

Rc.No.10/2005/CE/EE- V/ VUDA**Subject No 36**

Sub: Works - Engg. - VUDA - Construction of Mega Housing Project at Madhuruwada (M/s JURONG) - Revised amount Sanction as per revised layout plan submitted by M/s. JURONG - Approval - Placed before VUDA Board for ratification - Reg.

AGENDA NOTE:

VUDA has proposed to construct a Mega Housing Project at Madhurawada with a total extent of Ac.40.00. The Project is proposed in S.No.394,395,396/P,397/P (duly carved out from old S. No. 336/P) of Madhurawada - High Rise (Still + Ground + 10 Floors) Apartments.

In the project proposals for facilities such as community living, under ground cable for electrification, drains, fully paved path ways are proposed other than built up areas, landscaped area, community facilities such as School, Hospital, Club House etc., are proposed. The Project was conceived with "Design - Build & Contract" concept.

The work was awarded to M/s. JURONG Infrastructure India (P) Ltd., Bangalore (A Singapore based Company) on " Design - Build & Contract" concept.

Previously the Executive Agency M/s. JURONG Infrastructure India (P) Ltd., has submitted their plans to PMU Wing of VUDA and probable No. of units are as follows.

Sl.No.	Category	No. of Blocks	Total No. of units	Approx. area of each unit in Sft.
1.	H.I.G	3	330	1496
2.	M.I.G. - 1A	4	704	1131
3.	M.I.G. - 1B	4	528	1129
4.	M.I.G. - 2	3	462	1045
	Total	14	2024	

In the previous Board Meeting the revised rate of Rs. 934/- per Sft. + Service Tax for the total Built up area of the said project was approved. The supplemental agreement with the Executive Agency was also concluded on 12-1-2007 by VUDA.

Further as per the revised drawings (as communicated by PMU Wing, VUDA) the Built up area works out to 27,35,017 Sft. Instead of 21,81,000 Sft as per Original agreement. The increase in area is due to change of bed room sizes and other blocks etc.,

In view of the above the overall built up area is 27,35,017 Sft. Accordingly the construction cost (Building + Infrastructure) @ Rs.934/- + Service Tax (Rs.934/- + 37.73 = 971.73 / per sft) works out to Rs.265.77 Crores (27,35,017 Sft. xRs. 971.73).

Hence the total cost of the construction of the buildings and infrastructure works out to Rs.265.77 Crores instead of Rs.138.61 Crores as per original agreement amount. However the work could not be started.

Presently series of meetings were held on implementation and Execution of the Project and it has been decided to revise the project as a whole with cellar + 5 Floors keeping in view of the expected demand and present day scenario in real Estate and House Building and to take up the work in a phase manner with present SSR rates as per the directions. Further it is as also been decided to accommodate L.I.G. units as per the G.O.'s issued by the Government.

The following are the details of the Project to be implemented the in Phase -I.

Total Extent = Ac. 20.17 cents.

Total No. of Units = 710 Nos.

Sl.No.	Category	No. of Blocks	Total No. of units	Approx. area of each unit in Sft.
1.	H.I.G	2	100	176851.36
2.	M.I.G. - 1A	2	160	222947.20
3.	M.I.G. - 1B	2	120	165338.16
4.	M.I.G. - 2	3	210	279512.52
5.	L.I.G	2	120	98518.56
		11	710	

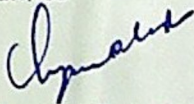
Accordingly the Vice Chairman has accorded Administrative Sanction for Rs.123.20 Crores for the total construction of the project at @ Rs.1054 / Sft as per present SSR against the revised sanction of Rs.265.77 Crores (as per Board resolution No.187 dated: 28-04-2007).

Hence the matter is placed before the VUDA Board for kind perusal and ratification.

VUDA Resolution No. 36, dated. 30-7-2010

Perused and Ratified

36/115



Collector & Chairman
VUDA