

SUBJECT NO.7

Sub:- V.U.D.A – Vsakhapainam – Establishment – Annual Reports of
VUDA – Submitted for kind perusal – Reg.

The Annual Reports of the VUDA for the years 2004-2005, 2006-2007,
2007-2008 and 2008-2009 are submitted for kind perusal and approval so as to
send the same to the Government.

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY (2004-2005)

I. INTRODUCTION

The erstwhile Town Planning Trust of Visakhapatnam was constituted by the Government in the year 1962 for preparation of detailed Town Planning Schemes and Master Plan for Visakhapatnam town and its surrounding areas. Subsequently in the year 1964, the Government has entrusted responsibilities of Land Acquisition and Development of Housing Schemes to the Trust. The functions of the Town Planning Trust include utilization of areas situated in the development area according to the Master Plan.

The advent of the Steel Plant made Visakhapatnam one of the fastest growing cities in the country. The dynamic growth of the City's economy has brought in tremendous prospects for development as well as a host of related problems for the region. In view of the significant growth of the region, the Government of Andhra Pradesh has constituted the Urban Development Authority for Visakhapatnam (VUDA) in June, 1978 in place of Town Planning Trust.

II. OBJECTIVE OF THE ACT

A) Constitution of Visakhapatnam Urban Development Authority:

The Government in G.O.Ms.No.694, M.A dated 09-11-1977 and G.O.Ms.No.124 M.A dated 18-12-1978 notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 5 Municipalities namely Visakhapatnam, Bheemunipatnam, Gajuwaka, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under Andhra Pradesh Urban Areas (Development) Act, 1975. Accordingly, the Urban Development Authority was constituted on 17-06-1978. At present the total jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq.Kms. with a present population of 18.82 lakhs and registering a growth rate of 25.5%.

III. MAIN OBJECTIVES / FUNCTIONS OF VUDA.

The main objectives and functions of urban Development Authority are

- a) To promote and secure the development of the Urban Development Area according to the Master Plan and Zonal Development Plans prepared to ensure that the development in Urban areas is properly regulated in the most advantageous manner from the public interest point of view with respect to the location of industries and residential areas.
- b) To Co-ordinate the development activities of various agencies so as to provide infrastructure facilities in accordance with the priorities for the phased development of the area under Urban Development Authority.
- c) To formulate projects and execute them with respect to Sites and Services Schemes, Housing Schemes, Township Development and Infrastructure provision. Projects such as Transport, Water Supply and Sewerage etc.
- d) Development of Major Public facilities lying of new Relief/Ring roads, development of major social and community infrastructure facilities like roads, public open spaces, provision of parks, Auditoriums, Open Air Theatres, Planetarium etc., for the benefit of the public under the Non-remunerative category, to be implemented with the surpluses to be generated through the remunerative schemes.
- e) To co-ordinate with related agencies in the fields of Civic services such as A.P.S.R.T.C., A.P. Housing Board, Greater Visakhapatnam Municipal Corporation, Municipalities, Mandal /Revenue/District Collectorates and undertake surveys and studies plans and projects for the benefit of the public.
- f) To give assistance to the general public in all possible ways in mitigating the ills and problems which are caused by the brooming Urbanization.

IV. VUDA Board (At present)

(G.O.Ms.No.43, M.A.dated 28-01-2005)

Sri P.S.N.Raju, Chairman, VUDA.

Vice Chairman, VUDA, Member

Commissioner, GVMC, Member

Director of Town & Country Planning or his nominee, Member

Secretary to Government, Finance & Planning FW Department or his nominee, Member

V. ORGANISATION

As per the Andhra Pradesh Urban Areas Development Act, 1975, Visakhapatnam Urban Development Authority is headed by a Chairman and Board appointed by the Government. The Vice-Chairman is the Chief Executive of the Authority, who is the full time officer appointed by the Government. The Authority comprised of seven wings namely 1) Administration 2) Planning 3) Engineering 4) Estate Management and Acquisition 5) Urban Forestry, 6) Accounts 7) Project Monitoring Unit apart of from the seven wings Legal Cell and 8) Media Cells are functioning in Vuda.

- a) The Administrative Wing deals with the matters pertaining to allotment of sites, houses, shops, offices etc., and establishment. The Secretary is the Head of Administrative Wing.
- b) The Engineering Wing deals with the execution of various developmental schemes in the layouts, infrastructural works and deposit works. The Chief Engineer is the Head of the Engineering Wing (Presently Superintending Engineer is the Head).
- c) The Planning wing deals with preparation of Master Plan, Zonal Development Plans and Layout Plans and its enforcement. The Chief Urban Planner is the Head of the Planning Wing.
- d) The Estate Management and Land Acquisition wing manages the assets of VUDA and secures land for development of layouts and construction of housing projects etc., The Estate Officer is the Head of the Wing.
- e) The Urban Forestry Wing looks after the development and maintenance of parks, greenery in the vuda development area. The Divisional Forest Officer is the Head of the Wing.
- f) The Accounts wing maintains all accounts of the Authority. The Chief Accounts Officer is the Head of the Wing.
- g) The Project Monitoring Wing plays a key role in the formation of the designs and implementation policies of new Projects. This wing functions under the supervision of the Officer on Special Duty.
- h) The Legal Cell deals with legal matters and all court cases of VUDA. The Legal Officer, manages the affairs of the Legal Cell under the supervision of the Secretary and the Vice - Chairman.
- i) The Media Cell takes care of publicity for the policies and programmes of VUDA, awareness building its schemes, Press Relations, Release of Advertisements, conduct of special programmes etc. The Media Adviser manages the affairs of the Media Cell under the supervision of the Secretary and the Vice - Chairman.

VI. PATTERN OF FUNDING AND FINANCIAL OPERATION

The financial operations of VUDA broadly fall under two categories

- Expenditure towards establishment and contingencies and
- Expenditure towards remunerative and Non-remunerative works.

The receipt of funds generation, of resources is mainly through

- Internal generation through rents on shopping and Office Complex constructed by VUDA. Receipts on accounts of development charges etc. and interest on funds invested.
- Grants released by Government towards part of establishment cost and for specific type of Schemes on a minor scale, such as road-widening, parks development etc.
- Loans raised by VUDA from HUDCO and Government for remunerative works (the loans are repaid out of instalments paid by the allottees)
- Amounts realized through the promotional of Joint Venture proposals and other projects on PPP Model.

VII. PERFORMANCE AT A GLANCE

The erstwhile Town Planning Trust and VUDA has taken up number of Sites & Services Layouts and also has taken up road widening / road widening / road formation schemes and constructed community halls, commercial complexes, Indoor Auditorium, Kalyana Mandapams, and also developed VUDA Park, Tenmli Park besides taking up Kalasa Hill development Projects with rope way, and Submarine Museum as tourism promotion projects.

a) Details of posts held by various personnel

	Name	Designation	From	To
1	Dr. S.A. Rehman	Chairman	01-04-2004	14-04-2004
	Sri D. Srinivasulu I.A.S.	Chairman P.M.C.	14-04-2004	27-11-2004
	District Collector Vsp	Chairman	25-11-2004	27-01-2005
	Sri P.S.N. Rao	Chairman	28-01-2005	31-03-2005
2	Sri D. Srinivasulu I.A.S.	Vice Chairman	01-04-2004	27-11-2004
	Sri. Vasa Prasad, I.A.S.	Vice Chairman	29-11-2004	31-03-2005
3	Smt. D. Vijaya Bharathi	Secretary FAC	01-04-2004	25-06-2004
	Sri K. Suryanarayana	Secretary	25-06-2004	02-08-2004
	Sri D. Muralidhar Reddy	Secretary	02-08-2004	30-01-2005
4	Smt. D. Vijaya Bharathi	CAO	01-04-2004	31-03-2005
5	Sri G. Rama Durga Rao	CUP I/c	01-04-2004	31-10-2004
	Sri D. Muralidhar Reddy	Secretary I/c	01-11-2004	28-12-2004
	Sri O. Venkata Ratnam	CUP	29-12-2004	31-03-2005
6	Sri P. Rama Krishna Murthy	EO	01-04-2004	31-03-2005
7	Sri Ch. V. Rama Rao	C.E.	01-04-2004	31-03-2005
8	Sri G. Paul Prabhakar Rao	DFO	01-04-2004	31-03-2005

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The VUDA Board meeting has been held on 16-12-2005 and 73 subjects has been approved in the said meeting.

VII. Land Acquisition

No fresh land Acquisition cases.

a) The Estate Officer & Spl Grade Dy. Collector is the in-charge of the land Acquisition Unit, VUDA. The following skeleton staff are working in the L.A unit from 01-05-2006 as per the G.O.Rt No 608/M.A/LBD Department dt: 13-7-2006.

1. One Spl Tahsildar
2. One Deputy Tahsildar
3. One Sr. Assistant
4. One Surveyor

As per the instructions of the Government in G.O.Ms No.91/11 land is being acquired for the purpose of creating infrastructure facilities only. The L.A staff is presently attending to 84 pending L.A. cases in various courts.

No compensation on fresh L.A is paid in the year 2004-2005. However, an amount of Rs 2,64,902/- was deposited in the court towards enhanced compensation ordered by the respective courts of A.P.

ESTATE

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Govt. lands to an extent of Ac. 1852.16 Cts. in the following village have been taken possession from the Mandal Revenue Officers to take up comprehensive area development as per the Master Plan

	VILLAGE	EXTENT (Ac. cts)
Visakhapatnam Rural	Madhurawada	507.57
	Kommadi	162.40
	Paradesipalem	182.90
Parawada	Pedamushiwada	30.00
	E-Mampalem	50.00
	Mantripalem	20.00
	Parawada	3.00
	Chesumpalli	2.62
	E-Bonangi	11.80
	P. Bonangi	8.30
	Lankalapalem	140.00
	Kannuru	40.00
Anandapuram	Sontyam	33.64
Pedaganityada	Pedaganityada	561.00
Pendurthy	Vepagunta	88.41
	Narava	3.36
Gejuwaka	Kurmannapalem	6.16
Anakapali	Aanakapali	1.00

The above lands have been resumed by Mandal Revenue Officers by cancelling the assignment pattas for violation of conditions. In some cases the lands have been taken possession by the Mandal Revenue Officer from the Pattadars in the public interest under G.O Ms No 1307 and compensation proposals have been submitted by the Mandal Revenue Officers to the Collector. Alienation proposals in respect of Ac. 99.28 Cts. have been submitted to the Collector after fulfilling all the formalities by the Mandal Revenue Officers.

VUDA got impleaded as party in all cases filed against Govt. to safeguard the interest of the Govt. as well as VUDA for planned development.

IX. Administrative Reforms :

1) Redressed of public Grievances

Petitions received in the office are being redressed with the stipulated time.

2) Introduction of land audit concept to have maximum utility of the land acquired and possessed by VUDA to be taken up.

3) ALLOTMENT OF SITES

The following Plots / Odd bits in various layouts under sites and services have been allotted through open auctions and realized sale proceedings as detailed during the year 2004-2005.

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Municipal lands at Vizianagaram

Sl.No	Name of the layout	Total plots auctioned	Total extent in Sq. Yds	Total amount realised in lakhs
1	Kothapeta South Ward	13	2465.90	0.54
2	Old City Busstand Kayout	11	2018.61	1.06
3	Jammunarayanapuram	105	24964.94	1.94
4	Dumping Yard Layout	46	14085.46	2.10
5	Conformment Ward Swimming Pool Layout	23	6091.52	1.33
6	Bodamma Bungalow	10	2932.96	0.40
7	Santhapeta North Ward	30	8000.10	0.69
Total:				8.06

4. ALLOTMENT OF HOUSES

Sl.No.	Name of the Housing Scheme	HIG	MIG	LIG	EWS	Total Nos.
1	Kumarnapalem	---	---	170	---	170
2	Kapulupada	---	---	170	---	170
3	MVP Drivers Colony	---	---	---	---	10
4	Maripalem	---	---	---	---	40
	A-Type					
	B-Type					
	C-Type	---	---	---	---	60
5	Secured Project A & C Category	---	---	---	---	28
Total						538

5. DETAILS OF SHOPS

	Number available	Allotted	Vacant
Shops	470	435	35
Offices	61	49	2

5. DETAILS OF SHOPS

Description	Outstanding Demand	Total Demand	Collections	Balance
Shops	5,62,03,193	7,05,94,739	1,16,62,984	66,24,664
Offices	1,90,10,688	19,20,16,763	1,27,97,005	1,81,90,068

9. COMPUTERS

VUDA is having the following Computer Hardware and other related hardware for the office work in overall administration.

I. Computers and Hardware in VUDA.

Computer systems, Printers:

1) At Main Office	27 Nos.	1) Laser Jet Printers	6 Nos.
2) At Kailasa hills	2 Nos.	2) Inkjet Printers	7 Nos.
3) VC's Camp Office	1 No.	3) Dot Matrix	9 Nos.
4) Secretary's camp office	1 No.	Total	22 Nos.
Total	31 Nos.	Lap Tops	3 Nos.
Projector LCD	1 No.	Plotter	1 No.
UPS of 15 min Backup	7 Nos.	UPS at Computer Cell:	
		a) 2 KV UPS	
		(exclusively for Server)	1 No.
		b) 5 KV UPS	1 No.
		(connected to all systems in 3rd floor office)	

II. LAN Networking**1) Network Accessories**

- a) HCL make Rack Mounted 10/100 Mbps 32 port switch 1 Nos.
- a) 10/100 Mbps RJ 45 LAN cable including 10/100 Mbps IO Port 1 Nos.
- b) 8 Port Hub with UTP Cable 1 Nos.

III. INTERNET LEASED LINE

64 KBPS Managed leased Line taken from BSNL and connected to LAN through Server with related Router and MLL Modem.

IV. MAINTENANCE

The maintenance of hardware is attended by the staff at computer cell. The major repairs and spare parts if any required from time to time is being attended by competent agency through quotation basis was spent on purchase of new systems, change of interest connections. Maintenance of VUDA website, purchase of computer accessories (like printer ribbons, refilling of cartridges, new cartridges, RAM for systems etc.) and hardware maintenance.

V. SOFTWARE

On Software side DCB on FoxPro is being utilized in Housing allotment section, Salaries and PF Generation on FoxPro is being utilized in Accounts and Swipe card attendance system is being utilized in Administration is utilized for all the Staff members of VUDA. In Planning Master Plan of VMR is prepared on GIS Platform and all Layout plans are being done on AutoCAD and ArchiCADD. VUDA has purchased AutoCADD and 30 Nos. of Technical Staff were trained on Archi CADD and AutoCAD.

VI. WEB SITE

VUDA is having 2 Nos. of official web sites namely www.vuda.org and www.vuda.gov.in. All the contents of VUDA like activities of VUDA, advertisements, information to public on Town Planning approval, Allotment of sites, Shops for Rent and Tender notices etc., are placed in this site.

Besides VUDA regular employees 20 Nos. of computer operators engaged for various works on Auto CADD, Tally, documentation and data entry works etc., from outside agency and annual expenditure towards remuneration of these operators is Rs 12,00,000/-.

10. VEHICLES

For the present, VUDA is having 18 own vehicles: 2 Nos. of Scorpios and 3 Nos. of Boleros, 2 Nos. of Ambassador(petrol) and 1 No. diesel Car and 6 Nos. jeeps and 4 Nos. Indica cars.

11. KALYANA MANDAPAMS & AUDITORIUMS

The VUDA is having the following Kalyana Mandapams Auditoriums

1. Children Theatre	Maintained by VUDA
2. Gurajada Kalaskhetram	Maintained by VUDA
3. Vankojpalem Kalyanamandapam	Given to a private for maintenance
4. Rao Gopala Rao Auditorium at Anakapalli	Maintained by VUDA
5. Ananda Gajapati Auditorium at Vizianagaram	Given to MANASAS TRUST for maintenance
6. Guest House at Bheemili	Given to D.R.D.A for maintenance

ENGINEERING

WORKS TAKEN UP BY VUDA DURING THE YEAR 2004-05

1. Construction of Housing scheme at Kurmannapalem Phase -VII.

VUDA has taken up construction of Housing Scheme at Kurmannapalem Phase-VII with HIG units - 100 Nos. and MIG Units -86 Nos. The work was completed during the year 2004-05. After completion, Infrastructure facilities like WBM surface, B.T. Roads, Water supply facilities, ELSR and laying of Distribution lines were taken up and completed.

Project Cost	Rs. 125.00 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs.69.94 Lakhs

2. NTPC Layout - E-Bonangi

VUDA has proposed to develop a layout in S.No. 210, 212, 215 to 224 at E-Bonangi Village under sites & Services scheme with an extent of Ac. 59.62 Cts. It is proposed to allot Ac. 20.12 Cts to Swarna Andhra Mutually Aided Cooperative Society Ltd., for allotment to develop infrastructure such as

1. Formation of Quarry Rubbish and WBM Roads
 - a) Length of 80' wide road - 1932 Mtrs
 - b) Length of 40' wide road - 470 Mtrs
2. Providing BT Surface with Hot Mix process
3. Construction of S.W. Drains & C.D Works
 - a) 9", 12", 15" and 18" R.R. Masonry Drains - 2428 Mtrs
 - b) 9" and 12" C.C. Drains - 1756 Mtrs
4. Providing water supply facilities
 - a) 100 mm dia - 2194 Mtrs
 - b) 125 mm dia - 503 Mtrs
 - c) 150 mm dia - 271 Mtrs

Project Cost	Rs. 72.58 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs.64.82 Lakhs

3. Construction of Housing Scheme at Chinamushidiwasa

VUDA taken up construction of Housing scheme at Chinamushidiwasa in an extent of Ac. 42.73 Cts with HIG Units - 66 Nos., MIG units - 131 Nos. and LIG units (Duplex type) - 10 Nos. The work was completed during the year 2004-05. After completion, Infrastructure facilities like WBM Surface, BT Roads, Water Supply facilities, EL5R and laying of Distribution lines were taken up and completed.

Project Cost	Rs. 709.12 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 205.88 Lakhs

4. Providing C.C. Roads, Drains and other Development works at Anakapalle.

a) VUDA has taken up to improve and develop various infrastructure facilities in Sreeramnagar and Nidhanamdoddi at Anakapalle town, a major Municipality VMR area under this work. It has been taken up to provide C.C. Roads, C.C. side berms and C.C. Drains and C.D. works and the work was completed.

Project Cost	Rs. 82.00 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 10.00 Lakhs

b) VUDA has taken up to improve and develop infrastructure facilities in wood peta and Minyala colony Area at Anakapalle town. Under this work, it has been taken up to provide C.C. Roads, C.C. side berms and C.C. drains and C.D. Works and the work was completed.

Project Cost	Rs. 40.00 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 14.56 Lakhs

5) Seva Enclave at Kurmannapalem Phase - VII

VUDA has taken up a unique housing project namely "Seva Enclave" to cater to the needs of unorganized sector people namely plumbers, Electricians, Masons, Dhobis, tailors, Mechanics etc. The following are the details of the facilities provided.

Total area available	-	2627.00 Syyds
Total No. of units (ground + 3 floors)	-	104 Nos
No of Blocks	-	2 blocks
Plinth area	-	303.00 Sft
Each unit comprising of	-	Hall, Bedroom, Kitchen, Bath & Water closet
Infrastructure facilities	-	CC path ways, storm water drains and CC provided, works, water supply facilities with bore well and overhead tank facilities, sanitary facilities including common septic tank, park and around compound was around boundary

Project Cost	Rs. 109.96 Lakhs
Expenditure incurred up to the end of Financial year 2004-05	Rs. 99.81 Lakhs

6) Providing BTSD (4.00 M wide) For Simhachalam Hill Top Road.

VUDA has taken up formation of earthen road along ridge of the hill from Hanumanthawaka junction to Simhachalam Devasthanam from NH-5 side. This proposal is made to reduce the travel distance and to provide beautiful scenic view of city from the top of the hill throughout the ride.

On completion of earthen formation of road, it is proposed to take up B.T. surface for 4.00 M width and leaving 1.00 M wide side berms on either side. This proposal is made to make the road functional and to facilitate plying of vehicles including RTC Buses so as to improve the Tourism Potential as Simhachalam Devasthanam has taken up comprehensive development of Simhachalam Hills.

This work has taken up based on the request of Simhachalam Devasthanam Authorities and District Administration. Further the funding pattern supposed to be as per the discussions held is as noted below

Simhachalam devasthanam	50%
MPLAD	25%
VUDA	25%

Providing WBM surface using Grade-II HBG Metal of 150 MM thick in two layers with necessary gravel blinding and top finished with Bitumen surface 20mm thick including simultaneous Seal Coat as per MOST specification.

Project Cost	Rs. 80.00 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 36.42 Lakhs



7. Improvements and widening of Visakha - Bheemili Beach Road from Chainage 0.00 to 3.00 K.M.

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The Project is viewed not only as a road work but as a picturesque landscape element incorporating pedestrian / Visitor facilities, esthetically developed view, entertaining points, food stalls, parking slots, street lighting etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the Beach road from 0.00 K.M to 3.00 K.M was taken up by VUDA in the year 2003-04 with a project cost of Rs. 6.10 Crores.

Project Cost	Rs. 6.10 Crores
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 293.76 Lakhs

Near Tennetpark (0.2Km)



Jodugulapalem (0-2 Km)



8. Construction of Minor Bridge across 80' wide road connecting lake View View layout and Midhilapuri VUDA Colony at Madhurawada

In order to provide direct access/ connectivity between Midhilapuri Colony and Lake View layout (Both Developed by VUDA) and VAMBAY Housing colony in Madhurawada from NH-5, it is proposed to construct a minor bridge across Sdāvagū in 80'-0" wide road formed earlier with a view of fetching higher bid amounts in the auction of plots carved out in Lake View layout.

Vent way/ Span	-	5.00 Mtrs
Height of bridge	-	3.50 Mtrs
Length of bridge	-	20.00 Mtrs (full width of road)

Project Cost

Rs. 26.40 Lakhs

Expenditure incurred up to the end of Financial year 2004-05

Rs. 16.86 Lakhs

Minor Bridge across 80' wide road



9. Providing Infrastructure facilities to VAMBAY Housing Scheme at Mahdurawada

The Hon'ble Chief Minister to A.P has announced that VUDA will take up "Infrastructure facilities to VAMBAY Housing Colony" during the inauguration of VAMBAY colony on 25-9-2004 since constructions of buildings/ Houses was taken up and around the city of Visakhapatnam.

Accordingly in the interest of Area Development and as a social concern, VUDA came forwards to build basic infrastructure amenities like Roads, Drains and C.D. Works in VAMBAY Housing Colony.

Cost of WBM & BT	-	Rs. 57.75 Lakhs
Cost of CO Roads	-	Rs. 90.75 Lakhs
Cost of Drains & C.D. Works	-	Rs. 74.50 Lakhs

Project Cost	Rs. 223.00 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 14.50 Lakhs

10. Construction of Residential units for Senior Citizens of Sagamagan- Secure Project

VUDA on the eve of completing 25 years of its existence has proposed to reach out to the Senior Citizens by providing them user friendly residential houses to ether their exclusive requirements and needs with innovative provisions and it named as Secure.

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VAMBAY Housing**10. Construction of Residential units for Senior Citizens of Sagarnagar- Secure Project.**

VUDA on the eve of completing 25 years of its existence has proposed to reach out to the Senior Citizens by providing them user friendly residential houses to ether their exclusive requirements and needs with innovative provisions and it named as Secure.

Project Cost	Rs. 204.00 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 150.67 Lakhs

11. Construction of residential flats at Marripalem 'A' type flats.

VUDA has taken up construction of residential flats for housing needs of the public at Marripalem.

Project Cost	Rs. 296.00 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 88.26 Lakhs

12. Construction of residential flats at Marripalem 'B' type flats.

Project Cost	Rs. 155.72 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 12.24 Lakhs

13. Construction of community hall at Madhavadhara Layout.

The Madhavadhara Resident's Welfare Association and VUDA have jointly taken up the construction of community hall at Madhavadhara for the needs of the welfare Association.

Project Cost	Rs. 12.5 Lakhs
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 8.84 Lakhs

Marripalem Apartments B-II -Block



A-II- Block



Marripalem Apartments -B-I



Block -III



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A-2 Block



A-1-Block



14. RDO's office complex, Vizianagaram.

It was decided by the Town Development Committee headed by the District Collector for disposal of old RDO's office premises and the funds realized from sale of land from old RDO's office premises to be used for construction of new RDO's office, street lighting to Town area, greenery to Fort. Development of sewerage treatment plant etc. for Vizianagaram town Development. Accordingly, the new RDO's office and other developments completed.

Expenditure Incurred up to the end of Financial year 2004-05 Rs. 1.45 Lakhs

15. Vizianagaram Town Development Works :

Town Development committee headed by the District Collector and magistrate has decided to sale of certain Municipal lands by Developing layouts and by using the sale proceeds to take up Town Development works, such as widening of roads, construction of drains and park developments etc. Accordingly the Municipal lands of cattle shed, old city Bus stand, Jammi Narayanapouram, Dumping yard, Swimming pool area, Bodemma Bungalow and Santhapeta North ward area were identified and after developing layouts and sale proceeds were used for town development works.

Project Cost	Rs. 11.07 Crores
Expenditure Incurred up to the end of Financial year 2004-05	Rs. 9.60 Lakhs

The Town Development works, Vizianagaram are divided into six packages and are as follows.

- a) Providing WBM & BTSD and construction of SW drains and Cd works to the Railway Station road and Ambedkar Statue to Port Junction Road package No. I

Expenditure Incurred up to the end of Financial year 2004-05 Rs. 136.31 Lakhs

- b) Providing WBM & BTSD with hot mix process and construction of SW drains and CD works to the Road from Port Junction to Dasanapeta (R & B Limits) Under package No. II

Expenditure Incurred up to the end of Financial year 2004-05 Rs. 94.48 Lakhs

- c) Providing WBM & BTSD with hot mix process and construction of SW drains and CD works to the Vizi Stadium road 60-0' road in babameta layout road from NCS Theatre to Rega ROB under Package No. III

Expenditure Incurred up to the end of Financial year 2004-05 Rs. 135.11 Lakhs

- d) Providing WBM & BTSD with hot mix process and construction of SW drains and CD works to the road in Swimming Pool area, PSR & MSN colony and road in front of DRDA office under Package No. IV

Expenditure Incurred up to the end of Financial year 2004-05 Rs. 186.97 Lakhs

- e) Construction of SW drains and CD works to the road from Simhachalam Meda to ICE factory junction, foot ball ground to Nellya park, Telecom quarter junction to goods shed junctions, AP Transco sub station to Enugulahote Junction under package No. V

Expenditure Incurred up to the end of Financial year 2004-05 Rs. 91.17 Lakhs

- e) Construction of SW drains and CD works to the road from Railway Feeder point to Gokhapeta, Karyaka Parameswari temple to Rythu Bazar, Port Junction to Kothapeta Service Reservoir and Road in front of DRDA office under package No. VI

Expenditure Incurred up to the end of Financial year 2004-05 Rs. 191.12 Lakhs

16. Providing BT SD & WBM road from Gayatri College junction to Navodaya School at Kommadi

DA has proposed to take up the above road to provide access from Madhurawada Gayatri College back side upto Navodaya School under Master Plan connection road and complete

Expenditure Incurred up to the end of Financial year 2004-05 : Rs. 33.73 Lakhs

Station Road- Package -I



Ranjani Theatre Jn Road



Dasana Peta Road Package-II



Civil Supply Road



Baba Mera Road - Package-III



Vizzi Stadium Road



PSR Colony- Package -IV



M & N Colony VZM



Drain Near Ananada Gajapathi
Auditorium - Package-V



Protection Work- Package-VI



Protection Works



R.O. Bungalow (V2M)



R.O. Bungalow (V2M)

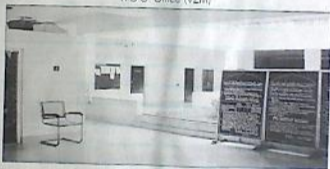


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R.D.O. Office (VZM)



R.D.O. Office (VZM)



URBAN FORESTRY DIVISION, VUDA

The Urban Forestry Division VUDA is in existence since 1985 and is in continuous endeavor for greening the city and its environs by maintaining parks on a sustainable basis, raising of avenue plantations in VUDA layouts and enlightening the public regarding development of greenery. Planning and execution of different landscaping works it is also developing green belts in different institutions and landscape works in various institutions with their funds as deposit works.

Staff pattern

1. Dtl. Forest Officer	1 no.
2. Forest Range Officer	2 nos. (1 filled with HO + 1 Vacant)
3. Forest Section Officers	3 nos. (Vacant)
5. Sr. Assistants	1 no.
6. Jr. Assistant	1 no. (NMR. W.I.)
7. Work Inspectors	2 nos.
9. Driver	Hire vehicle
10. Attenders	6 nos.
11. Chairman	3 nos.
12. LGS	14 nos.
13. NMRs	13 nos.

The main activities of Urban Forestry Division, VUDA are as follows:

1) VUDA park :

The Urban Development Authority Visakhapatnam has developed a park along the beach over an extent of 55.00Ac., during 1985 out of which 8.00 Ac. area was leased out to MGM Selvee World a private organization for development and running of water sports and mechanical rides. 2.75Ac. area earmarked for boat club is also leased out to a private party on BOT basis to Nirmitha Engineering Constructions, Visakhapatnam. The entry fee for VUDA park is Rs.3/- Recently Phase - II of VUDA Park has been revitalised.

The high light of VUDA park have a International skating rink, health club, play pen, Vasakhi Kala vedika, Pigeon tower, Boat club, MGM Selvee world, Yoga center, Entrance plaza, Kids pride etc. Nine laser lamps were installed in VUDA park during 2005-06 as an additional attraction.

Generally around 1,200 visitors are visiting the park daily and this figure will be doubled during Sundays and public holidays.

Kailasa hill park

The VUDA has developed a prestigious hill top of 380 Ac., as a tourist spot on Kailasa hill by developing 50 acre area as park and being maintained since 1993. National & International tourists including VIPs are visiting this park every year. During 2003 the Government of Andhra Pradesh has been awarded the best tourism place award.

In this park toll gate is computerized. Nearly 2,000 visitors will be visiting the park daily and this figure will be doubled during Sundays & public holidays. The collection of entry fee is being maintained by private party who is highest bidder.

The main features are Sivaparvati statue, 8 view points, sanku chakra namalu, Art Gallery, Food courts, Titanic view point, floral clock, laser lamp, capsule lift and landscaping.

In addition to the above attractions the following are established at Kailasagiri

1. Radar cyclone system
2. Police out post
3. Shanti Ashramam
4. Lord Shivalayam

Dinner/parties:

1. Towards hire charges for using lawns for conducting dinners/parties at Kailasa hill is Rs 1,500/- per day

1) Beach Park :

Recently a Park named Beach Park developed along beach road over 5.00 acre from Ropeway station at foot hill of Kailasagin to police mess complex and being maintained by VUDA.

2) Kursura Submarine Museum.

The Kursura Submarine Museum has been established by Naval authority and is handed over to VUDA for its maintenance. The landscape developed around the Kursura Submarine Museum and being maintained. The following charges are collecting at Kursura Submarine Museum.

- | | | |
|----------------------------|---|---|
| 1. The entry fee for adult | = | Rs 25/- each |
| 2. The entry fee for child | = | Rs 15/- each |
| 3. Children entry fee | = | Rs 10/- each (Group minimum 5 children) |
| 4. Camera fee | = | Rs 20/- each |
| 5. Video Camera | = | Rs 100/- each |

The general maintenance of Submarine Museum is being attended by Engineering wing through Annual Maintenance Contract. Separate guides are appointed for guiding the tourists who are ex-employees of submarine (Indian Navy).

3) Thotlakonda park.

The VUDA has developed park over 2.50Ac. near Buddha's statue, at entrance, along ghat road and around tanks at Thotlakonda with Tourism funds and it is being maintained by VUDA departmentally.

4) VUDA Children world.

The VUDA has developed landscape over 1.00Ac , and mini zoo with Pigeons, Ducks, Rabbits, Tortoise, etc., for entertainment of children including landscaping in the premises of Children World and is being maintained departmentally

5) Other Parks.

1. Maintenance of Anakapalli Parks.
2. Maintenance of Traffic Island at Siripuram Junction.
3. Maintenance of landscape at Jammicheruvu Park, Bheemili.

On going Works :

1. Development of landscape at Women's College, Visakhapatnam.
2. Development of landscape in open site at Sec-VI, MVP Colony.
3. Development of landscape at Thotlakonda hill slopes (Sea View Park).
4. Development of landscape in open site at Madhavadara layout.
5. Development of landscape at Seethammadhara apartments.
6. Development of landscape at TPT colony, Seethammadhara layout.

On going Deposit Works :

1. Raising of 2,000 fruit bearing plants in the premises of VSEZ, Visakhapatnam.
2. Development of landscape near executive canteen at VSEZ, Visakhapatnam.
3. Maintenance of other landscape works at VSEZ, Visakhapatnam.

Nursery Works :

1. Raising of 2.00 lakh bag plants at MVP central nursery.
2. Maintenance of old bag plants at MVP Central Nursery.

ACCOUNTS

2004-05 FINANCIAL TRANSACTIONS

1. Receipts

The Receipts of VUDA comprises of Capital Receipts by way of Development Charges, disposal of residential Plots by allotments and by Auction/ Sale of Odd bits and Commercial plots, sale of houses et. The Revenue Receipts include rents from commercial complexes and other miscellaneous receipts.

2. Receipt on Shops and Offices

By way of rents from shops and offices constructed by VUDA, an amount of Rs 164.25 lakhs has been received under this head during 2004-05.

3. General Receipt

An amount of Rs 1121.18 lakhs has been received under the head through Sale permissions, 3rd Party registration charges, Rents on Auditoriums, Entry fee from VUDA Park, Kailash Hill and other parks of VUDA, Auction of left over odd bits.

4. Development Charges

Collection on approval of layout plan etc; retaining 15% of development charges for running general administration and other main things; the remaining is being utilized for development works in that area. An amount of Rs 238.80 lakhs has been received during the year towards Development Charges.

5. Deposit Works

VUDA undertakes works by offering expertise services to the agencies in need by collecting 10% as administrative supervision charges for the deposit works. VUDA has done Deposit Works to a tune of Rs 1464.79 lakhs collecting 10% towards A.S Charges.

6. Expenditure

The expenditure broadly falls into three categories (a) Expenditure towards Establishment and contingencies (b) Expenditure towards Asset Maintenance (c) Expenditure towards Remunerative and Non Remunerative Works & Afforestation schemes.

The Revised Estimate for 2004-05 and Budget for 2005-06 are as follows:

	(Rs. in Crores)
Details	2004 -05
Capital Receipts	30.25
Revenue Receipts	12.85
Capital Expenditure	16.47
Revenue Expenditure	16.75

Details of Budget Provision and Expenditure on Establishment and as well as Developmental Activities during the Year 2004 -05

S.NO	Name of the Scheme	Budget Provision for	Expenditure incurred
1	Establishment Charges	687.00	1269.35
2	Afforestation & Maintenance of parks	63.72	54.59
3	Special Survey & Studies	104.00	36.80
4	HOUSING SCHEMES		
	A. Mampalem S. No 80/P - B-Block	69.50	21.45
	B. Mampalem A- Type Flats	201.50	88.26
	C. Kurnannapalem PH-VII 200 units	72.00	69.94
	D. Chinamushidwada	169.00	205.88
	E. Secure Project Sagarnagar	170.00	150.67
	F. Seva Enclave Kurnannapalem PH-VII	80.00	99.81
	G. Housing for Drivers at M.V.P	20.00	17.80
5	OTHER PROJECTS		
	A. Widening of Bheemli Beach Road	263.14	293.76
	B. Area Development works at Bheemli, Vizayanagaram, Gayuwaka and VMC Area	60.00	76.53
6	DEPOSIT WORKS		
	A. SVN Devasthanam PH-I	10.00	1.42
	B. SVN Devasthanam PH-II	25.00	2.26
	C. Lake View Layout	115.00	22.69
	D. Hill Top Road Simhachalam	64.40	36.42
	E. PDC's Office Complex- V2M	2.00	1.45
	F. NTPC Layout, E-Borangi - 22 Acs	63.00	63.00
	G. Community Hall at Madhavodhara Layout	12.50	6.84
	H. Town Development works - V2M	1107.00	796.82
	I. Providing CC Roads & Drains and other Development works at Anikapali	---	50.00
7	MASTER PLAN ROAD		
	A. Navodaya School to Kommad	---	33.73
	B. Formation of 100 Road at Timmapuram	150.00	7.64

9. GRANT - IN - AID

The Grant - in - Aid of Rs. 3.00 lakhs, has been received from the Government for implementation of Annual Plan Scheme.

10. ANNUAL ACCOUNTS

The audit has been completed upto the year 2001 -02.

PLANNING WING**1. INTRODUCTION**

The Government vide GO Ms No. 694 MA, dated: 9.11.1977 and GO Ms No. 124 MA, dated: 18.02.1978 have notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 4 Municipalities namely Visakhapatnam, Bheemunipatnam, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under the provisions of Andhra Pradesh Urban Areas (Development) Act 1975. Accordingly, the Urban Development authority was constituted on 17.06.1978. The jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq.Kms.

2. MAIN OBJECTIVES & FUNCTIONS OF VUDA

The main objectives and functions of Urban Development authority are:

- a) To promote and secure the development of the Urban Development Area according to the Master Plan and Zonal Development Plans prepared to ensure that the development in Urban areas is properly regulated in the most advantageous manner from the public interest point of view with respect to the location of industries, and residential areas.
- b) To co-ordinate activities of various agencies so as to provide infrastructure facilities in accordance with the priorities for the phased development of the area under Urban Development Authority.
- c) To formulate projects and execute them with respect to Sites and Services Schemes, Housing Schemes, township Development and Infrastructure provision, Projects such as Transport, Water Supply and Sewerage etc.
- d) Development of Major Public facilities lying of new Relief / Ring roads, development of major social and community infrastructure facilities like roads, public open spaces, provision

of parks, Auditoriums, Open air Theatres, Planetarium etc., for the benefit of the public under the Non-remunerative category, to be implemented with the surpluses to be generated through the remunerative schemes.

e) To co-ordinate with related agencies in the fields of Civic services such as APSRTC A.P. Housing Board, Greater Visakhapatnam Municipal Corporation, Municipalities, Mandal / Revenue / District collectorates and undertake surveys and studies designed to assist identification of problem areas and formulation of suitable plans and projects for the benefit of the public.

f) To give assistance to the general public in all possible ways in mitigating the ills and problems which are caused by the booming Urbanization.

3. ORGANISATION SETUP

As per the Andhra Pradesh Urban Areas (Development) Act, 1975, Visakhapatnam Urban Development Authority is headed by a Chairman and Board appointed by the Government. The Vice-Chairman is the Chief Executive of the Authority, who is the full time Officer appointed by the Government. The Authority comprises of Nine wings namely 1) Administration 2) Planning 3) Engineering 4) Estate Management and Land Acquisition 5) Urban Forestry 6) Accounts 7) Project Monitoring Unit 8) Legal Cell, and 9) Media Cell.

- a) The Administrative wing deals with the matters pertaining to allotment of sites, houses, shops, offices etc., and establishment. Secretary is the Head of Administrative Wing.
- b) The Engineering wing deals with the execution of various developmental schemes in the layouts, infrastructural works and deposit works, chief Engineer is the Head of the Engineering wing (Presently Superintending Engineer is the Head).
- c) The Planning wing deals with preparation of Master Plan, Zonal Development Plans and Layout Plans and its enforcement, Development control regulation etc., Chief Urban planner is the Head of the Planning wing.
- d) The Estate Management and Land Acquisition wing manages the assets of VUDA and secures land for development of layouts and construction of housing projects etc., Estate Officer cum Land Acquisition Officer is the Head of the wing.
- e) The Urban Forestry wing looks after development and maintenance of parks, greenery in development area, Divisional Forest Officer is the Head of the wing.
- f) The Accounts wing maintains all accounts of the Authority, Chief Accounts Officer is the Head of the wing.
- g) The Project Monitoring wing plays key role by framing the designs and implementation policies of new Projects. It functions under the Headship of Officer on special Duty.
- h) The Legal Cell deals with legal matters and at court cases of VUDA, Legal Officer manages the affairs of the Legal Cell under the supervision of the Secretary and the Vice Chairman.

- i) The Media Cell takes care of publicity of the Policies and Programmes of VUDA, campaigning of its schemes, Press Relations, Release of Advertisements, conduct of special programmes etc. Media Adviser manages the affairs of the Media Cell under the supervision of the Secretary and the Vice Chairman.

