

SUBJECT NO:142

Sub : Engg - VUDA - Construction of Housing Schemes for Economically Weaker Sections(EWS) at Cyber Valley Layout in S.No.348/2, Sector-I at Madhurawada, Visakhapatnam, Land Pooling Layout at Anakapalli and Land Pooling Layout at Paradesipalem- Draft subject placed before VUDA Board for perusal and approval - Reg.

AGENDA NOTE:

VUDA has developed various plotted development schemes and housing colonies to cater the needs of people of all sections in general and especially for the benefit of middle and lower income groups. Altogether, 51 sites & services layouts were developed and 10,000 dwelling units under different types of housing schemes were constructed at several places in VMR region from the formation of VUDA in the past 30 years and handed over to the beneficiaries successfully. VUDA has established its credibility and appreciation from the public in respect of such Housing Schemes constructed and layouts developed in its jurisdiction.

Although the activity of development of housing sector in and around Visakhapatnam increased considerably by private sector as well Government departments in the recent past, a considerable gap exists between Government schemes and open market apartments. As such still there is lot of demand for housing especially for LIG and EWS sections due to various reasons. Besides the above, lot of pressure has been built up on VUDA from various sections including general public to take up the housing especially for middle class and economically weaker section categories to meet the requirement. And VUDA has not taken up any housing scheme for LIG / EWS segment exclusively in the past five years.

Taking into consideration of the above, VUDA proposes to take up LIG/EWS housing scheme in the layouts being developed by VUDA, as per the guidelines issued by the Government vide G.O.Ms.No.168, MA & UD(M) Dept., Dt.07-04-2012 to fulfil the requirement and to achieve the object of providing housing for EWS category exclusively.

In fact as per the said G.O. at least 20% of developed land should be provided by the developer for economically weaker sections and low income groups housing in all residential projects. The above object of reserving the developed land in the shape of plots carved out for EWS category either by private developer or Government departments not serving the purpose in practice because people falling under EWS category could not purchase the plot and derive the benefit meant for them due to various constraints.

Initially, VUDA proposed to take up construction of EWS housing schemes in already developed layouts - Cyber Valley layout at Madhurawada, Land Pooling Layout at Anakapalli and Land Pooling layout(Ozone valley) in Paradesipalem. Accordingly, type design for Construction of EWS residential plots in G+ 3 Floors has been finalized by Planning wing, VUDA and based on the above, construction cost arrived by Engineering wing.

The dwelling units are proposed with RCC frame and walls with Fal-G brick masonry along with water supply and sanitary arrangements and internal electrification. In addition, external infrastructure facilities like Bore wells and distribution system and approach roads are also included. The accommodation provided for each unit is with one Living room 10'-0" X13'-7¹/₂ " Bed room 9'-0" X9'-3" Kitchen 9'-0" X4'-0" and Toilet 6'-0" X4'-0" with Balcony of 4'- 4¹/₂" wide.


The following are the details of the proposed EWS Housing in Cyber Valley layout (Phase-I) at Madhurawada.

Extent of the layout	- Acs. 15.26 Cts
Extent of the land provided for EWS housing	- 3560 Sq.Yds.(Ac 0.735 Cts)
Number of units proposed	- 128 units(32 units in 4 blocks)
Plinth area of each unit	- 442 Sq. Ft.
Plot area for each unit (3560/128)	- 27.81 Say 28 Sq Yds.
Cost of Building construction	- Rs.968/- per Sq. Ft.
Development cost	- Rs.449/- per Sq. Yd.(Rs.50/- per Sft)
Cost of construction of each unit (Including infrastructure)	- Rs.4,50,000/-

With regard to land cost, previously it was Rs.8,000/- per Sq.Yd and the same has been increased to Rs.13,000/- per Sq. Yd now as per the rate fixed by the Government for the specified area. In case, the previous land cost i.e., Rs.8,000/- per Sqd is considered the land cost for each units works out to $Rs.28 \times 8,000/- = Rs.2,24,000/-$. Thus the total cost of each unit will be $Rs.4.50 + 2.24 = Rs.6.74$ Lakhs. If the present cost of Rs.13,000/- is taken it will be much more and becomes burden for EWS category. In view of the above, a decision has to be taken regarding land cost to be taken for arriving sale price of each unit.

Hence, the matter is placed before VUDA Board for perusal and decision for fixing land cost and according permission to take up the EWS Housing in all the three layouts Cyber Valley layout at Madhurawada, Land Pooling Layout at Anakapalli and Land Pooling Layout at Paradesipalem.

Sl. No.	Subject No.	Subject	Resolutions
90	141	Works – Engg. – VUDA – Establishment of World Telugu Cultural & Heritage Museum at Kailasagiri, Visakhapatnam – Present status - Draft subject placed before VUDA Board for perusal & decision - Reg	<ul style="list-style-type: none"> • The request for land transfer is not agreed upon. • If the WTF partner of the PPP Project could not spend all amounts at a single go, the works can be divided into different parts and the facility can be opened to the public duly providing some services to the public initially. • The VUDA can facilitate getting of sanctions from GoI without transfer of land to WTF or any third party.
91	142	Engg – VUDA – Construction of Housing Schemes for Economically Weaker Sections(EWS) at Cyber Valley Layout in S.No.348/2, Sector-I at Madhurawada, Visakhapatnam, Land Pooling Layout at Anakapalli and Land Pooling Layout at Paradesipalem– Draft subject placed before VUDA Board for perusal and approval – Reg.	Same as resolved above in agenda item 109/2012
92	143	Works – Engg – VUDA – DIV – VI – Construction of Commercial Complex at Pitapuram Colony – Draft subject placed before VUDA Board for perusal and Approval – Requested – Reg.	Agreed to take up on tender basis


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