

Draft Subject to VUAD Board.

Rc. No. 1161/Mega Hg-I/L3/03

Subject No.

Sub: VUDA- Construction of housing project with 2002 units on Design Build and Contract concept in S.No. 336/p of Madhurawada, Visakhapatnam – reg.

Agenda Note

VUDA proposes to develop fringe areas of Visakhapatnam in urbanization concept, proposed to construct a Housing project with 2002 in S.No. 336/p of Madhurawada. In the process M/s. Jurong Infrastructure (India) Ltd., a Singapore based agency is selected to take up the project on Design Build and Contract concept.

In accordance to the Go RT No. 1091 dt. 8-10-2004 Govt., directed VUDA, to take up the project. Accordingly, the project is cleared from MoEF for Environmental aspects and obtained EIA Clearance dt., 9-6-2005.

The project is proposed in an extent of Ac. 40.00 with MIG-I, MIG-II and HIG Categories to a total of 2002 units with common facilities like Hospital, School and community Hall etc., Also proposed with, facilities such as quality community living, under ground cable for electrification, drain trenches, fully paved pathways are proposed other than built up areas, landscaped areas.

The proposed No. of units etc., are as follows :

S.No.	Type of Unit	Plinth area in Sft.	Final sale price in Lakhs	No. of units
1.	MIG-I	841	Rs. 6.50	440
2.	MIG-II	1009	Rs. 8.70	1232
3.	HIG	1491	Rs.12.90	330
Total No. of units				2002

The total Project cost is Rs. 139.00 Crores

As per the agreement conditions under clause 13.2 of the contract agreement dt. 9-12-2004, "The Employer will make an advance to the contractor for the cost of mobilization in respect of the works, a sum equivalent to 10% of the contract amount in 2 installments i.e 5% initially and 5% after completion of 20% of the total work as per the contract agreement. The mobilization advance loan given to the contractor shall attract interest which will be finalized on the date of releasing the mobilization advance loan. The mobilization advance taken by the contractor will be deducted from the running account bills in proportion to the sum in the respective monthly running bill". Accordingly, as per Go Ms No. 508, Finance (W&M) Dept., dt. 13-12-2003, the rate of interest on mobilization advance was fixed @ 8.35% per annum. An amount of Rs.6,93,05,000/- has been released to M/s. Jurong Infrastructure India (P) Ltd., Bangalore in two installments of 1st 5% mobilization amount as specified in agreement conditions. (i.e., Rs. 3.00 Crores on 31-12-2004 and Rs. 3,93,05,000/- on 10-3-05 after submission of drawings).

Objections raised on subject land in S.No. 336/p on Archeological importance and it is in the process of de-notification and obtaining permission from Dept., of Archeology & Museums, Govt., of Andhra Pradesh. A Court case is also pending for clearance. The project will be grounded after obtaining clearances from Govt., Construction Work is yet to be grounded.

Therefore the matter is placed before VUDA Board for approval for construction of Housing Project on Design, Build and Contract project.

VUDA Resolution No.31, dated 16-12-2005

Resolved to ratify the proposals for construction of housing project on Design Build and Contract Concept in S.No.336/P of madhurawada,