4. Regulatory Functions of VUDA :

U/s. 13 (4) of A.P Urban Areas (Development) Act, 1975 no development of land within the development area shall be undertaken or carried out by any person or body unless permission for such development has been obtained in writing from the Authority. There are many unapproved layouts in the name of Panchayat approved layouts and development is being carried out by the private developers despite many caution notices issued from time to time in news papers. Some of the private developers who have no regard for planned growth developed 275 layouts unauthorizedly and sold to public without providing any infrastructure facilities which in turn create problem for the general public as well as to the implementing agencies of VUDA, Greater Visakhapatnam Municipal Corporation and Panchayats.

In order to control the haphazard development of unapproved layouts and to promote planned development, the VUDA has taken stringent measures such as issuing of notices, removal of demarcated stones, disturbing unplanned roads, issuing press releases for cautioning the public not to purchase plots in unauthorized layouts and informing concerned Panchayat officials to publish in their Notice Boards and to take action on unauthorized layouts and also cautioning the Panchayat officials not to grant any Building permission and addressing Sub-Registrar concerned not to register the plots in unauthorized layouts without due information to the District Collector.

Regarding unauthorized constructions in the areas of Municipal Corporation, Municipalities and Panchayats the VUDA is taking all necessary measures in informing the respective Authorities to take action to control unauthorized constructions besides launching prosecution wherever necessary. The VUDA in coordination with the respective authorities is taking up demolition, as a monitoring body of Visakhapatnam Metropolitan Region.

5. Preparation of Master Plan for VMR - 2021:

The preparation of New Master Plan for the horizon year 2021 was initiated. The detailed land-use surveys were conducted by VUDA, and the new developments in the VMR are incorporated in the new Master Plan by VUDA. Even though the work of preparation of new Master Plan was entrusted to the private consultancy, M/s. Consulting Engineering Services Pvt Ltd, the planning wing of VUDA was deeply involved in the ground verifications as well as plans preparation.

Public Participation :

Meetings with Local Bodies :

The public participation was given much importance while preparing the Master Plan. Several meetings were conducted by VUDA in the offices of M.P.D.Os by inviting all the Sarpanches, Panchayat Secretary, and other public representatives covered in the those area. The draft plans are exhibited and the landuses etc., are explained in detail and the opinion of the participants are taken in to consideration objection and suggestions are also called for. Likewise meetings were also conducted in the Municipalities in the similar manner by inviting council and also public.

Meeting with Fisherman Community :

Meetings with Fishermen community were also conducted to know their needs since Visakhapatnam and surrounding areas are coastal areas and covered with fishermen. Their requirements are taken in to consideration and accordingly necessary provisions are made in the Master Plan. Provision are also made for Beach Development with almost case, the Master Plan for VMR was prepared for VMR covering the areas of GVMC, 3 Municipalities and 257 Panchayats.

6. Construction of boundary pillars and identification of odd bits in VUDA layouts:

Technical personal were posted to all VUDA layouts to fix-up the boundary and construction of boundary pillars. After detailed survey, the boundaries of each layout are fixed and boundary pillars are constructed. Also the vacant plots i.e., un allotted plots and odd bits in each layout are identified and the ground position plans are prepare with revised landuse analysis.

7. Posting of Site Incharges :

To safeguard the landed property of VUDA site incharges are postes at each layout and also other bulk lands vested with VUDA.

8. Establishment of Service Centres :

Service centres are established in different locations by posting technical personal for guiding the public and to serve better.

9. Establishment E-Seva Centres :

E - Seva Centres are established at Vizianagaram, Anakapali, Gaywaka and Bheemli to guide and serve the public approaching VUDA from distant places area for easy disposal of their issues.

10. Housing Projects taken up by VUDA :

The following pretensions project were taken up by VUDA during the financial year

Secure - for Senior Citizens :

Since the elderly people whose Children are living separately in different countries / places and who are facing residential problem of their own, VUDA Planned a well housing project especially for "Senior Citizens" to provide shelter. This project was taken up in sagarnagar housing colony with beach view. Special provisions recreation hall, walking track, garden etc were provide in the above project to earn happy life.

Joint Venture Project :

The VUDA has initiated big housing scheme with multi-storied building as Joint Venture with M/s. Zulong in an extent of Acs. 50.00 cts facing to NH-5 Kapuluppada 100' wide road

Seva Enclave :

VUDA have developed a big Township in an extent of Acs. 186.75 with sites and services as well as housing scheme in Kurmannapalem areas Steel Plant and Duvvada Railway Station. To provide accommodation to the economically people / works like servants, carpenters, Tailors mechanics etc to serve the residents of the above township a residential housing scheme in the name of "SEVA Enclave" was constructed by VUDA with two blocks and landscaping between them

Housing for VUDA Drivers :

Housing scheme especially for VUDA drivers was constructed in the posh locality in M.V.P Layout.

11. Kalagramam at Kapuluppada :

In Kapuluppada layout a separate site was earmarked for " Kalagramam" to encourage Kalakarulu and to develop Fire Arts.

12. VUDA Boat Shaire :

UDA has purchased BOAT and provided shaire in the bay of Bengal starting from VPT to promote Tourism an own bus of VUDA facilitate the tourists for site seeing and to take the passages for boat shaire also.

13. Visiting other UDA's for observing Functions

Planning staff were deputed to other UDA's to observe their style of functioning and their activities. The staff have visited other UDA's and submitted their reports.

14. New system of Approval of Layouts in VUDA :

Earlier VUDA have approved layouts in BLP model by giving 2 years time. After development of layouts the final layout i.e., L.P will be approved and released. But in this model the developers are taking much time i.e., more than 2 years for development of layouts.

When the planning staff visited HUDA, it was observed that HUDA is approving layouts by mortgaging 25% of plotted area. Since it is a best model, the same was adopted in VUDA also which is existing at present. Now most of the developers are developing the layout within the stipulated time.

15. Review of unauthorized Layouts :

The unauthorized layouts are reviewed and list of unauthorized layouts was notified with vide publicity and giving opportunity for regularization under the provision of Go.Ms No. 489, M.A. dated 8-8-1991.

Blacklisting of Real Estate Developers :

The Real Estate Developers who have mislead the public and who are fraud cant are notified and are black listed.

16. Devasthanam Hill Top Road :

VUDA has negotiated with the officials of Sri Varaha Lakshmi Narasimha Vari Devasthanam and proposals were prepared for development of Divyaskasthanam. This includes formation of ghat road from NH-5 @ Venkojipalem to Devasthanam hill Top and also beautification of hill top with land scaping, shelters etc.

Hence, initially a ghat road has been formed by VUDA from NH-5 (Venkoyipalem) to Devasthanam Hill Top.

17. Training and Orientation Programmes :

Gram Panchayats & Greater Visakhapatnam Municipal Corporation

As per the Go.Ms.No. 406 M.A. dated 8-8-1991 the VUDA has delegated powers of approval building applications etc. to the Gram Panchayats.

In order to familiarize with the rules and regulations of VUDA, the VUDA, has imparted training programme during August, 2005 on the various aspects of regulatory system and the records to be maintained by the respective Panchayats.

As per the G.O.Ms.No. 958 M.A., dated 21-11-2005 the Government of Andhra Pradesh has extended the limits of Visakhapatnam Municipal Corporation and created Greater Visakhapatnam Municipal Corporation duly merging village settlements and Gajuwaka Municipality. In order to orient the Greater Visakhapatnam Municipal Corporation officials on Master Plan proposals and regulatory functions orientation programme has been conducted on 10-3-2006.

I. INTRODUCTION

The erstwhile Town Planning Trust of Visakhapatnam was constituted by the Government in the year 1962 for preparation of detailed Town Planning Schemes and Master Plan for Visakhapatnam town and its surrounding areas. Subsequently in the year 1964, the Government has entrusted responsibilities of Land Acquisition and Development of Housing Schemes to the Trust. The functions of the Town Planning Trust include utilization of acquired land for various purposes to promote and secure orderly utilization of areas situated in the development area according to the Master Plan.

The advent of the Steel Plant made Visakhapatnam one of the fastest growing cities in the country. The dynamic growth of the City's economy has brought in tremendous prospects for development as well as a host of related problems for the region. In view of the significant growth of the region, the Government of Andhra Pradesh has constituted the Urban Development Authority for Visakhapatnam (V.U.D.A.) in June, 1978 in place of Town Planning Trust.

II. OBJECTIVE OF THE ACT

a) Constitution of Visakhapatnam Urban Development Authority :

The Government in G.O.Ms. NO. 694, M.A., dated 09.11.1977 and G.O.Ms. NO. 124 M.A., dated 18.02.1978 notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 5 Municipalities namely Visakhapatnam, Bheemunipatnam, Gajuwaka, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under Andhra Pradesh Urban Areas (Development) Act, 1975. Accordingly, the Urban Development Authority was constituted on 17.06.1978. At present the total jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq. Kms. with a present population of 18.82 lakhs and registering a growth rate of 25.5%.

III. MAIN OBJECTIVES & FUNCTIONS OF VUDA

The main objectives and functions of Urban Development Authority are :

- a) To promote and secure the development of the Urban Development Area according to the Master Plan and Zonal Development Plans prepared to ensure that the development in Urban areas is properly regulated in the most advantageous manner from the public interest point of view with respect to the location of industries, and residential areas.
- b) To co-ordinate the development activities of various agencies so as to provide infrastructure facilities in accordance with the priorities for the phased development of the area under Urban Development Authority.
- c) To formulate projects and execute them with respect to Sites and Services Schemes, Housing Schemes, Township Development and Infrastructure provision, Projects such as Transport, Water Supply and Sewerage etc.,
- d) Development of Major Public facilities lying of new Relief / Ring roads, development of major social and community infrastructure facilities like roads, public open spaces, provision of parks, Auditoriums, Open Air Theatres, Planetarium etc., for the benefit of the public under the Non-remunerative category, to be implemented with the surpluses to be generated through the remunerative schemes.
- e) To co-ordinate with related agencies in the fields of Civic services such as A.P.S.R.T.C., A.P., Housing Board, Greater Visakhapatnam Municipal Corporation, Municipalities, Mandal / Revenue/ District Collectorates and undertake surveys and studies designed to assist identification of problem areas and formulation of suitable plans and projects for the benefit of the public.
- f) To give assistance to the general public in all possible ways in mitigating the ills and problems which are caused by the booming Urbanization.

- e) **The Urban Forestry wing** looks after development and maintenance of parks, greenery in development area. Divisional Forest Officer is the Head of the Wing.
- f) **The Accounts wing** maintains all accounts of the Authority. Chief Accounts Officer is the Head of the Wing.
- g) **The Project Monitoring Wing** plays key role by framing the designs and implementation policies of new Projects. It functions under the Headship of Officer on Special Duty.
- h) **The Legal Cell** deals with legal matters and all court cases of VUDA. Legal Officer manages the affairs of the Legal Cell under the supervision of the Secretary and the Vice Chairman.
- i) **The Media Cell** takes care of publicity for the Policies and Programmes of VUDA, campaigning of its schemes, Press Relations, Release of Advertisements, conduct of special programmes etc. Media Adviser manages the affairs of the Media Cell under the supervision of the Secretary and the Vice Chairman.

VI. PATTERN OF FUNDING AND FINANCIAL OPERATIONS

The financial operations of VUDA broadly fall under two categories:

- a) Expenditure towards establishment and contingencies and
- b) Expenditure towards remunerative and Non-remunerative works.

The receipt of funds generation, of resources is mainly through

- i) Internal generation through rents on shopping and Office Complex constructed by VUDA, Receipts on accounts of development charges etc., and interest on funds invested.
- ii) Grants released by Government towards part of establishment cost and for specific type of Schemes on a minor scale, such as road-widening, parks development etc.,
- iii) Loans raised by VUDA from HUDCO and Government for remunerative works (the loans are repaid out of installments paid by the allottees).
- iv) Amounts realized through the promotion of Joint Venture proposals and other projects on PPP Model.

IV. VUDA Board. (At present)
(G.O.Ms.No 43 M.A. dated 28-01-2005)

Sri P.S.N.Raju, Chairman, VUDA
Vice-Chairman, VUDA, Member
Commissioner, GVMC, Member
Director of Town & Country Planning or his nominee, Member
Secretary to Government, Finance & Planning F.W. Department or his nominee, member.

V. ORGANISATION

As per the Andhra Pradesh Urban Areas Development Act, 1975, Visakhapatnam Urban Development Authority is headed by a Chairman and Board appointed by the Government. The Vice-Chairman is the Chief Executive of the Authority, who is the full time Officer appointed by the Government. The Authority comprises of six wings namely: 1) Administration, 2) Planning, 3) Engineering, 4) Estate Management and Land Acquisition 5) Urban Forestry, 6) Accounts, 7) Project Monitoring Unit 8) Legal Cell and 9) Media Cell

- a) **The Administrative wing** deals with the matters pertaining to allotment of sites, houses, shops, offices etc., and establishment. Secretary is the Head of Administrative Wing.
- b) **The Engineering wing** deals with the execution of various developmental schemes in the layouts, infrastructural works and deposit works. Chief Engineer is the Head of the Engineering Wing. (Presently Superintending Engineer is the Head)
- c) **The Planning wing** deals with preparation of Master Plan, Zonal Development Plans and Layout Plans and its enforcement. Chief Urban Planner is the Head of the Planning Wing.
- d) **The Estate Management and Land Acquisition wing** manages the assets of VUDA and secures land for development of layouts and construction of housing projects etc. Estate Officer cum Land Acquisition Officer is the Head of the Wing.

VII. PERFORMANCE AT A GLANCE

The erstwhile Town Planning Trust and V.U.D.A in the past, has taken up number of Sites & Services Layouts and also has taken up road widening / road formation schemes and constructed community halls, commercial complexes, Indoor Auditorium, Kalyana Mandapams, and also developed V.U.D.A. Park, Tenneti Park besides taking up Kailasa Hill development Project with rope way, and Submarine Museum as tourism promotion projects.

a) Details of posts held by various personnel

Name	Designation	From	To
1 Sri P.S.N.Raju	Chairman	01-04-2005	31-03-2006
2 Sri D.Vara Prasad, I.A.S.	Vice Chairman	01-04-2005	17-05-2005
3 Sri G.Venkatram Reddy, I.A.S.	Vice Chairman	18-05-2005	31-03-2006
4 Sri D.Muralidhar Reddy, Special Grade Dy. Collector	Secretary	01-04-2005	19-01-2006
5 Sri M.V.Seshagiri Babu, Special Grade Dy. Collector	Secretary	20-01-2006	31-03-2006
6 Smt D.Vijaya Bharathi,	Chief Accounts Officer	01-04-2005	31-03-2006
7 Sri D.Venkataratnam,	Chief Urban Planner	01-04-2005	31-03-2006
8 Sri Y.Ramesh,	Officer on Special Duty	19-04-2005	31-03-2006
9 Sri P.Rama Krishna Murthy, Special Dy. Collector	Estate Officer & LAO	23-05-2005	31-03-2006
10 Sri Ch.V.Rama Rao,	Chief Engineer	01-04-2005	30-11-2005
11 Sri G.V.V.N.Murthy,	Superintending Engineer etc	01-12-2005	31-03-2006
12 Sri G.Paul Prabhakar Rao,	Divisional Forest Officer	01-04-2005	23-05-2005
13 Sri P.Tata Rao,	Divisional Forest Officer	23-05-2005	31-03-2006

The VUDA Board meeting has been held on 16-12-2005 and 73 subjects have been approved in the said meeting

b) The total sanctioned and existing vacancies in all wings are as following.

	Abstract	Sanctioned	existing	Vacant
1	Administration	145	126	19
2	Engineering	92	55	37
3	Planning	86	74	12
4	Forest	6	2	4
5	Accounts	1	1	0
6	L.G.S.	48	43	5
7	N.M.Rs	78	78	0
8	Contingent	1	1	0
	Total	457	385	72

VIII. Land Acquisition

No Fresh land Acquisition cases.

- a) The Estate Officer & Spl Grade Dy Collector is the in-charge of the Land Acquisition Unit, VUDA. The following skeleton staff are working in the L.A unit from 01-10-2004 as per the G.O.Rt.No 1072/ M A dt 1-10-2004

1. One Dy Thasildar
2. One Sr Assistant

As per the instructions of the Government in G.O.Ms No.911 land is being acquired for the purpose of creating infrastructure facilities only. The L.A staff is presently attending to 186 pending L.A. cases at various courts.

No compensation on fresh L.A. is paid in the year 2005-06. However, an amount of Rs.15,81,065 was deposited in the Court towards enhanced compensation ordered by the High Court of A.P.

Estate

Govt. lands to an extent of Ac. 658.58 cts in the following village have been taken possession from the Mandal Revenue Officers to take up comprehensive area development as per the master plan.

	Village	Extent
Visakhapatnam Rural	Yendada	66.00
	Madhurawada	193.65
	Kommadhi	42.48
	Paradesipalem	7.67
Anandapuram	Gudilova	13.05
	Vemulavalasa	1.68
	Gambeeram	2.25
Gajuwaka	Yarada	38.37
Pendurthi	Vepagunta	55.15
Bheemunipatnam	Kapuluppada	3.69
	Neeralavalasa	14.59
Pedagantyada	Pedagantyada	200.00
		658.58

The above lands have been resumed by Mandal Revenue Officers by canceling the assignment pattas for violation of conditions. In some cases the lands have been taken possession by the Mandal Revenue Officer from the Pattadars in the public interest under G.O.Ms.No. 1307 and compensation proposals have been submitted by the Mandal Revenue Officers to the collector. Alienation proposals in respect of Ac.513.00 cts have been submitted to the collector after fulfilling all the formalities by the Mandal Revenue Officers.

VUDA got impleaded as party in 22 cases filed against Govt. to safe guard the interest of the Govt as well as VUDA for planned development.

IX. Administrative reforms

1) Redressed of public Grievances

Petitions received in Mukha Mukhi (Meet the Vice Chairman) programme and in the office are being redressed with in the stipulated time.

2) Introduction of land audit concept to have maximum utility of the land acquired and possessed by VUDA to be taken up.

3. ALLOTMENT OF SITES

The following Plots / Odd Bits in various layouts under sites and services have been allotted through open auctions and realized sale proceedings as detailed during the year 2005-06.

Sl No.	Name of the layout	Total plots auctioned	Total extent in Sq.yds	Total amount released
1	Rushikonda Layout	10	3836.86	2,93,48,113/-
2	Kapuluppada Layout	94	32274.00	6,97,00,000/-
3	Babametta Layout, VZM	3	868.00	11,35,000/-
4	Kanapaka Ayyannapeta, VZM	9	1229.00	22,70,000/-
5	VZM, Municipality town	11	3087.84	45,04,382/-

4. ALLOTMENT OF HOUSES

Sl No	Name of the Housing Scheme	HIG	MIG	LIG	EWS	Total
1	Kurmannapalem, Ph-VII Seva Enclave	-	-	-	104	104
2	Akkireddypalem	176	-	-	-	176
3	Vepagunta	-	1	3	-	4
4	Sagamagar	10	5	12	-	27
5	Marripalem	9	28	-	-	37
	Total	179	34	15	104	332

5. DETAILS OF SHOPS

	Number available	Allotted	Vacant
Shops	470	444	26
Offices	51	47	4
Shops in various parks	31	27	4

6. REVENUE ON SHOPS, OFFICES AND PARKS

Description	Outstanding Demand	Total Demand	Collections	Balance
Shops	1672820 8153736	9826556	8378135	1448421
Offices	124217277636079	20057806	10112361	9945445
Parks	5441970 1689668	7331638	985523	6346115

7. COMPUTERS

VUDA is having the following Computer Hardware and other related hardware for the office work in overall administration.

1. Computers and Hardware in VUDA

Computer Systems :	Printers :
1) At Main Office : 27 Nos	1) LaserJet Printers : 6 Nos.
2) At Kailasa Hills : 2 Nos.	2) Inkjet Printers : 7 Nos.
3) VC's Camp Office : 1 No.	3) Dot Matrix : 9 Nos.
4) Secretary's camp office 1 No.	Total : 22 Nos.
Total 31 Nos.	Lap Tops : 3 Nos.
Projector LCD 1 No.	Plotter 1 No.
UPS of 15 min Backup : 7 Nos.	UPS at Computer Cell : a) 2 KV UPS (exclusively for Server) 1 Nos b) 5 KV UPS (connected to all systems in 3rd floor office) 1 Nos

II. LAN Networking

1) Network Accessories

- a) HCL make Rack Mounted 10 / 100 Mbps 32 port switch 1 Nos.
- b) 10 / 100 Mbps RJ 45 LAN cable including 10 / 100 Mbps IO Port 1 Nos.
- c) 8 Port Hub with UTP Cable 1 Nos

III. Internet Leased Line

64 Kbps Managed leased Line taken from BSNL and connected to LAN through Server with related Router and MLL Modem.

IV. Maintenance

The maintenance of hardware is attended by the staff at computer cell. The major repairs and Spare parts if any required from time to time is being attended by competent agency through quotation basis. During the year 2005-06, an amount of Rs. 4,79,549/- was spent on purchase of new systems, change of internet connections, Maintenance of VUDA website, purchase of computer accessories (like printer ribbons, refilling of cartridges, new cartridges, RAM for systems etc.) and hardware maintenance.

V. Software

On Software side DCB on FoxPro is being utilized in Housing allotment section, Salaries and PF Generation on FoxPro is being utilized in Accounts and Swipe card attendance system is being utilized in Administration is utilized for all the Staff members of VUDA. In Planning Master Plan of VMR is prepared on GIS Platform and all Layout plans and Building plans are being done on AutoCAD and ArchiCADD. VUDA has purchased AutoCAD R14 and ArchiCADD and 30 Nos. of Technical Staff were trained on ArchiCADD and AutoCAD.

VI. Web Site

VUDA is having 2 Nos. of official web sites namely www.vuda.org and www.vuda.gov.in. All the contents of VUDA like activities of VUDA, advertisements, information to public on Town Planning approval, Allotment of sites, Shops for Rent and Tender notices etc are placed in this site.

Besides VUDA regular employees, 8 Nos. of computer operators engaged for various works on AutoCAD, Tally, documentation and data entry works etc. from outside agency and annual expenditure towards remuneration of these operators is Rs.3,52,800/-

8. VEHICLES

For the present, VUDA is having 17 own vehicles. 2 Nos. of Scorpios and 2 Nos. of Boleros, 4 Nos. of Ambassador (petrol) and 1 No. of diesel Car and remaining 8 Nos. are Jeeps. Out of 17 Vehicles, 1 Jeep and 1 Car are now proposed for Auction.

9. KALYANA MANDAPAMS & AUDITORIUMS

The VUDA is having the following Kalyana Mandapams Auditoriums.

1 Children Theatre	maintained by VUDA
2 Gurajada Kalaskhetram	maintained by VUDA
3 Venkojipalem Kalyanamandapam	Given to a private for maintenance
4 Rao Gopala Rao Auditorium at Anakapalli	maintained by VUDA
5 Ananda Gajapati Auditorium at Vizianagaram	Given to MANASAS TRUST for maintenance
6 Guest House at Bheemili	Given to D.R.D.A. for maintenance

1) (a) DETAILS OF SANCTIONED MASTER PLAN

The Visakhapatnam Metropolitan Region consists of 1721 Sq. Kms. covered by Grater Visakhapatnam Municipal Corporation, and 3 other Municipalities viz. Bheemunipatnam, Vizianagaram, and Anakapalle. The V.U.D.A. has conducted the civic survey and prepared the Master Plan for proper implementation of development of the entire Visakhapatnam Metropolitan Region. Accordingly each Municipality has been designated as a zone and thus 4 Zonal Development Plans have been prepared. The Master Plan as well as Zonal Development Plans have been prepared in consultation with the concerned Local Authorities, stake holders and public representatives by calling objections and suggestions from the public. The Objections and suggestions have been scrutinized and prepared the revised Master Plan and was ultimately sent to Government for approval. While preparing the Plan and before sending the same to Government the procedure prescribed under Sections 6 to 8 of A.P. Urban Areas (Development) Act, 19775 has been strictly followed.

1. (b) PREPARATION OF MASTER PLAN

The first Master Plan for Visakhapatnam city was prepared for an extent of 77 63 Sq. Mts. in the year 1969 and sanctioned by the Government in the year 1970. The Plan sanctioned at that time mainly concentrated on physical infrastructure and the emphasis was basically on spatial planning. Subsequently the V.U.D.A. prepared Master Plan and Zonal Development Plans for the entire Visakhapatnam Metropolitan Region including Visakhapatnam, Gajuwaka, Bheemunipatnam, Anakapalle, Vizianagaram in the year 1989 which was sanctioned by the Government for the projected year 2001.

The sanctioned Master Plan of Visakhapatnam Metropolitan Region has reached the projected year and in view of potential for tremendous change due to various MEGA Projects and taking into consideration growth potential and dynamic change of

Visakhapatnam Metropolitan Region, the revision of Master Plan has been entrusted to M/s. Consulting Engineering Services (India) Limited and they have submitted the final Draft Plan to V.U.D.A. and in turn it has been submitted to the Government for approval. Further the V.U.D.A. has also submitted revised Zonal Development Plans for Visakhapatnam, Gajuwaka, Anakapalle Bheemili, Vizianagaram which are pending with the Government. The revised Master Plan has been prepared involving all stakeholders. Nearly 50 interactive sessions have been conducted before finalizing the draft. Importance is given not only to the plan but also to the process.

2. STATUTORY CLEARANCES

Apart from plan making the V.U.D.A. is also entrusted with the responsibilities of processing files for Change of land-use (Modification to Master Plan); Approval of Sub-Division of land and approval for construction of Buildings of all types. Regarding modification to the Master Plan, it is to state that in view of spurt in the growth or due to certain other factors modifications to Master Plan may be necessary and accordingly proposals for Change of Land-use are being entertained by the V.U.D.A. to facilitate development of the region. Similarly as part of fulfilment of the objectives of the V.U.D.A. to promote and secure orderly growth in the region approvals are also being accorded for Sub-Division of land in the region in consonance with land uses prescribed in the Master Plan and layout rules. Similarly permissions are also being accorded by V.U.D.A. in respect of constructions consisting of more than 3 Floors in rural settlements and Anakapalle, Bheemili and Vizianagaram Municipalities. As far as Visakhapatnam is concerned powers have been delegated to the Greater Visakhapatnam Municipal Corporation for according Building permissions irrespective of the height and extent. The details of approvals accorded during the year 2005-06 are as follows:

a) Change of Land-uses.	:	18 Nos.
b) Approval of Layouts.	:	39 Nos.
c) Individual Houses, School Building & Apartments	:	41 Nos.

3. JOINT VENTURE PROJECTS

As a part of encouraging private partnership in developmental activities the V.U.D.A. has entered into Memorandum of Understanding (MOU) with M/s. Vishwa Yagna Estates for development of Ac. 50.69 cts. as Joint Venture Project in Rewada and Cheepurupalli of Parawada Mandal. The salient features of the Joint Venture project are that the V.U.D.A. provides technical expertise in preparation of layout and implementation like any other V.U.D.A. approved layout, but in this specific case the Joint Venture Partner is permitted to use the V.U.D.A. name in publishing as Joint Venture Project for which the Joint Venture Partner have to register 11% of the Plotted area to the V.U.D.A. or its nominees or allottees. Out of 11% share, 10% of the amount realized shall be utilized by V.U.D.A. and 1% of the amount realized is allocated to V.U.D.A. Employees Welfare Fund. On the same lines one more Joint Venture Project is being finalized at Anakapalle in private land. Further the V.U.D.A. has taken over Government land of about Ac. 5.38 cts. in Gandigundam (v) which is of deep gorges and linear in nature interspersed with the private lands which is not suitable for planned development unless and until it is developed comprehensively with private land owners. Hence, V.U.D.A. is proposing another Joint Venture Project duly sharing the Government land with private land and to share the plots so developed proportionately to the extent on mutually agreed terms for which conditions are under finalization.

The V.U.D.A. is also contemplating to go in a big way for Joint Venture Projects with a view to promote and secure orderly growth in the Visakhapatnam Metropolitan Region.

4. ZONAL DEVELOPMENT PLANS

After sanction of Visakhapatnam Regional Master Plan by the Government the preparation of Zonal Development Plans for Penderthi, Chinamushidiwada, Madhurawada, Parawada, Lankalapalem and Anandapuram areas have to be prepared.

REGULATORY FUNCTIONS OF V.U.D.A.

U/s. 13 (4) of A.P. Urban Areas (Development) Act, 1975 no development of land within the development area shall be undertaken or carried out by any person or body unless permission for such development has been obtained in writing from the authority. There are many unapproved layouts in the name of Panchayat approved layouts and development is, being carried out by the private developers despite many caution notices issued from time to time in news papers. Some of the private developers who have no regard for planned growth developed 275 layouts unauthorizedly and sold to public without providing any infrastructure facilities which in turn create problem for the general public as well as to the implementing agencies of V.U.D.A., Greater Visakhapatnam Municipal Corporation and Panchayats.

In order to control the haphazard development of unapproved layouts and to promote planned development, the V.U.D.A. has taken stringent measures such as issuing of notices, removal of demarcated stones, disturbing unplanned roads, issuing press releases for cautioning the public not to purchase plots in unauthorised layouts and informing concerned Panchayat officials to publish in their Notice Boards and to take action on unauthorized layouts and also cautioning the Panchayat officials not to grant any Building permission and addressing Sub-Registrar concerned not to register the plots in unauthorized layouts without due information to the District Collector.

Regarding unauthorized constructions in the areas of Municipal Corporation, Municipalities and Panchayats the V.U.D.A. is taking all necessary measures in informing the respective authorities to take action to control unauthorized constructions besides launching prosecution wherever necessary. The V.U.D.A. in coordination with the respective authorities is taking up demolition, as a monitoring body of Visakhapatnam Metropolitan Region.

The V.U.D.A. apart from taking stringent measures to contain unauthorized layouts in the Visakhapatnam Metropolitan Region has initiated measures to regularize

unauthorized layouts, which were formed prior to 1989 as per G.O.Ms. No. 65, M.A., dated 5.2.1987 and G.O. Ms. No. 489, M.A., dated 7.8.1996. Accordingly in the year 2005 a press note has been issued inviting layout developers / Plot holders in unauthorized layouts to get the unauthorized layouts regularized as per G.O.Ms. No. 65, M.A., dated 5.2.1987 and G.O. Ms. No. 489, M.A., dated 7.8.1996. In pursuance of the call given by the V.U.D.A. for regularization of unauthorized layouts either the developer or Plot holder of 112 layouts have responded and furnished proposals for regularization of unauthorized layouts. All such proposals have been examined with reference to the relevant norms and the V.U.D.A. during the year 2005 - 06 regularized 3 layouts and considered 28 layouts in principle for regularization on B.L.P. Model subject to acceptance of certain conditions such as widening of roads as per the standards and provision of infrastructure as per the specifications devised by the V.U.D.A. for providing required infrastructure. Remaining layouts have been returned for various reasons. During the year 2006-07 efforts will be made to regularize all the layouts which conform to the provisions contained in G.O.Ms No. 65, M.A., dated 5.2.1987 and G.O. Ms. No. 489, M.A., dated 7.8.1996.

5. TRAINING AND ORIENTATION PROGRAMMES

Gram Panchayats & Greater Visakhapatnam Municipal Corporation.

As per the G.O.Ms NO. 408 M.A., dated 09.08.1991 the V.U.D.A. has delegated powers of approval Building Applications etc. to the Gram Panchayats. In order to familiarize with the rules and regulations of V.U.D.A., the V.U.D.A. has imparted training programme during August, 2005 on the various aspects of regulatory system and the records to be maintained by the respective Panchayats.

As per the G.O.Ms NO. 938 M.A., dated 21.11.2005 the Government of A.P., has extended the limits of Visakhapatnam Municipal Corporation and created Greater Visakhapatnam Municipal Corporation duly merging village settlements and Gajuwaka Municipality. In order to orient the Greater Visakhapatnam Municipal Corporation officials on Master Plan proposals and regulatory functions orientation programme has been conducted on 10.03.2006.

6. INTERACTIVE SESSION WITH 'APREDA'

In Visakhapatnam Metropolitan Region, many private layouts are being developed by the private developers and most of them are members of the APREDA. In order to familiarize the layout rules and Master Plan provisions, the V.U.D.A. has conducted an interactive session in August, 2005 with the members of the APREDA besides allotting Shop rooms for their office head quarters on rental basis to have a better coordination with V.U.D.A. Officials to promote planned development of the region.

7. DEMARCATION OF CERTAIN ROADS

a) Markavalasa & Law College Road:

As a part of the implementation of the Master Plan proposals V.U.D.A. as a lead agency has taken up demarcation of the following Master Plan roads on ground to enable the public aware of the Master Plan proposals and to facilitate the planned development.

1. N.H.-5 (Markavalasa) connecting Kapula Uppada road.
2. N.H.-5 Via. Law College, N.G.G.Os. Layout to connect 100' Madhurawada road.
3. N.H.-5 to Kommadi 100' road.
4. N.H.-5 to Pothinamallayyapalem Via. A.P.H.B. Colony.
5. N.H.-5 to Bakkannapalem 80' road.
6. N.H.-5 to Bakkannapalem Via. Sai Priya Estates

Further the V.U.D.A. has also taken up strengthening of the 100' gravel road from N.H.-5 to Beach Road via. Madhurawada and Timmauram to connect the N.H.-5 and Beach Road.

7. N.H.-5 to Beach Road Via. Yendada and GITAM 80' Road.

Rushikonda to 100' Madhurawada road connecting the I.T. Layouts.

8. COLLECTION OF DEVELOPMENT CHARGES FROM VARIOUS ENGINEERING COLLEGES & OTHER INSTITUTIONS

The V.U.D.A. has collected an amount of Rs. 246.10 Lakhs from the respective builders/applicants and land-use conversion charges of Rs. 106.24 lakhs from these

who applied for Change of Land-use. The Educational Institutions and other agencies such as Al-Ameer, M/s. RAMKY Pharma City, M/s. Chaitanya Engineering College, have requested the Government for according exemption of development charges. As the collection of Development Charges is a mandatory requirement, as such V.U.D.A. has been vigorously pursuing to collect the Development / Conversion Charges.

A huge amount is due to be paid by the Greater Visakhapatnam Municipal Corporation to VUDA towards development charges collected from the respective applicants. The Planning Section is addressing the Greater Visakhapatnam Municipal Corporation time and again to remit the said amount to V.U.D.A. The Government was also addressed in this regard to give instructions to the Commissioner, Grater Visakhapatnam Municipal Corporation.

Regarding Development Charges it is not out of place to state that letters have been addressed to the Chairman, Visakhapatnam Port Trust also requesting him to instruct the staff concerned to collect Development charges in respect of development proposals in the lands leased to the private people and to remit the amounts so collected to V.U.D.A. In this regard the issues pertaining to payment of Development Charges of N.T.P.C., Gangavaram Port Limited, RAMKY Pharma City etc. have also taken up with Government for favorable orders.

9. I.T. PARKS

Carving of I.T. Layout

The Government of Andhra Pradesh has allotted an extent of Ac. 326.95 land to APITC for development of I.T. Parks in and around Rushikonda area in Madhurawada village. As per the request of the Principal Secretary to Government, I.T. Department and District Collector, the V.U.D.A. has prepared the layout plans for I.T. Companies in S.No. 336 of Madhurawada and all required amenities are being provided on turn-key basis to accommodate nearly 20 Companies.

10. DIGITIZATION OF MAPS

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In planning section there are many plans pertaining to Master Plan, Zonal Development Plans, Town Planning Schemes, Village Plans and other study Maps along with village maps which are being maintained. In view of storing of numerous Maps locating a particular map is cumbersome and it can be made easy by digitization. Hence, the V.U.D.A. has started the digitization process to meet the day-to-day requirement of planning officials and also to cater to the needs of public. It has been planned to vigorously pursue the same in the coming year.

11. PLANNING FOR THE YEAR 2006-07

As a part of implementation of Master Plan proposals the V.U.D.A. is planning to take up demarcation of Master Plan roads, in coordination with Greater Visakhapatnam Municipal Corporation.

With a view to facilitate development V.U.D.A. proposed to take up nucleus Housing projects either on its own and or by involving private partners. Similarly V.U.D.A. is contemplating to go in a big way for Joint Venture Projects in land Sub-Division.

12. HUMAN RESOURCE DEVELOPMENT

In order to improve the skills of officials and staff of V.U.D.A. it is proposed to impart training either through interactive session or by deputing training institutions and organizations. Further periodical training is also contemplated for the officials of Panchayats, Municipalities and Greater Visakhapatnam Municipal Corporation in V.U.D.A. Area.

In Visakhapatnam Metropolitan Region in addition to V.U.D.A. there are many Government agencies who play important role in development control as per the provisions of various Acts and Rules. In order to promote development in a planned way it is considered desirable to take interactive sessions with various Government agencies such as Revenue, A.P.E.P.D.C.L., Mines & Geology, Fire Services Department, D.M. Housing and Panchayat Officials in the year 2006.

13. COMPUTERISATION

The V.U.D.A. Planning Section plays an important role in activities of V.U.D.A. and it deals with the public for issuing many statutory clearances such as approval of layouts, Building Permissions, Change of Land-uses, Installations etc. which are time bound and which need to be disposed within specific time frame. In order to meet the expectations of the public and to have efficient administration in redressal of grievances as well statutory clearances it has been proposed to computerize entire planning activities along with imparting training to the concerned officials and staff. As part of Statutory obligations the V.U.D.A. proposed to implement the Master Plan proposals and also to take up various Projects, feasibility studies, Environmental studies etc. to secure and promote planned development of Visakhapatnam Metropolitan Region.

PROJECTS

1. General

In the light of promoting special projects, VUDA created a **Project Monitoring Unit** in the recent past, 2005 with qualified experts in the concern fields. Project initiation and formulation are also the duties of PMU wing. Interaction with consultants of various projects and project monitoring while engineering execution are the prime duties of PMU wing for esurience of quality and efficiency of the project.

2. Department setup

Headed by OSD, VUDA and technical staff with Assistant Planning Officer, ADM, Surveyor Cum Draftsman and administrative staff with AO, Sr. Asst, jr. Asst including two computer assistants.

Officer on Special Duty (OSD): He is the Head of the PMU wing and responsible for preparation of project details, Detailed Project Reports, strategies, cost benefit analysis, policy matters

Assistant Planning Officer: Project outlines design and details, responsible for similar functional or Geographical works of the projects conceived for execution.

Architectural Drafts Man(ADM): computer aided architectural drafting, surveys, field data collection/works, plan preparation, work plans etc.

Surveyor cum Drafts Man(S/D Man): Similar nature of works as ADM

Administration Officer: Administrative matters of PMU Wing and preparation of admin. Reports of projects from time to time.

Sr. Asst. & Jr. Asst.: To assist AO in processing files.

Computer Assistants: Preparation of various formats, office notes, project reports generation as required by OSD and APO concerned.

I. Area Planning Exercise for Kailasa Hill in an extent of Acs. 50.00

In order to undertake developmental works at Kailasa Hill in a phased manner and also for planning and development of Kailasa Hill in an organized fashion, FMU prepared a detailed Area Plan for the entire Kailasa Hill top in an extent of about 85 Acres. As part of this exercise, 50 Acres which is considered usable space, leaving apart step slopped areas, consisting of several land pockets & hill slopes were proposed for development which includes Avenue Plantations, hedge plantation, seasonal flowering beds, ornamental plantations, providing street furniture, development of promenades all around its periphery on the edge of the hill top to facilitate beautiful views, etc.

Status & follow up actions:

- The plan is being followed in taking development of various pockets by the DFO division.
- The Circular Toy Train alignment & its related developmental works are re-aligned on the basis of this Area Plan exercise.
- As part of this exercise, entire Kailasa hill has been surveyed for arriving at its contours.
- The above survey was very handy in earmarking the suitable site for Telugu Culture & Heritage Museum.

The estimated expenditure proposed upto the financial year ending on the works projected at Rs1.75 Crores

II. Development proposals for Old Jail Land site in an extent of Ac.18.00

The above area is a part of Central Lung Space available for organized development in an extent of about Ac. 28.00 in old jail land premises at the heart of the City. Leaving for i) road widening all around its periphery, ii) Women's college purpose, it is proposed to earmark about Ac. 5.00 towards sustainable development proposals, which can facilitate in regular upkeep and maintenance of the remaining/ greening proposals

in an extent of Ac. 18.00. It is proposed to develop an area of Ac. 18.00 as city central Park, Green Hub, incorporating features such as Landscape treatment using the advantage of existing large trees, Eco-friendly Joy rides, walkers paths, Street furniture, Bird Park, environmental friendly features, etc.

