

SUBJECT NO. 28

51

Rc. No. 7183/05/PMU

Sub: VUDA-VSP- PMU wing- Installation of electronic Fire works display lamps in VUDA Park - Reg.

Agenda Note

During the inspection to VUDA Park, the Vice Chairman, VUDA desired to introduce and install 4 Nos. of electronic fire works display lamps and 2 nos. of Coconut tree lamps on either side of the pathway leading to existing octagonal shaped shelter in the close proximity to the existing pigeon tower as a part of further development and to give a face lift to the existing areas/ pockets of the park.

Therefore the quotations have been obtained from the following 3 firms. The details quoted by them are indicated against the each firm.

S.No	Name of the Firm	Description	Model	Qty	Price in Rs.
1.	M/s. Iridium Light Decors, Hyderabad.	Electronic Display lamp height of the lamp-40' diameter of the lamp ball 6Mts.	ISD 6F6	01	2,49,200
		Coconut tree lamp Height of the tree - 28', diameter of the lamp-5 Mts.	ISD 5	01	2,97,400
2.	M/s. Nair & Co, Ernakulium, Cochin-11	Electronic Fire Works	ISD 5	01	3,11,000
		Coconut tree lamp	-	01	3,65,000
3.	M/s. Uma Lights, Hyderabad	Electronic Fire Works	-	01	3,36,000
		Coconut tree lamp	-	01	3,9

Out of the above 3 quotations, the quotation of M/s. Iridium Light Decors Hyderabad is the lowest . Further , the above firm has also offered to supply a 3 KV stabilizer worth of Rs.10,000/- for each system

as part of the comprehensive price offered as negotiated and the firm has requested to release 50% amount as advance.

Therefore the lowest quotation of M/s. Iridium Light Decors, Hyderabad is accepted and orders were issued vide this office proceedings Rc. No. 7183/05/PMU dated 3-10-2005 for supply and install of 4 Nos. of electronic display lamps and 2 Nos. of Coconut tree lamps at the total cost of Rs. 15,91,600/- subject to the following conditions.

1. The firm should supply 3 KV stabilizer worth of Rs.10,000/- for each system (i.e) 6 Nos. on free of cost.
2. They should start the work from 10th October' 2005 and complete the same within six weeks.
3. It is agreed to release 40% of amount as an advance payment along with the order, 25% against the delivery of the items and 25% of the amount after installation of the instruments and the balance 10% of the amount will be released after one month from the date of operation.
4. The firm should maintain the above lamps for a period of one year on free of cost being the warranty period.
5. Paid an amount of Rs. 6,22,379/- towards 40% amount as advance .

It is also agreed the offer of the firm for annual maintenance of the above lamps for a period of 2 years (i.e.,) 2nd year and 3rd year from the date of installation @ 8% of the total cost without additional charges to undertake necessary repair/ replacement works for the above lamps.

Therefore, the matter is placed before the VUDA Board for ratification in having approved the above lowest Quotation with the above conditions.

Sub: VUDA- VSP- PMU wing- Mega Projects- Housing & Resorts in Rushikonda Layout - Reg.

Agenda Note:

The VUDA in its resolution No. 182 dt. 10-1-2004 has ratified the proposal for development of the bulk land -1 & 2 of Rushikonda layout measuring an extent of Ac. 16.00 & Ac. 12.78 in S.no. 336/p of Madhurawada (V) to strengthen the housing activity in the surrounding areas and the action taken in having called for the expression of interest through News papers on 23-11-2003 from the interested firms for the development of housing & resorts on the above 2 bits of lands and to join with VUDA to design, build and promote housing & Resorts on hilly terrains of Rushikonda layout.

In response to the above notification, the "pre-feasibility" project report, have been received from the 8 firms. The bids so received have been examined by the technical committee constituted with the experts in the field on 27-3-2004 and short-listed the 4 firms. Hence the financial bids have been called from the said 4 firms. The financial bids have been received from the following 4 firms for the bulk land of Ac. 16.00.

