

**SUBJECT NO 18**

Sub:- VUDA - Visakhapatnam - PMU Wing - 'HARITA' Integrated Housing Project in Phase-I of Madhurawada measuring in an extent of Ac.20.17 Cts out of the total extent of Ac.40.00 Cts in S.Nos. 394/P to 397/P of Madhurawada(V) - Building Plans Approved - Construction of the Phase-I Project is under progress - Ratification.

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**Agenda Note:**

In this office proceedings dated 14.12.2007 Building Plans of the Mega Housing Project in S.No.394/p, 395/p, 396/p & 397/p of Madhurawada village (Carved out of old Survey No.336/p) measuring an extent of Ac.40.00 with 2024 units in HIG and MIG Categories of total built-up area of 2,76,236.96 sq.mts with Stilt+G+10 floors have been approved and informed to M/s. Jurong Infrastructure (I) Pvt. Ltd., Bangalore with one set of approved plans to start the work on ground immediately. But due to various reasons the work could not be started by the Contractual Agency.

In view of the above, taking into consideration of recession in the building industry all over the Globe, the VUDA vide its Minutes of the Meeting dated 14.09.2009 held in VUDA office with the Contractual Agency of M/s.Jurong Infrastructure (I) Pvt. Ltd., Bangalore it was decided to commence the development in Phase-I measuring in an extent of Ac.20.17 Cts in S.Nos.395, 396/p & 397/p (Carved out of old Survey No.336/p) of Madhurawada village with Stilt + Ground + 4 floors and accordingly the Contractual Agency was directed to furnish the plans and the building plans.

In this office Minutes of the Building Scrutiny Meeting dated 19.9.2009 scrutinized the revised building plans furnished by the contractual agency for an extent of Ac.20.17 Cts with Stilt + Ground + 4Floors with 11 blocks of 710 housing units with a provision of 2 mtrs peripheral green all along the site boundaries apart from adhering to 10% open space have been scrutinized as per the GO Ms. No.678 MA&UD, dated 7.9.2007 as detailed below;



Housing Blocks:

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Category	No. of units	Blocks	Total Built-up area (In sq. mts)
HIG	100	2 Blocks	16436.00
MIG-1A	160	2 Blocks	20720.00
MIG-1B	120	2 Blocks	15366.00
MIG-2	210	3 Blocks	25977.00
LIG	120	2 Blocks	9156.00
<b>Sub-total</b>	<b>710</b>	<b>11 Blocks</b>	<b>87,655.00</b> <b>(9,43,167.80 sq. ft.)</b>

Other amenities:

Community Center	1,418.60 sq. mts
Health Center / Hospital	1,321.56 sq. mts
Convenient Shopping	740.28 sq. mts
<b>Sub total for amenities</b>	<b>3,480.44 sq. mts</b> <b>(37,449.53 sq. ft.)</b>
<b>Total Super Built-up area for Housing Units and Amenities</b>	<b>91,135.44 sq. mts</b> <b>(9,80,617.33 sq. ft)</b>

Total Built-up area for Residential and Other amenities together is 91,135.44 sq. mts.

The details of the Landuse analysis are as follow;

Sl. No.	Description	Allowable as per GO MS No. 678 dated 7.9.2007	Proposed	Remarks
1.	Extent	Minimum 2,000 sq. mts	Ac.20.17 81,651.10 sq. mts	Satisfied
2.	FSI	No Restriction	1:1.12	Satisfied
3.	Coverage	As setbacks	29.01%	Satisfied
4.	Setbacks : Front Rear Sides	7.00	Provided Minimum 11.00 Mts & Above	Satisfied
5.	Open space	10%(8165.11 sq. mts)	16.38% (13374.20 sq. mts)	Satisfied
6.	Parking	20049.80 sq. mts (22% of total built-up area)	20,261.26 sq. mts	Satisfied
7.	Height (Including still floor)	No restriction	17.25 Mts	Satisfied



The statutory fees, as applicable, for the above housing project of Phase-1 development in an extent Ac.20.17 Cts may not be applicable as the said project is VUDA's own developed project.

The building plans have been approved vide this office proceedings dated 1.10.2009 and the same was informed to Engineering Wing of VUDA for execution of the above Project with the contractual agency of M/s Jurong Infrastructure (I) Pvt. Ltd., Bangalore. The work is under progress.

In view of the above, the matter is placed before the VUDA board for ratification.

VUDA Resolution No. 18, dated. 30-7-2010

Ratified

A circular stamp containing a handwritten signature in black ink. The signature appears to be '18/11/10'.

Collector & Chairman  
VUDA