Status & follow up actions:

- The entire area was surveyed for assessment of proposing various developmental activities in an organized fashion.
- Total existing trees survey has been undertaken by PMU with the help of DFO division.
- Based on the above exercise, area planning was carried out and various uses have been proposed, basically to be used it as city central lung space. This plan is envisaged to act as a guide in undertaking development of various pockets by the Engineering & DFO divisions.
- The above proposals were discussed at length in various citizen forums including Vintage Visakha, a Senior citizen forum, Builders Association, etc.

The estimated expenditure proposed upto the financial year ending on the works projected at Rs.0.75 Crores

III. TELUGU CULTURE & HERITAGE MUSEUM.

The above project is proposed to establish at Kailasa Hill under a joint venture with an estimated cost of Rs 5 Crores. As per Govt., G.O, sharing of the said cost to the tune of Rs.3.80 Crores should be borne by the World Telugu Federation (WTF) for the purposes of episode building, preparation of artifacts, etc., and remaining amount of Rs. 1.20 Crores by VUDA towards development of its building cost. Further actions on implementation of the above project are under process.

Status & follow up actions:

- At least four meetings were held during this year regarding finalization of various issues such as typology of development foreseen in such prestigious complex, MoU, etc.
- Conceptual building plan proposals were discussed at length with WTF mem-

bers.

- Site in an extent of Ac 5.00 has been earmarked in coordination with Engineering & DFO divisions.
- Two level committees have been suggested for undertaking the proposed development & management of the regular upkeep of the Museum.
- An MoU was entered with WTF by VUDA for undertaking this project as per Govt. G.O

The estimated expenditure proposed upto the financial year ending on the works projected at Rs1.50 Crores

IV. LED Tech Park (A Family Entertainment Center)

Establishment of an LED display tech park is proposed on the East side of the Bheemili Beach road in Tenneti Park at the foothill of the Kailasa hill in S.No. 150/p of Chinagadli (v) in an extent of Ac. 1.716 Cts on BOT basis with an estimated cost of Rs. 3.0 Crores as a Tourism Project for recreation and entertainment of VUDA, Visitors/ Tourists. This project consists of a giant screen of 20' X 30' size, food courts, etc. The technical and financial bids were evaluated and this project is being entrusted to M/s MIC Electronics after finalizing the MOU with an overall concept and layout plan with the following features.

1. Amphitheatre open air theatre with landscape seating.
2. Open-air food stalls of temporary nature.
3. Family entertainment pockets.
4. Children games area.

Status & follow up actions:

- The project was awarded to M/s MIC Electronics on BOT license basis for a period of 20 years.
- Lease conditions and agreement has been finalized.

- BOT partner has fulfilled all the initial payments as per the agreement clauses.
- SADA clearance has been obtained by the BOT partner and the project is awaiting MoEF clearance for its actual commencement.

V. BAY CRUISE (A Family leisure Joy Ride in fishing breakwaters)

To boost the recreation and entertainment facilities to the Tourists of Visakhapatnam, VUDA introduced the Bay Cruise of capacity of 30 seats, a 20 minutes ride in the Port breakwaters as a Tourism Project. The vessel was brought on lease basis from Fisheries department. The passenger operations were commenced from the World Tourism Day, 2005.

Status & follow up actions:

- VUDA entered into an agreement with a DSA operator to bring the various tourists to the boat ride from various tourists developed spots of VUDA.
- Several meeting and discussions were held with Port Authorities and MMD Officials for obtaining necessary approvals.
- Planning to extend the lease period for another two year.

VI. ENERGY PARK (An awareness center to the citizens & student community on non-conventional energy source)

It is propose to establish and develop an Energy Park in an extent of 0.75 acres of land, bearing Plot No.E.P.:1 under S.No.150 on Kailasagiri Hill, Visakhapatnam. The said park would facilitate student community and other interested user groups in understanding the various advantages of using renewable energy sources, especially solar energy. VUDA propose to develop this project with the assistance to National Energy Development Corporation of Andhra Pradesh (NEDCAP), including obtaining financial grants from the central government. As part of the total package, it is proposed to install the following devices/systems in the Energy Park

Sl.No.	Name of the System / Device	No. of systems
1	Improved Chulhas (Fixed & Portable type)	2
2	Bio-gas Plant (2 Cum.)	1
3	Solar PV Street Light	8
4	Solar PV Domestic Light (Model - IV or V)	1
5	Solar PV Lantern	4
6	Solar PV Colour TV	1
7	Solar PV Pump (subject to suitable water table) 900W	1
8	Solar Educational Kit	1
9	Solar Cooker- (SK-14 Dish Type)	1
10	Solar Water Heating System (100 LPD)	1
11	Solar Cabinet Drier (2 M.Sq.) 8 Kg capacity	1
12	Solar Radio	1
13	Wind-Solar Hybrid System (1 KW Capacity)	1
14	AMC Charges (@ 2% per annum) for 10 years (Approx.)	1

Status & follow up actions

- The project aims at promotion and awareness of using non-conventional energy source in various sectors.
- To disseminate information pertaining to associated technology to student community.
- To educate the public and user groups towards acceptance of the technology vis-à-vis conventional use of energy sources.
- To propagate recycling of the plant waste.
- It is proposed to entrust Annual Maintenance Contract of NRSE Systems/Devices for a period of 10 (Ten) years with assistance of NEDCAP and the AMC charges are already included in the project cost.
- Also operation and maintenance of renewable energy Gadgets will be taken by the NEDCAP as agreed upon.

VII. Development of Bulk land at Rushikonda Layout in favour of M/s. KSR Properties, Hyderabad measuring Ac.12.78 Cts

An extent of Bulk land measuring Ac. 12.78 Cts, in S.No.336/p of Madhurawada (v) and LP No.103/89 of Rushikonda layout has been allotted for construction Housing Resorts at Rushikonda Layout on BOT basis with minimum guaranteed amount of Rs.5.45 Crores or @ 22% on the revenue received whichever is higher. The firm has to construct 54 units, 1 No. Club House and 3 Nos. shopping areas in the proposed project. The firm has offered an amount of Rs.5,75,97,430/- instead of minimum guaranteed amount of Rs.5.45 Crores. The site cost is proposed for Rs.4,500/- per sq. Yard and the sft rate for the construction of the building is Rs.600/- per sft. The work is under progress.

Status and follow up actions.

- The plans for construction of units, club house and shopping areas are approved.
- The registrations of the units in favour the purchasers are in progress.
- An amount of Rs.5.37 Crores has been realized to VUDA so far.

The estimated expenditure proposed upto the financial year ending on the works projected at Rs. 1.50 Lakhs

VIII. Development of bulk land at Rushikonda layout in favour of M/s. Balaji Construction Company, Visakhapatnam measuring Ac.16.00

An extent of bulk land measuring AC.16.00 Cts., in S.No.336/p of Madhurawada (v) and LP No.103/89 of Rushikonda layout has been allotted for construction of Housing Resorts at Rushikonda layout on BOT on payment of minimum guaranteed amount of Rs.8,17,47,419-99 or 25.35% on the amount realized whichever is higher. The firm has to construct 49 Nos. of units in the proposed housing project. The firm has offered an amount of Rs.8,79,25,386 instead of minimum guaranteed amount for which an amount of Rs.61,77,966-01 is excess. The site cost proposed for the units is Rs.4,000/-

- per sq. yard and the building cost for the unit is Rs.600/- per sq.ft. The construction of housing scheme is under progress.

Status and follow up actions.

- The plans for construction of housing units are approved.
- The registrations of the units in favour the purchasers are in progress.
- An amount of Rs.3,09,03,589/- has been realized for registration of 10 units so far as per the share.

The estimated expenditure proposed upto the financial year ending on the works projected at Rs.1.50 Lakhs.

IX. Construction of guest house in Plot No 'G' of Kirlampudi layout measuring 1600 Sq. yards on BOT basis by M/s. KSR Properties (p) Ltd., Hyderabad.

It is proposed to construct a Guest House in the vacant plot No.'G' of Kirlampudi Layout measuring 1600 Sq. yards on license basis for a period of 20 years with 2 level parking (basement and stilt) and G+4 floors with a yearly license fees of Rs.34.00 Lakhs and yearly enhancement of 5% on the existing license fees. The work has been awarded to M/s. KSR Properties after scrutiny of Technical and Financial aspects by the committee.

- | | | | |
|---|-------------------------|---|--|
| - | Extent of area | - | 1600 Sq. Yards |
| - | Coverage Area | - | 40% |
| - | Allowable built-up-area | - | As per G.O.Ms.No. 423, dated 31.7.1998 |
| - | Specific requirements | - | Deluxe suits, Deluxe rooms,
Restaurant (one floor with all other necessary amenities), Mini Conference Hall,
Business Executive Meeting (Round Table). |
- Two rooms shall exclusively be reserved for VUDA (under Lock and Key)
 - Additional two rooms shall be reserved for VUDA but developer can continue to utilize (shall be allotted to VUDA on 24 Hrs prior notice).
 - Maintenance of the entire complex including the rooms offered to VUDA shall be the responsibility of the developer

- All taxes including property tax and approvals/fees/bills shall be borne by the developer
- The technical proposals shall incorporate building material specifications and overall project cost.
- Lease period proposal is 20 years.

Status and follow up actions

- Work order has been issued to the developer M/s. KSR Properties and requested to start the work immediately and also attend for concluding agreement. M/s. KSR Properties has requested for extension of lease period for 33 years instead of 20 years. In this regard, government were addressed a letter and also reminder to consider their request. Orders of the government are awaited.

X. Infrastructure and Development of Visakha Govt. Women's College Buildings at Visakhapatnam.

During the visit of the Hon'ble Chief Minister of Andhra Pradesh at Visakhapatnam on 20.5.05 has assured the college buildings for women shall be constructed with good landscape jointly by the GVMC and VUDA.

Accordingly designs for the college have been prepared considering the existing structures with the requirement of classrooms and other components and estimated to Rs.3.00 Crores.

- VUDA share Rs.1.30 Crores
- VMC share Rs.1.30 Crores paid
- Education Department Rs.40.00 Lakhs yet to pay.

Status and follow up action

- Degree College – 30 rooms in an extent of 25,050 Sft.
- Junior College – 18 rooms in an extent of 21,137 Sft.
- PG College – 9375 Sft.
- Administration Block – G+2 floors

- Total built-up area – 55,562 Slt.
- The director of collegiate education Hyderabad was requested to release the government share of Rs.40.00 Lakhs immediately but the Government not yet released.
- The work is in progress.

The estimated expenditure proposed upto the financial year ending on the works projected at Rs 2.00 Crores.

XI. Construction of Housing Projects/ apartments in S.Nos 336/p, 394, 395, 396/p and 397/p of Madhurawada village of Rushikonda layout by M/s:- Jurong Infrastructure (p) Ltd., Bangalore in an extent of Ac.40.00 Cts.

The VUDA proposed to construct housing project with 3 bed and 2 bed rooms apartments in an extent of Ac.40.00 Cts in S.No.336/p, 394, 395, 396/p and 397/p of Madhurawada (v) of Rushikonda layout and awarded the work to M/s. Jurong Infrastructure India (p) Ltd., Bangalore. Due to court litigations the work is yet to be grounded.

The estimated expenditure proposed upto the financial year ending on the works projected at Rs 100.00 Crores

XII. Construction of Housing Project measuring Ac.50.00 Cts., on BOT basis to M/s. Ambience.

An agreement was entered with ambience duly allotting an extent of land measuring Ac.50.00 in S.No.336/p Madhurawada (v) and Rushikonda layout on BOT basis. The housing project is yet to be grounded of EIA clearance.

XIII. Circular Train Project on Kailasa Hill by M/s. Sarada Roadways.

Development of Circular train project on Kailasa Hill has been awarded to M/s. Sarada Roadways, Hyderabad on BOT basis for a period of 22 years. The project work commenced on 7.8.03. Agreement entered on 6.11.2003 agreement registered On 3.5.2005. The completion period of the project is 18 months. Extension of another 3 months (i.e.) upto 31.3.2006 was granted. The work is under progress. M/s. Sarada

Roadways has requested for extension of time upto 31.5.2006 and trail period one month from 1.6.2006 to 30.6.2006. The Bank Guarantee was also extended upto 30.9.2006. The request was not considered and orders passed for imposing penalty @ Rs.5,000/- per day with effect from 1.4.2006. If not paid by the above firm, the amount will be recovered from the Bank Guarantee.

Status and follow up action.

- The work is under progress for purchase of tracks etc.
- Landscape has been done for laying of tracks.
- Laying of gravel
- Bogies and tracks order placed.

XIV. Nandagiri Kala Gramam

An extent of Ac. 5.00 cts in Kapuluppada Layout was earmarked for construction of Artists' village named as Nandagiri Kalagramam. 16 Artist dwelling units cum studios framed structures were constructed by VUDA with an expenditure of Rs.8,68,000/-. After collecting the above amounts from the artists, the framed structures were handed over to Artists subject to construction of studios by them as per the designs approved by VUDA. Now the Kalagramam project is under construction. The allotted artist residential cum studio units will be registered after ensuring the completion report.

The estimated expenditure proposed upto the financial year ending on the works projected at Rs. 8 lakhs towards renovation of existing working studios.

The Engineering Department implements all the development schemes of VUDA. All remunerative schemes i.e., providing infrastructural facilities at plotted development schemes, construction of housing colonies, commercial complexes, community halls etc., and Non-remunerative schemes (i.e.) development of landscapes, parks, children play areas, road widening etc., are dealt by this wing. This wing is headed by a Chief Engineer / Superintending Engineer. Under the supervision of the head of the Engineering Wing there are presently 7 Executive Engineers who are dealing with the development schemes with the supporting Engineering officials, technical and ministerial staff.

Present Staff pattern in Engineering Wing

- | | |
|--|---------|
| 1. Superintending Engineer with C.E powers | - 1 No. |
| 2. Administrative Officer | - 1 No. |
| 3. P.A to S.E (Dy E.E) | - 1 No. |
| 4. Steno- cum- Typist | - 1 No. |
| 5. Driver | - 1 No. |
| 6. Attender | - 1 No. |

Divisions

- | | |
|---------------------------|-----------|
| 7. Executive Engineers | - 7 Nos. |
| 8. Dy Executive Engineers | - 13 Nos. |
| 9. A.E Es/A.Es | - 18 Nos. |
| 10. Senior Assistants | - 3 Nos. |
| 11. DMen | - 3 Nos. |
| 12. Work Inspectors | - 18 Nos. |
| 13. Electricians | - 4 Nos. |
| 14. Attenders | - 5 Nos. |
| 15. Drivers | - 2 Nos. |

Quality Control Cell under the direct control of Vice-chairman, VUDA.

16. Dy E E	- 1 No.
17. Asst. Engineer	- 1 No.
18. Work Inspectors	- 2 Nos.
19. Attender	- 1 No.

There is an exclusive maintenance sub-division which looks after all the regular and annual maintenance work of own office buildings, shopping complexes, community halls etc.,

The Engineering Wing implements/ executes the projects formulated by planning wing and approved by the Chairman/Vice-chairman by inviting open tenders for competitive bidding and the projects are executed through its Engineering skilled work force with utmost care and optimum expertise. There is an exclusive self sufficient quality control and vigilance cell in Engineering Wing headed by Executive Engineer / Dy.Executive Engineer which has well equipped Engineering testing laboratory. The Quality Control Wing inspects the projects at the time of execution and collects necessary samples for testing from time to time, and issues necessary directions if any defects/lapses are found in order to rectify the same at the time of execution itself. The Quality Control Wing operates directly under the control of Vice-chairman.

MAJOR PROJECTS DEALT BY ENGINEERING WING DURING THE CURRENT YEAR

1) CONSTRUCTION OF HOUSING COLONY AT AKKIREDDIPALEM

VUDA has taken up to construct a Housing Colony in Akkireddipalem by duly drawing approach road from Port EXIM Park Road, which was a self sufficient township with two categories of duplex bungalows taken up with State of art facilities such as gated community with security, under ground cable electrification, drains, fully paved path ways, well laid roads fully landscaped open spaces, community facilities such as club houses, gym, tot lot etc., The housing scheme was taken up on turn key basis with design and contract model. The project details are given below :

Project cost	: Rs. 31.56 crores.
Classic Type Houses	: 21 Nos. each with a plinth area of 2930 sq ft and 330 Sq yds plot area.
Executive Type Houses	: 155 Nos. each with a plinth area of 2002 sq ft and 200 Sq. yards plot area.

The expenditure incurred upto
the financial year ending. : Rs. 23.50 Crores.

IMPROVEMENTS AND WIDENING OF VISAKHA – BHEEMILI BEACH ROAD FROM CHAINAGE 6.00 K.M TO 9.00 K.M

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructural development projects in conformity with Master Plan objectives. The Visakhapatnam – Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a Road work but as a picturesque landscape element incorporating pedestrian / visitor facilities, esthetically developed view / entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on foot paths, kerbs, green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the beach road from 1.00 K.M to 3 K.M was taken up by VUDA in the year 2003-2004 with a project cost of Rs.6.10 crores. The work from 3.00 K.M to 6.00 K.M was taken up by R & B Department. Presently VUDA has taken up the task of project from 6.00 K.M to 9.00 K.M in this financial year.

Project cost	: Rs. 6.18 crores
Carriage width	: 7.00 M each on both sides
Central Median	: 3.00 M wide
Foot paths	: 3.00 M each on both sides
The expenditure incurred upto the financial year ending	: Rs.13.30 lacs.

3) MAJOR MASTER PLAN ROADS.

As a part of its commitment for sustained development, VUDA has taken up the widening and improvements of Major Master Plan roads around Madhurawada, a major growth sector of the V M R area. The major roads taken up in this area are connecting the Four lane N.H.5 road and Visakha – Bheemili Beach Road via Major residential and institutional areas such as Madhurawada, Kapuluppada, Rushikonda etc., The details of the Major Master Plan roads taken up by VUDA are

a) Formation of 100' wide road connecting Marikavalasa & Madhurawada – Kapuluppada Road.

Project cost : Rs. 22.35 lakhs.

Earthen formation for 100' and construction of 6 Nos. of pipe culverts.

Expenditure incurred upto the
ending of financial year. : Rs. 20.00 lakhs.

b) Providing WBM & BTSD with HMP to 80' wide road connecting Midhilapuri VUDA Colony at Lake View Layout at Madhurawada.

This is a major Master Plan road connecting Madhurawada 100' road and NH.5 via VAMBAY Colony.

Project cost : Rs. 69.50 lakhs

Carriage width : 7.0M each on both sides with provision for
Central Median.

Expenditure incurred upto : Rs. 25.00 lakhs
the end of financial year

c) Providing WBM surface and BTSD with HMP to Madhurawada to Kapuluppada 100' wide road (1st carriage way)

This is a major Master Plan road connecting NH-5 - 4 lane road to VIZAG – Bheemili Beach Road. Strengthening of 1st carriage way was taken up during the last

financial year and during the current financial year. Strengthening of second carriage way is taken up.

Project cost	: Rs. 3.25 crores
Carriage width	: 7.50 M
Expenditure incurred upto	
Current financial year	: Rs. 1.41 crores

d) Providing WBM surface and BTSD with HMP to Madhurawada to Kapuluppada 100' wide road (2nd carriage way)

This is a major Master Plan road connecting NH-5 - 4 lane road to VIZAG - Bheemili Beach Road. Strengthening of 1st carriage way was taken up during the last financial year and during the current financial year. Strengthening of second carriage way is taken up.

Project cost	: Rs. 3.24 crores
Carriage width	: 7.50 M
Expenditure incurred upto	
Current financial year	: Rs.59.60 lakhs

e) Formation of 80' road between Yendada and Madhurawada.

This is another Master Plan road connecting Yendada and Madhurawada taken up to promote development of the area. Initially the projects comprise formation of earthen road.

Project cost	: Rs. 15.00 lakhs
Expenditure incurred upto the	
end of financial year.	: Rs. 15.00 lakhs

4. DEVELOPMENT OF I.T. PARK LAYOUT AT RUSHIKONDA.

The Government has decided to develop an exclusive I.T. Park in around 140 Acres of Government land in two bits at Rushikonda Village. VUDA has been entrusted with the task of developing the infrastructural facilities for the I.T. Park layout.

The I.T. Park has been developed in two bits of land. First bit comprises 13 plots in an extent of 40 Acres land bit. Second Bit comprises of 113 plots in an extent of 100 Acres land bit. The development of infrastructural facilities comprises development of B.T. roads, drains, protection works, water supply and electrification facilities etc.,

Project cost - Hill No.II : Rs.5.70 Crores.

- Hill No.III : Rs. 7.00 Crores.

Expenditure incurred up to the financial year ending:

Hill No. II : Rs.41.73 lakhs

Hill No.III : Rs.14.90 lakhs

Total : Rs. 56.63 lakhs

5. PROVIDING INFRASTRUCTURAL FACILITIES TO 'VAMBAY' HOUSING COLONY

The A.P. State Housing Corporation has developed VAMBAY Colony in 30 acres of Government land in Madhurawada. Around 4,000 houses in Ground + 2 Pattern are developed to accommodate various slum dwellers in and around the Main City of Visakhapatnam. The Housing Corporation has developed houses only. The task of developing the infrastructure has been entrusting by the Government to VUDA. The development of infrastructure comprises of B.T. and C.C. road and S.W drains, etc., The project has been tied up with Food for Work Programme. The work was completed.

Project cost : Rs. 2.20 crores.

Expenditure incurred upto
the financial year ending. : Rs. 1.85 Crores.

6. CONSTRUCTION OF GOVERNMENT WOMEN'S COLLEGE BUILDINGS AT VISAKHAPATNAM

VUDA has taken up to construct New Building Complexes to Government Women's College at Visakhapatnam on the request of the District Administration.

The college complex is taken up in an extent of around 5 Acres of Old Central Jail complex. The complex comprises One P.G Block of 6,600 sqft. Degree College Block of 12,000 Sqft and Junior College Block of 35,000 Sqft in Ground + 2 Floors.

Project cost : Rs. 3.00 Crores.

Expenditure incurred upto the

Financial year ending : Rs. 1.90 crores.

7. CONSTRUCTION OF OFFICE COMPLEXES

In view of the growing demand for Office Complexes in Visakhapatnam it has been taken up to provide additional floors to Udyog Bhavan Complex of VUDA, a major commercial and institutional complex owned by VUDA in the heart of the city. 7th and 8th floors are taken up in 'B' Block each with a plinth area of 13,000 Sqft and 3rd floor in A Block with a plinth area of 10,000 Sqft.

Total Project cost : Rs. 2.10 crores

Expenditure incurred upto the

Financial year ending : Rs. 1.30 crores.

8. CONSTRUCTION OF 'INDOOR AND OUT DOOR STADIUM' IN RAJEEV SPORTS COMPLEX AT VIZIANAGARAM.

It has been taken up to Construct Stadium Complex in an extent of 9.65 Acres in Municipal lands of Vizianagaram Municipality. The complex comprises of Indoor Stadium of 6150 Sqft. and One Out door Stadium with 8 lane fast tracks with two galleries on both sides.

Project cost : Rs. 2.85 Crores.

Expenditure incurred upto the

Financial year ending : Rs. 20.00 Lakhs

9. PROVIDING INFRASTRUCTURAL FACILITIES TO SITES & SERVICES SCHEME IN KUMMARIPALEM VILLAGE, BHEEMUNIPATNAM.

Development of Sites & Services Scheme has been taken up in an extent of 14.00 Acres in Kummaripalem Village of Bheemunipatnam Municipality. It has been taken up to develop around 170 plots with all necessary infrastructural facilities such as B.T. Roads, S.W. drains, Water supply and Electrification facilities.

Project cost	: Rs. 1.25 crores.
Expenditure incurred upto the Financial year ending	: Rs. 6.00 lakhs

10. PROVIDING AND IMPROVEMENT OF INFRASTRUCTURAL FACILITIES IN VARIOUS WARDS OF ANAKAPALLI TOWN.

VUDA has taken up to improve and develop various infrastructure facilities in various wards of Anakapalli town a major Municipality of VMR area. Under the project it has been taken up to provide B.T. Roads, C.C. roads, C.C. side berms and CC drains and CD works in various wards of the Municipal Town, as a part of Urban Infrastructure Development. Work was completed.

Project cost	: Rs. 3.20 crores
Expenditure incurred upto the end of financial year	: Rs. 2.50. Crores.

11. CONSTRUCTION OF INDOOR STADIUM AT ANAKAPALLE.

VUDA has taken up to construct * Indoor Stadium at Anakapalli in an extent of 1.15 Acres of Municipal land with a seating capacity of 1000 persons as a part of Urban Infrastructure Development.

Project cost	Rs. 1.00 Crores
Value of work done upto the end of financial year	: Rs. 20.00 lakhs.

The Urban Forestry Division VUDA was in existence since 1985 and in continuous endeavor for greening the city and its environs by maintaining parks on a sustainable basis, raising of avenue plantations in VUDA layouts and enlightening the public for development of greenery.

Staff pattern

1. Divl. Forest Officer	: 1no.,
2. Forest Range Officer	: 2no., (1 vacant and 1 filled with HO)
3. Forest Section Officers	: 3no., Vacant
4. Sr. Assistants	: 2no.,
5. Jr. Assistant	: 1no.,
6. Typist	: 1no.,(NMR, W.I.)
7. Work Inspectors	: 2no.,
8. Driver	: 1no.,
9. Attenders	: 7no.,
10.Chainmen	: 3no.,
11.LGS	: 23no.,
12.NMRs	: 19no.,

The main activities of Urban Forestry Division, VUDA are as follows

i) Development & Maintenance of Parks.

1) VUDA Park :

The Urban Development Authority Visakhapatnam has developed a park along the beach in an extent of 55.00Ac., during 1985 out of which 8.00 Ac., area was leased out to MGM Selvee World a private organization for development and running of water sports and mechanical rides. 2.75Ac., area earmarked for boat club is also leased out to a private party on BOT basis to Nirmitha Engineering Constructions, Visakhapatnam. Recently the musical fountain complex is also handed over to MGM Selvee world for renovation and operation on BOT basis. The entry fee for VUDA park is Rs.3/-.

The high lights of VUDA park are Musical fountain, International skating rinks, health club, play pen, Vaisakhi Kafa vedika, Pigeon tower, Boat club, MGM Selvee world, Yoga center, Entrance plaza, Kids pride etc., Nine laser lamps were installed in VUDA park during 2005-06 as an additional attraction.

During 2005-06 the existing fiscue grass is replaced with the Mexican Carpet grass over an area of 2.50 Ac., and in both Ph I&II, flower beds are planted with species like Lantanas, Euphorbias, Vincas, Cupheas, Allamanda, Bougainvilleas, Madrass Kanakambaram, Ixoras, Nerium, Verbenas, etc., New play equipment is introduced in this park and the area is developed with Mexican Carpet grass. Generally around 1,500 visitors are visiting the park daily and this figure will be doubled during Sundays and public holidays.

The revenue realized during 2005-06	: Rs.18,80,321/-
The expenditure incurred for development of existing greenery	: Rs.4,06,655/-
The expenditure incurred for maintenance of existing greenery	: Rs.11,32,475/-

Future Proposals

Development of park in Phase-II extension in an extent of 3.00Ac.,

2) Kailasa Hill Park

The VUDA has developed a prestigious hill top of 380 Ac., as a tourist spot on Kailasa hill by developing 50 Ac., as park during 1993. National & International tourists including VIPs visit this park every year. During 2003 the Government of Andhra Pradesh has awarded the best tourism place award.

During 2005-06 Flower show was organized in connection with Visakha Utsav for which the public response was very good. In this park over an area of 1.00 Ac., of barren area has been developed in to lawn by laying Mexican carpet grass/ fiscue grass and flower beds/ ornamental plants are planted with species like Lantanas, Euphorbias, Vincas, Cupheas, Allamanda, Bougainvilleas, Madrass Kanakambaram,

Ixoras, Nerium, Verbenas, Acalypha, Durantha, Allamandra etc. In this park toll gate is computerized. Nearly 2,000 visitors will be visiting the park daily and this figure will be doubled during Sundays & public holidays.

The main features are Sivaparvati statue, 8 view points, sanku chakra namala, Art Gallery, Food courts, Titanic view point, floral clock, laser lamp, capsule lift, along with landscaping. Recently Rope way has been introduced on BOT basis from foot hills to hill top by M/s Conveyor rope way services Pvt. Ltd. For circular train project permission has been accorded to M/s Sarada Road ways, Hyderabad on BOT basis, the work is under progress.

In addition to this, Santhi Ashramam is also established on hill top by Santhi Ashramam Trust.

The revenue realized during 2005-06	: Rs. 46,68,909/-
The expenditure incurred for development of existing greenery	: Rs. 2,17,675/-
The expenditure incurred for maintenance of existing greenery	: Rs. 9,38,311/-

Film Shootings

In respect of film shootings, as per the G.O.Ms.No.2, dt.6-1-2006 of General Administration (I&PR II) Department, Government of Andhra Pradesh, Hyderabad the following rates will be charged for the locations in the jurisdiction of VUDA.

1. Rs.5,000/- for eight hours (1 day)
2. 1,500/- for every extra hour.
3. Maintenance charge is Rs.1,000/- per day
4. Security Deposit is Rs.5,000/- (Refundable)

Dinner / Parties.

1. Towards hire charges for using lawns for conducting dinners/parties at Kailasa hill is Rs.1,500/- per day.

The entry fee of Rs.2/- per head for pedestrians, for 2 wheeler Rs.10/-, for 4wheeler Rs.25/-, for 8 seaters like Sumo, Qualis etc., 35/-, for mini bus Rs.100/-

and for Bus Rs.200/- will be collected at the entrance of foot hill departmentally. There is a proposal to auction the tollgate for collection of entry fee.

Future Development

There is proposal to take up further development over 2.50 acres of area by laying carpet grass and planting with flower plants.

3) Tenneti Park

On Sea shore near foot hill, this park was developed in an extent of 1.50Ac., and handed over to LID Projects, on lease basis.

4) Beach Park

Recently Engineering wing of VUDA has developed beautiful park along beach road named beach park over 5.00Ac., and handed over to UFD for it's maintenance. Expenditure incurred for maintenance of greenery during 2005-06 is Rs.1,77,765/-

5) Vaisakhi Jala Udyanavanam.

The VUDA has developed a park in the middle of Visakha city adjacent to the office of Commissioner of Police in an extent of 3.50Ac., and handed over to M/s Sree Sai Raghavendra Constructions, Pvt. Ltd., for further development and maintenance on BOT basis.

6) Venlock Library Park at Vizianagaram.

The VUDA has developed a park in an extent of 2.00Ac., around Venlock library at Vizianagaram and it is being maintained by VUDA duly collecting an amount of Rs. 1/- towards entry fee. A skating rink, children play equipment with mini restaurant is provided for visitors. There is a proposal to hand over the same to Municipality, VZM for further maintenance.

Revenue realized during 2005-06 : Rs.30,455/-

Expenditure incurred for maintenance of greenery during 2005-06 : Rs.41,470/-

7) Kursura Submarine Museum.

The Kursura Submarine Museum has been established by Naval authority and is handed over to VUDA and is being maintained by VUDA duly collecting the entry fee of Rs.25/- per adult, Rs.15/- each for children & Rs. 10/- each for group children. The general maintenance of Museum is given for Annual Maintenance Contract. Separate guides are appointed for guiding the tourists who are ex-employees of submarine.

The lawns at Kursura Submarine have been renovated with Mexican carpet grass and flower beds are planted with flower plants such as Lantanas, Euphorbias, Vincas, Cupheas, Ailamanda, Bougainvilleas, Nerium, Verbenas, etc.,

Revenue realized during 2005-06 : Rs.50,52,090/-

Expenditure incurred for maintenance of greenery during 2005-06 : Rs. 63,773/-

8) Thotlakonda Park.

The VUDA has developed park over 2.50Ac., near Buddha's statue, at entrance, along ghat road and around tanks at Thotlakonda with Tourism funds and it is being maintained by VUDA departmentally duly collecting an entry fee of Rs. 1/- per adult and Rs.5/- for 2-wheeler & Rs.10/- for 4 wheelers.

Revenue realized during 2005-06 : Rs.1,90,976/-

Expenditure incurred for maintenance of greenery during 2005-06 : Rs.1,46,017/-

9) VUDA Children World.

The VUDA has developed landscape over 1.00Ac., and mini zoo with Pigeons, Ducks, Rabbits, Tortoise, etc., for entertainment of children including landscaping in the premises of Children World and is being maintained departmentally.

II) Other beautification works developed by VUDA.

1. Development of landscape in the premises of Government circuit house over 2.00Ac., and is being maintained by VUDA.
2. development of landscape in the premises of Airport, Visakhapatnam over 3.50Ac., and is being maintained by VUDA.
3. During 2003-04 along Simhachalam hill top road 3,000 avenue plants over length of 11.00KM has been planted on either side of road.
4. Development of landscape over 2.00Ac., in Parameswari park at Anakapalli and is being maintained departmentally. There is a proposal to hand over the park to Municipality, Anakapalli for further maintenance.
5. Development of landscape over 1.00Ac., in Santhi garden at Anakapalli and is being maintained departmentally. There is a proposal to hand over the park to Municipality, Anakapalli for further maintenance.
6. Development of landscape in the premises of SECURE, Sagamagar and handed over to Residents Welfare Association for further maintenance.
7. Development of landscape in the premises of KGH and handed over to Superintendent of KGH for further maintenance.

III) Other on going projects.

1. Further development of landscape in the premises of KGH.
2. Renovated the existing park near Beach at Bheemili by replacing the existing grass with Mexican carpet grass and planting with flower plants / ornamental plants such as Lantanas, Verbinas, Vincas, Allamanda, Acalypha etc., over an area of 0.40Ac., and handed over the same to Municipality, Bheemili for further maintenance. Generally 250 visitors are visiting this park daily on an average.
3. Development of park around Jammi cheruvu at Bheemili. It is under progress.
4. The landscape work has been taken up by VUDA in the premises of Red cross society building, VSP., by laying carpet grass/fiscue grass and flower beds/ ornamental plants are planted such as roses, lantanas, Allamandas, Dwarf Ixoras, Bougainvilleas, Tecoma, Neerium etc., and handed over to Red cross society for further maintenance.

IV) Raising of avenue plantations in various layouts under Sites & Services.

	Year of planting	
1. Kurmannapalem Ph-V	60 plants	2005
2. Chinamushidivada	400 plants	2005
3. Kapuluppada	1,500 plants	2004
4. Kummaripalem	500 plants	2004

V) Raising of avenue plantations in various layouts under Hg. Project.

	Year of planting	
1. Kurmannapalem Ph-VII	600 plants	2005
2. Kurmannapalem Ph-V	150 plants	2005
3. Chinamushidivada	200 plants	2005
4. E' Bonangi (NTPC staff layout)	650 plants	2005
5. E'bonangi (Steel plant staff layout)	600 plants	2005
6. Jatara	400 plants	2005

VI) MVP Nursery.

The VUDA has developed plant material by it's own nursery which is situated at MVP colony. These plants are mostly being used for departmental works and also for selling on no profit no loss basis.

FINANCIAL TRANSACTIONS**1. Receipts**

The Receipts of VUDA comprises of Capital Receipts by way of Development Charges, disposal of residential Plots by allotments and by Auction / sale of Odd bits and Commercial plots, sale of houses etc. The Revenue Receipts include rents from commercial complexes and other miscellaneous receipts.

2. Receipt on Shops and Offices

By way of rents from shops and offices constructed by VUDA. An amount of Rs. 213.00 lakhs has been received under this head during 2005-06.

3. General Receipt

An amount of Rs. 806.55 lakh has been received under the head through Sale permissions, 3rd Party registration charges, Rents on Auditoriums, Entry fee from VUDA Park, Kailash Hill and other parks of VUDA, Auction of left over odd bits.

4. Development Charges

Collection on approval of layout plan etc, retaining 15% of development charges for running general administration and other main things, the remaining is being utilized for development works in that area. An amount of Rs. 2.85 Crores has been received during the year towards Development Charges.

5. Deposit Works

VUDA undertakes works by offering expertise services to the agencies in need by collecting 10% as administrative supervision charges for the deposit works. VUDA has done Deposit Works to a tune of Rs. 580.00 lakhs collecting 10% towards A.S. Charges.

6. Receipt through Joint Venture Projects & P.P.P. Model Projects

VUDA is receiving some revenues by Promotion of Joint Venture Projects and P.P.P. Model Projects. An amount of Rs. 906.56 lakh has been received under this head during the year.

7. Auction of Government lands

Revenue generation through auction of the Government lands alienated by Revenue Department by providing infrastructure facilities and auctioning the plots to the public. 10% of the Development cost retained as administrative supervision charges and the balance utilized for Tourism Projects. An amount of Rs. 1800.00 lakh has been received through Auction of Government of lands ie. Rushikonda, Kapulauppada, Lake View Layout at Madhurawada and Gopalapatnam Layout, Adibhatla Nagar etc.

8. Expenditure

The expenditure broadly falls into three categories (a) Expenditure towards Establishment and contingencies (b) Expenditure towards Asset Maintenance (c) Expenditure towards Remunerative and Non Remunerative Works & Afforestation schemes.

The Budget Outlay for 2004-05 and 2005-06 is as follows

(Rs. in Crore)

Details	2004-05	2005-06	2006-07
Capital Receipts	30.24	65.92	128.46
Revenue Receipts	12.85	10.20	14.99
Capital Expenditure	16.46	36.05	116.36
Revenue Expenditure	16.75	11.23	18.71

Details of Budget Provision and Expenditure on Establishment and as well as Developmental Activities during the year.

(Rs. in lakhs)

Sl No	Name of the Scheme	Budget Provision for 2005-06	Expenditure incurred
1	Establishment Charges	600.00	554.13
2	Afforestation	260.00	52.34
3	Special Survey & Studies	260.00	10.03
4.	HOUSING SCHEMES Akkireddipalem Housing Scheme (The Housing Scheme consists of two types of houses ie 1) Classic - 21 Nos and 2) Executive -155 Nos at a total cost of Rs. 39.32 Crores.	1500.00	2332.67
5.	INFRASTRUCTURE FACILITIES Infrastructure Facilities to Vambay Housing Colony at Madhurawada	185.00	147.40
6	COMMERCIAL COMPLEXES A) Construction of Addl. Floors at UBC 'A' Block B) Construction of 7 th & 8 th Floors at UBC 'B' Block		43.44 80.92
7	WEAKER SECTION HOUSING SCHEME Seva Enclave Housing Scheme at Kurmannapalem	12.00	11.24
8	ROAD WIDENING Formation of 100' Road at Thimmapuram.	300.00	194.57
9	DEPOSIT WORKS - I.T. PARK at Rushikonda		57.59

9. GRANT-IN-AID

The Grant-in-Aid from the Government for the year 2005-06 is only Rs.4.00 lakhs for implementation of Annual Plan Scheme. —

10. ANNUAL ACCOUNTS

The Annual accounts upto 2002-2003 have been prepared and audit has been completed upto the year 2002-2003.

The Annual Account for 2003-04 has been prepared and is under finalization

VISAKHA UTSAV

Visakha Utsav, the Tourism festival is being organized every year as annual mega event to focus on rich cultural heritage of the areas as well as Tourism and Investment potential of the city and district. Utsav is also an exposition on the resource endowment and the infrastructure facilities that are available, proposed and planned to enable rapid industrialization and development. It is all about the greatness and glory of Visakhapatnam and its environs.

The Visakha Utsav is conducted with funds contributed by the Government Departments and Public Sector Undertakings, mostly of Visakhapatnam and VUDA takes lead role in conducting the events and activities of the Utsav. VUDA has contributed Rs.25.00 lakhs.

Visakha Utsav 2005-06 has been conducted for five (5) days from 08-01-2006 to 12-01-2006 with nine (9) venues having the main venue at R.K Beach and others at Kailasagiri, Jaatara (Madhurawada), Erramati Dibbalu, Gurajada Kalakshetram, VUDA Park, Muthyalammampalem, Yarada and Bheemili.

A mega Flower show, on Kailasagiri on all the four days, Cultural programmes at all venues by local artists and invited professional artists were conducted. About 10

V. ORGANISATION

As per the Andhra Pradesh Urban Areas Development Act, 1975, Visakhapatnam Urban Development Authority is headed by a Chairman and Board appointed by the Government. The Vice-Chairman is the Chief Executive of the Authority, who is the full time officer appointed by the Government. The Authority comprised of six wings namely 1) Administration 2) Planning 3) Engineering 4) Estate Management and Acquisition 5) Urban Forestry 6) Accounts 7) Project Monitoring Unit 8) Legal Cell and 9) Media Cell.