1. M/s. K.S.R. Constructions, Hyderabad.
2. M/s. Haigreeva Engineering Company Ltd., Visakhapatnam.
3. M/s. Jaibheri Properties (P) Ltd., Hyderabad.
4. M/s. Balaji Constructions Co., Visakhapatnam.

The financial bids have been received from the following firms for the bulk land of Ac. 12.78.

1. M/s. K.S.R. Constructions, Hyderabad.
2. M/s. Jaibheri Properties (P) Ltd., Hyderabad.

The financial bids so received have been opened on 29-3-2005 before their representatives of the above firms by the Technical committee so constituted and HODs of the VUDA.

R= 29

The above firms have quoted the rates as follows:

S.No.	Name of the Firm	Minimum Guarantee amount in Lakhs	Revenue Sharing
I	For Ac. 16.00		
1.	M/s. K.S.R. Constructions, Hyderabad.	676.20	21.50%
2.	M/s. Haigreeva Engineering Company Ltd., Visakhapatnam.	688.00	22%
3.	M/s. Jaibheri Properties (P) Ltd., Hyderabad.	718.00	20.40%
4.	M/s. Balaji Constructions Co., Visakhapatnam.	817.47	25.35%
II	For Ac. 12.78		
1.	M/s. Jaibheri Properties (P) Ltd., Hyderabad.	526.00	21%
2.	M/s. K.S.R. Constructions, Hyderabad.	545.00	22%

The committee has recommended for acceptance of the bids of the following firms as they have offered highest amounts and Revenue Sharing.

M/s. Balaji Construction Company, Visakhapatnam for the bulk land of Ac. 16.00 and M/s. KSR Constructions, Hyderabad for the bulk land of Ac. 12.78.

Accordingly orders were issued to the above firms accepting their bids on 31-3-2005 and agreements were also concluded with the above firms by the Chief Engineer, VUDA on 15-4-2005.

Hence the matter is placed before the VUDA board for ratification in having approved the bids of M/s. Balaji Constructions Company, Visakhapatnam for Ac. 16.00 and M/s. KSR Construction, Hyderabad for Ac. 12.78.

Draft Subject to VUAD Board.

Rc. No. 1161/Mega r 3/03

Subject No. 30

Sub: VUDA- Visakhapatnam- PMU Wing- Housing Project-
Development of Ac.50.00 Bulk land of Rushikonda layout in
S.No. 336/p of Madhurawada Village – regarding.

Agenda Note

VUDA proposes to develop Housing project in an extent of Ac. 50.00 Bulk land of Rushikonda layout in S.No. 336/p of Madhurawada village. The Housing Project is proposed with Design Build & Promote model and invited world class promoters under this concept. In the process M/s. Ambience Properties Ltd., has been selected for the project proposed. Subsequently the bid process has been cancelled by the Govt., for the reason that there is steep increase in the price of real estate in Visakhapatnam and directed VUDA to cancel the tender process and call fresh bids.

Accordingly VUDA cancelled the tender process and called for fresh bids. The developer aggrieved by this action, approached Hon'ble High Court and also initiated arbitration proceedings. Meanwhile the developers firm approached the Govt., in MA & UD Dept., and requested to consider the fresh offer for upward revision of the minimum guaranteed amount of the project. The Govt., after obtaining the legal opinion of Government pleader has called the developer for further negotiations. After negotiations, the Govt., directed VUDA to enter into fresh agreement with the developer based on the terms and conditions finalized by the Government and upon entering fresh agreement also directed VUDA to take necessary action for withdrawal of writ appeal filed in the Hon'ble Court. VUDA considered the fresh agreements which were vetted by learned Advocate General, Govt., of Andhra Pradesh and Govt., Pleader for MA & UD, Andhra Pradesh, Hon'ble High Court and withdrew the legal proceedings. Accordingly the writ appeal was withdrawn and Hon'ble court dismissed the case as withdrawn.

