

SUBJECT NO:138

Sub: Works – Engg – VUDA – Providing Infrastructural facilities to Cyber Valley Layout, Sector-I & II in Government lands at Madhurawada – Present status and Administrative sanction for balance works to be taken up - Draft subject placed before VUDA Board for perusal and approval – Reg.

AGENDA NOTE:

VUDA has taken up Development of Sites & Services layout (Plotted Development Scheme) in an extent of Ac.20.93 Cts in Government lands located in Madhurawada in Sy.Nos. 348/2, 129/P, 352/P, 353/P & 355/2 and handed over to VUDA. The layout was carved out in two sectors as Sectors-I & II each having extent of Acs. 5.26 Cts and Acs. 15.67 Cts. The total layout was named as Cyber Valley since it is located adjacent to ITSEZs developed on Hill No.2 & Hill No.3 of Rushikonda in Madhurawada Village.

The number of plots carved out in the above two layouts are 148 and 51 plots in Sector-I & II respectively. The extents of each plot varies from 167 to 311 Sq. Yards. In addition, 43 Plots having extent of 80 Sq. Yards are also carved out in Sector-I meant for EWS category as per the norms of the latest G.O.

The estimate for providing infrastructure development within the above layout extents was prepared for Rs.333.00 Lakhs. Accordingly, Vice-Chairman, VUDA accorded Administrative sanction and works – Laying of BT roads, Construction of SW drains & CD works are taken up and completed. But main approach roads and cross roads connecting to Madhurawada – Kapulauppada 100' road, Water supply arrangements and layout electrification works are yet to be taken up.

The following are the details of works taken up and completed so far.

Sl. No.	Name of the work	Est. Value (Rs. Lakhs)
1	Formation of Quarry Rubbish roads in Madhurawada area development in Government lands, Reach-I, II & III	146.00
2	Providing CC drains & CD works to Cyber Valley Layout Sector-I & II of Madhurawada area	61.00

3	Providing GSB, WMM & SDBC road to Cyber Valley Layout Sector-I & II of Madhurawada area.	99.00
4	Formation of Quarry Rubbish Roads in Government lands at Madhurawada.	27.00
Total:		Rs. 333.00

Further the plots in the said layout were allotted to public by way of auction during the years 2011 and 2013.

The details of sale proceeds in respect of the plots auctioned are mentioned hereunder (as per the information ascertained from Accounts wing):

Name of the layout covered in the file	Auction year	No. of plots put up for auction	No. of plots got disposed	Highest Bid rate per Sq. Yd Amount in Rs.	Average upset price per Sq. Yd Amount in Rs.	Average realized hike over and above the upset price per Sq. Yd Amount in Rs.	% of hike
Cyber Valley Phases I & II	Sector-I	69	69	12,000	15129	3129	26.07%
	Sector-II	36	36	12,000	14247	2247	18.72%
	2011						
	Sector-I	36	11	16037	17,646	1609	10.03%
	Sector-II	15	5	15950	17970	2020	12.66%
	2013						
	Total:	156	118				

Out of the total demand of Rs.45.55 Crores for 156 plots, so far an amount of Rs.39.94 Crores (Rs.39.31 Crores from site cost + Rs.0.63 Crores of late fee & excess amount paid was collected). Actual balance to be paid is Rs.6.24 Crores (i.e., Rs.45.55 Crores – Rs.39.31 Crores).

Since, it is the responsibility of the VUDA to complete the infrastructure facilities in the layouts developed, now it is proposed to take up and complete the balance infrastructure in the above two layouts along with main approach roads and connecting roads to 100' wide Madhurawada – Kapulauppada road as the entire chunk of land is abutting the above road and certain land parcels were allotted to private agencies during bulk auctions conducted during the year 2008-2009 to meet the targets fixed by the Government under Resource Mobilization.

In accordance with the above, estimates were prepared for the balance infrastructure works and main approach roads and protection works to the existing gedda for Rs. 826.00 Lakhs including statutory provisions based on the SoR 2012-2013.

