

Subject No. 205

Sub:- Construction of 88 Units of Row Housing in Trakarama Nagar at Rushikonda.

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**Agenda Note:**

The VUDA has taken-up construction of 88 dwelling units under Row Housing (Duplex Type) in Rushikonda Layout adjacent to Hill No.3 of IT Layout. Keeping the recent developmental activities in the surround areas VUDA has proposed Row Housing Project with world-class facilities and proposed to allot the same to the public by auction basis based on demand/receipt of applications from the public. The project details are as follows.

Extent of site Ac.6.80 Cts

No. of Units 88 Nos. (Duplex Type)

Site cost Rs.1,868/- per sft (Rs.16,810/- per sq. yard)

Construction cost i.e. Rs.1170/- Rate per sft

Category	Plot area (In Sq. Yards)	Construction area	No. of Plots
East facing Normal Type I	173.33	2066 sft.	20
West facing Normal Type II	173.33	2114 sft.	46
East facing Top Row Type III	187.78	2222 sft.	8
East facing Top Row Type IV	202.22	2386 sft.	14
	Total:		88

<u>Construction Cost</u>			<u>Cost of Unit</u>		
Type I	:	Rs. 24.20 Lakhs	Type I	24.20+29.14	53.34
Type II	:	Rs. 24.75 Lakhs	Type II	24.75+29.14	53.89
Type III	:	Rs.26.00 Lakhs	Type III	26.00+31.57	57.57
Type IV	:	Rs.28.00 Lakhs	Type IV	28.00+34.00	62.00

**Final cost of each unit is**

			Say
East facing Normal Type I	53.34 +2.66	56.00	Rs.56.00 lakhs
West facing Normal Type II	53.89 +2.69	56.58	Rs.57.00 lakhs
East facing Top Row Type III	57.57 +2.88	60.45	Rs.60.00 lakhs
East facing Top Row Type IV	62.00 +3.10	65.10	Rs.65.00 lakhs

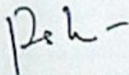
The Row Housing Project is taken-up as gated community with good infrastructure facilities like Community centre, Commercial centre, Common amenities like manifold gas supply, Solar Heating system and Solar fencing including landscaping etc.

Further the Row Housing Project was conceived by VUDA keeping the Housing needs in the fringe areas of Madhurawada due to up coming IT Firms and Tourism Projects and also widening and improvement of Beach Road undertaken by VUDA by way of conducting of sale through auction.

The matter is placed before the VUDA Board for its ratification.

VUDA Resolution No.205, dated 28-08-2007

Resolved to ratify the proposals of auction of Row Housing of  
Scheme at Rushikonda.



Chairman, VUDA