VUDA entered into fresh agreement dt. 26-8-2005 with M/s. Radiant Developers Pvt., Ltd., of M/s. Ambience Properties Ltd., Sec'bad after incorporating the recommendations of learned Advocate General and a copy of the same was submitted to the Govt., for Information.

The Main content of the project / agreement Conditions:

1. The total extent of land is Ac. 50.00.
2. Housing Project proposed with
 - Row Houses, Independent Houses, semi detached Houses and apartment complex.
 - Resort cum recreation club complex with community hall, In door - out door games, swimming pool, health club, gym, food courts, play lawns and cottages.
 - Project cost is projected Rs.104.00 Crores earlier.
 - Minimum Guaranteed amount is Rs.13.00 Crores against earlier offered Rs. 7.5 Crores.
 - Revenue sharing basis: The Project would be implemented on revenue sharing basis on sale proceeds in the ratio of 7.5% (seven point five percent) to the share of VUDA and balance 92.5% (ninety two point five percent) to the share of the Developer. (For the purpose of this clause, "sale proceeds" shall mean excluding of sales tax, levies, registration charges and deposits made towards electricity, water, building corpus fund, maintenance deposits, club membership fees etc. received from allottees - whether in the form of advances or otherwise.)
 - Infrastructure cost : Rs.50.00 Lakhs to be paid in additions to the revenue sharing amount towards water supply and other infrastructural facilities. If VUDA incurs more than Rs.50.00 Lakhs, the developer will bare the cost over and above Rs.50.00 Lakhs. An amount of Rs. 25.00 Lakhs has already paid to VUDA.
 - The developer also agrees to pay an amount of Rs.25.00 Lakhs as security deposit to VUDA along with execution of

R-30

adjusted on completion of the project against the amounts payable by the developer on completion of the project. Further, it is agreed that the said deposit will carry no interest.

- Project period : 42 Months.
- It is proposed in two phases.
 - 1st phase Ac.25 in 21 months.
 - 2nd Phase Ac.25 in 21 Months.
- 100% marketing by Developer.

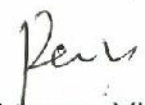
The Developer has paid Rs.25.00 Lakhs as advance towards infrastructure cost against Rs.50.00 Lakhs. The developer yet to furnish drawings for statutory approvals. Since the project cost is more than Rs.50.00 Crores, 1000 population and the discharge is 50,000 Liters, the project has to be submitted for EIA Clearance from MoEF . The Developer is in the process to obtain EIA Clearances. The Expenditures incurred so far for legal aspects, arbitration and other processes from VUDA funds may be approved.

The project will be grounded as soon as cleared from MoEF in environmental aspects.

Therefore the matter is placed before the VUDA Board for approval for construction of Housing project on Design Build and promote concept.

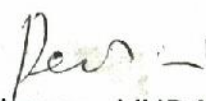
VUDA Resolution No.28, dated 16-12-2005

Resolved to ratify the action in having accepted the lowest quotation of M/s Iridium Light Decors, Hyderabad for installation of 4 Nos electronic display lamps and 2 nos of Coconut tree lamps at the total cost of Rs. 15,91,600/- subject to terms & conditions therein along with annual maintenance of the above lamps for a period of 2 years i.e. 2nd year & 3rd year from the date of installation @ 8% of the total cost to undertake necessary repair/ replacement works for the above lamps


Chairman, VUDA

VUDA Resolution No.29, dated 16-12-2005

Resolved to ratify the action in having approved the bids of M/s Balaji constructions Co., Visakhapatnam for an Ac. 16.00 cts and M/s K.S.R.Constructions, Hyderabad for Ac. 12.78 cts for construction of Mega Housing at Rushi Konda Layout


Chairman, VUDA

VUDA Resolution No.30, dated 16-12-2005

Resolved to ratify the entrustment of the Housing project on Design Build and promote concept in an extent of Ac. 50.00 at Rushikonda layout in S.No. 336/P of Madhurawada (V) by M/s Ambience Properties Ltd., in accordance with Government directions.