### 6.2.2 Sale realization / Cash Flow for the Total Project ( Realisation in time span of 18 months )

S. No	Category	Nos. of Units	Total Sale Realisation in Rs. Crores	Initial Deposit amount in Rs. Crores	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr	5 <sup>th</sup> Qtr	6 <sup>th</sup> Qtr
					Payments -Rs. Crores					
1	2	3	4	5	6	7	8	9	10	11
1	HIG	330	83.93	16.50	11.25	11.25	11.25	11.25	11.25	11.18
2	MIG-IA	704	127.40	21.12	17.75	17.75	17.75	17.75	17.75	17.53
3	MIG-IB	528	95.38	15.84	13.30	13.30	13.30	13.30	13.30	13.04
4	MIG-II	462	72.14	11.55	10.10	10.10	10.10	10.10	10.10	10.09
	<b>Total</b>	<b>2024</b>	<b>378.85</b>	<b>65.01</b>	<b>52.40</b>	<b>52.40</b>	<b>52.40</b>	<b>52.40</b>	<b>52.40</b>	<b>51.84</b>

### 6.2.3 Funds flow from the other projects of VUDA (Capital receipts) for the budget year 2007-08.

S. No	Project	Receipts			
		1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter
1.	Housing Project at S. No. 1 of Yendada (PPP)	2365	3547	3547	2365
2.	Housing project at S. No. 1 of Vepagunta	624.00	935.00	935.00	624.00
3.	Commercial complex with IT space at Siripuram	17.73	17.73	17.73	17.73
4.	Development of International School at Madhurawada	50.00	75.00	75.00	75.00
5.	Development of International School at Rushikonda	137.00	20.55	20.55	20.55
6.	LED Tech Park	4.00	0	0	0
7.	Rope Way at Kailasagiri	6.45	6.45	6.45	0
8.	Circular Train at Kailasagiri	5.50	1.00	1.00	1.00
9.	Revenue from Kailasagiri	24.04	24.04	24.04	24.04
10.	Revenue from Kursura Submarine Museum	16.25	16.25	16.25	16.25
11.	Revenue from Shopping / office complexes	76.76	76.76	76.76	76.76
12.	Through Development charges	250	250	250	250
	<b>Total</b>	<b>3576.73</b>	<b>4969.78</b>	<b>4969.78</b>	<b>3470.33</b>



## 6.3 REPAYMENT DETAILS

S. No	Particulars	Total	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr	5 <sup>th</sup> Qtr	6 <sup>th</sup> Qtr	7 <sup>th</sup> Qtr	8 <sup>th</sup> Qtr
Rupees in Crores										
1	2	3	4	5	6	7	8	9	10	11
1	Expenditure	265.77	39.86	39.86	39.86	39.86	26.58	26.58	26.58	26.58
2	Cash flow									
	1. On the project	378.85	65.01	52.40	52.40	52.40	52.40	52.40	51.84	-
	2. From the other projects		35.77	49.70	49.70	34.70	35.77	49.70	49.70	34.70
	Total cash flow		100.78	102.10	102.10	87.10	88.17	102.10	101.54	34.70
3	Net cash flow after expenditure		60.92	62.24	62.24	47.24	61.59	75.52	74.96	8.12

## 6.3. REQUIREMENT &amp; REPAYMENT SCHEDULE

S. No	Particulars	Total	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr
Rupees in Crores						
1	2	3	4	5	6	7
1	Loan required	100				
2	Repayment details	100	25	25	25	25

## 6.4 BUDGETARY STRENGTHS OF THE ORGANIZATION

## 6.4.1 CAPITAL RECEIPTS &amp; EXPENDITURE

The receipts of VUDA comprises of capital receipts by disposal of residential plots by allotments and by auction/ sale of residential corner/stray sites and commercial plots, sale of houses/flats and buildings. The revenue receipts include rent from commercial complexes and other miscellaneous receipts.

Description	2005-2006 (Rs. in Crores)	2006-2007 (Rs. in Crores)
Capital Receipts	74.29	128.46
Revenue Receipts	28.16	14.99
Capital Expenditure	84.76	116.36
Revenue Expenditure	13.74	18.71

## 7. ENCLOSURES

- Annexure-I : Drawings
- Annexure-II : VUDA Act
- Annexure-III : Audited budget reports
- Annexure-IV : I.T Assessments
- Annexure-V : VUDA Board resolution



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Sl No	Particulars	Indian Overseas Bank	HUDCO	Remarks
1	Interest Rate	11.25%	10.75%	IOB rate of interest is 0.5% higher than that of HUDCO which comes to Rs. 50.00 lakhs per annum
2	Upfront fee (0.5%)	Nil	Rs.50.00 lakhs	HUDCO orally informed that this payment which has to be paid in the beginning can be spread over to the Loan repayment period. But I O B has assured that there won't be any up front fee to VUDA as we are their major Customer.
3	Processing Charges	Rs. 1.00 lakh	Rs. 5.00 lakhs + Service Tax	In processing fee also there is gain of Rs. 4.00 lakhs + Service Tax if we go for Indian Overseas Bank.
4	Fixed / Floating	Fixed for 6 months	Floating	Floating rate may be change at any time.
5	Prepayment Charges	Nil	No prepayment charges if paid from the Project receipt otherwise there are prepayment charges.	No prepayment Charges will be levied by IOB. So it is advantageous with IOB
6	Total Interest 12 EMI	Rs.5.70 Crores	Rs. 5.92 Crores	As per the calculation sheets furnished by them total interest paid by VUDA is more by Rs. 22.00 lakhs if we go for HUDCO if EMI is monthly and Rs. 9.00 lakhs more if EMI is quarterly assuming the repayment period is 1 year, because the I.O.B will charge on reducing balances.
7	Total Interest 4 Q EMI	Rs. 6.72 Crores	Rs. 6.81 Crores	
8	Mortgage cost (0.50%)	Nil	Rs. 50,000 lakhs <del>to</del> Rs. 50,000/-	The Registration of Mortgage deed for HUDCO will cost about Rs. 50,000/-

VUDA Resolution No.200, dated 28-08-2007

Resolved approve the proposals for obtaining loan of Rs.100 crores ~~as follows~~ for construction of Mega Housing Project at Madhurawada (M/s Jurong) as per the policy decisions indicated in the subject note.

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Chairman, VUDA