- a) The Administrative Wing deals with the matters pertaining to allotment of sites, houses, shops, offices etc., and establishment. Secretary is the Head of Administrative Wing.
- b) The Engineering Wing deals with the execution of various developmental schemes in the layouts, infrastructural works and deposit works. Chief Engineer is the Head of the Engineering Wing. (Presently Superintending Engineer is the Head).
- c) The Planning wing deals with preparation of Master Plan, Zonal Development Plans and Layout Plans and its enforcement. Chief Urban Planner is the Head of the Planning Wing.
- d) The Estate Management and Land Acquisition wing manages the assets of VUDA and secures land for development of layouts and construction of housing projects etc., Estate Officer cum Land Acquisition Officer is the Head of the Wing.
- e) The Urban Forestry Wing looks after developmental and maintenance of parks, greenery in development area. Divisional Forest Officer is the Head of the Wing.
- f) The Accounts wing maintains all accounts of the Authority. Chief Accounts Officer is the Head of the Wing.
- g) The Project Monitoring Wing plays key role framing the designs and implementation policies of new Projects. It functions under the Headship of Officer on Special Duty.
- h) The Legal Cell deals with legal matters and all court cases of VUDA. Legal Officer manages the affairs of the Legal Cell under the supervision of the Secretary and the Vice Chairman.
- i) The Media Cell takes care of publicity for the policies and programmes of VUDA, campaigning of its schemes, Press Relations, Release of Advertisements, conduct of special programmes etc. Media Adviser manages the affairs of the Media Cell under the supervision of the Secretary and the Vice Chairman.

III. MAIN OBJECTIVES. FUNCTIONS OF VUDA.

The main objectives and functions of urban Development Authority are

- a) To promote and secure the development of the Urban Development Area according to the Master Plan and Zonal Development Plans prepared to ensure that the development in Urban areas is properly regulated in the most advantageous manner from the public interest point of view with respect to the location of industries and residential areas.
- b) To Co-ordinate the development activities of various agencies so as to provide infrastructure facilities in accordance with the priorities for the phased development of the area under Urban Development Authority.
- c) To formulate projects and execute them with respect to Sites and Services Schemes, Housing Schemes, Township Development and Infrastructure provision, Projects such as Transport, Water Supply and Sewerage etc.
- d) Development of Major Public facilities lying of new Relief/Ring roads, development of major social and community infrastructure facilities like roads, public open spaces, provision of parks, Auditoriums, Open Air Theatres, Planetarium etc., for the benefit of the public under the Non-remunerative category, to be implemented with the surpluses to be generated through the remunerative schemes.
- e) To co-ordinate with related agencies in the fields of Civic services such as A.P.S.R.T.C., A.P. Housing Board, Greater Visakhapatnam Municipal Corporation, Municipalities, Mandal /Revenue/District Collectorates and undertake surveys and studies plans and projects for the benefit of the public.
- f) To give assistance to the general public in all possible ways in mitigating the ills and problems which are caused by the brooming Urbanization.

IV. VUDA Board (At present)

(G.O.Ms No.43, M.A dated 28-01-2005)

- Sri P.S.N.Raju, Chairman, VUDA
- Vice Chairman, VUDA, Member
- Commissioner, GVMC, Member
- Director of Town & Country Planning or his nominee, Member
- Secretary to Government, Finance & Planning FW Department or his nominee, Member.

lakh visitors from all over India and mostly from the states like West Bengal, Orissa, Chattisgarh, Rajasthan etc., have visited the events of the Visakha Utsav.

The Organising Committee consisted of Sri Konatala Ramakrishna, Hon'ble Minister for Commercial Taxes, Excise and Law & Courts, Govt. of A.P as Chairman, the District Collector as the Working Chairman, Vice Chairman, VUDA as the Co-Chairman, Secretary, VUDA as the Convener and other District Officials and Peoples' Representatives in sub-committees.

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

(2006-2007)

I. INTRODUCTION

The erstwhile Town Planning Trust of Visakhapatnam was constituted by the Government in the year 1962 for preparation of detailed Town Planning Schemes and Master Plan for Visakhapatnam town and its surrounding areas. Subsequently in the year 1964, the Government has entrusted responsibilities of Land Acquisition and Development of Housing Schemes to the Trust. The functions of the Town Planning Trust include utilization of areas situated in the development area according to the Master Plan.

The advent of the Steel Plant made Visakhapatnam one of the fastest growing cities in the country. The dynamic growth of the City's economy has brought in tremendous prospects for development as well as a host of related problems for the region. In view of the significant growth of the region, the Government of Andhra Pradesh has constituted the Urban Development Authority for Visakhapatnam (VUDA) in June, 1978, in place of The Town Planning Trust.

II. OBJECTIVE OF THE ACT.

A) Constitution of Visakhapatnam Urban Development Authority:

The Government in G.O.Ms.No 694, M.A dated 09-11-1977 and G.O.Ms.No 124 M.A dated 18-12-1978 notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 5 Municipalities namely Visakhapatnam, Bheemunipatnam, Gajuwaka, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under The Andhra Pradesh Urban Areas (Development) Act, 1975. Accordingly, the Urban Development Authority was constituted on 17-06-1978. At present the total jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq Kms. with a present population of 18.82 lakhs and registering a growth rate of 25.5%.

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- b) To Co-ordinate the development activities of various agencies so as to provide infrastructure facilities in accordance with the priorities for the phased development of the area under Urban Development Authority.
- c) To formulate projects and execute them with respect to Sites and Services Schemes, Housing Schemes, Township Development and Infrastructure provision, Projects such as Transport, Water Supply and Sewerage etc.
- d) Development of Major Public facilities lying of new Relief/Ring roads, development of major social and community infrastructure facilities like roads, public open spaces, provision of parks, Auditoriums, Open Air Theatres, Planetarium etc., for the benefit of the public under the Non-remunerative category, to be implemented with the surpluses to be generated through the remunerative schemes.
- e) To co-ordinate with related agencies in the fields of Civic services such as A.P.S.R.T.C., A.P. Housing Board, Greater Visakhapatnam Municipal Corporation, Municipalities, Mandal /Revenue/District Collectorates and undertake surveys and studies plans and projects for the benefit of the public.
- f) To give assistance to the general public in all possible ways in mitigating the ills and problems which are caused by the brooming Urbanization.

IV. VUDA Board (At present)

(G.O.Ms.No 43, M.A dated 28-01-2005)

Sri PS N Raju, Chairman, VUDA.

Vice Charman, VUDA, Member

Commissioner, GVMC, Member

Director of Town & Country Planning or his nominee, Member

Secretary to Government, Finance & Planning F.W Department or his nominee, Member.

V. ORGANISATION

As per the Andhra Pradesh Urban Areas Development Act, 1975, Visakhapatnam Urban Development Authority is headed by a Chairman and Board appointed by the Government. The Vice-Chairman is the Chief Executive of the Authority, who is the full time officer appointed by the Government. The Authority comprised of six wings namely 1) Administration 2) Planning 3) Engineering 4) Estate Management and Acquisition 5) Urban Forestry. 6) Accounts 7) Project Monitoring Unit 8) Legal Cell and 9) Media Cell

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- d) The Estate Management and Land Acquisition wing manages the assets of VUDA and secures land for development of layouts and construction of housing projects etc., Estate Officer cum Land Acquisition Officer is the Head of the Wing.
- e) The Urban Forestry Wing looks after developmental and maintenance of parks, greenery in development area. Divisional Forest Officer is the Head of the Wing.
- f) The Accounts wing maintains all accounts of the Authority. Chief Accounts Officer is the Head of the Wing.
- g) The Project Monitoring Wing plays key role framing the designs and implementation policies of new Projects. It functions under the Headship of Officer on Special Duty.
- h) The Legal Cell deals with legal matters and all court cases of VUDA. Legal Officer manages the affairs of the Legal Cell under the supervision of the Secretary and the Vice Chairman.
- i) The Media Cell takes care of publicity for the policies and programmes of VUDA, campaigning of its schemes, Press Relations, Release of Advertisements, conduct of special programmes etc. Media Adviser manages the affairs of the Media Cell under the supervision of the Secretary and the Vice Chairman.

4. ALLOTMENT OF HOUSES

Sl.No	Name of the Housing Scheme	H.G	M.G	L.O	F.W.S	Total
1	Kurmannapalem	---	---	170	---	170
2	Kapulupada	---	---	170	---	170
TOTAL						340

5. DETAILS OF SHOPS

	Number available	Allotted	Vacant
Shops	470	423	47
Offices	51	49	2
Shops in various parks	31	29	2

6. REVENUE ON SHOPS, OFFICES AND PARKS

Description	Outstanding Demand	Total Demand	Collection	Revenue in Rs.
Shops	1448421	10581715	8497598	1024115
Offices	9945445	18743419	8510800	10230315
Parks	6346115	14243114	10574348	1888288

6. REVENUE ON SHOPS, OFFICES AND PARKS

VUDA is having the following Computer Hardware and other related hardware for the office work in overall administration.

1. Computers and Hardware in VUDA

Computer systems	Printers
1) At Main Office 27 Nos.	1) Laser Jet Printers 8 Nos.
2) At Kalasa hills 2 Nos.	2) Inkjet Printers 7 Nos.
3) VCI's Camp Office 1 No.	3) Dot Matrix 9 Nos.
4) Secretary's camp office 1 No.	Total 22 Nos.
Total 31 Nos.	Lap tops 3 Nos.
Projector LCD 1 No.	Plotter 1 No.
UPS of 15 min Backup 7 Nos.	UPS at Computer Cell
	a) 2 KV UPS (exclusively for Server) 1 Nos
	b) 5 KV UPS (connected to all systems in 3rd floor office) 1 Nos

LAN Networking

1) Network Accessories

- a) HCL make Rack Mounted 10/100 Mbps 32 port switch 1 Nos
- a) 10/100 Mbps RJ 45 LAN cable including 10/100 Mbps IO Port 1 Nos
- b) 8 Port Hub with UTP Cable 1 Nos

III. INTERNET LEASED LINE

64 KBPS Managed leased Line taken from BSNL and connected to LAN through Server with related Router and MLL Modem.

IV. MAINTENANCE

The maintenance of hardware is being attended is being to by the staff at computer cell. The major repairs and spare parts if any required from time to time are being attended to by the competent agency through quotation basis. During the year 2006-07, an amount of Rs.4,79,549/- was spent on purchase of new systems, change of interest connections. Maintenance of VUDA website, purchase of computer accessories (like printer ribbons, refilling of cartridges, new cartridges, RAM for systems etc.) and hardware maintenance.

V. SOFTWARE

On Software side DCB on FoxPro is being utilized in Housing allotment section. Salaries and PF Generation on FoxPro is being utilized in Accounts and Swipe card attendance system is being utilized in Administration is utilized for all the Staff members of VUDA. In Planning wing Master Plan of VMR is being prepared on GIS Platform and all Layout plans are being done on AutoCAD and ArchiCADD. VUDA has purchased AutoCADD and 30 Nos. of Technical Staff were trained on Archi CADD and AutoCAD.

VI. WEB SITE

VUDA is having 2 Nos. of official web sites namely www.vuda.org and www.vuda.gov.in. All the contents of VUDA like activities of VUDA, advertisements, information to public on Town Planning approval, Allotment of sites, Shops for Rent and Tender notices etc., are placed in this web site.

Besides VUDA regular employees, 20 Nos. of computer operators are engaged for various works on Auto CADD, Tally, documentation and data entry works etc., from outside agency and annual expenditure towards remuneration of these operators is Rs.12,00,000/-.

2006-07

The VUDA Board meeting was held on 31-5-2006, 18-12-2006 and 89 subjects were approved in the said meetings.

b) The total sanctioned and existing vacancies in all wings are as following.

	Abstract	Sanctioned	Existing	Vacant
1	Administration	145	123	22
2	Engineering	82	54	38
3	Planning	86	71	15
4	Forest	06	02	04
5	Accounts	01	01	-
6	L.G.S	48	48	-
7	N.M.Rs	78	72	6 Terminated
8	Contingent	01	01	-
Total				

The Right to Information Act

RTI Act 2005 has been introduced to provide for setting regime of right to information for citizens to secure access to information under the control of public authorities, in order to promote transparency and accountability in the working of every Public Authority, the constitution of a Central Information Commission and State Information Commissions and for matters connected therewith or incidental thereto.

In VUDA during the year 2006-07 the following are the details of petitions /Appeals received and disposed.

Petitions

Total No. of petitions received 240 Nos
Total No. disposed 211 Nos

.....
29 Nos.
.....

Appeals

Balance appeals 5
Received 57

Total 62

Disposed 51

Balance 11

VI. PATTERN OF FUNDING AND FINANCIAL OPERATION

The financial operations of VUDA broadly fall under two categories

- Expenditure towards establishment and contingencies and
- Expenditure towards remunerative and Non-remunerative works.

The receipt of funds generation, of resources is mainly through

- Internal generation through rents on shopping and Office Complex constructed by VUDA, Receipts on accounts of development charges etc., and interest on funds invested,
- Grants released by Government towards part of establishment cost and for specific type of Schemes on a minor scale, such as road-widening, parks development etc ,
- Loans raised by VUDA from HUDCO and Government for remunerative works (the loans are repaid out of instalments paid by the allottees)
- Amounts realized through the promotional of Joint Venture proposals and other projects on PPP Model.

VII. PERFORMANCE AT A GLANCE

The erstwhile Town Planning Trust and VUDA, In the past, have taken up number of Sites & Services Layouts and also have taken up road widening / road widening / road formation schemes and constructed community halls, commercial complexes, Indoor Auditorium, Kalyana Mandapams, and also developed VUDA Park, Tenniti Park besides taking up Kailasa Hill development Projects with rope way, and Submarine Museum as tourism promotion projects.

- Details of posts held by various personnel

	Name	Designation	From	To
1	Sri PS N.Raju	Chairman	1-4-2006	31-3-2009
2	Sri G. Venkatam Reddy, I.A.S.	Vice Chairman	1-4-2006	31-3-2007
3	Sri M.V.Seshagiri Babu	Secretary	1-4-2006	31-3-2007
4	Smt. D. Vijaya Bharathi	CAO	1-4-2006	31-3-2007
5	Sri D. Venkat Ratnam	CUP	1-4-06	8-8-2006
6	Sri K. Anand Babu	CUP	8-8-06	31-3-2007
7	Sri P. Thimma Reddy	OSO	6-9-2006	31-3-2007
8	Sri P. Rama Krishna Murthy	EO	1-4-2006	31-3-2007
9	Sri Y. Ramesh	OSO	1-4-2006	26-8-2006
10	Sri K. Anand Babu	OSO (c.)	26-8-06	5-09-2006
11	Sri G.V.V.Harayana Murthy	C.E (c.)	1-4-2006	31-10-2006
12	Sri K. Shyam Kumar	C.E (c.)	31-10-2006	31-3-2007
13	Sri P. Tata Rao	DFO	1-4-06	30-06-2006
14	Sri Y. Ramesh	DFO (c.)	30-6-2006	9-7-2006
15	Sri Paul Prabhakara Rao	DFO	9-7-2006	31-3-2007

VII. Land Acquisition

No fresh land Acquisition cases

a) The Estate Officer & Spl Grade Dy. Collector is the in-charge of the land Acquisition Unit VUDA. The following skeleton staff are working in the L A unit from 01-05-2006 as per the G O Rt No.806/M.A/LBD Department dt: 13-7-2006

- 1 One Spl Tahsildar
- 2 One Deputy Tahsildar
- 3 One Sr. Assistant
- 4 One Surveyor

As per the instructions of the Government in G O Ms No 9111 land is being acquired for the purpose of creating infrastructure facilities only. The L A staff is presently attending to 100 pending L A cases at various courts

No compensation on fresh L A is paid in the year 2006-2007. However an amount of Rs.32,94,363/- was deposited in the court towards enhanced compensation ordered by the respective courts of A P.

7. COURT CASES OF VUDA

Year	Cases pending as on 1-4-2006	Cases received during the period 1-4-2006 to 31-3-2007	Cases disposed during the period 1-4-2006 to 31-3-2007	Cases pending as on 31-3-2007 (Col-2+3-4)
1	2	3	4	5
1-4-2006 to 31-3-2007	(J1)179	96	50	225
	(J2)69	16	12	103
	(J3)162	20	15	167

8. COURT CASES OF LAO

Year	Cases pending as on 1-4-2006	Cases received during the period 1-4-2006 to 31-3-2007	Cases disposed during the period 1-4-2006 to 31-3-2007	Cases pending as on 31-3-2007 (Col-2+3-4)
1	2	3	4	5
Section 30/31 (2) of the LA Act	22	—	—	22
Section 18	44	—	12	32
W Ps	47	2	12	37

ESTATE

Govt. lands to an extent of Ac. 99.28 cts in the following village have been taken possession from the Mandal Revenue Officers to take up comprehensive area development as per the Master Plan.

	Village	Extent Acres cts.
Visakhapatnam Rural	Yendada	80.00
	Chinagadli	18.78
Sheemunipatnam	Neralavalasa	0.50

The above lands have been resumed by Mandal Revenue Officers by canceling the assignment pattas for violation of conditions. In some cases the lands have been taken possession by the Mandal Revenue Officer from the Pattadars in the public interest under G.O Ms.No.1307 and compensation proposals have been submitted by the Mandal Revenue Officers to the Collector. Alienation proposals in respect of Ac. 99.28 Cts. have been submitted to the Collector after fulfilling all the formalities by the Mandal Revenue Officers.

VUDA got impleaded as party in all cases filed against Govt. to safeguard the interests of the Govt. as well as VUDA for planned development.

IX. Administrative Reforms:

1) Redressed of public Grievances

Petitions received in the office are being redressed with the stipulated time

2) Introduction of land audit concept to have maximum utility of the land acquired and possessed by VUDA to be taken up

3) ALLOTMENT OF SITES

The following Plots / Odd bits in various layouts under sites and services have been allotted through open auctions and realized sale proceedings as detailed during the year 2006-2007

Sl.No.	Name of the layout	Total plots auctioned	Total extent in Sq. Yds	Total amount realised in lakhs
1	Rawada layout	26	4342	12.60
2	Gandigundam layout	24	6408	10.60

spots so that the riders on the road enjoys the scenery. Initially the widening and improvements of the Beach road from 1.00 Km to 3.00 Km was taken up by VUDA in the year 2003-2004 with a project cost of Rs. 6.10 Crores . The work from 3.00 to 6.00 Km was taken up by R & B Dept. The widening work from Chainage 6.00 km to 9.00 km was also taken up by VUDA with a Project cost of Rs. 6.18 Cores and completed. The following are the details

Project Cost	Rs. 6.18 Crores
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 2.61 Crores

8. Improvements and widening of Visakha - Bheemili Beach Road from Chainage 9.00 to 12.00 K.M

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a road work but as a picturesque landscape element incorporating pedestrian / visitor facilities, esthetically developed view / entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider on the road enjoys the scenery. Initially the widening and improvements of the Beach Road from 1.00 K.M. to 3.00 K.M. was taken up by VUDA in the year 2003-2004 with a project cost of Rs.6.10 Crores. The work from 3.00 to 6.00 K.M. was taken up by R & B Department. The widening work from Chainage 9.00 to 12.00 K.M. was also taken up by VUDA with a Project cost of Rs.5.90 Crores and completed. The following are the details.

Project Cost	Rs. 5.90 Crores
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 103.46 Lakhs

9. Improvements and widening of Visakha - Bheemili Beach Road from Chainage 12.00 to 15.00 K.M

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a road work but as a picturesque landscape element incorporating pedestrian / visitor facilities, esthetically developed view / entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider on the road enjoys the scenery.

Initially the widening and improvements of the Beach Road from 1.00 K.M. to 3.00 K.M. was taken up by VUDA in the year 2003-2004 with a project cost of Rs.6.10 Crores. The work from 3.00 to 6.00 K.M. was taken up by R & B Department. The widening work from Chainage 12.00 to 15.00 K.M. was also taken up by VUDA with a Project cost of Rs.5.94 Crores and completed. The following are the details.

Project Cost	Rs. 5.94 Crores
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 20.37 Lakhs

10. Providing WBM & BT Surface to Madhurawada - Kapuluppada 100'-0" wide road (1st Carriage way) Master Plan Road.

It is one of the major Master Plan Roads connecting NH-5 and Visakha - Bheemli Beach Road. This work was taken up during the year 2004-05.

The proposed road construction includes base formation, providing three layers of WBM Surface using Grade - II & III HBG Metal plus laying SDBC and Black Topping with SDBC layer of 25mm thick and storm water drains on both sides of the road in CC (1:3:6) along with pipe culverts.

Project Cost	Rs. 324.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 37.40 Lakhs

11. Providing WBM & BT Surface to Madhurawada - Kapuluppada 100'-0" wide road (2nd Carriage way) Master Plan Road.

It is second part of the Madhurawada - Kapuluppada 100'-0" wide road connecting NH-5 and Visakha - Bheemli Beach Road. This work was taken up during the year 2005-06. As 1st Carriageway work was nearing completion, this work was commenced.

This work consists of base formation, providing three layers of WBM Surface using Grade - II & III HBG Metal plus laying SDBC and Black Topping with SDBC layer of 25mm thick and widening of existing minor bridge of 3 vents (each 5.50 M vent way).

Project Cost	Rs. 325.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 106.50 Lakhs

10. VEHICLES

At present, VUDA is having 18 own vehicles, 2 Nos. of Scooters and 3 Nos. of Bikes, 2 Nos. of Ambassador (petrol) and 1 No. diesel Car and 6 Nos. jeeps and 4 Nos. Indica cars.

11. KALYANA MANDAPAMS & AUDITORIUMS

The VUDA is having the following Kalyana Mandapams Auditoriums

1	Children Theatre	Maintained by VUDA
2	Gurajada Kalaskhetram	Maintained by VUDA
3	Vankojipalem Kalyanamandapam	Given to a private firm for maintenance
4	Rao Gopala Rao Auditorium at Anakapalli	Maintained by VUDA
5	Ananda Gajapathi Auditorium at Vizianagaram	Given to MANASAS TRUST for maintenance
6	Guest House at Bheemili	Given to D.R.D.A for maintenance

ENGINEERING WING

1. Providing and improvement of infrastructure facilities and parks in various wards of Anakapalli Town.

VUDA has taken up to improve and develop various infrastructure facilities in various wards of Anakapalli town a major Municipality of VMR area. Under the project it has taken up B.T. Roads, C.C. side Beams and CC drains and CD works in various wards of the Municipal Town. As a part of Urban Infrastructure Development, the following expenditure was incurred by Vuda.

Project Cost	Rs. 337.96 Lakhs
Expenditure incurred up to the end of Financial year 2006-07	Rs. 27.32 Lakhs

2. Providing B.T.Road to Munagapaka Bye-Pass Road from Pudimadaka to Parawada bye-pass Road.

VUDA has taken up Providing B.T.Road to Munagapaka by-pass road from Pudimadaka to Parawada by-pass road as a part of Urban Infrastructure Development. Work was completed.

Project Cost	Rs. 29.31 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 17.99 Lakhs

3. Construction of compound wall for Park and Community centre and Retaining wall along boundary at E-Bonangi Layout.

VUDA has taken up to Infrastructure facilities like park, Community center and Retaining wall along Boundary at E-Bonangi the Layout work was completed.

Project Cost	Rs. 15.45 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 4.96 Lakhs

4. Construction of indoors stadium at Anakapalli

VUDA has taken up to construct Indoor Stadium at Anakapalli in an extent of 15 Acres of Municipal land with a seating capacity of 1000 persons as a part of Urban Infrastructure Development.

Project Cost	Rs. 189.87 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 146.00 Lakhs

5. Construction of Housing Colony at Akkireddipalem.

VUDA has taken up to construct a Housing colony in Akkireddipalem by duly taking up the approach road from Port EXIM Park road, which is a self sufficient town ship with two categories of duplex bungalows taken up with State of art facilities such as gated community with security, under ground cable electrification, drains, fully paved path ways, well laid roads fully landscaped open spaces, community facilities such as club houses, gym, tot lot etc. The housing scheme was taken up on turnkey basis with design and contract model. The Project details are given below.

Project Cost	Rs. 3156.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 700.75 Lakhs

6. Providing layout Electrification and street lighting to Divyasketram layout Goshala, Simhachalam

VUDA has taken up providing Electrification and Street lighting to Divyasketram layout Goshala at Simhachalam including Transformers with SVUN Devasthanama Funds

Project Cost	Rs. 16.50 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 7.32 Lakhs

7. Improvements and widening of Visakha - Bheemili Beach road from Chainage 6.00 Km to 9.00 Km

VUDA in its endeavor for a planned and sustainable growth has initiated many infrastructure development projects in conformity with the Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a roads work but as a picturesque landscape element incorporating pedestrian/visitor facilities, esthetically developed view/ entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green

12. Construction of Row Housing Scheme (Gated Community) at Rushikonda Layout.

It is proposed to construct Group Housing Scheme in row type in different blocks meant for HIG category in Rushikonda Layout. The project was designed by M/s PADGRO Consultants, Chennai.

RCC framed structure for buildings including all internal amenities with high-end specification. Infrastructure facilities include BT Roads, CC Drains, External Water supply, Sanitary and Electrification with Underground Cabling and Street Lighting, Greenery and Landscaping in Central and other Open Spaces, Facilities like Community Hall, Street Furniture, Generator back up, Shopping area, lot lots within the compound are also included in the project as it is a Gated community.

In addition, additional amenities - Solar heating system, Solar fencing system and Reticulated Gas System for individual units are also included.

Project Cost	Rs 1824.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs 148.50 Lakhs

13. I.T. Park Layouts Development on Hill No.2 & 3 of Rushikonda

VUDA has taken up providing infrastructure facilities for I.T. Park Layouts on Hill No.2 & 3 of Rushikonda as Deposit work as desired by District Administration & APIIC.

Infrastructure facilities proposed

BT Roads, SW Drains, Water supply arrangements - Borewells, Sumps, ELSR, Distribution system, Ducting arrangement, Layout electrification, Street Lighting, Central Median, Footpaths with Decorative Paver tiles & Kerb and Greenery

Project Cost	Rs 1210.00 Lakhs (525+685)
Expenditure Incurred up to the end of Financial year 2006-07	Rs 131.10 Lakhs

14. Government Lands

In accordance with the directions issued by the Government, VUDA has taken up Protection, Site levelling and Formation of earthen roads within the land and approaches to Government lands handed over by the District Administration in Madhurawada, Rushikonda and Yendada areas as a part of Development and to fulfill the targets fixed under Resource Mobilization.

Expenditure Incurred up to the end of Financial year 2006-07 Rs. 40.50 Lakhs

15. VSEZ Report Works :

VUDA has been taken up development works at VSEZ as deposit works

Renovation of Existing canteen at VSEZ has been taken up with a project work of Rs. 44.44 Lakhs and completed. The following are the details of Works.

Project Cost	Rs. 44.44 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 7.40 Lakhs

16. Construction of Security Compound wall in Ph-IV of VSEZ.

The work is taken up as a deposit work for a total length of 80 km.

Project Cost	Rs. 221.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 8.60 Lakhs

17. Construction of CETT at VSEZ Duwada.

The work is taken up as deposit work from the funds released by the VSEZ.

Project Cost	Rs. 250.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 55.00 Lakhs

18. Construction of Office Complexes (UB Complex 'B' Block)

In view of the growing demand for office complexes in Visakhapatnam VUDA has approved works to provide additional floors (i.e., construction of 7th, 8th & 9th floors at the UB complex 'B' Block.

Project Cost	Rs. 530.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 142.23 Lakhs

19. Construction of Government Women's College Buildings at Visakhapatnam.

VUDA has taken up the construction of new building complexes to the Government Women's College at Visakhapatnam on the request of District Administration. The college complex is taken up in an extent of around 5 acres of the Old Central Jail complex. The complex comprises of one PG block of 6600 Sq. Degree College block of 12000 Sq. and Jr. College of 35000 Sq. in Ground + 2 Floors. One additional block of Flat area 8000 Sq. is also taken up.

Project Cost	Rs. 378.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 161.70 Lakhs

20. Dr. V.S. Krishna College Buildings (Deposit Works)

VUDA has taken up construction of school buildings for Dr. V.S. Krishna College as deposit works for construction of laboratories, class rooms and hostel buildings etc.,

Project Cost	Rs. 127.73 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 23.80 Lakhs

21. Construction of LIG Flats Housing scheme at Kurmannapalem.

VUDA has taken up the construction of Low Income Group Flat Housing Scheme at Kurmannapalem at the projects cost of Rs. 544.00 Lakhs vide LS Agt. No. 12/2006-07/CE/EE-IV, dt. 30-6-2006 by calling tenders and entrusted to the contractor. The revised estimate was sanctioned for Rs. 763.00 Lakhs by the Vice Chairman, VUDA.

Project Cost	Rs. 544.00 Lakhs
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22. Construction of 'Indoor and Out door Stadium' in Rajeev Sports complex at Vizianagaram.

To provide Sports facilities in Vizianagaram it is proposed to construct multipurpose Stadium Complex i.e., Indoor & Out door Stadium in an extent 9.65 Acres in Municipal Lands of Vizianagaram Municipality with the funding from VUDA Rs. 1.00 Crore and balance by GOI & SAAP. The complex comprises of Indoor Stadium of 6150 Slt. and one Outdoor Stadium with 8 lane tracks with galleries on both side.

Project Cost	Rs. 2.55 Crores
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 91.49 Lakhs

23. Providing Infrastructure facilities to S.No.83/p of Kummariapalem & S.No. 79 p of Kothavalasa at Bheemili.

Certain extent of Govt. land here handed over to VUDA by District Revenue wing. Accordingly sites and services layout was pegmarked. To provide infrastructure to the layout such as road formation, construction of drains etc., the work is taken up and completed.

Expenditure Incurred up to the end of Financial year 2006-07	Rs. 74.07 Lakhs
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24. Providing Formation of Approach road on both sides of circular Train Level crossing at Kailasa Giri.

VUDA has proposed circular train to entertain the visiting public of Kailasa Giri. To access other side of railway track an approach road is formed. Work completed.

Project Cost	Rs. 7.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 9.34 Lakhs

25. Formation of 80'-0" wide road from Navodaya School upto Devimetta in Kommadi Bit -1

VUDA has proposed to take up land pooling project at Paradesipalem to decrease the density of public on city. To provide access from Madhurawada this road is proposed and is completed.

Project Cost	Rs. 98.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 64.50 Lakhs

26. Construction of LIG Housing Scheme at Kapulauppada Layout.

VUDA has taken up the construct LIG flats Housing scheme in S No. 312/P of Kapulauppada layout with a project cost of Rs. 586.00 lakhs. The scheme consists of construction of LIG flats -170 Nos. in 4 blocks having 34 units in each floor. The flat plinth area is 785 Sft with lift provision also as this is G+4 floors. The scheme is covered with a compound wall, external Electrification, drains and surface scooter parking provision.

Project Cost	Rs. 586.00 Lakhs
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 226.86 Lakhs

27. Providing Infrastructure facilities to Sites & Services Layout in S.No.347/P of Sontyam Village.

The VUDA has taken up Providing Infrastructure facilities to Sites & Services Layout in S.No.347/P of Sontyam Village in an extent of Ac 34.20 Cts necessary infrastructure facilities provided WBM & B.T. Roads, S.W. Drains, Water Supply arrangements - Borewells, Sumps GLSR, Distribution System, Layout Electrification (Street Lighting), Ducting arrangements, Central Median, Landscaping, Development of Open Spaces, Compound Walls etc are provided.

Project Cost	Rs. 288.90 lakhs (276+12.90)
Expenditure Incurred up to the end of Financial year 2006-07	Rs. 162.00 Lakhs

URBAN FORESTRY DIVISION, VUDA

The Urban Forestry Division VUDA is in existence since 1985. It is the continuous endeavor of Vuda to green the city and its environs by maintaining parks on a sustainable basis, raising of avenue plantations in VUDA layouts and enlightening the public regarding the need to develop of greenery. Planning and execution of different landscaping works and also developing of green belts in different institution and landscape works in various institutions with their funds as deposit works are also being taken up VUDA.

Staff pattern

1.	Divl. Forest Officer	1no.
2.	Forest Range Officer	2nos. (1 filled with HO - 1 Vacant)
3.	Forest Section Officers	3nos. (Vacant)
5.	Sr. Assistants	1no.
6.	Jr. Assistant	1no. (NMR, W I)
7.	Work Inspectors	2 nos.
9.	Driver	Hire vehicle
10.	Attenders	6 nos.
11.	Chairman	3 nos.
12.	LGS	14 nos.
13.	NMRs	13 nos.

The main activities of Urban Forestry Division, VUDA are as follows:

1) VUDA park :

The Urban Development Authority Visakhapatnam has developed a park along the beach over an extent of 55.00Ac., during 1985 out of which 8.00 Ac., area was leased out to MGM Selvee World a private organization for development and running of water sports and mechanical rides. 2.75Ac. area earmarked for boat club is also leased out to a private party on BOT basis to Nirmitha Engineering Constructions, Visakhapatnam. The entry fee for VUDA park is Rs 3/-. Recently Phase - II of VUDA Park has been revitalized.

The high light of VUDA park have a International skating rinks, health club, play pen, Vaisakhi Kala vedika, Pigeon tower, Boat club, MGM Selvee world, Yoga center, Entrance plaza, Kids pride etc. Nine lazer lamps were installed in VUDA park during 2005-06 as an additional attraction.

Generally around 1,200 visitors are visiting the park daily and this figure will be doubled during Sundays and public holidays.

Kailasa hill park

The VUDA has developed a prestigious hill top of 380 Ac. as a tourist spot on Kailasa hill by developing 50 acre area as park and being maintained since 1993. National & International tourists including VIPs are visiting this park every year. During 2003 the Government of Andhra Pradesh has awarded the best tourism place award.

In this park toll gate is computerized. Nearly 2,000 visitors will be visiting the park daily and this figure will be doubled during Sundays & public holidays. The collection of entry fee is being maintained by private party who is highest bidder.

The main features are Sivaparnavi statue, 8 view points, sanku chakra namalu, Art Gallery, Food courts, Titanic view point, floral clock, laser lamp, capsule lift and landscaping.

In addition to the above attractions the following are established at Kailasagiri.

1. Radar cyclone system
2. Police out post
3. Shanti Ashramam
4. Lord Shivalayam

Film shootings

In respect of film shootings, as per the G.O.Ms.No.2, dt.6-1-2006 of General Administration (I&PR II) Department, Government of Andhra Pradesh, Hyderabad the following rates will be charged for the locations in the jurisdiction of VUDA.

1. Rs 5,000/- for eight hours (1 day)
2. 1,500/- for every extra hour
3. Maintenance charge is Rs 1,000/- per day
4. Security Deposit is Rs 5,000/- (Refundable)

Dinner/parties

1. Towards hire charges for using lawns for conducting dinners/parties at Kailasa hill is Rs.1,500/- per day

1) Beach Park :

Recently a Park named Beach Park developed along beach road over 5.00 acre from Ropeway station at foot hill of Karlasagiri to police mess complex and being maintained by VUDA.

2) Kursura Submarine Museum.

The Kursura Submarine Museum has been established by Naval authority and handed over to VUDA for its maintenance. The landscape developed around the Kursura Submarine Museum and being maintained. The following charges are collecting at Kursura Submarine Museum.

1. The entry fee for adult	-	Rs 25/- each
2. The entry fee for child	-	Rs 15/- each
3. Children entry fee	-	Rs 10/- each (Child minimum 50/- per day)
4. Camera fee	-	Rs 20/- each
5. Video Camera	-	Rs 100/- each

The general maintenance of Submarine Museum is being attended by Engineering wing through Annual Maintenance Contract. Separate guides are appointed for guiding the funds who are ex-employees of submarine (Indian Navy).

3) Thotlakonda park.

The VUDA has developed park over 2.50Ac. near Buddha's statue. At entrance along ghat road and around tanks at Thotlakonda with Tourism funds and it is being maintained by VUDA departmentally.

4) VUDA Children world.

The VUDA has developed landscape over 1.00Ac. and mini zoo with Pigeons, Ducks, Rabbits, Tortoise, etc., for entertainment of children including landscaping in the premises of Children World and is being maintained departmentally.

5) Other Parks.

1. Maintenance of Anakapali Parks
2. Maintenance of Traffic Island at Sripuram Junction
3. Maintenance of landscape at Jammicheruvu Park, Bhoomik

On going Works

1. Development of landscape at Women's College, Visakhapatnam
2. Development of landscape in open site at Seo-VI, MVP Colony
3. Development of landscape at Troilakonda hill slopes (Sea View Park)
4. Development of landscape in open site at Madhavadara layout
5. Development of landscape at Seethammadhara apartments
6. Development of landscape at TPT colony, Seethammadhara layout

On going Deposit Works

1. Raising of 2,000 fruit bearing plants in the premises of VSEZ, Visakhapatnam
2. Development of landscape near executive canteen at VSEZ, Visakhapatnam
3. Maintenance of other landscape works at VSEZ, Visakhapatnam

Nursery Works

1. Raising of 2.00 lakh bag plants at MVP central nursery
2. Maintenance of old bag plants at MVP Central Nursery

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ACCOUNTS

FINANCIAL TRANSACTIONS

1 Receipts

The Receipts of VUDA comprises of Capital Receipts by way of Development Charges, disposal of residential Plots by allotments and by Auction/ Sale of Odd bits and Commercial plots, sale of houses etc. The Revenue Receipts include rents from commercial complexes and other miscellaneous receipts.

2 Receipt on Shops and Offices

By way of rents from shops and offices constructed by VUDA, an amount of Rs. 165.26 lakhs has been received under this head during 2006-07.

3 General Receipt

An amount of Rs 1790.91 lakhs has been received under the head through Sale permissions, 3rd Party registration charges, Rents on Auditoriums, Entry fee from VUDA Park Kalash Hill and other parks of VUDA, Auction of left over odd bits.

4 Development Charges

Collection on approval of layout plan etc, retaining 15% of development charges for running general administration and other main things, the remaining is being utilized for development works in that area. An amount of Rs 924.47 lakhs has been received during the year towards Development Charges.

5 Deposit Works

VUDA undertakes works by offering expertise services to the agencies in need by collecting 10% as administrative supervision charges for the deposit works. VUDA has done Deposit Works to a tune of Rs 677.67 lakhs collecting 10% towards A.S Charges.

6 Expenditure

The expenditure broadly falls into three categories (a) Expenditure towards Establishment and contingencies (b) Expenditure towards Asset Maintenance (c) Expenditure towards Remunerative and Non Remunerative Works & Afforestation schemes.

The Revised Estimate for the year 2006 -07, and is given below

Details	2006 -07 (Rs in crores)
Capital Receipts	63.11
Revenue Receipts	19.56
Capital Expenditure	27.77
Revenue Expenditure	15.81

Details of Budget Provision and Expenditure on Establishment and as well as Developmental Activities during the Year 2006-07

Sr.NO	Name of the Scheme	Budget Provision for 2006-07	Expenditure incurred
1.	Establishment Charges	1038.45	999.48
2.	Afforestation & Maintenance of parks	60.80	63.15
3.	Special Survey & Studies	115.00	44.37
4.	HOUSING SCHEMES		
	A. Mega Housing at Akkireddypalem	756.00	665.52
	B. LIG Housing Projects at Kurmannapalem	400.00	309.52
	C. LIG Housing Projects at Kapuluppada	400.00	225.70
	D. Row Housing at Rushikonda	800.00	151.36
5.	COMMERCIAL COMPLEXES		
	A. Construction of 7th & 8th Floors at UBC B Block including face lift	300.00	44.16
6.	OTHER PROJECTS		
	A.Improvement to VSP Bheemli Beach Road upto 12 KM	1193.10	347.89
	B. Indoor Stadium, Visakhapatnam	260.00	85.35
7.	DEPOSIT WORKS		
	A. I.T. PARK at Rushikonda	1079.00	147.07
	B. VSEZ	502.00	93.33
	C. Indoor Stadium, Anakapalli	169.00	135.37
	D Women's College, Visakhapatnam	209.00	154.79
8.	MASTER PLAN ROAD		
	A. Madhurawada to Kappuluppada 100 Road 1st & 2nd Carriage Way	360.00	151.95

9. GRANT - IN - AID

The Grant - in - Aid of Rs.4.00 lakhs has been received from the Government for implementation of Annual Plan Scheme.

10. ANNUAL ACCOUNTS

The audit has been completed up to the year 2002 -03.