The details of the same are as follows:

S. No.	Particulars	Amount (Rs. Lakhs)
1	Providing GSB, WMM, SDBC road for 60' wide road.	100.00
2	Providing GSB, WMM, BM, SDBC road for 80' wide roads.	225.00
3	Providing GSB, WMM, SDBC roads over along gedda side at Cyber Alley	198.00
4	Providing CC drains, CD works for 80' & 60' road in Cyber Valley layout	107.00
5	Construction of Retaining wall along gedda for protection of road embankment.	200.00
6	Providing water supply arrangements including charges to be paid to GVMC.	90.00
7	Providing Layout Electrification	50.00
		Rs. 970.00

As per the above, the development cost for the total extent of area development of Government lands situated including Cyber Valley layouts of VUDA works out to Rs. 333.00 + 970.00 Lakhs = Rs.13.03 Crores.

Out of the above, detailed estimates were prepared towards Roads, Drains and Protection works for Rs.830.00 Lakhs and for the remaining items, detailed estimates are to be prepared as per the estimates of GVMC and APEPDCL.

Also it is to mention that provision was made in the Budget of current year to a tune of Rs.400.00 Lakhs towards Development works in the layout under Function Code 1 – B-73.

Further on enquiry with Jt. Sub-Registrar, Madhurawada the Basic Market Value has not been fixed for these survey Nos. exclusively as they are Government Lands and it was informed that the highest basic value of Madhurawada Village as Rs.13,000/- per Sq. Yd with effect from 01-04-2010. Hence the same is taken as Basic value during 2013 auctions conducted and upset price arrived.

In this connection, it is to submit that large size plots were carved out adjacent to existing gedda by streamlining the existing criss-cross course into regular shape in the Layout Development Plan of Government lands and decision has to be taken on the allotment of the same and the issue is pending.

With regard to the development cost, the same has to be distributed for the entire stretch of Government lands situated their having total extent of around Acs. 250.00 Cts as the main approach roads and connecting roads to 100' wide Madhurawada - Kapulauppada are common to all i.e., for bulk lands allotted previously, layout Allottees and the proposed township by APHB Department in the land allotted at the foot of Hill No.3 of ITSEZ adjacent to one main approach road connecting 100' wide link road leading to ITSEZs.

Taking into consideration of the above aspects, it is requested to consider the proposal of taking and completing balance infrastructure including main approach and connecting roads with an estimated cost of Rs.970.00 Lakhs as it is necessary from the part of VUDA.

Hence, subject matter for providing balance Infrastructural facilities to Cyber Valley Layout, Sector-I & II in Government lands at Madhurawada including main approach and connecting roads with an estimated cost of Rs.970.00 Lakhs is placed before VUDA Board for perusal and approval.

Sl. No.	Subject No.	Subject	Resolutions
86	137	Works – Engg – VUDA – Providing Balance / Leftover Infrastructure facilities in Layouts and Housing schemes developed by VUDA – Proposals submitted – Draft subject placed before VUDA Board for perusal & approval – Reg.	<ul style="list-style-type: none"> • VC to prioritize the works in due consultation with GVMC and take up the works based on the fund availability. • The works have to be brought in the ensuing budget proposals.
87	138	Works – Engg – VUDA – Providing Infrastructural facilities to Cyber Valley Layout, Sector-I & II in Government lands at Madhurawada – Present status and Administrative sanction for balance works to be taken up - Draft subject placed before VUDA Board for perusal and approval – Reg.	<ul style="list-style-type: none"> • Agreed to take up the works. • The VC is to work out the details of revenue earned for each layout developed by VUDA reconciling both the amount expended towards the engineering works, planning works and land cost payment to government towards alienation and also, the amount realized by way of disposal of plots and bring for the next board meeting.
88	139	VUDA – Works – Engg – Construction of Municipal Office Complex at Anakapalli – Proposals for Cancellation and to refund the amount paid in advance to Anakapalli Municipality – Draft subject placed before VUDA for perusal and approval – Reg.	Agreed to close the work
89	140	Engg. – VUDA – Details of works for which Revised Administrative sanction accorded - Draft subject placed before VUDA for perusal and approval – Reg.	Subject to the verification and confirmation by VC, VUDA on the genuineness of the additional expenditure, the proposal is agreed.