PROJECTS MONITORING UNIT (PMU) WING

1. Introduction

In the light of promoting special projects, VUDA created a Project Monitoring Unit Wing in the recent past i.e., in the year April 2005 with qualified personnel in the concerned fields. Planning, initiation and formulation are also the duties of PMU wing. PMU Wing undertakes Planning and Development of Special Projects, Housing projects. Other projects related to urban and regional interest, duly following the necessary Bid Process Management practices, etc.

2. Structure of PMU Wing

Head of the Wing is OSD ably assisted by Assistant Planning Officer (APO, Projects), Architectural D/Man, Surveyor-Cum-Draftsman, Qualified Auto CADD personnel and supportive Administrative Staff viz., Administrative Officer, Sr. Asst. & Asst. holding two computer assistants and two office attendants.

Officer on Special Duty (OSD): He is the Head of the PMU wing and responsible for overall planning and supervision for preparation of Project Planning. Formulation, ensures overall organization in preparation of various study reports such as RFPs, DPRs, studies, etc. The OSD acts as a Member Convenor for meetings like Pre-Bid Meetings, Technical, Business proposals Jury and opening of Financial Covers for various projects of BOT, DOT, VUDA Projects and JV with PPP. The OSD also assists the Vice Chairman, VUDA in the matters of policy formulation & Technical aspects pertaining to Urban Transport issues, JNNURM, etc.

Assistant Planning Officer: To assist the OSD in preparation of Project Reports, designs and various details. Overall responsible for organizing technical reports, relevant maps using GIS, Auto CADD tools. He also co-ordinates the projects site visits and ensures timely start and execution.

Architectural Drafts Man (ADM): Scrutiny of project site layout plans, building plans using GIS, Auto CADD tools, accompanying OSD and APO (Projects) for inspections, carrying out relevant surveys, processing files with technical input and remarks, ensuring relevant field data for preparation of working plans, etc.

Surveyor-cum-Drafts Man (S/D Man): Working with the ADM and APO (Projects) in field investigation reports, surveys including drafting of assigned jobs.

Administrative Officer: Overall supervision of Administrative matters of PMU Wing, organization & disposal of files of Technical, Policy and Administrative in nature. Sr. Asst. & Asst. To associate with Administrative Officer and assisting AO on matters related to Technical, Policy and Administrative in nature and in processing the files. Computer Assistants: Preparation of database formats, office notes, generation of DCB registers, PowerPoint presentations and office fair copy works as assigned time to time by OSD, APO and AO.

PROJECTS WORKED UNDER PMU WING:-

I. Area Planning Exercise for Kailasa Hill in an extent of Acs. 50.00

In order to undertake developmental works at Kailasa Hill in a phased manner and also for planning and development of Kailasa Hill in an organized fashion, PIAD prepared a detailed Area Plan for the entire Kailasa Hill top in an extent of about Ac. 85.00. As part of this exercise, Ac. 50.00 which is considered usable space, leaving apart steeped & topped areas, consisting of several land pockets & hill slopes were proposed for development which includes Avenue Plantations, hedge plantation, seasonal flowering beds, ornamental plantations, providing street furniture, development of promenades all around its periphery on the edge of the hill top to facilitate beautiful views, etc.

Status & follow up actions:

- * The plan is being followed in taking development of various pockets by the DFO division.
- * The Circular Train alignment & its related development works have been frozen and the project operations have been commenced.
- * Based on the survey Telugu Cultural and Heritage Museum site was earmarked on Kailasagiri.

II. Development proposals for Old Jail Land site in an extent of Ac.15.00

The above area is a part of Central Lung Space available for organized development in an extent of about Ac. 28.00 in old jail land premises at the heart of the City. Leaving for i) road widening all around its periphery, ii) Women's college purpose, and also proposed to earmark about Ac. 5.00 towards sustainable development proposals, which can facilitate in regular upkeep and maintenance of the remaining/ greening proposals in an extent of Ac. 17.30. It was proposed to develop an area of Ac. 17.30 as city central Park, Green Hub, incorporating features such as Landscape treatment using the advantage of existing large trees, Eco-friendly Joy rides, walkers paths, Street furniture, Bird Park, environmental friendly features, etc.

Status & follow up actions:

- * The area planning exercise which was carried out in previous year has been discussed at length in various citizen forums including Vintage Visakha, a Senior citizen forum, Builders Association, etc.

III. TELUGU CULTURE & HERITAGE MUSEUM.

The above project was proposed to establish at Kailasagiri under a joint venture with an estimated cost of Rs 5.00 Crores. As per Govt. G.O. sharing of the said cost to the tune of Rs 3.00 Crores should be borne by the World Telugu Federation (WTF) for the purpose of speedy building, preparation of artifacts, etc. and remaining amount of Rs. 2.00 Crores by VUDA towards development of its building cost. Further actions on implementation of the above project are under process. Status & follow up actions:

- * Couple of meetings were held during this year regarding finalization of various issues such as typology of development foreseen at such prestigious complex, etc.
- * MoU has been entered with WTF and also working level committee has been constituted in-order to work on development & management of the regular upkeep of the Museum.
- * Conceptual building plan proposals were finalized.
- * Site in an extent of Ac 5.00 has been earmarked in coordination with Engineering & DRD divisions.

IV. LED Tech Park (A Family Entertainment Centre)

Establishment of an LED display Tech park is proposed on the East side of the Broom's Beach road in Tenneti Park at the foothill of the Kailasa hill in S.No. 150 p of Chinagati. It is an extent of Ac. 1.716 Cts on EOT basis with an estimated cost of Rs. 3.0 Crores as a Tourism Project for recreation and entertainment of VUDA, Visitors/ Tourists. This project consists of a giant screen of 20' X 30' size, food courts, etc. The technical and financial bids were evaluated and this project is being entrusted to M/s MIC Electronics after finalizing the MOU with an overall concept and layout plan with the following features:

1. Amphi open-air theatre with landscape seating
2. Open-air food stalls of temporary nature
3. Family entertainment pockets
4. Children games area

Status & follow up actions:

- * The developer has entered lease agreement
- * SADA clearance has been obtained by the BOT partner and the project developer obtained MoEF clearance, subject to fulfillment of certain conditions

V. BAY CRUISE (A Family leisure Joy Ride in fishing breakwaters)

To boost the recreation and entertainment facilities to the Tourists of Visakhapatnam, VUDA introduced the Bay Cruise of capacity of 30 seats, a 20 minutes ride in the Port breakwaters as a Tourism Project. The vessel was brought on lease basis from Fisheries department. The passenger operations were commenced from the World Tourism Day, 2005.

Status & follow up actions

* Necessary steps have been taken-up to extend the lease period for another two years.

VI. ENERGY PARK (An awareness center to the citizens & student community on non-conventional energy source)

It is proposed to establish and develop an Energy Park in an extent of 0.75 acres of land, bearing Plot No E.P.1 under S.No. 150 on Kailasagiri Hill, Visakhapatnam. The said park would facilitate student community and other interested user groups in understanding the various advantages of using renewable energy sources, especially solar energy. VUDA propose to develop this project with the assistance to National Energy Development Corporation of Andhra Pradesh (NEDCAP), including obtaining financial grants from the central government. As part of the total package, it is proposed to install the following devices/systems in the Energy Park

Sl.No	Name of the System / Device	No. of systems
1	Improved Chulhas (Fixed & Portable type)	2
2	Bio-gas Plant (2 Cum.)	1
3	Solar PV Street Light	8
4	Solar PV Domestic Light (Model - IV or V)	1
5	Solar PV Lantern	4
6	Solar PV Colour TV	1
7	Solar PV Pump (subject to suitable water table) 900W	1
8	Solar Educational Kit	1
9	Solar Cooker- (SK-14 Dish Type)	1
10	Solar Water Heating System (1.00 LPD)	1
11	Solar Cabinet Drier (2 M Sq.) 8 Kg. capacity	1
12	Solar Radio	1
13	Wind-Solar Hybrid System (1 KW Capacity)	1
14	AMC Charges (@ 2% per annum) for 10 years (Approx.)	1

Status & follow up actions

- * Installation of various equipment is being dealt by the NEDCAP and the District Manager. NEDCAP was requested to arrange to install the equipment at an early date on Kailasagiri.
- * It is proposed to entrust Annual Maintenance Contract of NRSE Systems/Devices for a period of 10 (Ten) years with assistance of NEDCAP and the AMC charges are already included in the project cost.
- * Also operation and maintenance of renewable energy Gadgets will be taken by the NEDCAP as agreed upon.

VII. Development of Bulk land at Rushikonda Layout in favour of M/s. KSR Properties, Hyderabad measuring Ac.12.78 Cts

An extent of Bulk land measuring Ac. 12.78 Cts. in S.No.336/p of Madhurawada (v) and LP No. 103/89 of Rushikonda layout has been allotted for construction Housing Resorts at Rushikonda Layout on BOT basis with minimum guaranteed amount of Rs 5.45 Crores or @ 22% on the revenue received whichever is higher. The firm has to construct 54 units, 1 No. Club House and 3 Nos. shopping areas in the proposed project. The firm has offered an amount of Rs 5,75,97,430/- instead of minimum guaranteed amount of Rs 5.45 Crores. The site cost is proposed for Rs 4,500/- per sq. Yard and the stt rate for the construction of the building is Rs 800/- per stt. The work is under progress.

Status and follow up actions

- * The plans for construction of units, clubhouse and shopping areas are approved.
- * The registrations of the units in favour the purchasers have been concluded.
- * Minimum Guaranteed sum has been realized to VUDA.

VIII. Development of bulk land at Rushikonda layout in favour of M/s. Balaji Construction Company, Visakhapatnam measuring Ac.16.00

An extent of bulk land measuring Ac. 16.00 Cts. in S.No.336/p of Madhurawada (v) and LPNo.103/89 of Rushikonda layout has been allotted for construction of Housing Resorts at Rushikonda layout on BOT on payment of minimum guaranteed amount of Rs.8,17,47,419-99 or 25.35% on the amount realized whichever is higher. The firm has to construct 49 Nos. of units in the proposed housing project. The firm has offered an amount of Rs.8,79,25,386 instead of minimum guaranteed amount for which an amount of Rs.61,77,966-01 is excess. The site cost proposed for the units is Rs 4,000/- per sq. yard and the building cost for the unit is Rs 800/- per stt. The construction of housing scheme is under progress.

Status and follow up actions:

- * The plans for construction of housing units are approved
- * The registrations of the units in favour the purchasers have been concluded
- * Minimum Guaranteed sum has been realized to VUDA.

IX. Construction of guesthouse in Plot No 'G' of Kirlampudi layout measuring 1600 Sq. yards on BOT basis by M/s. KSR Properties (p) Ltd., Hyderabad.

It is proposed to construct a Guest House in the vacant plot No 'G' of Kirlampudi Layout measuring 1600 Sq. yards on license basis for a period of 20 years with 2 level parking (basement and ground floor) and 3-4 floors with a yearly license fees of Rs.34.00 Lakhs and yearly enhancement of 10% on the existing license fees. The work has been awarded to M/s. KSR Properties after considering the Technical and Financial aspects by the committee.

Extent of area	1600 Sq. Yards
Construction cost	40%
Construction area	As per G.O Ms No. 423, dated 31.7.1998
Construction cost	Deluxe suits, Deluxe rooms,
Construction cost	Mini Conference Hall, Business Executive

The rooms shall exclusively be reserved for VUDA (under Lock and Key)

The rooms shall be reserved for VUDA but developer can continue to utilize (shall be notified on 24 Mts prior notice)

The entire complex including the rooms offered to VUDA shall be the responsibility of the developer

All taxes including property tax and approvals/fees/bills shall be borne by the developer

The technical proposals shall incorporate building material specifications and overall project cost.

Lease period proposal is 20 years.

Status and follow up actions:

M/s. KSR Properties has requested for extension of lease period for 33 years instead of 20 years. In this regard, government were addressed a letter and also reminder to consider their request. Orders of the government are awaited.

X. Infrastructure and Development of Visakha Govt. Women's College Buildings at Visakhapatnam.

During the visit of the Honble Chief Minister of Andhra Pradesh at Visakhapatnam on 01.08.2018 has assured the college buildings for women shall be constructed with good landscape, jointly by the GVMC and VUDA.

Accordingly designs for the college have been prepared considering the existing structures with the requirement of classrooms and other components and estimated to Rs.2.00 Crores.

- * VUDA share Rs.1.30 Crores
- * VMC share Rs.1.30 Crores paid
- * Education Department Rs.40.00 Lakhs yet to pay.

Status and follow up action

- * Degree College - 30 rooms in an extent of 25,050 Sq.ft
- * Junior College- 18 rooms in an extent of 21,137 Sq.ft
- * PG College-9375 Sq.ft.
- * Administration Block - G+2 floors
- * Total built-up area - 55,562 Sq.ft.
- * Work completed

XI. Construction of Housing Projects/ apartments in S Nos 336/p, 394,395,396/p and 397/p of Madhurawada village of Rushikonda layout by M/s. Jutong Infrastructure (P) Ltd., Bangalore in an extent of Ac.40.00 Cts.

The VUDA proposed to construct housing project with 3 bed and 2 bed rooms apartments in an extent of Ac.40.00 Cts in S No 336/p, 394, 395, 396/p and 397/p of Madhurawada village of Rushikonda layout and awarded the work to M/s. Jutong Infrastructure India (P) Ltd., Bangalore. Due to court litigations the work is yet to be grounded.

XII. Construction of Housing Project measuring Ac.50.00 Cts., on JV basis, PPP Mode to M/s. Radiant Developers Pvt., Ltd., Hyderabad.

A Development Agreement-cum-Power of Attorney has been executed in favour of M/s. Radiant Developer Pvt. Ltd., Hyderabad for allotment of Ac.50.00 land in S No 336/p of Madhurawada and LP No.103/69 of Rushikonda layout on Joint Venture basis on PPP Mode for development of an Integrated Housing Township. The layout and building plans were accorded statutory approvals by VUDA under Single Window Clearance System duly collection necessary statutory fees. The developer has proposed for construction of Integrated Housing Project consisting of 230 Residential Units of various categories and amenities like Clubhouse, Convenient Shopping, Community Hall & Reading Room and Yoga & fitness center.

XIII. Circular Train Project on Kailasa Hill by M/s. Sarada Roadways

Development of Circular train project on Kailasa Hill has been awarded to M/s. Sarada Roadways, Hyderabad on BOT basis for a period of 22 years. The project work commenced on 7.8.03. Agreement entered on 6.11.2003 agreement registered on 3.5.2005. The completion period of the project is 18 months. Extension of another 3 months (i.e.) upto 31.3.2006 was granted. The work is under progress. M/s. Sarada Roadways has requested for extension of time upto 31.5.2006 and trial period one month from 1.6.2006 to 30.6.2006. The Bank Guarantee was also extended upto 30.9.2006. The request was not considered and orders passed for imposing penalty @ Rs 5,000/- per day with effect from 1.4.2006. If not paid by the above firm, the amount will be recovered from the Bank Guarantee.

Status and follow up action.

* Project grounded and inaugurated by the Hon'ble Chief Minister of AP.

* Commercial operations are in order.

XIV. Nandagiri Kala Gramam

An extent of Ac. 5.00 cts in Kapuluppada Layout was earmarked for construction of Artists village named as Nandagiri Kala Gramam. 16 Artist dwelling units cum studios framed structures were constructed by VUDA with an expenditure of Rs 8.66,000/-. After collecting the above amounts from the artists, the framed structures were handed over to Artists subject to construction of studios by them as per the designs approved by VUDA. Now the Kala Gramam project is under construction. The allotted artist residential cum studio units will be registered after ensuring the completion report.

Status and follow up action.

* The construction of the buildings are in progress by the allottees.

XV. KURMANNAPELEM HOUSING PROJECT

An extent of Ac 1.77 Cts of land was earmarked for the Housing Project consisting of LIG Flats in the overall scheme of approved Kurmannapalem Layout. Phase-IV. The Housing development comprises of 170 Units LIG (Single Bedroom) categories with stilt, open parking facilities, and with convenient shopping are proposed. 170 LIG Units are proposed with a plinth area of 630 sft. of each unit and on stilt + Ground + 4 floors configuration. Since it is Housing Project of LIG Category, the land cost component considered marginally. The completed units were allotted to the successful beneficiaries by way of lottery as per procedures. The PMU Wing facilitated overall conceptualization of the scheme including detailed planning and projectization.

Total Project cost is Rs 10.00 Crores.

XVI. KAPULUPPADA HOUSING PROJECT

An extent of Ac.3.72 Cts for Housing Project at Kapuluppada in the overall approved layout plan of Kapuluppada. The project comprises of 350 Units of LIG & MIG (Two Bedroom) categories with central park, stilt and open parking facilities, Amphitheatre, with convenient shopping. 170 LIG Units are proposed in the 1st phase with a plinth area of 850 sft of each unit and an additional block is proposed with 90 MIG and 90 LIG Units on stilt + Ground + 4 floors as phase-II. Work is under progress. Phase-I is allotted to the successful beneficiaries by way of lottery. In Phase-II, it is proposed to reserve 25% of the units for Senior Citizens as a special package. Cost of each LIG unit is Rs 6.8 lakhs and MIG Unit is Rs 8.00 Lakhs. Total Project cost is Rs 25.00 Crores. Since it is a LIG Project, the land cost component considered marginally.

XVII. ROW HOUSING PROJECT AT RUSHIKONDA

An extent of Ac.6.78 Cts of the land has been proposed for the Row Housing Project. The project has been conceived in S.No. 336/p of Madhurawada, Rushikonda layout with 68 Row Houses with three bed roomed unit. Out of the total units one housing unit has been built as mock house and the same has been reserved under the control of VUDA. In the project proposals, facilities such as under ground cabling for electrification, drain trenches, fully paved pathways are proposed other than built up areas. In addition landscaped area, community facilities such as clubhouse, etc., are proposed. Project was conceived with 'Built & Contract' concept whereas the design has been carried out by appointing a Consultant Architect. 100% marketing by VUDA. The work has been awarded to the contractor on selection process.

Project Details as indicated below:

S.No	Type of Unit in Stt	Plinth area No. of Units	
1	Type -1*	2066 Stt	20
2	Type -2	2144 Stt	46
3	Type -3	2222 Stt	8
4	Type -4	2366 Stt	14
Total			68

Note: *One unit is under VUDA which was built as a mock house.



XVIII. HOUSING PROJECT AT YENDADA & MADHURAWADA (Ac 80.00)

An extent of bulk land measuring Ac.80.00 has been handed over to VUDA by the District Administration, Visakhapatnam for the proposed Housing Project. The land is located in S No. 1/p of Yendada and S No 386/p of Madhurawada with Independent Houses, Banglows, Row houses and economy apartments. Project proposals envisages necessary facilities for quality community living, services viz., under ground cable for electrification, drain trenches, fully paved pathways other than built up areas. Also, landscaped area, community facilities such as clubhouse, polyclinic, convenient shopping, etc are proposed. Project was conceived with "Design, Develop, Finance, Construct and Market" concept with specifications etc., finalized. The Sale Deed was executed in favour of M/s. Global Entropolis Asia Pvt. Ltd., as an SPV after payment of full cost of the site as well as project cost as per the Government Orders under pre-closure clause. The layout and unit designs were accorded statutory approval under single window system. About 4200 units and provides housing of different types. The marketing is left to the developer.

XIX. COMMERCIAL COMPLEX, GANDHI PLACE, SIRIPURAM ON BOT BASIS

An extent of 6540 Sq. yards + an additional area of 550 sq. yards (below ground space for utilization of parking) was proposed in T.S.No.85/A of Waltar Ward at Gandhi Place under award No 9/66, dated 21.9.1966 for development of Commercial Complex with IT Space on BOT Basis for a Lease Period of 33 years, duly adhering to Bid Process Management consultant procedures and the project was awarded to M/s. Vaibhav Sky Scapes Pvt. Ltd., Visakhapatnam with SPV partners. It is a Revenue Sharing Model by means of lease rentals (i.e. 5% of Market Value of the land and periodical increase on 5% every year + Additional Development Premium).

Status

- * Site handed over to the developer.
- * Lease Agreement registered by the developer.
- * NOCs have been obtained by the developer from Fire, Airport Departments.
- * The building plans are under scrutiny.

XX. COMMERCIAL COMPLEX WITH MULTIPLEX, AT VIZIANAGARAM OPP. TO RTC COMPLEX.

An extent of 3597.12 Sq. Yards was proposed in TS.No.683/1 of Vizianagaram District for development of Commercial Complex with Multiplex at Vizianagaram on BOT for a period of 33 years duly adhering to Bid Process Management consultant procedures and the project was awarded to M/s. Ambica Infra Ventures Pvt. Ltd., Hyderabad with SPV partners. The project components are Shops, Anchor shops, Showrooms in G+2 Floors, Food Courts in 2nd Floor, Multiplex at 3rd & 4th Floor with 3 Screens, Family Entertainment Centre, Parking at Cellar and Sub-Cellar.

Status:

- * Site has been handed over to the developer and the construction work is in progress.
- * Registration of the Lease Deed has been carried out by the developer.

XI. DEVELOPMENT OF INTERNATIONAL STANDARD SCHOOL IN RUSHIKONDA LAYOUT

An extent of Ac.6.85 Cts of land has been proposed for the development of International Standard School in the existing Sector Centre area of Rushikonda Satellite Township Layout developed by VUDA. The propose development is conceived on Outright Sale & Development basis, project awarded to M/s. Chatanya Educational Society, Kakinada after duly following the procedures under Bid Process Management consultancy. Shortlisting of the interested and reputed educational establishment / societies were given an opportunity to participate in the Bid Process after ascertaining their credentials as per the rules and regulation of CBSE and recognized by Government of Andhra Pradesh with a curriculum leading to International Baccalaureate (IB). Out Right Sale of land for a specific amenity i.e., School. The project period was envisaged for 18 months.

Status:

- * Project site was handed over to the successful bidder, in this case M/s. Chatanya Educational Society, Kakinada.

XXII. DEVELOPMENT OF INTERNATIONAL STANDARD SCHOOL IN MADHURAWADA LAYOUT

An extent of Ac.5.00 Cts of land has been proposed for the development of International Standard School in Madhurawada. The propose development is conceived on Outright Sale & Development basis, project awarded to M/s. Chatanya Educational Society, Kakinada after duly following the procedures under Bid Process Management consultancy. Short listing o

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the interested and reputed educational establishment / societies were given an opportunity to participate in the Bid Process after ascertaining their credentials as per the rules and regulation of CBSE and recognized by Government of Andhra Pradesh with a curriculum leading to International Baccalaureate (IB) Out Right Sale of land for a specific amenity i.e., School. The project period was envisaged for 18 months.

Status

- * Project site was handed over to the successful bidder in this case M/s. Chatariya Educational Society, Kakinada
- * Subsequently, Honble High Court of AP issued status-quo orders on the land, hence development of school halted.

XXIII. IT LAYOUT AT RUSHIKONDA.

An extent of Ac 327.00 was developed as exclusive IT Park on Hill No. 2 & 3 consisting of extents Ac 109.50 and Ac 217.50 respectively. The entire land was awarded to APIIC for development of IT, extending certain incentives to IT firms including allocation of land on concessional price. VUDA has been approached by APIIC to develop the unregulated and uneven land into proper layout and development. VUDA has collected development charges from all firms participated in the IT layout. Also, layout with supporting necessary facilities and infrastructure has been designed by VUDA and facilitated the development. In total 12 Nos. of IT Firms have been allotted in Hill No.2 of plots varying from Ac 1.00 to Ac 3.00 in an extent of plotted area of Ac 22.35 Cts. In the same way 12 firms have been allotted with plots varying from Ac 1.00 to Ac 25.00 with a plotted area of Ac 58.65 Cts.

Status

- * All infrastructure works have been completed
- * Necessary landscape works are in progress
- * Internal roads and Street lighting have laid out
- * Internal infrastructure including under ground cable work have been laid out

PLANNING

1. INTRODUCTION

The Government vide GO Ms No. 694 MA, dated: 9.11.1977 and GO Ms No. 124 MA, dated: 18.02.1978 have notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 4 Municipalities namely Visakhapatnam, Bheemunipatnam, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under the provisions of Andhra Pradesh Urban Areas (Development) Act 1975. Accordingly, the Urban Development Authority was constituted on 17.06.1978. The jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq Kms.

2. Preparation of Master Plan and ZDPs for Visakhapatnam Metropolitan Region (VMR)

The Visakhapatnam Urban Development Authority was constituted in the year 1977 under the provisions of Andhra Pradesh Urban Area Development Act 1975. VUDA has prepared the Master Plan for Visakhapatnam Metropolitan Region (VMR) in the year 1985 to 1989 and the Government of Andhra Pradesh has sanctioned the Master Plan vide Go. Ms. No. 247 MA & UD Department dated 31-05-89.

The Master Plan for VMR covers an area of 1721 Sq km consisting of Visakhapatnam City, Gaywaka Town, Anakapalli Town, Bheemunipatnam Town and Vizianagaram Town along with surrounding 287 villages.

Subsequently reaching the projected year - 2001AD, VUDA has taken up extensive modifications to the Master Plan for VMR and 5 Zonal Development Plans to the horizon year 2021 by engaging the technical consultancy services to CES, New Delhi. The Government has approved the Master Plan /ZDPs vide Go. Ms. No. 345 MA & UD (Department) dated 30-6-2006 which are in force for implementation.

ii. Review of sanctioned Master Plan: The present sanctioned Master Plan shall be reviewed and latest developments shall be incorporated periodically.

3. Regulatory Functions of VUDA.

U/s. 13 (4) of A.P Urban Areas (Development) Act, 1975 no development of land within the development area shall be undertaken or carried out by any person or body unless permission for such development has been obtained in writing from the Authority. There are many unapproved layouts in the name of Panchayat approved layouts and development is being carried out by the private developers despite many caution notices issued from time to time in news papers. Some of the private developers who have no regard for planned growth developed 275 layouts unauthorizedly and sold to public without providing any infrastructure facilities which in turn create problem for the general public as well as to the implementing agencies of VUDA, Greater Visakhapatnam Municipal Corporation and Panchayats.

In order to control the haphazard development of unapproved layouts and to promote planned development, the VUDA has taken stringent measures such as issuing of notices, removal of demarcated stones, disturbing unplanned roads, issuing press releases for cautioning the public not to purchase plots in unauthorized layouts and informing concerned Panchayat officials to publish in their Notice Boards and to take action on unauthorized layouts and also cautioning the Panchayat officials not to grant any Building permission and addressing Sub-Registrar concerned not to register the plots in unauthorized layouts without due information to the District Collector.

Regarding unauthorized constructions in the areas of Municipal Corporation, Municipalities and Panchayats the VUDA is taking all necessary measures in informing the respective Authorities to take action to control unauthorized constructions besides launching prosecution wherever necessary. The VUDA in coordination with the respective authorities is taking up demolition, as a monitoring body of Visakhapatnam Metropolitan Region.

4. Joint Venture projects Augmentation of financial resources

The VUDA has facilitated the private layout development through PPP Model in the name of joint venture projects where in the land owner and VUDA are the owners of the raw land and the private developer will obtain the approval and develop the infrastructure facilities in the lines of statutory layout approval process with due payment of prescribed fees and charges on mortgage model. The private developers will share the proportionate developed land as per acre basis to VUDA. And VUDA will secure financial resources out of the shared developed land by auctioning to the public.

In above joint ventures, VUDA will get the share of the developed land at the rate of 11% plotted area or 1600 Sq yds per Acs which is the land bank and return reveal the funds to the organization.

The joint venture is one of the successful financial resource to the VUDA, which was experienced under the projects at the villages of Paradesipalem, Kapuluppada, Cherilopakandam, Mantripalem etc.

5. Implementation of Master Plan / ZDPS

The revised Master Plan for VMR and 5 Zonal Development plans for Visakhapatnam, Gujuwaka, Vizianagaram, Bhsemunipatnam and Anakapali sanctioned vide Go Ms No. 345 MA & UD dated 30.06.06 are in force and being implemented by VUDA.

VUDA has taken up the various interactive sessions on the approved Master Plan / ZDPs for awareness of the public.

VUDA has scheduled visiting hours for the public to know the information on approved plans. Land use certificates and extracts of sanctioned master plans / ZDPs are being issued on specific requirement of the individuals.

6. Training and Orientation Programmes :

Gram Panchayats & Greater Visakhapatnam Municipal Corporation.

As per the Go Ms No. 406 M.A. dated 8-8-1991 the VUDA has delegated powers of approval building applications etc. to the Gram Panchayats.

In order to familiarize with the rules and regulations of VUDA, the VUDA has imparted training programme during August, 2005 on the various aspects of regulatory system and the records to be maintained by the respective Panchayats.

As per the GO Ms No. 936 M.A., dated 21-11-2005 the Government of Andhra Pradesh has extended the limits of Visakhapatnam Municipal Corporation and created Greater Visakhapatnam Municipal Corporation duly merging village settlements and Gajuwaka Municipality. In order to orient the Greater Visakhapatnam Municipal Corporation officials on Master Plan proposals and regulatory functions orientation programme has been conducted on 10-3-2006.

7. Interactive session with 'APREDA'

In Visakhapatnam Metropolitan Region, many private layouts are being developed by the private developers and most of them are members of the APREDA. In order to familiarize the layout rules and Master Plan provisions, the VUDA, has conducted an interactive session in August, 2005 with the members of the APREDA besides allotting Shop rooms for their office head quarters on rental basis to have a better coordination with VUDA. Officials to promote planned development of the region.

8. Demarcation of Certain Roads.

a) Markavalasa & Law College Road

As a part of the implementation of the Master Plan proposals VUDA as a lead agency has taken up demarcation of the following Master Plan roads on ground to enable the public aware of the Master Plan proposals and to facilitate the planned development.

1. N.H.-5(Markavalasa) connecting Kapulauppada road.
2. N.H.-5 Via. Law College, N.G.G.Os. Layout to connect 100' Madhurawada road.
3. N.H.-5 to Kommadi 100' road.

4. N.H.-5 to Pothinamallayyapalem Via. A.P.H.B. Colony.

5. N.H.-5 to Bakkannapalem 80' road.

6. N.H.-5 to Bakkannapalem Vid. Sai Priya Estates.

Further the VUDA has also taken up strengthening of the 100' gravel road from N.H.-5 to Beach Road Via. Madhurawada and Timmapuram to connect the N.H.-5 and Beach Road.

7. N.H.-5 to Beach Road Via. Yendada and GITAM 80' Road.

Rushikonda to 100' Madhurawada road connecting the I.T. Layouts.

9. I.T. Parks Carving of I.T. Layout

The Government of Andhra Pradesh has allotted an extent of Ac. 326.95 land to APIIC for development of I.T. Parks in and around Rushikonda area in Madhurawada village. As per the request of the Principal Secretary to Government, I.T. Department and District Collector, the VUDA has prepared the layout plans for I.T. Companies in S.No. 336 of Madhurawada and all require amenities are being provided on turn-key basis to accommodate nearly 20 Companies.

10. DIGITIZATION OF MAPS

In Planning section there are many plans pertaining to Master Plan, Zonal Development Plans, Town Planning Schemes, village Plans and other study Maps along with village maps which are being maintained. In view of storing of numerous Maps locating a particular map is cumbersome and it can be made easy by digitization. Hence, the VUDA has started the digitization process to meet the day-to-day requirement of planning officials and also to cater to the needs of public. It has been planned to vigorously pursue the same in the coming year.

11. DEVELOPMENT OF I.T. PARK LAYOUT AT RUSHIKONDA

The Government has decided to develop an exclusive I.T. Park in around 140 Acres of Government land in two bits at Rushikonda village. VUDA has been entrusted with the task of developing the infrastructural facilities for the I.T. Park layout.

The I.T. park has been developed in two bits of land. First bit comprises 13 plots in an extent of 40 Acres land bit. Second Bit comprises of 113 plots in an extent of 100 Acres land bit. The development of infrastructural facilities comprises development of B.T. roads, drains, protection works, water supply and electrification facilities etc.

Project cost	-	Hill No II	Rs. 5.70 Crores
	-	Hill No III	Rs. 7.00 Crores

Expenditure incurred upto the financial year ending

Hill No II	Rs. 41.73 Crores
Hill No III	Rs. 14.90 Crores
Total	Rs. 56.63 Crores

- b) To Co-ordinate the development activities of various agencies so as to provide infrastructure facilities in accordance with the priorities for the phased development of the area under Urban Development Authority.
- c) To formulate projects and execute them with respect to Sites and Services Schemes, Housing Schemes, Township Development and Infrastructure provision. Projects such as Transport, Water Supply and Sewerage etc.,
- d) Development of Major Public facilities lying of new Relief/Ring-roads, development of major social and community infrastructure facilities like roads, public open spaces, provision of parks, Auditoriums, Open Air Theatres, Planetarium etc., for the benefit of the public under the Non-remunerative category, to be implemented with the surpluses to be generated through the remunerative schemes.
- e) To co-ordinate with related agencies in the fields of Civic services such as A.P.S.R.T.C., A.P. Housing Board, Greater Visakhapatnam Municipal Corporation, Municipalities, Mandal /Revenue/District Collectorates and undertake surveys and studies plans and projects for the benefit of the public.
- f) To give assistance to the general public in all possible ways in mitigating the ill and problems which are caused by the brooming Urbanization.

IV. VUDA Board From 1-4-2007 to 27-1-2008 (G.O.Ms.No.43, M.A dated 28-01-2005)

Sri P.S.N. Raju, Chairman, VUDA, From 27-1-2008

Sri Sanjay Kumar, IAS., Collector & Chairman, VUDA, From 28-1-2008 to 31-3-2008
(G.O.Ms.No.107, MA dt: 28-1-2008)

Vice Chairman, VUDA, Member

Commissioner, GVMC, Member

Director of Town & Country Planning or his nominee, Member

Secretary to Government, Finance & Planning FW Department or his nominee, Member.

V. ORGANISATION

As per the Andhra Pradesh Urban Areas Development Act, 1975, Visakhapatnam Urban Development Authority is headed by a Chairman and Board appointed by the Government. The Vice-Chairman is the Chief Executive of the Authority, who is the full time officer appointed by the Government. The Authority composed of six wings namely 1) Administration 2) Planning 3) Engineering 4) Estate Management and and Acquisition 5) Urban Forestry 6) Accounts 7) Project Monitoring Unit 8) Legal Cell and 9) Media Cell

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY (2007-2008)

I. INTRODUCTION

The erstwhile Town Planning Trust of Visakhapatnam was constituted by the Government in the year 1962 for preparation of detailed Town Planning Schemes and Master Plan for Visakhapatnam town and its surrounding areas. Subsequently in the year 1964, the Government has entrusted responsibilities of Land Acquisition and Development of Housing Schemes to the Trust. The functions of the Town Planning Trust include utilization of areas situated in the development area according to the Master Plan.

The advent of the Steel Plant made Visakhapatnam one of the fastest growing cities in the country. The dynamic growth of the City's economy has brought in tremendous prospects for development as well as a host of related problems for the region. In view of the significant growth of the region, the Government of Andhra Pradesh has constituted the Urban Development Authority for Visakhapatnam (VUDA) in June, 1978 in place of Town Planning Trust.

II. OBJECTIVE OF THE ACT.

A) Constitution of Visakhapatnam Urban Development Authority:

The Government in G.O.Ms No.694, M.A dated 09-11-1977, and G.O.Ms.No.124 M.A dated 18-12-1978 notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 5 Municipalities namely Visakhapatnam, Bheemunipatnam, Gajuwaka, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under Andhra Pradesh Urban Areas (Development) Act, 1975. Accordingly, the Urban Development Authority was constituted on 17-06-1978. At present the total jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq.Kms. with a present population of 18.82 lakhs and registering a growth rate of 25.5%.

III. MAIN OBJECTIVES FUNCTIONS OF VUDA.

The main objectives and functions of urban Development Authority are

- a) To promote and secure the development of the Urban Development Area according to the Master Plan and Zonal Development Plans prepared to ensure that the development in Urban areas is properly regulated in the most advantageous manner from the public interest point of view with respect to the location of industries and residential areas.

- a) The Administrative Wing deals with the matters pertaining to allotment of sites, houses, shops, offices etc. and establishment. Secretary is the Head of Administrative Wing.
- b) The Engineering Wing deals with the execution of various developmental schemes in the layouts, infrastructural works and deposit works. Chief Engineer is the Head of the Engineering Wing. (Presently Superintending Engineer is the Head).
- c) The Planning wing deals with preparation of Master Plan, Zonal Development Plans and Layout Plans and its enforcement. Chief Urban Planner is the Head of the Planning Wing.
- d) The Estate Management and Land Acquisition wing manages the assets of VUDA and secures land for development of layouts and construction of housing projects etc., Estate Officer cum Land Acquisition Officer is the Head of the Wing.
- e) The Urban Forestry Wing looks after developmental and maintenance of parks, greenery in development area. Divisional Forest Officer is the Head of the Wing.
- f) The Accounts wing maintains all accounts of the Authority. Chief Accounts Officer is the Head of the Wing.
- g) The Project Monitoring Wing plays key role framing the designs and implementation policies of new Projects. It functions under the Headship of Officer on Special Duty.
- h) The Legal Cell deals with legal matters and all court cases of VUDA. Legal Officer manages the affairs of the Legal Cell under the supervision of the Secretary and the Vice Chairman.
- i) The Media Cell takes care of publicity for the policies and programmes of VUDA, campaigning of its schemes, Press Relations, Release of Advertisements, conduct of special programmes etc. Media Adviser manages the affairs of the Media Cell under the supervision of the Secretary and the Vice Chairman.

VI. PATTERN OF FUNDING AND FINANCIAL OPERATION

The financial operations of VUDA broadly fall under two categories.

- a) Expenditure towards establishment and contingencies and
 - b) Expenditure towards remunerative and Non-remunerative works.
- The receipt of funds generation of resources is mainly through

- i) Internal generation through rents on shopping and Office Complex constructed by VUDA. Receipts on accounts of development charges etc., and interest on funds invested.
- ii) Grants released by Government towards part of establishment cost and for specific type of Schemes on a minor scale, such as road-widening, parks development etc.,
- iii) Loans raised by VUDA from HUDCO and Government for remunerative works (the loans are repaid out of instalments paid by the allottees)
- iv) Amounts realized through the promotional of Joint Venture proposals and other projects on PPP Model.

VII. PERFORMANCE AT A GLANCE

The erstwhile Town Planning Trust and VUDA. In the past, has taken up number of Sites & Services Layouts and also has taken up road widening / road formation schemes and constructed community halls, commercial complexes, Indoor Auditorium, Kalyana Mandapams, and also developed VUDA Park, Tenneti Park besides taking up Kalasa Hill development Projects with rope way, and Submarine Museum as tourism promotion projects.

a) Details of posts held by various personnel

S.No.	Name	Designation	From	To
1	Sri P.S.N. Raju	Chairman	1-4-2007	27-1-2008
2	Sri S. Sanjay Kumar IAS	Collector & Chairman	28-1-2008	31-3-2008
3	Sri G. Venkateswari Reddy	Vice Chairman	1-4-2007	26-3-2008
4	Sri V.N. Vignna IAS	Vice Chairman	26-3-2008	31-3-2008
5	Sri M.V. Seshagiri Babu	Secretary	1-4-2007	2-08-2007
6	Sri K. Anand Babu	Secretary i/c	3-8-2007	15-12-2007
7	Sri A. Jagadeesh	Secretary	20-12-2007	31-03-2008
8	Smt. D. Vijaya Bharathi	CAO	1-4-2007	31-3-2008
9	Sri K. Anand Babu	CUP	1-4-2007	31-3-2008
10	Sri P. Thimma Reddy	DSO	1-4-2007	25-7-2007
11	Sri K. Anand Babu	DSO i/c	25-7-2007	16-12-2007
12	Sri Y. Ramesh	DSO	15-12-2007	31-3-2008
13	Sri P. Rama Krishna Murthy	EO	1-4-2007	6-4-2007
14	Sri M.V. Seshagiri Babu	EO i/c	7-4-2007	24-7-2007
15	Sri D.V. Subba Rao	EO i/c	25-7-2007	13-10-2007
16	Sri R.S. Raja Kumar	EO	13-10-2007	31-03-2008
17	Sri K. Shyam Kumar	CE i/c	1-4-2007	31-3-2008
18	Sri G. Paul Prabhakara rao	DFO	1-4-2007	3-3-2008
19	Sri Y. Ramesh	DFO i/c	4-3-2008	31-3-2008

2007-08

The VUDA Board meeting was held on 28-4-2007, 28-8-2007 and 65 subjects were approved in the said meetings.

The total sanctioned and existing vacancies in all wings are as following

	Abstract	Sanctioned	Existing	Vacant
1	Administration	145	115	30
2	Engineering	82	50	42
3	Planning	86	69	17
4	Forest	06	02	04
5	Accounts	01	01	—
6	L.G.S	48	45	—
7	N.M.Rs	72	72	—
8	Contingent	01	01	—
Total				

The Right to Information Act

RTI Act 2005 has been introduced to provide for setting regime of right to information for citizens to secure access to information under the control of public authorities. In order to promote transparency and accountability in the working of every public authority, the constitution of a Central Information Commission and State Information Commissions and for matters connected therewith or incidental thereto.

In VUDA during the year the petitions /Appeals received and disposed.

VII. Land Acquisition

No fresh land Acquisition cases

a) The Estate Officer & Spl Grade Dy. Collector is the in-charge of the land Acquisition Unit, VUDA. The following skeleton staff are working in the LA unit from 01-05-2006 as per the G.O.Ft No 608/M A/LBD Department, dt: 13-7-2006

1. One Spl Tahsildar
2. One Deputy Tahsildar
3. One Sr. Assistant
4. One Surveyor

As per the instructions of the Government in G.O Ms No 9111 land is being acquired for the purpose of creating infrastructure facilities only. The LA staff is presently attending to 133-pending LA cases at various courts.

No compensation on fresh acquisition is paid in the year 2007-2008. However, an amount of Rs 96.44.40/- was deposited in the court towards enhanced compensation ordered by the High Court of A.P.

7. COURT CASES OF VUDA

Year	Cases pending as on 1-4-2006	Cases received during the period 1-4-2006 to 31-3-2007	Cases disposed during the period 1-4-2006 to 31-3-2007	Cases pending as on 31-3-2007 (Col=2+3-4)
1	2	3	4	5
1-4-2007	(J1)225	120	25	320
to	(J2)103	11	9	105
31-3-2008	(J3)167	30	20	177

8. COURT CASES OF LAO

Year	Cases pending as on 1-4-2006	Cases received during the period 1-4-2006 to 31-3-2007	Cases disposed during the period 1-4-2006 to 31-3-2007	Cases pending as on 31-3-2007 (Col=2+3-4)
1	2	3	4	5
Section 30	22	-	-	22
31 (2) of the LA Act	-	-	8	24
Section 18	32	2	19	20
W.Ps	37	-	-	-

ESTATE

Govt. lands to an extent of Ac. 1736.48 cts in the following village have been taken possession from the Mandal Revenue Officers to take up comprehensive area development as per the Master Plan.

	Village	Extent
Visakhapatnam Rural	Madhurawada	114.65
	Rushikonda	46.30
	Bakkannapalem	9.07
	Yendada	78.79
	Paradesipalem	67.64
Bheshmunipatnam	Kapulippada	26.02
	Dakamari	97.07
	Manripalem	21.16
Parawada	Gandigundam	79.20
Anandapuram	Naraya	3.38
Peridurthy	Yarada	399.06
Gajuwaka	Tungalem	13.43
	Venugopalapuram	18.00
Vizianagaram	Helu Village	300.00
Kothavajjala	Makapuram	301.34
Visakhapatnam(Urban)	Gulilapalem	160.37

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The above lands have been resumed by Mandal Revenue Officers by canceling the assignment pattas for violation of conditions. In some cases the lands have been taken possession by the Mandal Revenue Officer from the Pattadars in the public interest under G.O.Ms No 1307 and compensation proposals have been submitted by the Mandal Revenue Officers to the Collector. Alienation proposals in respect of Ac. 1736.48 Cts. have been submitted to the Collector after fulfilling all the formalities by the Mandal Revenue Officers.

VUDA got impleaded as party in all cases filed against Govt. to safe guard the interest of the Govt. as well as VUDA for planned development.

IX. Administrative Reforms:

1) Redressed of public Grievances

Petitions received in the office are being redressed with the stipulated time.

2) Introduction of land audit concept to have maximum utility of the land acquired and possessed by VUDA to be taken up

3. ALLOTMENT OF SITES

The following Plots / Odd bits in various layouts under sites and services have been allotted through open auctions and realized sale proceedings as detailed during the year 2007-2008

Sl.No	Name of the layout	Total plots auctioned	Total extent in Sq. Yds	Total amount released in lakhs
1	Kummanpalem	95	27715	13.83
2	Sootyam	245	66390	13.10

4. ALLOTMENT OF HOUSES

Sl.No	Name of the Housing Scheme	HIG	MIG	LIG	EWS	Total
1	Pushkonde rpw Housing	14	74	—	—	88
	TOTAL					

5. DETAILS OF SHOPS

	Number available	Allotted	Vacant
Shops	331	293	38
Offices	28	27	1
Shops in various parks	31	24	7

Remarks: Dismantled of shops 2007-2008 - Shops-139

Dismantled of offices 2007-2008 - Shops-21

6. REVENUE ON SHOPS, OFFICES AND PARKS

Description	Outstanding Demand	Total Demand	Collections	Balance
Shops	2884119	11326069	8431349	2894720
Offices	10232519	19336332	3545271	15791051
Parks	3668268	4972474	4543600	323874

9. COMPUTERS

VUDA is having the following Computer Hardware and other related hardware for the office work in overall administration.

I. Computers and Hardware in VUDA.

Computer systems		Printers	
1) At Main Office	27 Nos.	1) Laser Jet Printers.	6 Nos.
2) At Kailasa hills.	2 Nos.	2) Inkjet Printers.	7 Nos.
3) VC's Camp Office	1 No.	3) Dot Matrix.	9 Nos.
4) Secretary's camp office	1 No.	Total	22 Nos.
Total	31 Nos.	Lap Tops.	3 Nos.
Projector LCD	1 No.	Plotter	1 No.
UPS of 15 min Backup.	7 Nos.	UPS at Computer Cell.	
		a) 2 KV UPS (exclusively for Server)	1 Nos.
		b) 5 KV UPS (connected to all systems in 3rd floor office)	1 Nos.

LAN Networking**1) Network Accessories**

- a) HCL make Rack Mounted 10/100 Mbps 32 port switch 1 Nos.
- a) 10/100 Mbps RJ 45 LAN cable including 10/100 Mbps IO Port 1 Nos.
- b) 8 Port Hub with UTP Cable 1 Nos.

III. INTERNET LEASED LINE

64 KBPS Managed leased Line taken from BSNL and connected to LAN through Server with related Router and MLL Modem.

IV. MAINTENANCE

The maintenance of hardware is attended by the staff at computer cell. The major repairs and spare parts if any required from time to time is being attended by competent agency through quotation basis. During the year 2007-08 an amount of Rs.4,79,549/- was spent on purchase

ENGINEERING WING

1. Providing and Improvement of infrastructure facilities and parks in various wards of Anakapalli Town.

VUDA has taken up to improve and develop various infrastructure facilities in various wards of Anakapalli town a major Municipality of VMR area. Under the project it has been taken up to provide B.T. Roads, C.C. side Beams and CC drains and CD works in various wards of the Municipal Town, as a part of Urban Infrastructure Development Work was completed

Project Cost	Rs. 337.96 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 127.35 Lakhs

2. Construction of indoors stadium at Anakapalli.

VUDA has taken up to construct Indoor Stadium at Anakapalli in an extent of 15 Acres of Municipal land with a seating capacity of 1000 persons as a part of Urban Infrastructure Development.

Project Cost	Rs. 189.67 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 39.83 Lakhs

3. Construction of Housing Colony at Akkiredipalem.

VUDA has taken up to construct a Housing colony in Akkiredipalem by duly drawing approach road from Port EXIM Park road, which was a self sufficient town ship with two categories of duplex bungalows taken up with State of art facilities such as gated community with security, under ground cable electrification, drains, fully paved path ways, well laid roads fully landscaped open spaces, community facilities such as club houses, gym, tot lot etc. The housing scheme was taken up on turnkey basis with design and contract model. The Project details are given below

Project Cost	Rs. 3156.00 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 60.96 Lakhs

4. Providing Infrastructure to Chelopakandam Layout at Anakapalli

VUDA has taken up Development of sites and services scheme an extent of 23.56 Acres at Anakapalli in Chelopakandam at Anakapalli it has been taken up to Develop all necessary infrastructure facilities such as WBM roads, SW drains, water supply and electrification facilities

Project Cost	Rs. 257.00 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 39.92 Lakhs

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of new systems, change of interest connections, Maintenance of VUDA website, purchase of computer accessories (like printer ribbons, refilling of cartridges, new cartridges, RAM for systems etc.) and hardware maintenance

V. SOFTWARE

On Software side DCB on FoxPro is being utilized in Housing allotment section, Salaries and PF Generation on FoxPro is being utilized in Accounts and Swipe card attendance system is being utilized in Administration is utilized for all the Staff members of VUDA. In Planning Master Plan of VMR is prepared on GIS Platform and all Layout plans are being done on AutoCAD and ArchiCADD. VUDA has purchased AutoCADD and 30 Nos. of Technical Staff were trained on ArchiCADD and AutoCAD.

VI. WEB SITE

VUDA is having 2 Nos. of official web sites namely www.vuda.org and www.vuda.gov.in. All the contents of VUDA like activities of VUDA, advertisements, information to public on Town Planning approval, Allotment of sites, Shops for Rent and Tender notices etc., are placed in this site.

Besides VUDA regular employees 20 Nos. of computer operators engaged for various works on AutoCADD, Tally, documentation and data entry works etc., from outside agency and annual expenditure towards remuneration of these operators is Rs 12,00,000/-

10. VEHICLES

For the present, VUDA is having 18 own vehicles, 2 Nos. of Scorpios and 3 Nos. of Boleros, 2 Nos. of Ambassador(petrol) and 1 No. diesel Car and 6 Nos. jeeps and 4 Nos. Indica cars

11. KALYANA MANDAPAMS & AUDITORIUMS

The VUDA is having the following Kalyana Mandapams Auditoriums

1	Children Theatre
2	Gurajada Katakshoram
3	Vankojipalem Kalyanamandapam
4	Rao Gopala Rao Auditorium at Anakapali
5	Ananda Gajapathi Auditorium at Vizianagaram
6	Guest House at Bheemili

5. Improvements and widening of Visakha - Bheemili Beach road from Chainage 6.00 Km to 9.00 Km

VUDA in its endeavor for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a roads work but as a picturesque landscape element incorporating pedestrian/visitor facilities, esthetically developed view/entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the Beach road from 1.00 Km to 3.00 Km was taken up by VUDA in the year 2003-2004 with a project cost of Rs. 6.10 Crores. The work from 3.00 to 6.00 Km was taken up by R & B Dept. The widening work from Chainage 6.00 to 9.00 Km was also taken up by VUDA with a Project cost of Rs. 6.18 Crores and completed during 2008-09 and following are the details.

Project Cost	Rs. 6.18 Crores
Expenditure incurred up to the end of Financial year 2007-08	Rs. 121.64 Lakhs

6. Improvements and widening of Visakha - Bheemili Beach Road from Chainage 9.00 to 12.00 K.M

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a road work but as a picturesque landscape element incorporating pedestrian / visitor facilities, esthetically developed view / entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the Beach Road from 1.00 K.M. to 3.00 K.M. was taken up by VUDA in the year 2003-2004 with a project cost of Rs 6.10 Crores. The work from 3.00 to 6.00 K.M. was taken up by R & B Department. The widening work from Chainage 9.00 to 12.00 K.M. was also taken up by VUDA with a Project cost of Rs 5.90 Crores and completed during 2008-09 and following are the details.

Project Cost	Rs. 5.90 Crores
Expenditure incurred up to the end of Financial year 2007-08	Rs. 89.70 Lakhs

7. Improvements and widening of Visakha - Bheemili Beach Road from Chainage 12.00 to 15.00 K.M

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a road work but as a picturesque landscape element incorporating pedestrian / visitor facilities, esthetically developed view / entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the Beach Road from 1.00 K.M. to 3.00 K.M. was taken up by VUDA in the year 2003-2004 with a project cost of Rs 6.10 Crores. The work from 3.00 to 6.00 K.M. was taken up by R & B Department. The widening work from Chainage 12.00 to 15.00 K.M. was also taken up by VUDA with a Project cost of Rs 5.94 Crores and completed during 2008-09 and following are the details:

Project Cost	Rs. 5.94 Crores
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 66.51 Lakhs

8. Providing WBM & BT Surface to Madhurawada - Kapuluppada 100'-0" wide road (2nd Carriage way) Master Plan Road.

It is second part of the Madhurawada- Kapuluppada 100'-0" wide road connecting NH-5 and Visakha - Bheemili Beach Road. This work was taken up during the year 2005-06. As 1st carriageway work was nearing completion, this work was commenced.

This work consists of base formation, providing three layers of WBM surface using grade-II & III BHB metal plus laying SDBC and Black Topping with SDBC layer of 25mm thick and widening of existing minor bridge of 3 vents (each 5.50 M vent way). Major part of the work was completed last year. Only road shoulders and other balance finishes are completed this year.

Project Cost	Rs. 324.00 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 20.50 Lakhs

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9. Construction of Row Housing Scheme (Gated Community) at Rushikonda Layout.

It is proposed to construct Group Housing Scheme in row type in different blocks meant for HIG category in Rushikonda Layout. The project was designed by M/s PADGRO, Consultants Chennai.

RCC framed structure for buildings including all internal amenities with high-end specification. Infrastructure facilities include BT Roads, CC Drains, External Water supply, Sanitary and Electrification with Underground Cabling and Street Lighting, Greenery and Landscaping in Central and other Open Spaces, Facilities like Community Hall, Street Furniture, Generator back up, Shopping area, lot lots within the compound are also included in the project as it is a Gated community.

In addition, additional amenities - Solar heating system, Solar fencing system and Reticulated Gas System for individual units are also included.

Project Cost	Rs. 1824.00 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 368.00 Lakhs

Main building work related to 74 units is completed during the year and balance work in progress.

10. I.T. Park Layouts Development on Hill No.2 & 3 of Rushikonda

VUDA has taken up providing infrastructure facilities for I.T. Park Layouts on Hill No.2 & 3 of Rushikonda as Deposit work as desired by District Administration & APIIC.

Infrastructure facilities proposed

BT Roads, SW Drains, Water supply arrangements - Borewells, Sumps, ELSR, Distribution system, Ducting arrangement, Layout electrification, Street Lighting, Central Median Footpaths with Decorative Paver tiles & Korb and Greenery

Project Cost	Rs. 1210.00 Lakhs (525+685)
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 390.00 Lakhs

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17. Dr. V.S. Krishna College Buildings (Deposit Works)

VUDA has taken up construction of school buildings for Dr. V.S. Krishna College as deposit works for construction of laboratories, class rooms and hostel buildings etc.,

Project Cost	Rs. 127.73 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 16.93 Lakhs

18. Construction of 'Indoor and Out door Stadium * in Rajeev Sports complex at Vizianagaram.

To provide Sports facilities in Vizianagaram it is proposed to construct multipurpose Stadium Complex ie. Indoor & Out door Stadium in an extent 9.65 Acres in Municipal Lands of Vizianagaram Municipality with the funding from VUDA Rs. 1.00 Crore and balance by GOI & SAAP. The complex comprises of Indoor Stadium of 6150 Sft. And one Outdoor Stadium with 8 lane tracks with galleries on both side.

Project Cost	Rs. 2.85 Crores
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 76.59 Lakhs

19. Construction of Arch to the Zone Valley. Construction of Arch at 80'-0" wide road junction at Gosala Road connecting NH-5 at Paradesipalem land pooling project.

Project Cost	Rs. 35.90 Crores
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 29.34 Lakhs

Vizianagaram town Development Works :

To improve traffic facilities certain important roads in Vizianagaram Municipality are proposed to be widened under Vizianagaram town development and the following are the works taken up under town development.

20. Widening & Formation of construction of side drains from three lamps junction to DCC Bank Junction, Vizianagaram. Work completed.

Project Cost	Rs. 39.10 Crores
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 28.56 Lakhs

21. Providing Infrastructure facilities to S.No.83/p of Kummariapalem & S.NO. 79/p of Kothavalasa at Bheemili.

Certain extent of Govt. land will handed over to VUDA by District Revenue wing. Accordingly sites and services layout was pegmarked. To provided infrastructure to the layout such as road formation, construction of drains etc., the work is taken up and completed.

Expenditure Incurred up to the end of Financial year 2007-08	Rs. 4.36 Lakhs
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Infrastructure for the roads of widths 12.20 Rmt.

22. Formation of 60'-0" wide road from Navodaya School upto Devimetta in Kommadi Bit -1.
VUDA has proposed to take up land pooling project at Paradesipalem to decrease the density of public on city. To provide access from Madhurawada this road is proposed and is completed.

Project Cost	Rs. 98.00 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 60.65 Lakhs

23. Construction of LIG Housing Scheme at Kapulauppada Layout.

VUDA has taken up the construct LIG flats Housing scheme in S.No. 312/p of Kapulauppada layout with a project cost of Rs. 586.00 lakhs. The scheme consists of construction of LIG flats -170 Nos. in 4 blocks having 34 units in each floor. The flat plinth area is 785 Sft with lift provision also as this is G+4 floors. The scheme is covered with a compound wall, external Electrification, drains and surface scooter parking provision. The Housing scheme taken up by VUDA on 4-7-2007 and completed and handing over of flats to the allottees is in progress.

Project Cost	Rs. 586.00 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 309.58 Lakhs

24. Providing Infrastructure facilities to sites & Services layout in S.NO. 347/p of Sontyam Village.

The VUDA has taken up providing infrastructure facilities to sites & Services layout in S.No. 347/p of Sontyam Village in an extent of Ac. 34.20 Cts.

Infrastructure facilities provided :

WBM Roads-S.W. Drains, Water Supply arrangements - Borewells, sumps GLSR, Distribution system, Development of open spaces, Compound walls etc. (BT roads & Layouts electrification is to be taken up)

Project Cost	Rs. 288.90 Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 13.40 Lakhs

25. Jungle clearance, Tress, Stumps, Removal and excavation of earthen drains on both sides of the roads to Adivivaram- Sontyam 200'-00" road widening.

Project Cost	Rs. 1.88,000/- Lakhs
Expenditure Incurred up to the end of Financial year 2007-08	Rs. 1.87,937/- Lakhs

26. Government Lands :

In accordance with the directions issued by the Government, VUDA has taken up protection, site leveling and formation of earthen roads within the land and approaches to Govt. lands handed over by the District Administration in Malkapuram (M), Pedagantyada (M), Gajuwaka (M) and Yarada, Visakhapatnam Urban areas as a part of Development and to fulfill the targets fixed under Resource Mobilization.

Expenditure Incurred up to the end of Financial year 2007-08 : Rs. 161.84 Lakhs

URBAN FORESTRY DIVISION

The Urban Forestry Division VUDA was in existence since 1985 and in continuous endeavor for greening the city and its environs by maintaining parks on a sustainable basis, raising of avenue plantations in VUDA layouts and enlightening the public for development of greenery. Planning and execution of different landscaping works it is also developing green belts in different institution and landscape works in various institutions with their funds as deposit works.

Staff pattern

1	Divl. Forest Officer	1no.,
2	Forest Range Officer	2nos. (1 filled with HO + 1 Vacant)
3	Administrative Officer	1no.
4	Forest Section Officers	3nos. (Vacant)
5	Sr. Assistants	1no.
6	Jr. Assistant	1no. (NMR, WI)
7	Computer Operator	1no. (engaged on outsourcing)
8	Work Inspectors	2 nos.
9	Driver	Hire vehicle
10	Attenders	6 nos.
11	Chainman	3 nos.
12	LGS	14 nos.
13	NMRs	15 nos.

The main activities of Urban Forestry Division, VUDA are as follows:

1) VUDA park :

The Urban Development Authority Visakhapatnam has developed a park along the beach over an extent of 55.00Ac., during 1985 out of which 8.00 Ac., area was leased out to MGM Selvee World a private organization for development and running of water sports and mechanical rides. 2.75Ac., area earmarked for boat club is also leased out to a private party on BOT basis to Nirmitha Engineering Constructions, Visakhapatnam. The entry fee for VUDA park is Rs.3/- Recently Phase - II of VUDA Park has been revitalized.

The high light of VUDA park have a international skating rinks, health club, play pen, Vaisakhi Kafa vedika, Pigeon tower, Boat club, MGM Selvee world, Yoga center, Entrance plaza, Kids pride etc., Nine lazer lamps were installed in VUDA park during 2005-06 as an additional attraction. The Flower show is conducted during 2008.

1) Beach Park :

Recently a Park named Beach Park developed along beach road over 5.00 acre from Ropeway station at foot hill of Kailasagiri to police mess complex and being maintained by VUDA.

2) Kursura Submarine Museum.

The Kursura Submarine Museum has been established by Naval authority and is handed over to VUDA for its maintenance. The landscape developed around the Kursura Submarine Museum and being maintained. The following charges are collecting at Kursura Submarine Museum.

- | | | |
|----------------------------|---|---|
| 1. The entry fee for adult | = | Rs.25/- each |
| 2. The entry fee for child | = | Rs.15/- each |
| 3. Children entry fee | = | Rs.10/- each (Group minimum 5 children) |
| 4. Camera fee | = | Rs.20/- each |
| 5. Video Camera | = | Rs.100/- each |

The general maintenance of Submarine Museum is being attended by Engineering wing through Annual Maintenance Contract. Separate guides are appointed for guiding the tourists who are ex-employees of submarine (Indian Navy).

3) Thotlakonda park.

The VUDA has developed park over 2.50Ac., near Buddha's statue at entrance, along ghat road and around tanks at Thotlakonda with Tourism funds and it is being maintained by VUDA departmentally.

4) VUDA Children world.

The VUDA has developed landscape over 1.00Ac., and mini zoo with Pigeons, Ducks, Rabbits, Tortoise, etc., for entertainment of children including landscaping in the premises of Children World and is being maintained departmentally.

5) Other Parks.

1. Maintenance of Anakapali Parks.
2. Maintenance of Traffic Island at Siripuram Junction.
3. Maintenance of landscape at Jammicheruvu Park, Bheemili.

Generally around 1,500 visitors are visiting the park daily and this figure will be doubled during Sundays and public holidays.

Kailasa Hill Park

The VUDA has developed a prestigious hill top of 380 Ac , as a tourist spot on Kailasa hill by developing 50 acre area as park and being maintained since 1993. National & International tourists including VIPs are visiting this park every year. During 2003 the Government of Andhra Pradesh has awarded the best tourism place award.

In the park toll gate is computerised. Nearly 2,000 visitors will be visiting the park daily and this figure will be doubled during Sundays & Public holidays. The collection of entry fee is being maintained by private party who is highest bidder.

The main features are Sivaparvathi stature, 8 view points, sanku chakra namalu, art gallery, Food courts, Titanic view point, floral clock laser lamp capsule lift and landscaping.

Rope way has been introduced on BOT basis from foot hills to hill top by M/s Conveyor rope way services Pvt Ltd M's Sarada Road ways, Hyderabad has been introduced circular train on top of Kailasagiri through BOT basis.

In addition to the above attractions the following are established at Kailasagiri

1. Radar cyclone system
2. Police out post
3. Santhi Ashramam
4. Lord Shivalayam

Film shootings

In respect of film shootings, as per the G.O Ms No. 2 dt: 6-1-2006 of General Administration (I&PR II), Department, Government of Andhra Pradesh, Hyderabad the following rates will be charged for the locations in the jurisdiction of VUDA.

1. Rs.5000/- for eight hours (1day)
2. 1,500/- for every extra hour
3. Maintenance charge is Rs. 1,000/- per day
4. Security Deposit is Rs. 5,000/- (Refundable)

Dinner / Parties

1. Towards hire charges for using lawns for conducting dinner/parties at Kailasa hill is Rs.1,500/- per day.

On going Works

1. Raising of 3,200 avenue plants at Paradise Palem land Pooling Layout
2. Raising of 500 avenue plants at Kummeripalem
3. Development of landscape at KGH, Visakhapatnam
4. Raising of 25,000 Henna Plants on hill slope of Kailasagiri and Thotlakonda
5. Development of Parks at hill slope junction and adjacent to gedda at Rushkonda
6. Raising of 500 avenue plants on hill on 2&3 of Rushkonda Layout
7. Development of landscape and spice garden on hill slope of Thotlakonda (Sea View Park)

On going Deposit Works

1. Development and maintenance of landscape in the premises of VSEZ

Developed and handed over the following works to the concern organizations

1. Beautified the TTDC building premises with different landscape patterns
2. Developed the plantation in the premises INS Satavahana, Visakhapatnam

Nursery Works

It is to inform that three nurseries are developed and being maintained by VUDa

1. MVP Central Nursery
2. Kailasagiri Nursery
3. Thotlakonda Nursery

ACCOUNTS

FINANCIAL TRANSACTIONS

1 Receipts

The Receipts of VUDA comprises of Capital Receipts by way of Development Charges, disposal of residential Plots by allotments and by Auction/ Sale of Odd bits and Commercial plots sale of houses etc. The Revenue Receipts include rents from commercial complexes and other miscellaneous receipts.

2. Receipt on Shops and Offices

By way of rents from shops and offices constructed by VUDA, an amount of Rs.256.75 lakhs has been received under this head during 2007-08.

3 General Receipt

An amount of Rs.3206.57 lakhs has been received under the head through Sale permissions, Party registration charges, Rents on Auditoriums, Entry fee from VUDA Park, Kailash Hill and other parks of VUDA, Auction of left over odd bits.

4. Development Charges

Collection on approval of layout plan etc, retaining 15% of development charges for running general administration and other main things, the remaining is being utilized for development works in that area. An amount of Rs.1687.21 lakhs has been received during the year towards Development Charges.

5. Deposit Works

VUDA undertakes works by offering expertise services to the agencies in need by collecting 10% as administrative supervision charges for the deposit works. VUDA has done Deposit Works to a tune of Rs.825.10 lakhs collecting 10% towards A.S Charges.

6. Receipt through Joint Venture Projects & PPP Model Projects

VUDA is reeling some revenues by Promotion of Joint Venture Project and PPP Model Projects. An amount of Rs.424.16 lakh has been received under this head during the Year.

7. Auction of Government lands

The Government have fixed a target of Rs.1000.00 crores under Resource Mobilization for the year 2007-08 to support State Budget. Accordingly the VUDA has auctioned the Government lands alienated by Revenue Department. An amount of Rs.1007.93 crores was recived through auctions of Government lands & an amount of Rs.1000.00 crores was remitted to the Government.

8. Expenditure

The expenditure broadly falls into three categories (a) Expenditure towards Establishment and contingencies (b) Expenditure towards Asset Maintenance (c) Expenditure towards Remunerative and Non Remunerative Works & Afforestation schemes

The Revised Estimate for 2007-08

Details	2007-08
Capital Receipts	123.60
Revenue Receipts	34.63
Capital Expenditure	50.50
Revenue Expenditure	18.96

Details of Budget Provision and Expenditure on Establishment and as well as Developmental Activities during the Year 2007-08

Sr.NO	Name of the Scheme	Budget Provision for 2007-08	Expenditure incurred
1	Establishment Charges	1222.50	1324.47
2	Afforestation & Maintenance of parks	89.15	13.66
3	Special Survey & Studies	200.00	20.11
4	HOUSING SCHEMES		
A	LIG Housing Projects at Karmannagaram	363.71	207.96
B	LIG Housing Projects at Kariolappada	400.00	309.59
C	Row Housing at Rushikonda	1480.00	349.79
5	COMMERCIAL COMPLEXES		
A	Construction of 7th & 8 th Floors at USC B Block including terrace lift	273.73	60.00
B	MVP Sec -12 - Usinodaya Junction	197.73	44.53
6	OTHER PROJECTS		
A	Indoor Stadium - Visakhapatnam	176.00	45.47
B	Improvement to VSP to Bheemli Beach Road 6 to 15 K.M	1440.00	281.38
C	MVP Pithu Bazar	58.11	44.73
D	Contribution towards Air Port Development	-	2000.00
7	DEPOSIT WORKS		
A	J.T. PARK at Rushikonda	753.00	365.13
B	VSEZ	361.45	199.20
C	Town Development Works, V2M	178.00	32.48
D	Indoor Stadium, Arakapelli	75.00	62.96
E	Womens College, Visakhapatnam	39.00	25.54
F	Dr V S Krishna College, Visakhapatnam	11.00	20.85
G	Town Development Works, Arakapelli	200.00	92.52
8	MASTER PLAN ROAD		
A	100' Master Plan Road Boyapalem to Mangamaripeta	60.00	43.91
B	Formation of 100' Road connecting N-45 at Kandada to Rushikonda	-	18.68
C	Madhurawada to Karpurapeta, 100' Road 1 st & 2 nd Carriage Way	160.00	18.73
D	Formation of O.R. Road Markandeya	10.00	20.99
E	Narayana School to Devimitta Road	237.62	54.98

9. GRANT - IN - AID

The Grant - in - Aid of Rs 4.00 lakhs for the year 2007 -08 has been received from the Government for implementation of Annual Plan Scheme.

10. ANNUAL ACCOUNTS

The Annual account for 2003 -04 & 2004-05 have been prepared and audit has been completed by the Accountant General.

PROJECTS MONITORING UNIT (PMU) WING (2007-08)

1. Introduction

In the light of promoting special projects, VUDA created a Project Monitoring Unit Wing in the recent past i.e., in the year April 2005 with qualified personnel in the concerned fields. Project initiation and formulation are also the duties of PMU wing. PMU Wing undertakes Planning and Development of Special Projects, Housing projects, Other projects related tourism and recreational interest, duly following the necessary Bid Process Management practices, etc.,

2. Structure of PMU Wing

Head of the Wing is OSD ably assisted by Assistant Planning Officer (APO Projects), Architectural D/Man, Surveyor-Cum-Draftsman, Qualified Auto CADD personnel and supportive Administrative Staff viz., Administrative Officer, Sr. Asst. Jr. Asst including two computer assistants and two office attendants.

Officer on Special Duty (OSD): He is the Head of the PMU wing and responsible for overall planning and supervision for preparation of Project Planning, Formulation, ensures overall organization in preparation of various study reports such as RFPs, DPRs, strategies, etc., The OSD acts as a Member Convenor for meetings like Pre-Bid Meetings, Technical, Business proposals Jury and opening of Financial Covers for various projects of BOT, DOT, VUDA Projects and JV with PPP. The OSD also assists the Vice Chairman, VUDA in the matters of policy formulation & Technical aspects pertaining to Urban Transport issues, JNNURM, etc.,

Assistant Planning Officer: To assist the OSD in preparation of Project Reports, designs and various details. Overall responsible for organizing technical reports, relevant maps using GIS, Auto CADD tools. He also co-ordinates the project site visits and ensures matters related to execution.

Surveyor-cum-Drafts Man(S/D Man): Working with the ADM and APO(Projects) in field investigation reports, surveys including drafting of assigned jobs.

Administrative Officer: Overall supervision of Administrative matters of PMU Wing, organization & disposal of files of Technical, Policy and Administrative in nature.

Sr. Asst. & Jr. Asst. To associate with Administrative Officer and assisting AO on matters related to Technical, Policy and Administrative in nature and in processing the files.

Computer Assistants: Preparation of database formats, office notes, generation of DCS registers, PowerPoint presentations and office far copy works as assigned time-to-time by OSD, APO and AO.

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PROJECTS WORKED/CONCEIVED DURING 2007-08

I. Area Planning Exercise for Kailasa Hill in an extent of Acs. 50.00

In order to undertake developmental works at Kailasa Hill in a phased manner and also to plan and development of Kailasa Hill in an organized fashion, PMU prepared a detailed Area Plan for the entire Kailasa Hill top in an extent of about Ac 55.00. As part of this exercise, Ac 50.00 which is considered usable space, leaving apart steeped slopped areas, consisting of several land pockets & hill slopes were proposed for development which includes Avenue Plantations, hedge plantation, seasonal flowering beds, ornamental plantations, providing street furniture, development of promenades all around its periphery on the edge of the hill top to facilitate beautiful views, etc.

Status & follow up actions:

* The plan is being followed in taking development of various pockets by the DFD division.

II. Development proposals for Old Jail Land site in an extent of Ac.18.00

The above area is a part of Central Lung Space available for organized development in an extent of about Ac. 28.00 in old jail land premises at the heart of the City. Leaving for a road widening all around its periphery, i) Women's college purpose, and also proposed to earmark about Ac. 5.00 towards sustainable development proposals, which can facilitate a regular upkeep and maintenance of the remaining/ greening proposals in an extent of Ac. 17.30. It was proposed to develop an area of Ac. 17.30 as city central Park, Green Hub, incorporating features such as Landscaped treatment using the advantage of existing large trees, Eco-friendly Joy rides, walkers paths, Street furniture, Bird Park, environmental friendly features, etc.

Status & follow up actions:

* Counters have been filed to the Hon'ble High Court on pending two WPs

III. TELUGU CULTURE & HERITAGE MUSEUM.

The above project was proposed to establish at Kalasagiri under a joint venture with an estimated cost of Rs 5.00 Crores. As per Govt. G.O, sharing of the said cost to the tune of Rs 3.50 Crores should be borne by the World Telugu Federation (WTF) for the purposes of episode building, preparation of artifacts, etc., and remaining amount of Rs. 1.20 Crores by VUDA towards development of its building cost. Further actions on implementation of the above project are under process. Status & follow up actions:

- * Couple of meetings were held during this year regarding finalization of various issues such as typology of development foreseen in such prestigious complex, etc.
- * Conceptual building plans and proposals were reviewed.
- * Government issued revised orders to take-up the development of the project with revised enhanced project cost as VUDA share being Rs 4.43 Crs.

IV. LED Tech Park (A Family Entertainment Centre)

Establishment of an LED display Tech park is proposed on the East side of the Bheemli Beach road in Tanneti Park at the foothill of the Kalasa hill in S.No. 150/p of Chinagadili (v) in an extent of Ac. 1.716 Cts on EOT basis with an estimated cost of Rs. 3.0 Crores as a Tourism Project for recreation and entertainment of VUDA, Visitors/ Tourists. This project consists of a giant screen of 20 X 30' size, food courts, etc. The technical and financial bids were evaluated and this project is being entrusted to M/s MIC Electronics after finalizing the MOU with an overall concept and layout plan with the following features

1. Amphitheatre open-air theatre with landscape seating
2. Open-air food stalls of temporary nature
3. Family entertainment pockets.
4. Children games area.

Status & follow up actions

* Counters have been filed to the Honble High Court on pending WP

V. BAY CRUISE (A Family leisure Joy Ride in fishing breakwaters)

To boost the recreation and entertainment facilities to the Tourists of Visakhapatnam, VUDA introduced the Bay Cruise of capacity of 30 seats, a 20 minutes ride in the Port breakwaters as a Tourism Project. The vessel was brought on lease basis from Fisheries department. The passenger operations were commenced from the World Tourism Day, 2005.

Status & follow up actions

* The passenger operations are running successfully.

VI. ENERGY PARK (An awareness center to the citizens & student community on non-conventional energy sources)

It is proposed to establish and develop an Energy Park in an extent of 0.75 acres of land, bearing Plot No E.P.1 under S.No. 150 on Kailasagiri Hill, Visakhapatnam. The said park would facilitate student community and other interested user groups in understanding the various advantages of using renewable energy sources, especially solar energy. VUDA propose to develop this project with the assistance to National Energy Development Corporation of Andhra Pradesh (NEDCAP), including obtaining financial grants from the central government. As part of the total package, it is proposed to install the following devices/systems in the Energy Park.

Sl.No.	Name of the System / Device	No. of systems
1	Improved Chulhas (Fixed & Portable type)	2
2	Bio-gas Plant (2 Cum.)	1
3	Solar PV Street Light	8
4	Solar PV Domestic Light (Model - IV or V)	1
5	Solar PV Lantern	4
6	Solar PV Colour TV	1
7	Solar PV Pump (subject to suitable water table) 900W	1
8	Solar Educational Kit	1
9	Solar Cooker- (SK-14 Dish Type)	1
10	Solar Water Heating System (1 00 LPD)	1
11	Solar Cabinet Drier (2 M. Sq.) 8 Kg capacity	1
12	Solar Radio	1
13	Wind-Solar Hybrid System (1 KW Capacity)	1
14	AMC Charges (@ 2% per annum) for 10 years (Approx.)	1

Status & follow up actions

Development of the layout including all necessary installations have been carried out on site.

VII. Development of Bulk land at Rushikonda Layout in favour of M/s. KSR Properties, Hyderabad measuring Ac.12.78 Cts

An extent of Bulk land measuring Ac. 12.78 Cts. in S.No.336/p of Madhurawada (v) and LP No. 103/89 of Rushikonda layout has been allotted for construction Housing Resorts at Rushikonda Layout on BOT basis with minimum guaranteed amount of Rs.5.45 Crores or @ 22% on the revenue received whichever is higher. The firm has to construct 54 units, 1 No. Club House and 3 Nos. shopping areas in the proposed project. The firm has offered an amount of Rs.5.75.97.430/- instead of minimum guaranteed amount of Rs.5.45 Crores. The site cost is proposed for Rs.4,500/- per sq. Yard and the sit rate for the construction of the building is Rs.800/- per sq. ft. The work is under progress.

Status and follow up actions

- The plans for construction of units, clubhouse and shopping areas are approved.
- The registrations of the units in favour the purchasers have been concluded.
- Minimum Guaranteed sum has been realized to VUDA.

VIII. Development of bulk land at Rushikonda layout in favour of M/s. Balaji Construction Company, Visakhapatnam measuring Ac.16.00

An extent of bulk land measuring Ac. 16.00 Cts. in S No 336/p of Madhurawada (v) and LPNo 103/89 of Rushikonda layout has been allotted for construction of Housing Resorts at Rushikonda layout on BOT on payment of minimum guaranteed amount of Rs 8,17,47,419-99 or 25.35% on the amount realized whichever is higher. The firm has to construct 49 Nos. of units in the proposed housing project. The firm has offered an amount of Rs 8,79,25,386 instead of minimum guaranteed amount for which an amount of Rs 61,77,966-01 is excess. The site cost proposed for the units is Rs 4,000/- per sq. yard and the building cost for the unit is Rs 800/- per sq. ft. The construction of housing scheme is under progress.

Status and follow up actions.

- * The plans for construction of housing units are approved.
- * The registrations of the units in favour the purchasers have been concluded.
- * Minimum Guaranteed sum has been realized to VUDA.

IX. Construction of guesthouse in Plot No 'G' of Kirlampudi layout measuring 1600 Sq yards on BOT basis by M/s. KSR Properties (p) Ltd., Hyderabad.

It is proposed to construct a Guest House in the vacant plot No 'G' of Kirlampudi Layout measuring 1600 Sq. yards on license basis for a period of 20 years with 2 level parking (basement and stilt) and G-1-4 floors with a yearly license fees of Rs 34.00 Lakhs and yearly enhancement of 5% on the existing license fees. The work has been awarded to M/s. KSR Properties after scrutiny of Technical and Financial aspects by the committee.

- * Extent of area - 1600 Sq. Yards
- * Coverage Area - 40%
- * Allowable built-up-area - As per G O Ms No. 423, dated 31.7.1998
- * Specific requirements - Deluxe suits, Deluxe rooms, Restaurant (one floor with all necessary amenities), Min. Conference Hall, Business Executive Meeting (Round Table).
- * Two rooms shall exclusively be reserved for VUDA (under Lock and Key)
- * Additional two rooms shall be reserved for VUDA but developer can continue to utilize (shall be allotted to VUDA on 24 Mts prior notice).
- * Maintenance of the entire complex including the rooms offered to VUDA shall be the responsibility of the developer.
- * All taxes including property tax and approvals/fees/bills shall be borne by the developer.
- * The technical proposals shall incorporate building material specifications and overall project cost.
- * Lease period proposal is 20 years.

Status and follow up actions.

- * M/s. KSR Properties have requested for cancellation of the project in view of Government not considering the request for 33 years of lease period.

X. Construction of Housing Projects/ apartments in S Nos 336/p, 394,395,396/p and 397/p of Madhurawada village of Rushikonda layout by M/s. Jurong Infrastructure (p) Ltd., Bangalore in an extent of Ac.40.00 Cts.

The VUDA proposed to construct housing project with 3 bed and 2 bed rooms apartments in an extent of Ac.40.00 Cts in S.No 336/p, 394, 395, 396/p and 397/p of Madhurawada (v) of Rushikonda layout and awarded the work to M/s. Jurong Infrastructure India (p) Ltd., Bangalore. Due to court litigations the work is yet to be grounded.

Status

* Work yet to be commenced in view of pending enhancement of construction price for the Contractual Agency.

XI. Construction of Housing Project measuring Ac.50.00 Cts., on JV basis, PPP Mode to M/s. Radiant Developers Pvt., Ltd., Hyderabad.

A Development Agreement-cum-Power of Attorney has been executed in favour of M/s. Radiant Developer Pvt. Ltd., Hyderabad for allotment of Ac.50.00 land in S.No.336/p of Madhurawada and LP No.103/89 of Rushikonda layout on Joint Venture basis on PPP Mode for development of an Integrated Housing Township. The layout and building plans were accorded statutory approvals by VUDA under Single Window Clearance System duly collection necessary statutory fees. The developer has proposed for construction of Integrated Housing Project consisting of 230 Residential Units of various categories and amenities viz., Clubhouse, Convenient Shopping, Community Hall & Reading Room and Yoga & fitness center.

Status

* Pending SLPs in the Honble Supreme Court has been cleared.

XII. Circular Train Project on Kailasa Hill by M/s. Sarada Roadways.

Development of Circular train project on Kailasa Hill has been awarded to M/s. Sarada Roadways, Hyderabad on BOT basis for a period of 22 years. The project work commenced on 7.8.03. Agreement entered on 6.11.2003 agreement registered on 3.5.2005. The completion period of the project is 18 months. Extension of another 3 months (i.e.) upto 31.3.2006 was granted. The work is under progress. M/s. Sarada Roadways has requested for extension of time upto 31.5.2006 and trial period one month from 1.6.2006 to 30.6.2006. The Bank Guarantee was also extended upto 30.9.2006. The request was not considered and orders passed for imposing penalty @ Rs.5,000/- per day with effect from 1.4.2006. If not paid by the above firm, the amount will be recovered from the Bank Guarantee.

Status and follow up action.

* Commercial passenger operations are in order.

XIII. Nandagiri Kala Gramam

An extent of Ac. 5.00 cts in Kapi/Uppada Layout was earmarked for construction of Artists village named as Nandagiri Kala Gramam. 16 Artist dwelling units cum studios framed structures were constructed by VUDA with an expenditure of Rs.8,68,000/-. After collecting the above amounts from the artists, the framed structures were handed over to Artists subject to construction of studios by them as per the designs approved by VUDA. Now the Kala Gramam project is under construction. The allotted artist residential cum studio units will be registered after ensuring the completion report.

Status and follow up action

- * The construction of the buildings are in progress by the allottees.
- * The allottee artists have requested to arrange registration of the studios in their favour.

XIV ROW HOUSING PROJECT AT RUSHIKONDA

An extent of Ac.6.78 Cts of the land has been proposed for the Row Housing Project. The project has been conceived in S.No. 336/p of Madhurawada, Rushikonda layout with 68 Row Houses with three bed roomed unit. Out of the total units one housing unit has been built as mock house and the same has been reserved under the control of VUDA. In the project proposals, facilities such as under ground cabling for electrification, drain trenches, fully paved pathways are proposed other than built up areas. In addition landscaped area, community facilities such as clubhouse, etc., are proposed. Project was conceived with 'Build & Contract' concept whereas the design has been carried out by appointing a Consultant Architect. 100% marketing by VUDA. The work has been awarded to the contractor on selection process.

Project Details as indicated below

S.No.	Type of Unit in Sft	Plinth area No. of Units	
1	Type -1*	2066 Sft	20
2	Type -2	2144 Sft	46
3	Type -3	2222 Sft	6
4	Type -4	2386 Sft	14
		Total	86

Note: *One unit is under VUDA which was built as a mock house.

Status

- * Construction of all housing units nearing completion. The mode of allotment for the remaining units has to be decided.

XV. HOUSING PROJECT AT YENDADA & MADHURAWADA (Ac.80.00)

An extent of bulk land measuring Ac.80.00 has been handed over to VUDA by the District Administration, Visakhapatnam for the proposed Housing Project. The land is located in S No. 1/p of Yendada and S No.386/p of Madhurawada with Independent Houses, Banglows, Row houses and economy apartments. Project proposals envisages necessary facilities for quality community living, services viz., under ground cable for electrification, drain trenches, fully paved pathways other than built up areas. Also, landscaped area, community facilities such as clubhouse, polyclinic, convenient shopping, etc are proposed. Project was conceived with 'Design, Develop, Finance, Construct and Market' concept with specifications etc., finalized. The Sale Deed was executed in favour of M/s. Global Entropolis Asia Pvt. Ltd., as an SPV after payment of full cost of the site as well as project cost as per the Government Orders under pre-closure clause. The layout and unit designs were accorded statutory approval under single window system. About 4200 units and provides housing of different types. The marketing is left to the developer.

Status

* The statutory approval of the building plans for the Integrated Housing Project have been approved. The work is under progress.

XVI. COMMERCIAL COMPLEX, GANDHI PLACE, SIRIPURAM ON BOT BASIS

An extent of 6540 Sq. yards + an additional area of 550 sq. yards (below ground space for utilization of parking) was proposed in TS.No.85/A of Waltair Ward at Gandhi Place under award No.9/66, dated 21.9.1966 for development of Commercial Complex with IT Space on BOT Basis for a Lease Period of 33 years, duly adhering to Bid Process Management consultant procedures and the project was awarded to M/s. Valbhav Sky Scapes Pvt. Ltd., Visakhapatnam with SPV partners. It is a Revenue Sharing Model by means of lease rentals i.e., 5% of Market Value of the land and periodical increase on 5% every year + Additional Development Premium.

Status

* Lease Agreement registered by the developer.

* NOCs have been obtained by the developer from Fire, Airport Departments.

XVII. COMMERCIAL COMPLEX WITH MULTIPLEX, AT VIZIANAGARAM OPP. TO RTC COMPLEX.

An extent of 3597.12 Sq. Yards was proposed in TS.No.683/1 of Vizianagaram District for development of Commercial Complex with Multiplex at Vizianagaram on BOT for a period of 33 years duly adhering to Bid Process Management consultant procedures and the project

was awarded to M/s. Ambica Infra Ventures Pvt. Ltd., Hyderabad with SPV partners. The project components are Shops, Anchor shops, Showrooms in G+2 Floors, Food Courts in 2nd Floor, Multiplex at 3rd & 4th Floor with 3 Screens, Family Entertainment Centre, Parking at Cellar and Sub-Cellar.

Status:
Registration of the Lease Deed has been carried out by the developer.
Construction work is under progress.

XVIII. DEVELOPMENT OF INTERNATIONAL STANDARD SCHOOL IN RUSHIKONDA LAYOUT

An extent of Ac 6.85 Cts of land has been proposed for the development of International Standard School in the existing Sector Centre area of Rushikonda Satellite Township Layout developed by VUDA. The propose development is conceived on Outright Sale & Development basis; project awarded to M/s. Chaitanya Educational Society, Kakinada after duly following the procedures under Bid Process Management consultancy. Shortlisting of the interested and reputed educational establishment / societies were given an opportunity to participate in the Bid Process after ascertaining their credentials as per the rules and regulation of CBSE and recognized by Government of Andhra Pradesh with a curriculum leading to International Baccalaureate (IB). Out Right Sale of land for a specific amenity i.e., School. The project period was envisaged for 18 months.

Status:
Project site was handed over to the successful bidder, in this case M/s. Chatanya Educational Society, Kakinada.

XIX. DEVELOPMENT OF INTERNATIONAL STANDARD SCHOOL IN MADHURAWADA LAYOUT

An extent of Ac 5.00 Cts of land has been proposed for the development of International Standard School in Madhurawada. The propose development is conceived on Outright Sale & Development basis; project awarded to M/s. Chatanya Educational Society, Kakinada after duly following the procedures under Bid Process Management consultancy. Short listing of the interested and reputed educational establishment / societies were given an opportunity to participate in the Bid Process after ascertaining their credentials as per the rules and regulation of CBSE and recognized by Government of Andhra Pradesh with a curriculum leading to International Baccalaureate (IB). Out Right Sale of land for a specific amenity i.e., School. The project period was envisaged for 18 months.

Status:
Hon'ble High Court of AP issued status-quo orders on the land, hence development of school halted.

XX. ULTRA MODERN LAYOUT AT DAKAMARRI

An Expression of Interest has been floated in Eanadu on 7.11.2007 inviting reputed developers with proven track record for the selection of Private Partners to Invest, Develop and Share an Ultra Modern Layout with the required infrastructure as per VUDA norms and standards at Dakamarri located at a distance of 38 Kms from Visakhapatnam measuring an extent of Ac 98.64 Cts in Bulk land in S.No 563/1 (Carved out from S.No 348) of Dakamarri Village, Bheemil Mandal, Visakhapatnam District, duly following procedures of Bid Processing Management by appointing M/s. APITCO Ltd., Hyderabad.

17 developers have shown interest by purchasing EOI Documents out of which 14 firms have been shortlisted by M/s. APITCO Ltd., duly disqualifying the four firms. After due process of Bid Process Management procedures and evaluation of Technical, Business and Financial Bids M/s. Vensar Construction Co. Ltd., Hyderabad have been awarded the project. The firm has offered 81% of the serviced land to VUDA out of the total project extent. The proposed components of the project are Ultra-modern Layout with High-quality living conditions and best of the amenities such as BT Roads, Open Drains, Water Supply Arrangements, Layout Electrification, Avenue Plantation, Filter Bed & Avenue Plantation, Play Equipment for Children in the Parks and Compound wall all around the open spaces etc.

The developer is expected to plan for better layout with all necessary components of infrastructure, sustainable to the project extent.

Status

- * The layout plan submitted by the developer is under scrutiny.
- * The issue related to change of land use is pending with Government.

XXI. IT LAYOUT AT RUSHIKONDA

An extent of Ac 327.00 was developed as exclusive IT Park on Hill No. 2 & 3 consisting of extents Ac 109.50 and Ac 217.50 respectively. The entire land was awarded to APIC for development of IT, extending certain incentives to IT firms including allocation of land on concessional price. VUDA has been approached by APIC to develop the unregulated and uneven land into proper layout and development. VUDA has collected development charges from all firms participated in the IT layout. Also, layout with supporting necessary facilities and infrastructure has been designed by VUDA and facilitated the development. In total 12 Nos. of IT Firms have been allotted in Hill No.2 of plots varying from Ac 1.00 to Ac 3.00 in an extent of plotted area of Ac 22.35 Cts. In the same way 12 firms have been allotted with plots varying from Ac 1.00 to Ac 25.00 with a plotted area of Ac 58.65 Cts.

Status

- * All infrastructure works have been completed.
- * Necessary landscape works are in progress.
- * Internal roads and Street lighting have been laid out.
- * Internal infrastructure including under ground cable works have been completed.

1. INTRODUCTION

The Government vide GO Ms.No. 694 MA, dated 9.11.1977 and GO Ms.No. 124 MA, dated 16.02.1978 have notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 4 Municipalities namely Visakhapatnam, Bheemunipatnam, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under the provisions of Andhra Pradesh Urban Areas (Development) Act 1975. Accordingly, the Urban Development authority was constituted on 17.06.1978. The jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq.Kms.

2. Preparation of Master Plan and ZDPS for Visakhapatnam Metropolitan Region (VMR).

The Visakhapatnam Urban Development Authority was constituted in the year 1977 under the provisions of Andhra Pradesh Urban Area Development Act 1975. VUDA has prepared the Master Plan for Visakhapatnam Metropolitan Region (VMR) in the year 1986 to 1989 and the Government of Andhra Pradesh has sanctioned the Master Plan vide Go. Ms. No. 247 MA & UD Department dated 31-05-89.

3. Preparation of Master Plan and ZDPS for Visakhapatnam Metropolitan Region (VMR)

The Visakhapatnam Urban Development Authority was constituted in the year 1977 under the provisions of Andhra Pradesh Urban Area Development Act 1975. VUDA has prepared the Master Plan for Visakhapatnam Metropolitan Region (VMR) in the year 1986 to 1989 and the Government of Andhra Pradesh has sanctioned the Master Plan vide Go. Ms. No. 247 MA & UD Department dated 31-05-89.

The Master Plan for VMR covers an area of 1721 Sq.km consisting of Visakhapatnam City, Gajuwaka Town, Anakapalli Town, Bheemunipatnam Town and Vizianagaram Town along with surrounding 287 villages.

Subsequently reaching the projected year - 2001 AD, VUDA has taken up extensive modifications to the Master Plan for VMR and 5 Zonal Development Plans to the horizon year 2021 by engaging the technical consultancy services to CES, New Delhi. The Government has approved the Master Plan /ZDP's vide Go. Ms. No. 345 MA & UD (Department) dated 30-6-2006 which are in force for implementation.

ii. Review of sanctioned Master Plan: The present sanctioned Master Plan shall be reviewed and latest developments shall be incorporated periodically.

The joint venture is one of the successful financial resource to the VUDA, which was experienced under the projects at the villages of Paradesipalem, Kapuluppada, Cherilopakandam, Mantripalem etc

7. Implementation of Master Plan / ZDPS.

The revised Master Plan for VMR and 5 Zonal Development plans for Visakhapatnam, Gujuwaka, Vizianagaram, Bheemunipatnam and Anakapalli sanctioned vide Go.Ms No. 345 MA & UD dated 30.06.06 are in force and being implemented by VUDA

VUDA has taken up the various interactive sessions on the approved Master Plan / ZDPs for awareness of the public

VUDA has scheduled visiting hours for the public to know the information on approved plans. Land use certificates and extracts of sanctioned master plans / ZDPs are being issued on specific requirement of the individuals.

8. Training and Orientation Programmes :

Gram Panchayats & Greater Visakhapatnam Municipal Corporation

As per the Go.Ms.No. 406 M.A. dated 8-8-1991 the VUDA has delegated powers of approval building applications etc. to the Gram Panchayats.

In order to familiarize with the rules and regulations of VUDA, the VUDA, has imparted training programme during August, 2005 on the various aspects of regulatory system and the records to be maintained by the respective Panchayats.

As per the GO.Ms.No. 938 M.A. dated 21-11-2005 the Government of Andhra Pradesh has extended the limits of Visakhapatnam Municipal Corporation and created Greater Visakhapatnam Municipal Corporation duly merging village settlements and Gajuwaka Municipality. In order to orient the Greater Visakhapatnam Municipal Corporation officials on Master Plan proposals and regulatory functions orientation programme has been conducted on 10-3-2006.

9. Interactive session with 'APREDA'

In Visakhapatnam Metropolitan Region, many private layouts are being developed by the private developers and most of them are members of the APREDA. In order to familiarize the layout rules and Master Plan provisions, the VUDA, has conducted an interactive session in August, 2005 with the members of the APREDA besides allotting Shop rooms for their office head quarters on rental basis to have a better coordination with VUDA. Officials to promote planned development of the region

4. Regulatory Functions of VUDA

U/s. 13 (4) of A.P Urban Areas (Development) Act, 1975 no development of land within the development area shall be undertaken or carried out by any person or body unless permission for such development has been obtained in writing from the Authority. There are many unapproved layouts in the name of Panchayat approved layouts and development is being carried out by the private developers despite many caution notices issued from time to time in news papers. Some of the private developers who have no regard for planned growth developed 275 layouts unauthorizedly and sold to public without providing any infrastructure facilities which in turn create problem for the general public as well as to the implementing agencies of VUDA, Greater Visakhapatnam Municipal Corporation and Panchayats.

In order to control the haphazard development of unapproved layouts and to promote planned development, the VUDA has taken stringent measures such as issuing of notices, removal of demarcated stones, disturbing unplanned roads, issuing press releases for cautioning the public not to purchase plots in unauthorized layouts and informing concerned Panchayat officials to publish in their Notice Boards and to take action on unauthorized layouts and also cautioning the Panchayat officials not to grant any Building permission and addressing Sub-Registrar concerned not to register the plots in unauthorized layouts without due information to the District Collector.

Regarding unauthorized constructions in the areas of Municipal Corporation, Municipalities and Panchayats the VUDA is taking all necessary measures in informing the respective Authorities to take action to control unauthorized constructions besides launching prosecution wherever necessary. The VUDA in coordination with the respective authorities is taking up demolition, as a monitoring body of Visakhapatnam Metropolitan Region.

6. Joint Venture projects Augmentation of financial resources

The VUDA has facilitated the private layout development through PPP Model in the name of joint venture projects where in the land owner and VUDA are the owners of the raw land and the private developer will obtain the approval and develop the infrastructure facilities in the lines of statutory layout approval process with due payment of prescribed fees and charges on mortgage model. The private developers will share the proportionate developed land as per acre basis to VUDA. And VUDA will secure financial resources out of the shared developed land by auctioning to the public.

In above joint ventures, VUDA will get the share of the developed land at the rate of 11% plotted area or 1800 Sq yds per Acs which is the land bank and inturn reveal the funds to the organization.

10. Demarcation of Certain Roads.

a) Marikavalasa & Law College Road

As a part of the implementation of the Master Plan proposals VUDA as a lead agency has taken up demarcation of the following Master Plan roads on ground to enable the public aware of the Master Plan proposals and to facilitate the planned development

- 1 N.H.-5(Marikavalasa) connecting Kaputauppada road.
 - 2 N.H.-5 Via. Law College. N.G.G.Os. Layout to connect 100' Madhurawada road
 - 3 N.H.-5 to Kommadi 100' road.
 - 4 N.H.-5 to Pothinamallayyapalem Via. A.P.H.B. Colony
 - 5 N.H.-5 to Bakkannapalem 80' road
 - 6 N.H.-5 to Bakkannapalem Vid. Sai Priya Estates
- Further the VUDA has also taken up strengthening of the 100' gravel road from N.H.-5 to Beach Road Via. Madhurawada and Timmapuram to connect the N.H.-5 and Beach Road.
- 7 N.H.-5 to Beach Road Via. Yendada and GITAM 80' Road.
- Rushikonda to 100' Madhurawada road connecting the I.T. Layouts.

11. Collection of Development Charges from various Engineering Colleges and other Institutions

The VUDA has collected an amount of Rs. 246.10 Lakhs from the respective builders / applicants and land use conversion charges of Rs. 106.24 lakhs from those who applied for Change of Land use. The Educational Institutions and other agencies such as Al-Ameer, M/s. RAMKY Pharmacy, M/s. Chantanya Engineering College, have requested the government for according exemption of development charges. As the collection of Development charges is a mandatory requirement, as such VUDA has been vigorously pursuing to collect the Development / conversion charges.

A huge amount is due to be paid by the Greater Visakhapatnam Municipal Corporation to VUDA towards development charges collected from the respective applicants. The Planning Section is addressing the Greater Visakhapatnam Municipal Corporation time and again to remit the said amount to VUDA. The Government was also addressed in this regard to give instructions to the Commissioner, Greater Visakhapatnam Municipal Corporation.

Regarding development charges it is not out of place to state that letters have been addressed to the Charman, Visakhapatnam Port trust also requesting him to instruct the staff concerned to collect Development charges in respect of development proposals in the lands leased to the private people and to remit the amounts so collected to VUDA. In this regard the issues pertaining to payment of Development Charges of N.T.P.C., Gangavaram Port Limited, RAMKY Pharmacy etc., have also taken up with Government for favorable orders.

12. I.T Parks Carving of I.T Layout

The Government of Andhra Pradesh has allotted an extent of Ac. 326.95 land to APIIC for development of I.T Parks in and around Rushikonda area in Madhurawada village. As per the request of the Principal Secretary of Government, IT Department and District Collector, the VUDA has prepared the layout plans for I.T companies in S.No 336 of Madhurawada and all require amenities are being provided on turn-key basis to accommodate nearly 20 companies.

13. DIGITIZATION OF MAPS

In planning section there are many plans pertaining to Masterplan, Zonal Development Plans,

Town Planning Schemes village plans and other study Maps along with village maps which are being maintained. In view of storing of numerous Maps locating a particular map is cumbersome and it can be made easy by digitization. Hence the VUDA has started the digitization process to meet the day-to-day requirement of planning officials and also to cater to the needs of public. It has been planned to vigorously pursue the same in the coming year.

14. COMPUTERISATION

The VUDA Planning section plays an important role in activities of VUDA and it deals with the public for issuing many statutory clearances such as approval of layouts, Building Permissions, Change of Land uses, Installations etc which are time bound and which need to be disposed within specific time frame. In order to meet the expectations of the public and to have efficient administration in redressal of grievances as well statutory clearances it has been proposed to computerize entire planning activities along with imparting training to the concerned officials and staff. As part of Statutory obligations the VUDA proposed to implement the Master Plan proposals and also take up various Projects, feasibility studies, Environmental studies etc to secure and promote planned development of Visakhapatnam Metropolitan Region.

15. DEVELOPMENT OF I.T PARK LAYOUT AT RUSHIKONDA

The Government has decided to develop an exclusive I.T. Park in around 140 Acres of Government land in two bits at Rushikonda village. VUDA has been entrusted with the task of developing the infrastructural facilities for the I.T. Park layout.

The I.T park has been developed in two bits of land. First bit comprises 13 plots in an extent of 40 Acres land bit. Second Bit comprises of 113 plots in an extent of 100 Acres land bit. The development of infrastructural facilities comprises development of B.T roads, drains, protection works, water supply and electrification facilities etc.

Project cost -	Hill No II	Rs. 5.70 Crores
-	Hill No III	Rs. 7.00 Crores
Expenditure incurred upto the financial year ending		
	Hill No II	Rs. 41.73 Crores
	Hill No III	Rs. 14.90 Crores
	Total	Rs. 56.63 Crores

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

(2008-2009)

I. INTRODUCTION

The erstwhile Town Planning Trust of Visakhapatnam was constituted by the Government in the year 1962 for preparation of detailed Town Planning Schemes and Master Plan for Visakhapatnam town and its surrounding areas. Subsequently in the year 1964, the Government has entrusted responsibilities of Land Acquisition and Development of Housing Schemes to the Trust. The functions of the Town Planning Trust include utilization of areas situated in the development area according to the Master Plan.

The advent of the Steel Plant made Visakhapatnam one of the fastest growing cities in the country. The dynamic growth of the City's economy has brought in tremendous prospects for development as well as a host of related problems for the region. In view of the significant growth of the region, the Government of Andhra Pradesh has constituted the Urban Development Authority for Visakhapatnam (VUDA) in June, 1978 in place of Town Planning Trust.

II. OBJECTIVE OF THE ACT.

A) Constitution of Visakhapatnam Urban Development Authority:

The Government in G.O.Ms No 694, M.A dated 09-11-1977 and G.O.Ms No 124 M.A dated 18-12-1978 notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 5 Municipalities namely Visakhapatnam, Bheemunipatnam, Gajuwaka, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under Andhra Pradesh Urban Areas (Development) Act, 1975. Accordingly, the Urban Development Authority was constituted on 17-06-1978. At present the total jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq.Kms, with a present population of 18.82 lakhs and registering a growth rate of 25.5%.

The Government under G.O.Ms No 525 M.A dt: 30-7-2008 have extended the limits of VUDA covering 4 Districts i.e., Srikakulam, Vizianagaram, Visakhapatnam and East Godavari Districts consisting of 931 villages in 34 Mandals having an area of 385251 hectares (3852.51 square kilometers). It is essential to include these villages for all round development of the area in a planned manner. However, the Government have also entrusted the work of VKPCIR to VUDA.

III. MAIN OBJECTIVES & FUNCTIONS OF VUDA.

The main objectives and functions of urban Development Authority are:

- a) To promote and secure the development of the Urban Development Area according to the Master Plan and Zonal Development Plans prepared to ensure that the development in Urban areas is properly regulated in the most advantageous manner from the public interest point of view with respect to the location of industries and residential areas.
- b) To Co-ordinate the development activities of various agencies so as to provide infrastructure facilities in accordance with the priorities for the phased development of the area under Urban Development Authority.
- c) To formulate projects and execute them with respect to Sites and Services Schemes, Housing Schemes, Township Development and Infrastructure provision, Projects such as Transport, Water Supply and Sewerage etc.,
- d) Development of Major Public facilities lying of new Relief/Ring roads, development of major social and community infrastructure facilities like roads, public open spaces, provision of parks, Auditoriums, Open Air Theatres, Planetarium etc., for the benefit of the public under the Non-remunerative category, to be implemented with the surpluses to be generated through the remunerative schemes.
- e) To co-ordinate with related agencies in the fields of Civic services such as A.P.S.R.T.C., A.P. Housing Board, Greater Visakhapatnam Municipal Corporation, Municipalities, Mandal /Revenue/District Collectorates and undertake surveys and studies plans and projects for the benefit of the public.
- f) To give assistance to the general public in all possible ways in mitigating the ills and problems which are caused by the brooming Urbanization.

IV. VUDA Board (At present)

Sri **Sanjay Kumar**, IAS., Collector & Chairman, VUDA. From 28-1-2008 to 31-3-2008
(G.O.Ms.No 107, MA dt: 28-1-2008)

Vice Chairman, VUDA, Member

Commissioner, GVMC, Member

Director of Town & Country Planning or his nominee, Member

Secretary to Government, Finance & Planning F.W.Department or his nominee, Member

V. ORGANISATION

As per the Andhra Pradesh Urban Areas Development Act, 1975, Visakhapatnam Urban Development Authority is headed by a Chairman and Board appointed by the Government. The Vice-Chairman is the Chief Executive of the Authority, who is the full time officer appointed by the Government. The Authority comprised of six wings namely 1) Administration 2) Planning 3) Engineering 4) Estate Management and and Acquisition 5) Urban Forestry 6) Accounts 7) Project Monitoring Unit 8) Legal Cell and 9) Media Cell

- a) The Administrative Wing deals with the matters pertaining to allotment of sites, houses, shops, offices etc., and establishment. Secretary is the Head of Administrative Wing.
- b) The Engineering Wing deals with the execution of various developmental schemes in the layouts, infrastructural works and deposit works. Chief Engineer is the Head of the Engineering Wing. (Presently Superintending Engineer is the Head)
- c) The Planning wing deals with preparation of Master Plan, Zonal Development Plans and Layout Plans and its enforcement. Chief Urban Planner is the Head of the Planning Wing.
- d) The Estate Management and Land Acquisition wing manages the assets of VUDA and secures land for development of layouts and construction of housing projects etc., Estate Officer cum Land Acquisition Officer is the Head of the Wing.
- e) The Urban Forestry Wing looks after developmental and maintenance of parks, greenery in development area. Divisional Forest Officer is the Head of the Wing.
- f) The Accounts wing maintains all accounts of the Authority. Chief Accounts Officer is the Head of the Wing.
- g) The Project Monitoring Wing plays key role framing the designs and implementation policies of new Projects. It functions under the Headship of Officer on Special Duty.
- h) The Legal Cell deals with legal matters and all court cases of VUDA. Legal Officer manages the affairs of the Legal Cell under the supervision of the Secretary and the Vice Chairman.
- i) The Media Cell takes care of publicity for the policies and programmes of VUDA, campaigning of its schemes, Press Relations, Release of Advertisements, conduct of special programmes etc. Media Adviser manages the affairs of the Media Cell under the supervision of the Secretary and the Vice Chairman.

VI. PATTERN OF FUNDING AND FINANCIAL OPERATION

The financial operations of VUDA broadly fall under two categories.

- Expenditure towards establishment and contingencies and
- Expenditure towards remunerative and Non-remunerative works.

The receipt of funds generation, of resources is mainly through

- Internal generation through rents on shopping and Office Complex constructed by VUDA, Receipts on accounts of development charges etc., and interest on funds invested.
- Grants released by Government towards part of establishment cost and for specific type of Schemes on a minor scale, such as road-widening, parks development etc.,
- Loans raised by VUDA from HUDCO and Government for remunerative works (the loans are repaid out of installments paid by the allottees)
- Amounts realized through the promotional of Joint Venture proposals and other projects on PPP Model.

VII. PERFORMANCE AT A GLANCE

The erstwhile Town Planning Trust and VUDA. In the past, has taken up number of Sites & Services Layouts and also has taken up road widening / road widening / road formation schemes and constructed community halls, commercial complexes, Indoor Auditorium, Kalyana Mandapams, and also developed VUDA Park, Tenniti Park besides taking up Kailasa Hill development Projects with rope way, and Submarine Museum as tourism promotion projects.

a) Details of posts held by various personnel

S.No	Name	Designation	From	To
1	Sri Sanjay Kumar, IAS	Collector & Chairman	1-4-2008	31-3-2009
2	Sri V.N. Vishnu, IAS	Vice Chairman	1-4-2008	31-3-2009
3	Sri A. Jagadeesh	Secretary	1-4-2008	31-3-2009
4	Smt. D. Vijaya Bharathi	CAO	1-4-2008	13-8-2008
5	Sri A. Jagadeesh	CAO I/c.	13-8-2008	4-10-2008
6	Smt. D. Vijaya Bharathi	CAO	4-10-2008	31-3-2009
7	Sri K. Anand Babu	CUP	1-4-2008	31-3-2009
8	Sri Y. Ramesh	OSD	1-4-2008	31-3-2009
9	Sri R.S. Raj Kumar	EO	1-4-2008	28-2-2009
10	Smt. B. Shanthi	EO I/c.	1-3-2009	2-3-2009
11	Sri M. Jitendra	EO	3-3-2009	31-3-2009
12	Sri K. Shyam Kumar	CE I/c.	1-4-2008	31-3-2009
13	Sri Y. Ramesh	DFO I/c.	1-4-2008	22-4-2008
14	Sri BVA Krishna Murthy	DFO	23-4-2008	31-3-2009

b) The total sanctioned and existing vacancies in all wings are as following.

S No	Abstract	Sanctioned	Existing	Vacant
1	Administration	145	108	37
2	Engineering	92	48	44
3	Planning	86	66	20
4	Forest	05	02	4
5	Accounts	01	01	--
6	L G S	45	45	--
7	N.M.Rs	72	72	--
8	Contingent	01	01	--
Total		448	343	105

The Right to Information Act

RTI Act 2005 has been introduced to provide for setting regime of right to information for citizens to secure access to information under the control of public authorities, in order to promote transparency and accountability in the working of every public authority, the constitution of a Central Information Commission and State Information Commissions and for matters connected therewith or incidental thereto.

VII. Land Acquisition

No fresh land Acquisition cases

a) The Estate Officer & Spl Grade Dy. Collector is the in-charge of the land Acquisition Unit, VUDA. The following skeleton staff are working in the L.A unit from 01-05-2006 as per the G.O.Rt No 808/M.A/LBD Department., dt: 13-7-2006

1. One Spl Tahsildar
2. One Deputy Tahsildar
3. One Sr. Assistant
4. One Surveyor

As per the instructions of the Government in G.O.Ms No.911 land is being acquired for the purpose of creating infrastructure facilities only. The L.A staff is presently attending to 133 pending L.A. cases at various courts.

No compensation on fresh acquisition is paid in the year 2008-2009. However, an amount of was deposited in the court towards enhanced compensation ordered by the High Court of A.P.

7. COURT CASES OF VUDA

Year	Cases pending	Cases received	Cases disposed
1	2	3	4
1-4-2008	(J1)320	126	52
to 31-3-2009	(J2)105	21	---
	(J3)177	15	10

8. COURT CASES OF LAO

Year	Cases pending as on 1-4-2006	Cases received during the period 1-4-2006 to 31-3-2007	Cases disposed during the period 1-4-2006 to 31-3-2007	Cases pending as on 31-3-2007 (Col=2+3-4)
1	2	3	4	5
Section 30	22	---	---	22
31 (2) of the LA Act				
Section 18	24	---	6	18
W.Ps	22	11	7	24

ESTATE

Govt. lands to an extent of Ac. 235.34 cts in the following village have been taken possession from the Mandal Revenue Officers to take up comprehensive area development as per the Master Plan.

Village		Extent(Acres cts)
Visakhapatnam Rural	Paradesipalem	54.10
Bheemunipatnam	Kapuluppada	0.70
Parawada	Mantripalem	30.39
Anandapuram	Gambhiram	130.00
Pendurthy	Vepagunta	2.13
Visakhapatnam Urban	Kapparada	18.02

The above lands have been resumed by Mandal Revenue Officers by canceling the assignment pattas for violation of conditions. In some cases the lands have been taken possession by the Mandal Revenue Officer from the Pattadars in the public interest under G.O.Ms No.1307 and compensation proposals have been submitted by the Mandal Revenue Officers to the Collector. Alienation proposals in respect of Ac. 235.34 Cts. have been submitted to the Collector after fulfilling all the formalities by the Mandal Revenue Officers.

VUDA got impleaded as party in all cases filed against Govt. to safe guard the interest of the Govt. as well as VUDA for planned development.

IX. Administrative Reforms:

1) Redressed of public Grievances

Petitions received in the office are being redressed with the stipulated time.

2) Introduction of land audit concept to have maximum utility of the land acquired and possessed by VUDA to be taken up.

3. ALLOTMENT OF SITES

The following Plots / Odd bits in various layouts under sites and services have been allotted through open auctions and realized sale proceedings as detailed during the year 2008-2009.

Sl.No	Name of the layout	Total plots auctioned	Total extent in Sq. Yds	Total amount released in lakhs
1	Madhurawada	92	41438	2705
2	Yendada	124	44065	2200

4. DETAILS OF SHOPS

	Number available	Allotted	Vacant
Shops	331	305	26
Offices	29	27	2
Shops in various parks	31	24	7

Note: MVP Sector -12 one new office constructed

5. REVENUE ON SHOPS, OFFICES AND PARKS

Description	Outstanding Demand Rs	Total Demand Rs	Collections Rs	Balance Rs
Shops	2894720	12996268	10166822	2829446
Offices	15791061	25059551	418236	24641315
Parks	323874	10604354	1452293	9152061

9. COMPUTERS

VUDA is having the following Computer Hardware and other related hardware for the office work in overall administration.

I. Computers and Hardware in VUDA

Computer systems		Printers	
1) At Main Office:	27 Nos	1) Laser Jet Printers	6 Nos.
2) At Kailasa hills	2 Nos.	2) Inkjet Printers	7 Nos.
3) VC's Camp Office	1 No.	3) Dot Matrix	9 Nos.
4) Secretary's camp office	1 No.	Total	22 Nos.
Total	31 Nos.	Lap Tops	3 Nos.
Projector LCD	1 No.	Plotter	1 No.
UPS of 15 min Backup	7 Nos.	UPS at Computer Cell	
		a) 2 KV UPS	
		(exclusively for Server)	1 Nos.
		b) 5 KV UPS (connected	
		to all systems in 3rd floor	
		office)	1 Nos.

II. LAN Networking

1) Network Accessories

- a) HCL make Rack Mounted 10/100 Mbps 32 port switch 1 Nos.
- a) 10/100 Mbps RJ 45 LAN cable including 10/100 Mbps IO Port 1 Nos.
- b) 8 Port Hub with UTP Cable 1 Nos.

III. INTERNET LEASED LINE

64 KBPS Managed leased Line taken from BSNL and connected to LAN through Server with related Router and MLL Modem.

IV. MAINTENANCE

The maintenance of hardware is attended by the staff at computer cell. The major repairs and spare parts if any required from time to time is being attended by competent agency through quotation basis. During the year 2008-09, an amount of Rs. 4,79,549/- was spent on purchase of new systems, change of internet connections, Maintenance of VUDA website, purchase of computer accessories (like printer ribbons, refilling of cartridges, new cartridges, RAM for systems etc.) and hardware maintenance.

V. SOFTWARE

On Software side DCB on FoxPro is being utilized in Housing allotment section, Salaries and PF Generation on FoxPro is being utilized in Accounts and Swipe card attendance system is being utilized in Administration is utilized for all the Staff members of VUDA. In Planning Master Plan of VMR is prepared on GIS Platform and all Layout plans are being done on AutoCAD and ArchiCADD. VUDA has purchased AutoCADD and 30 Nos. of Technical Staff were trained on ArchiCADD and AutoCAD.

VI. WEB SITE

VUDA is having 2 Nos. of official web sites namely www.vuda.org and www.vuda.gov.in. All the contents of VUDA like activities of VUDA, advertisements, information to public on Town Planning approval, Allotment of sites, Shops for Rent and Tender notices etc., are placed in this site.

Besides VUDA regular employees 20 Nos. of computer operators engaged for various works on AutoCADD, Tally, documentation and data entry works etc., from outside agency and annual expenditure towards remuneration of these operators is Rs.12,00,000/-.

10. VEHICLES

For the present, VUDA is having 18 own vehicles, 2 Nos. of Scorpios and 3 Nos. of Boleros, 2 Nos. of Ambassador(petrol) and 1 No. diesel Car and 6 Nos. jeeps and 4 Nos. Indica cars

11. KALYANA MANDAPAMS & AUDITORIUMS

The VUDA is having the following Kalyana Mandapams Auditoriums.

1. Children Theatre
2. Gurajada Kalaskhetram
3. Vankojipalem Kalyanamandapam
4. Rao Gopala Rao Auditorium at Anakapalli
5. Ananda Gajapathi Auditorium at Vizianagaram
6. Guest House at Bheemili

ENGINEERING WING

1. Providing and improvement of infrastructure facilities and parks in various wards of Anakapalli Town.

VUDA has taken up to improve and develop various infrastructure facilities in various wards of Anakapalli town a major Municipality of VMR area. Under the project it has been taken up to provide B.T. Roads, C.C. side Beams and CC drains and CD works in various wards of the Municipal Town, as a part of Urban Infrastructure Development. Work was completed.

Project Cost	Rs. 337.96 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 29.60 Lakhs

2. Construction of indoors stadium at Anakapalli.

VUDA has taken up to construct Indoor Stadium at Anakapalli in an extent of 15 Acres of Municipal land with a seating capacity of 1000 persons as a part of Urban Infrastructure Development.

Project Cost	Rs. 189.67 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 3.79 Lakhs

3. Construction of Housing Colony at Akkireddipalem.

VUDA has taken up to construct a Housing colony in Akkireddipalem by duly drawing approach road from Port EXIM Park road, which was a self sufficient town ship with two categories of duplex bungalows taken up with State of art facilities such as gated community with security, under ground cable electrification, drains, fully paved path ways, well laid roads fully landscaped open spaces, community facilities such as club houses, gym, tot lot etc. The housing scheme was taken up on turnkey basis with design and contract model. The Project details are given below :

Project Cost	Rs. 3156.00 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 1.84 Lakhs

4. Providing Infrastructure to Chelopakandam Layout at Anakapalli

VUDA has taken up Development of sites and services scheme an extent of 23.56 Acres in Anakapalli in Chelopakandam at Anakapalli it has been taken up to Develop all necessary infrastructure facilities such as WBM roads, SW drains, water supply and electrification facilities.

Project Cost	Rs. 257.00 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 43.48 Lakhs

5. Providing Infrastructure to Chinamushidiwada (IRWO), at Visakhapatnam.

Project Cost	Rs. 20.00 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 14.17 Lakhs

6. Improvements and widening of Visakha - Bheemili Beach road from Chainage 6.00 Km to 9.00 Km

VUDA in its endeavor for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a roads work but as a picturesque landscape element incorporating pedestrian/visitor facilities, esthetically developed view/entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs and green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the Beach road from 1.00 Km to 3.00 Km was taken up by VUDA in the year 2003-2004 with a project cost of Rs. 6.10 Crores. The work from 3.00 to 6.00 Km was taken up by R & B Dept. The widening work from Chainage 6.00 to 9.00 Km was also taken up by VUDA with a Project cost of Rs. 6.18 Crores and completed during 2008-09 and following are the details.

Project Cost	Rs. 6.18 Crores
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 43.73 Lakhs

7. Improvements and widening of Visakha - Bheemili Beach Road from Chainage 9.00 to 12.00 K.M

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a road work but as a picturesque landscape element incorporating pedestrian / visitor facilities, esthetically developed view/entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the Beach Road from 1.00 K.M. to 3.00 K.M. was taken up by VUDA in the year 2003-2004 with a project cost of Rs.6.10 Crores. The work from 3.00 to 6.00 K.M. was taken up by R & B Department. The widening work from Chainage 9.00 to 12.00 K.M. was also taken up by VUDA with a Project cost of Rs.5.90 Crores and completed during 2008-09 and following are the details.

Project Cost	Rs. 5.90 Crores
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 257.19 Lakhs

8. Improvements and widening of Visakha - Bheemili Beach Road from Chainage 12.00 to 15.00 K.M

VUDA in its endeavour for a planned and sustainable growth has initiated many infrastructure development projects in conformity with Master Plan objectives. The Visakhapatnam - Bheemili Beach Road is one such identified project requiring improvements and up gradation of the geometrics. The project is viewed not only as a road work but as a picturesque landscape element incorporating pedestrian / visitor facilities, esthetically developed view / entertaining points, food stalls, parking slots etc., by duly retaining the pristine beauty along the coast line. More than the road component, stress is made on footpaths, kerbs, and green spots so that the rider of the road enjoys the scenery. Initially the widening and improvements of the Beach Road from 1.00 K.M. to 3.00 K.M. was taken up by VUDA in the year 2003-2004 with a project cost of Rs.6.10 Crores. The work from 3.00 to 6.00 K.M. was taken up by R & B Department. The widening work from Chainage 12.00 to 15.00 K.M. was also taken up by VUDA with a Project cost of Rs.5.94 Crores and completed during 2008-09 and following are the details.

Project Cost	Rs. 5.94 Crores
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 288.82 Lakhs

9. Providing Street Lighting from Sagarnagar to Rushikonda at Beach Road (Cables & RCC Spun Poles)

The VUDA has taken up widening of Beach Road from Visakha - Bheemili Beach Road into four-lane road with Central Median and Footpaths etc., as a part of Development of Tourism along Beach Road. Accordingly work was taken up from 0 to 15.00 KM completed. Previously road lighting taken up to 2 K.M. Now the road lighting in the Central Median portion with RCC Poles and lighting on both carriages proposed from Sagarnagar to Rushikonda I.T. Park i.e., from Chainage 3.00 to 10.00 K.M. The cost of Project is Rs.82.00 Lakhs. The work completed during the year 2008-09 and following are the details.

Project Cost	Rs. 82.00 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 70.00 Lakhs

10. Construction of Row Housing Scheme (Gated Community) at Rushikonda Layout.

It is proposed to construct Group Housing Scheme in row type in different blocks meant for HIG category in Rushikonda Layout. The project was designed by M/s PADGRO, Consultants, Chennai.

RCC framed structure for buildings including all internal amenities with high-end specification. Infrastructure facilities include BT Roads, CC Drains, External Water supply, Sanitary and Electrification with Underground Cabling and Street Lighting, Greenery and Landscaping in Central and other Open Spaces, Facilities like Community Hall, Street Furniture, Generator back up, Shopping area, tot lots within the compound are also included in the project as it is a Gated community.

In addition, additional amenities - Solar heating system, Solar fencing system and Reticulated Gas System for individual units are also included.

Project Cost : Rs. 1824.00 Lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 521.00 Lakhs

Floorings, Water supply and sanitary appliances, Joinery, Grills and other finishes - paintings, hand- railing etc., have been executed along with 14 units situated at the foot of the hill during the year.

11. I.T. Park Layouts Development on Hill No.2 & 3 of Rushikonda

VUDA has taken up providing infrastructure facilities for I.T. Park Layouts on Hill No.2 & 3 of Rushikonda as Deposit work as desired by District Administration & APIIC.

12. Providing Infrastructure facilities for the proposed layout in S.No.108/p, 110/p, 111/p of Madhurawada.

It is proposed to Develop the layout under sites & services scheme in Government lands located in S.No. 108/p, 110/p, 110/p & 111/p of Madhurawada.

Project Cost : Rs. 9.20 lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 5.00 Lakhs

Initially Jungle clearance and formation of earthen roads by sectioning and leveling the excavated earth/quarry rubbish was taken up and completed.

13. Providing Infrastructure facilities for the proposed layout in S.No.353/p & 129/p of Madhurawada.

Project Cost : Rs. 9.90 lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 5.25 Lakhs

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BT Roads, SW drains, water supply arrangements - bore wells, sumps, ELSR, Distribution system, Ducting arrangements, layout electrification, street lighting, central Median, Footpaths with decorative paver tiles & Kerb and greenery.

Protection works and balance water supply & electrical works are completed during the year.

14. Government Lands:

In accordance with the directions issued by the Government, VUDA has taken up Protection, Site levelling and Formation of earthen roads within the land and approaches to Government lands handed over by the District Administration in Madhurawada, Rushikonda and Yendada areas as a part of Development and to fulfill the targets fixed under Resource Mobilization.

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 24.00 Lakhs

15. Formation of 80' wide road connecting bit in between RTC colony and Ayodhya Nagar in Mallayypalem at Madhurawada.

It is proposed to form 80' wide road to connect Ayodhya Nagar of Mallayypalem for RTC colony at Madhurawada by extending 80' wide road as per the Master Plan proposals to provide the direct access for the cupcoming layouts in and around mallayypalem.

Project Cost : Rs. 14.00 Lakhs

Expenditure Incurred up to the end of Financial year 2007-08 : Rs. 14.00 Lakhs

VSEZ Report Works :

16. Construction of CETT at VSEZ Duvvada.

The work is taken up as deposit work from the funds released by the VSEZ. Civil works construction of tanks, chamber and administration building and laboratories, all round compound wall were taken up and completed.

Project Cost : Rs. 250.00 Lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 96.00 Lakhs

17. Maintenance and Minor works in the entire Zone of VSEZ Duvvada.

Project Cost : Rs. 127.00 Lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 61.62 Lakhs

18. Construction of Office Complexes (UB complex 'B' Block)

The view of the growing demand for office complexes in Visakhapatnam it has been taken up to provide additional floors i.e., construction of 7th, 8th & 9th floors are taken up at UB complex 'B' Block.

Project Cost	Rs. 530.00 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 40.47 Lakhs

19. Dr. V.S. Krishna College Buildings (Deposit Works)

VUDA has taken up construction of school buildings for Dr. V.S Krishna College as deposit works for construction of laboratories, class rooms and hostel buildings etc.,

Project Cost	Rs. 127.73 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 64.00 Lakhs

20. Construction of 'Indoor and Out door Stadium * in Rajeev Sports complex at Vizianagaram.

To provide Sports facilities in Vizianagaram it is proposed to construct multipurpose Stadium Complex i.e., Indoor & Out door Stadium in an extent 9.65 Acres in Municipal Lands of Vizianagaram Municipality with the funding from VUDA Rs. 1.00 Crore and balance by GOI & SAAP. The complex comprises of Indoor Stadium of 6150 Sft. And one Outdoor Stadium with 8 lane tracks with galleries on both side

Project Cost	Rs. 2.85 Crores
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 22.65 Lakhs

21. Construction of Arch to the Zone Valley. Construction of Arch at 80'-0" wide road junction at Gosala Road connecting NH-5 at Paradesipalem land pooling project.

Project Cost	Rs. 35.90 Crores
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 5.42 Lakhs

Vizianagaram town Development Works :

To improve traffic facilities certain important roads in Vizianagaram Municipality are proposed to be widened under Vizianagaram town development and the following are the works taken up under town development.

22. Widening & formation of WBM & BT road construction of CC drain for road from Masjid junction at Vizianagaram

Project Cost	Rs.53.55 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 36.48 Lakhs

23. Widening and formation of road from Salipeta junction upto Kanapaka Agyannapeta VUDA colony junction at Vizianagaram. Work completed.

Project Cost	Rs.21.00 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 9.32 Lakhs

24. Formation of road, construction of side drains from Pradeepnagar Main road BT edge to Thotapalem Rama Mandir at Vizianagaram. Work completed.

Project Cost	Rs.105.00 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 71.73 Lakhs

25. Providing BTSD to the 30'-0" wide road for Bank Colony Jn. To Astha Lakshmi temple in Sivananda Swamy Ashramam at Bheemili.

As a part of Bheemili town development this road is taken up and completed.

Project Cost	Rs.7.7 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 10.23 Lakhs

26. Construction of compound wall for parks and open spaces and construction of watch and ward room in S.No. 50, 87/p of Kummaripalem and 73/p of Kothavalasa Village at Bheemili Mandal.

As a part of infrastructure facilities this work is taken up and is completed.

Project Cost	Rs. 14.92 Lakhs
Expenditure Incurred up to the end of Financial year 2008-09	Rs. 8.02 Lakhs

27. Construction of LIG Housing Scheme at Kapulauppada Layout.

VUDA has taken up the construct LIG flats Housing scheme in S No 312/p of Kapulauppada layout with a project cost of Rs. 586.00 lakhs. The scheme consists of construction of LIG flats -170 Nos. in 4 blocks having 34 units in each floor. The flat plinth area is 785 Sft with lift provision also as this is G+4 floors. The scheme is covered with a compound wall, external Electrification, drains and surface scooter parking provision. The Housing scheme taken up by VUDA on 4-7-2007 and completed and handing over of flats to the allottees is in progress.

Project Cost : Rs. 586.00 Lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 96.08 Lakhs

28. Government Lands :

In accordance with the directions issued by the Government, VUDA has taken up protection, site leveling and formation of earthen roads within the land and approaches to Govt. lands handed over by the District Administration in Malkapuram (M), Pedagantyada (M), Gajuwaka (M) and Yarada, Visakhapatnam Urban areas as a part of Development and to fulfill the targets fixed under Resource Mobilization.

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 102.15 Lakhs

29. Development of park around Dandukoneru in S.No.245 of Sabbavaram facilities proposed :

Electrification, fixing of RCC poles with chain link mesh for boundary, Iron gate, Seating Benches etc., as recommended by Hon'ble MLA.

Project Cost : Rs. 5.60 Lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 2.36 Lakhs

30. Widening of existing road from Adivivaram junction to Sontyam (50' wide to 130' wide) as a part of implementation of Master Plan Road.

Project Cost : Rs. 1.77 Lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 1.77 Lakhs

31. Providing Barbed wire fencing around shopping complex site in S.No.64/p of K.L.Rao Nagar layout at Pedagantyada.

Project Cost : Rs. 1.35 Lakhs

Expenditure Incurred up to the end of Financial year 2008-09 : Rs. 1.20 Lakhs

Brief note on Urban Forestry Division, VUDA During 2006-07.

The Urban Forestry Division VUDA was in existence since 1985 and in continuous endeavor for greening the city and its environs by maintaining parks on a sustainable basis, raising of avenue plantations in VUDA layouts and enlightening the public for development of greenery. Planning and execution of different landscaping works it is also developing green belts in different institution and landscape works in various institutions with their funds as deposit works.

Staff pattern :

1	Divl. Forest Officer	1no.
2	Forest Range Officer	2nos. (1 filled with HO + 1 Vacant)
3	Forest Section Officers	3nos. (Vacant)
5	Sr. Assistants	1no.
6	Jr. Assistant	1no. (NMR, W.I.)
7	Work Inspectors	2 nos.
9	Driver	Hire vehicle
10	Attenders	6 nos.
11	Chainman	3 nos.
12	LGS	14 nos.
13	NMRs	13 nos.

The main activities of Urban Forestry Division, VUDA are as follows:

1) VUDA park :

The Urban Development Authority Visakhapatnam has developed a park along the beach over an extent of 55.00Ac., during 1985 out of which 8.00 Ac., area was leased out to MGM Selvee World a private organization for development and running of water sports and mechanical rides. 2.75Ac., area earmarked for boat club is also leased out to a private party on BOT basis to Nirmitha Engineering Constructions, Visakhapatnam. The entry fee for VUDA park is Rs.3/- Recently Phase - II of VUDA Park has been revitalized.

The high light of VUDA park have a International skating rinks, health club, play pen, Vaisakhi Kala vedika, Pigeon tower, Boat club, MGM Selvee world, Yoga center, Entrance plaza, Kids pride etc. Nine lazer lamps were installed in VUDA park during 2005-06 as an additional attraction.

Generally around 1,200 visitors are visiting the park daily and this figure will be doubled during Sundays and public holidays.

Kailasa hill park

The VUDA has developed a prestigious hill top of 380 Ac., as a tourist spot on Kailasa hill by developing 50 acre area as park and being maintained since 1993. National & International tourists including VIPs are visiting this park every year. During 2003 the Government of Andhra Pradesh has awarded the best tourism place award.

In this park toll gate is computerized. Nearly 2,000 visitors will be visiting the park daily and this figure will be doubled during Sundays & public holidays. The collection of entry fee is being maintained by private party who is highest bidder.

The main features are Sivaparvati statue, 8 view points, sanku chakra namalu, Art Gallery, Food courts, Titanic view point, floral clock, laser lamp, capsule lift and landscaping. In addition to the above attractions the following are established at Kailasagiri.

1. Radar cyclone system
2. Police out post
3. Shanti Ashramam
4. Lord Shivalayam

Film shootings:

In respect of film shootings, as per the G.O.Ms.No.2, dt.6-1-2006 of General Administration (I&PR II) Department, Government of Andhra Pradesh, Hyderabad the following rates will be charged for the locations in the jurisdiction of VUDA.

1. Rs 5,000/- for eight hours (1 day)
2. 1,500/- for every extra hour.
3. Maintenance charge is Rs 1,000/- per day
4. Security Deposit is Rs 5,000/- (Refundable)

Dinner/parties:

1. Towards hire charges for using lawns for conducting dinners/parties at Kailasa hill is Rs.1,500/- per day.

1) Beach Park :

Recently a Park named Beach Park developed along beach road over 5.00 acre from Ropeway station at foot hill of Kailasagiri to police mess complex and being maintained by VUDA.

2) Kursura Submarine Museum.

The Kursura Submarine Museum has been established by Naval authority and is handed over to VUDA for its maintenance. The landscape developed around the Kursura Submarine Museum and being maintained. The following charges are collecting at Kursura Submarine Museum.

- | | | |
|----------------------------|---|---|
| 1. The entry fee for adult | = | Rs 25/- each |
| 2. The entry fee for child | = | Rs 15/- each |
| 3. Children entry fee | = | Rs 10/- each (Group minimum 5 children) |
| 4. Camera fee | = | Rs 20/- each |
| 5. Video Camera | = | Rs 100/- each |

The general maintenance of Submarine Museum is being attended by Engineering wing through Annual Maintenance Contract. Separate guides are appointed for guiding the tourists who are ex-employees of submarine (Indian Navy).

3) Thotlakonda park.

The VUDA has developed park over 2.50Ac., near Buddha's statue, at entrance, along ghat road and around tanks at Thotlakonda with Tourism funds and it is being maintained by VUDA departmentally.

4) VUDA Children world.

The VUDA has developed landscape over 1.00Ac., and mini zoo with Pigeons, Ducks, Rabbits, Tortoise, etc., for entertainment of children including landscaping in the premises of Children World and is being maintained departmentally.

5) Other Parks.

- Maintenance of Anakapalli Parks.
- Maintenance of Traffic Island at Siripuram Junction.
- Maintenance of landscape at Jammicheruvu Park, Bheemili.

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On going Works :

- 1 Development of landscape at Women's College, Visakhapatnam
- 2 Development of landscape in open site at Sec-VI, MVP Colony
- 3 Development of landscape at Thotlakonda hill slopes (Sea View Park)
- 4 Development of landscape in open site at Madhavadara layout.
- 5 Development of landscape at Seethammadhara appartments.
- 6 Development of landscape at TPT colony, Seethammadhara layout.

On going Deposit Works :

- 1 Raising of 2,000 fruit bearing plants in the premises of VSEZ, Visakhapatnam.
- 2 Development of landscape near executive canteen at VSEZ, Visakhapatnam.
- 3 Maintenance of other landscape works at VSEZ, Visakhapatnam.

Nursery Works :

- 1 Raising of 2.00 lakh bag plants at MVP central nursery.
- 2 Maintenance of old bag plants at MVP Central Nursery.

ACCOUNTS

FINANCIAL TRANSACTIONS

1. Receipts

The Receipts of VUDA comprises of Capital Receipts by way of Development Charges, disposal of residential Plots by allotments and by Auction/ Sale of Odd bits and Commercial plots, sale of houses et. The Revenue Receipts include rents from commercial complexes and other miscellaneous receipts.

2. Receipt on Shops and Offices

By way of rents from shops and offices constructed by VUDA. An amount of Rs 202.65 lakhs has been received under this head during 2008-09.

3. General Receipt

An amount of Rs.4409.66 lakhs has been received under the head through Sale permissions, 3rd Party registration charges, Rents on Auditoriums, Entry fee from VUDA Park, Kailash Hill and other parks of VUDA, Auction of left over odd bits.

4. Development Charges

Collection on approval of layout plan etc, retaining 15% of development charges for running general administration and other main things, the remaining is being utilized for development works in that area. An amount of Rs.898.75 lakhs has been received during the year towards Development Charges.

5. Deposit Works

VUDA undertakes works by offering expertise services to the agencies in need by collecting 10% as administrative supervision charges for the deposit works. VUDA has done Deposit Works to a tune of Rs.885.45 lakhs collecting 10% towards A.S Charges.

6. Receipt through Joint Venture Projects & P.P.P. Model Projects

VUDA is receing some revenues by Promotion of Joint Venture Project and PPP Model Projects. An amount of Rs 90.91 lakh has been received under this head during the Year.

7. Auction of Government lands

The Government have fixed a target of Rs.1400.00 crores under Resource Mobilization to support State Budget. Accordingly the VUDA has auctioned the Government lands alienated by Revenue Department. An amount of Rs.51.13 crores was released through auctions of Government Lands. An amount of Rs. 175.00 crores has been remitted to the Government under Resource Mobilization during 2008-09 from out of funds available under Resource Mobilization and by taking Bank Loan of Rs. 150.00 crores on VUDA FDRs.

8. Expenditure

The expenditure broadly falls into three categories (a) Expenditure towards Establishment and contingencies (b) Expenditure towards Asset Maintenance (c) Expenditure towards Remunerative and Non Remunerative Works & Afforestation schemes.

The Revised Estimate for 2008 -09 and Budget out Lay for 2009-10 are as follows

(Rs. in crores)

Details	2008 -09
Capital Receipts	17.27
Revenue Receipts	46.12
Capital Expenditure	27.94
Revenue Expenditure	23.37

Details of Budget Provision and Expenditure on Establishment and as well as Developmental Activities during the Year 2008 -09.

Sl.No.	Name of the Scheme	Budget Provision for 2008-09	Expenditure incurred
1	Establishment Charges	1494.05	1744.60
2	Afforestation & Maintenance of parks	188.82	182.00
3	Special Survey & Studies	375.00	4.48
4	HOUSING SCHEMES		
	A. LIG Housing Projects at Kurmannapalem	200.00	90.58
	B. LIG Housing Projects at Kapuluppada	276.00	96.60
	C. Row Housing at Rushikonda	1530.00	487.34
5	COMMERCIAL COMPLEXES		
	A. Consturction of Addl. Floors At UBC 'A' Block		270.00
	B. Consturction of 7th & 8 th Floors at UBC 'B' Block including face lift		143.51
6	OTHER PROJECTS		
	Improvement to VSP to Bheemili Beach Road 6to15 K.M	724.00	642.75
7	DEPOSIT WORKS		
	A. I.T. PARK at Rushikonda	610.00	238.83
	B. VSEZ	300.00	355.76
8	MASTER PLAN ROAD		
	A. 100' Master Plan Road Boyapalem to Mangamaripeta	500.00	52.78
	B. Formation of 100' Road connecting NH5 at Yendada to Rushikonda	63.00	51.33
	C. Madhurawada to Kappuluppada 100' Road 1st & 2nd Carriage Way	35.00	21.76
	D. 80' Road RTC Complex to Ayodhya Nagar at Madhurawada	..	14.04
	E. 100' Road widening Salipeta to Kanapaka Ayyannapeta Vizianagaram	..	8.62

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9. GRANT - IN - AID

No Grant - In - Aid was received during the year.

10. ANNUAL ACCOUNTS

The Audit has been completed up to the year 2004 -05. The Annual Accounts for 2005 -06 has been prepared and the approval of Board is awaited for taking up off Audit by the Accountant General

PROJECTS MONITORING UNIT (PMU) WING (2008-09)

1. Introduction

In the light of promoting special projects, VUDA created a Project Monitoring Unit Wing in the recent past i.e., in the year April 2005 with qualified personnel in the concerned fields. Project initiation and formulation are also the duties of PMU wing. PMU Wing undertakes Planning and Development of Special Projects, Housing projects, Other projects related tourism and recreational interest, duly following the necessary Bid Process Management practices, etc.,

2. Structure of PMU Wing

Head of the Wing is OSD ably assisted by Assistant Planning Officer (APO Projects), Architectural D'Man, Surveyor-Cum-Draftsman, Qualified Auto CADD personnel and supportive Administrative Staff viz., Administrative Officer, Sr. Asst, jr. Asst including two computer assistants and two office attendants.

Officer on Special Duty (OSD): He is the Head of the PMU wing and responsible for overall planning and supervision for preparation of Project Planning, Formulation, ensures overall organization in preparation of various study reports such as RFPs, DPRs, strategies, etc., The OSD acts as a Member Convenor for meetings like Pre-Bid Meetings, Technical, Business proposals Jury and opening of Financial Covers for various projects of BOT, DOT, VUDA Projects and JV with PPP. The OSD also assists the Vice Chairman, VUDA in the matters of policy formulation & Technical aspects pertaining to Urban Transport issues, JNNURM, etc.,

Assistant Planning Officer: To assist the OSD in preparation of Project Reports, designs and various details. Overall responsible for organizing technical reports, relevant maps using GIS, Auto CADD tools. He also co-ordinates the projects site visits and ensures matters related to execution.

Architectural Drafts Man (ADM): Scrutiny of project site layout plans, building plans using GIS, Auto CADD tools, accompanying OSD and APO (Projects) for inspections, carrying out relevant surveys, processing files with technical input and remarks, ensuring relevant field data for preparation of working plans, etc.,

Surveyor-cum-Drafts Man(S/D Man): Working with the ADM and APO(Projects) in field investigation reports, surveys including drafting of assigned jobs.

Administrative Officer: Overall supervision of Administrative matters of PMU Wing, organization & disposal of files of Technical, Policy and Administrative in nature.

Sr. Asst. & Jr. Asst. To associate with Administrative Officer and assisting AO on matters related to Technical, Policy and Administrative in nature and in processing the files.

Computer Assistants: Preparation of database formats, office notes, generation of DCB registers, PowerPoint presentations and office fair copy works as assigned time-to-time by OSD, APO and AO.

PROJECTS WORKED/CONCEIVED DURING 2008-09

I. Area Planning Exercise for Kailasa Hill in an extent of Acs. 50.00

In order to undertake developmental works at Kailasa Hill in a phased manner and also for planning and development of Kailasa Hill in an organized fashion, PMU prepared a detailed Area Plan for the entire Kailasa Hill top in an extent of about Ac 85.00. As part of this exercise, Ac 50.00 which is considered usable space, leaving apart steeped slopped areas, consisting of several land pockets & hill slopes were proposed for development which includes Avenue Plantations, hedge plantation, seasonal flowering beds, ornamental plantations, providing street furniture, development of promenades all around its periphery on the edge of the hill top to facilitate beautiful views, etc.

Status & follow up actions:

* The plan is being followed in taking development of various pockets by the DFO division.

II. Development proposals for Old Jail Land site in an extent of Ac.18.00

The above area is a part of Central Lung Space available for organized development in an extent of about Ac. 28.00 in old jail land premises at the heart of the City. Leaving for i) road widening all around its periphery, ii) Women's college purpose, and also proposed to earmark about Ac. 5.00 towards sustainable development proposals, which can facilitate in regular upkeep and maintenance of the remaining/ greening proposals in an extent of Ac. 17.30. It was proposed to develop an area of Ac. 17.30 as city central Park, Green Hub, incorporating features such as Landscape treatment using the advantage of existing large trees, Eco-friendly Joy rides, walkers paths, Street furniture, Bird Park, environmental friendly features, etc.

Status & follow up actions:

* Counters have been filed to the Hon'ble High Court on pending two WPs.

III. TELUGU CULTURE & HERITAGE MUSEUM.

The above project was proposed to establish at Kailasagiri under a joint venture with an estimated cost of Rs 5.00 Crores. As per Govt, G.O, sharing of the said cost to the tune of Rs.3.80 Crores should be borne by the World Telugu Federation (WTF) for the purposes of episode building, preparation of artifacts, etc., and remaining amount of Rs. 1.20 Crores by VUDA towards development of its building cost. Further actions on implementation of the above project are under process. Status & follow up actions:

* Couple of meetings were held during this year regarding finalization of various issues such as typology of development foreseen in such prestigious complex, etc.

* Conceptual building plans and proposals were reviewed.

* Government issued revised orders to take-up the development of the project with revised enhanced project cost as VUDA share being Rs.4.43 Crs.

IV. LED Tech Park (A Family Entertainment Center)

Establishment of an LED display Tech park is proposed on the East side of the Bhoomi Beach road in Tenneti Park at the foothill of the Kailasa hill in S No. 150/p of Chinagadli (v) in an extent of Ac. 1.716 Cts on EOT basis with an estimated cost of Rs. 3.0 Crores as a Tourism Project for recreation and entertainment of VUDA, Visitors/ Tourists. This project consists of a giant screen of 20' X 30' size, food courts, etc. The technical and financial bids were evaluated and this project is being entrusted to M/s MIC Electronics after finalizing the MOU with an overall concept and layout plan with the following features

1. Amphitheatre open-air theatre with landscape seating
2. Open-air food stalls of temporary nature.
3. Family entertainment pockets.
4. Children games area.

Status & follow up actions:

- * Counters have been filed to the Hon'ble High Court on pending W.P.

V. BAY CRUISE (A Family leisure Joy Ride in fishing breakwaters)

To boost the recreation and entertainment facilities to the Tourists of Visakhapatnam, VUDA introduced the Bay Cruise of capacity of 30 seats, a 20 minutes ride in the Port breakwaters as a Tourism Project. The vessel was brought on lease basis from Fisheries department. The passenger operations were commenced from the World Tourism Day, 2005.

Status & follow up actions:

- * The passenger operations are running successfully.

VI. ENERGY PARK (An awareness center to the citizens & student community on non-conventional energy source)

It is proposed to establish and develop an Energy Park in an extent of 0.75 acres of land, bearing Plot No.E.P. 1 under S.No. 150 on Kailasagiri Hill, Visakhapatnam. The said park would facilitate student community and other interested user groups in understanding the various advantages of using renewable energy sources, especially solar energy. VUDA propose to develop this project with the assistance to National Energy Development Corporation of Andhra Pradesh (NEDCAP), including obtaining financial grants from the central government. As part of the total package, it is proposed to install the following devices/systems in the Energy Park

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Sl No.	Name of the System / Device	No. of systems
1	Improved Chulhas (Fixed & Portable type)	2
2	Bio-gas Plant (2 Cum.)	1
3	Solar PV Street Light	8
4	Solar PV Domestic Light (Model - IV or V)	1
5	Solar PV Lantern	4
6	Solar PV Colour TV	1
7	Solar PV Pump (subject to suitable water table) 900W	1
8	Solar Educational Kit	1
9	Solar Cooker- (SK-14 Dish Type)	1
10	Solar Water Heating System (1.00 LPD)	1
11	Solar Cabinet Drier (2 M.Sq.) 8 Kg capacity	1
12	Solar Radio	1
13	Wind-Solar Hybrid System (1 KW Capacity)	1
14	AMC Charges (@ 2% per annum) for 10 years (Approx.)	1

Status & follow up actions

Development of the layout including all necessary installations have been carried out on site.

VII. Development of Bulk land at Rushikonda Layout in favour of M/s. KSR Properties, Hyderabad measuring Ac.12.78 Cts

An extent of Bulk land measuring Ac. 12.78 Cts, in S.No.336/p of Madhurawada (v) and LP No. 103/89 of Rushikonda layout has been allotted for construction Housing Resorts at Rushikonda Layout on BOT basis with minimum guaranteed amount of Rs.5.45 Crores or @ 22% on the revenue received whichever is higher. The firm has to construct 54 units, 1 No. Club House and 3 Nos. shopping areas in the proposed project. The firm has offered an amount of Rs.5,75,97,430/- instead of minimum guaranteed amount of Rs.5.45 Crores. The site cost is proposed for Rs.4,500/- per sq. Yard and the sft rate for the construction of the building is Rs.800/- per sft. The work is under progress.

Status and follow up actions

- * The plans for construction of units, clubhouse and shopping areas are approved
- * The registrations of the units in favour the purchasers have been concluded
- * Minimum Guaranteed sum has been realized to VUDA.

VIII. Development of bulk land at Rushikonda layout in favour of M/s. Balaji Construction Company, Visakhapatnam measuring Ac.16.00

An extent of bulk land measuring Ac. 16.00 Cts, in S.No.336/p of Madhurawada (v) and LP No.103/89 of Rushikonda layout has been allotted for construction of Housing Resorts at Rushikonda layout on BOT on payment of minimum guaranteed amount of

Rs.8,17,47,419-99 or 25.35% on the amount realized whichever is higher. The firm has to construct 49 Nos. of units in the proposed housing project. The firm has offered an amount of Rs.8,79,25,386 instead of minimum guaranteed amount for which an amount of Rs.61,77,966-01 is excess. The site cost proposed for the units is Rs.4,000/- per sq. yard and the building cost for the unit is Rs.800/- per sft. The construction of housing scheme is under progress.

Status and follow up actions.

- * The plans for construction of housing units are approved.
- * The registrations of the units in favour the purchasers have been concluded
- * Minimum Guaranteed sum has been realized to VUDA.

IX. Construction of guesthouse in Plot No 'G' of Kirlampudi layout measuring 1600 Sq. yards on BOT basis by M/s. KSR Properties (p) Ltd., Hyderabad.

It is proposed to construct a Guest House in the vacant plot No 'G' of Kirlampudi Layout measuring 1600 Sq. yards on license basis for a period of 20 years with 2 level parking (basement and stilt) and G-t-4 floors with a yearly license fees of Rs.34.00 Lakhs and yearly enhancement of 5% on the existing license fees. The work has been awarded to M/s. KSR Properties after scrutiny of Technical and Financial aspects by the committee.

- * Extent of area - 1600 Sq. Yards
- * Coverage Area - 40%
- * Allowable built-up-area - As per G.O.Ms No. 423, dated 31.7.1998
- * Specific requirements - Deluxe suits, Deluxe rooms, Restaurant (one floor with all other necessary amenities), Mini Conference Hall, Business Executive Meeting (Round Table).
- * Two rooms shall exclusively be reserved for VUDA (under Lock and Key)
- * Additional two rooms shall be reserved for VUDA but developer can continue to utilize (shall be allotted to VUDA on 24 Mths prior notice)
- * Maintenance of the entire complex including the rooms offered to VUDA shall be the responsibility of the developer
- * All taxes including property tax and approvals/fees/bills shall be borne by the developer
- * The technical proposals shall incorporate building material specifications and overall project cost.
- * Lease period proposal is 20 years.

Status and follow up actions

- * M/s. KSR Properties have requested for cancellation of the project in view of Government not considering the request for 33 years of lease period.

X. Construction of Housing Projects/ apartments in S.Nos 336/p, 394,395,396/p and 397/p of Madhurawada village of Rushikonda layout by M/s. Jurong Infrastructure (p) Ltd., Bangalore in an extent of Ac.40.00 Cts.

The VUDA proposed to construct housing project with 3 bed and 2 bed rooms apartments in an extent of Ac.40.00 Cts in S.No 336/p, 394, 395, 396/p and 397/p of Madhurawada (v) of Rushikonda layout and awarded the work to M/s. Jurong Infrastructure India (p) Ltd., Bangalore. Due to court litigations the work is yet to be grounded.

Status

* Work yet to be commenced in view of pending enhancement of construction price for the Contractual Agency

XI. Construction of Housing Project measuring Ac.50.00 Cts., on JV basis, PPP Mode to M/s. Radiant Developers Pvt., Ltd., Hyderabad.

A Development Agreement-cum-Power of Attorney has been executed in favour of M/s. Radiant Developer Pvt. Ltd., Hyderabad for allotment of Ac.50.00 land in S.No.336/p of Madhurawada and LP No.103/89 of Rushikonda layout on Joint Venture basis on PPP Mode for development of an Integrated Housing Township. The layout and building plans were accorded statutory approvals by VUDA under Single Window Clearance System duly collection necessary statutory fees. The developer has proposed for construction of Integrated Housing Project consisting of 230 Residential Units of various categories and amenities viz., Clubhouse, Convenient Shopping, Community Hall & Reading Room and Yoga & fitness center.

Status

* Pending SLPs in the Hon'ble Supreme Court has been cleared.

XII. Circular Train Project on Kailasa Hill by M/s. Sarada Roadways.

Development of Circular train project on Kailasa Hill has been awarded to M/s. Sarada Roadways, Hyderabad on BOT basis for a period of 22 years. The project work commenced on 7.8.03. Agreement entered on 6.11.2003 agreement registered on 3.5.2005. The completion period of the project is 18 months. Extension of another 3 months (i.e.) upto 31.3.2006 was granted. The work is under progress. M/s. Sarada Roadways has requested for extension of time upto 31.5.2006 and trial period one month from 1.6.2006 to 30.6.2006. The Bank Guarantee was also extended upto 30.9.2006. The request was not considered and orders passed for imposing penalty @ Rs 5,000/- per day with effect from 1.4.2006. If not paid by the above firm, the amount will be recovered from the Bank Guarantee.

Status and follow up action.

* Commercial passenger operations are in order.

XIII. Nandagiri Kala Gramam

An extent of Ac. 5.00 cts in Kapuluppada Layout was earmarked for construction of Artists' village named as Nandagiri Kala Gramam. 16 Artist dwelling units cum studios framed structures were constructed by VUDA with an expenditure of Rs.8,68,000/- After collecting the above amounts from the artists, the framed structures were handed over to Artists subject to construction of studios by them as per the designs approved by VUDA. Now the Kala Gramam project is under construction. The allotted artist residential cum studio units will be registered after ensuring the completion report.

Status and follow up action.

- * The construction of the buildings are in progress by the allottees.
- * The allottee artists have requested to arrange registration of the studios in their favour.

XIV. ROW HOUSING PROJECT AT RUSHIKONDA

An extent of Ac.6.78 Cts of the land has been proposed for the Row Housing Project. The project has been conceived in S.No. 336/p of Madhurawada, Rushikonda layout with 88 Row Houses with three bed roomed unit. Out of the total units one housing unit has been built as mock house and the same has been reserved under the control of VUDA. In the project proposals, facilities such as under ground cabling for electrification, drain trenches, fully paved pathways are proposed other than built up areas. In addition landscaped area, community facilities such as clubhouse, etc., are proposed. Project was conceived with "Built & Contract" concept whereas the design has been carried out by appointing a Consultant Architect. 100% marketing by VUDA. The work has been awarded to the contractor on selection process.

Project Details as indicated below;

S.No	Type of Unit in Sft.	Plinth area	No. of Units
1	Type -1*	2066 Sft	20
2	Type -2	2144 Sft	46
3	Type -3	2222 Sft	8
4	Type -4	2386 Sft	14
		Total	88

Note: *One unit is under VUDA which was built as a mock house.

Status

- * Construction of all housing units nearing completion. The mode of allotment for the remaining units has to be decided.

XV. HOUSING PROJECT AT YENDADA & MADHURAWADA (Ac.80.00)

An extent of bulk land measuring Ac.80.00 has been handed over to VUDA by the District Administration, Visakhapatnam for the proposed Housing Project. The land is located in S.No. 1/p of Yendada and S.No.386/p of Madhurawada with Independent Houses, Banglows, Row houses and economy apartments. Project proposals envisages necessary facilities for quality community living, services viz., under ground cable for electrification, drain trenches, fully paved pathways other than built up areas. Also, landscaped area, community facilities such as clubhouse, policlinic, convenient shopping, etc are proposed. Project was conceived with 'Design, Develop, Finance, Construct and Market' concept with specifications etc., finalized. The Sale Deed was executed in favour of M/s. Global Entropolis Asia Pvt. Ltd., as an SPV after payment of full cost of the site as well as project cost as per the Government Orders under pre-closure clause. The layout and unit designs were accorded statutory approval under single window system. About 4200 units and provides housing of different types. The marketing is left to the developer.

Status

* The statutory approval of the building plans for the Integrated Housing Project have been approved. The work is under progress.

XVI. COMMERCIAL COMPLEX, GANDHI PLACE, SIRIPURAM ON BOT BASIS

An extent of 6540 Sq. yards + an additional area of 550 sq. yards (below ground space for utilization of parking) was proposed in T.S.No.85/A of Waltair Ward at Gandhi Place under award No.9/66, dated 21.9.1966 for development of Commercial Complex with IT Space on BOT Basis for a Lease Period of 33 years, duly adhering to Bid Process Management consultant procedures and the project was awarded to M/s. Vaibhav Sky Scapes Pvt. Ltd., Visakhapatnam with SPV partners. It is a Revenue Sharing Model by means of lease rentals i.e., 5% of Market Value of the land and periodical increase on 5% every year + Additional Development Premium.

Status:

* Lease Agreement registered by the developer.
* NOCs have been obtained by the developer from Fire, Airport Departments

XVII. COMMERCIAL COMPLEX WITH MULTIPLEX, AT VIZIANAGARAM OPP. TO RTC COMPLEX.

An extent of 3597.12 Sq. Yards was proposed in T.S.No.683/1 of Vizianagaram District for development of Commercial Complex with Multiplex at Vizianagaram on BOT for a period of 33 years duly adhering to Bid Process Management consultant procedures and the project was awarded to M/s. Ambica Infra Ventures Pvt. Ltd., Hyderabad with SPV partners. The project components are Shops, Anchor shops, Showrooms in G+2 Floors, Food Courts in

2nd Floor, Multiplex at 3rd & 4th Floor with 3 Screens, Family Entertainment Centre. Parking at Cellar and Sub-Cellar.

Status:

- * Registration of the Lease Deed has been carried out by the developer
- * Construction work is under progress.

XVIII. DEVELOPMENT OF INTERNATIONAL STANDARD SCHOOL IN RUSHIKONDA LAYOUT

An extent of Ac 6.85 Cts of land has been proposed for the development of International Standard School in the existing Sector Centre area of Rushikonda Satellite Township Layout developed by VUDA. The propose development is conceived on Outright Sale & Development basis, project awarded to M/s. Chaitanya Educational Society, Kakinada after duly following the procedures under Bid Process Management consultancy. Shortlisting of the interested and reputed educational establishment / societies were given an opportunity to participate in the Bid Process after ascertaining their credentials as per the rules and regulation of CBSE and recognized by Government of Andhra Pradesh with a curriculum leading to International Baccalaureate (IB). Out Right Sale of land for a specific amenity i.e., School. The project period was envisaged for 18 months.

Status:

- * Project site was handed over to the successful bidder, in this case M/s. Chaitanya Educational Society, Kakinada.

XIX. DEVELOPMENT OF INTERNATIONAL STANDARD SCHOOL IN MADHURAWADA LAYOUT

An extent of Ac 5.00 Cts of land has been proposed for the development of International Standard School in Madhurawada. The propose development is conceived on Outright Sale & Development basis, project awarded to M/s. Chaitanya Educational Society, Kakinada after duly following the procedures under Bid Process Management consultancy. Short listing of the interested and reputed educational establishment / societies were given an opportunity to participate in the Bid Process after ascertaining their credentials as per the rules and regulation of CBSE and recognized by Government of Andhra Pradesh with a curriculum leading to International Baccalaureate (IB). Out Right Sale of land for a specific amenity i.e., School. The project period was envisaged for 18 months.

Status:

- * Hon'ble High Court of AP issued status-quo orders on the land, hence development of school halted.

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XX. ULTRA MODERN LAYOUT AT DAKAMARRI

An Expression of Interest has been floated in Eenadu on 7.11.2007 inviting reputed developers with proven track record for the selection of Private Partners to Invest, Develop and Share an Ultra Modern Layout with the required infrastructure as per VUDA norms and standards at Dakamarri located at a distance of 38 Kms from Visakhapatnam measuring an extent of Ac.98.64 Cts in Bulk land in S.No.563/1 (Carved out from S.No.348) of Dakamarri Village, Bheemili Mandal, Visakhapatnam District, duly following procedures of Bid Processing Management by appointing M/s. APITCO Ltd. Hyderabad.

17 developers have shown interest by purchasing EOI Documents out of which 14 firms have been shortlisted by M/s. APITCO Ltd., duly disqualifying the four firms. After due process of Bid Process Management procedures and evaluation of Technical, Business and Financial Bids M/s. Vensar Construction Co. Ltd., Hyderabad have been awarded the project. The firm has offered 81% of the serviced land to VUDA out of the total project extent. The proposed components of the project are Ultra-modern Layout with High-quality living conditions and best of the amenities such as BT Roads, Open Drains, Water Supply Arrangements, Layout Electrification, Avenue Plantation, Filter Bed & Avenue Plantation, Play Equipment for Children in the Parks and Compound wall all around the open spaces etc.

The developer is expected to plan for better layout with all necessary components of infrastructure, sustainable to the project extent.

Status.

- * The layout plan submitted by the developer is under scrutiny.
- * The issue related to change of land use is pending with Government.

XXI. IT LAYOUT AT RUSHIKONDA.

An extent of Ac.327.00 was developed as exclusive IT Park on Hill No. 2 & 3 consisting of extents Ac.109.50 and Ac.217.50 respectively. The entire land was awarded to APIIC for development of IT, extending certain incentives to IT firms including allocation of land on concessional price. VUDA has been approached by APIIC to develop the unregulated and uneven land into proper layout and development. VUDA has collected development charges from all firms participated in the IT layout. Also, layout with supporting necessary facilities and infrastructure has been designed by VUDA and facilitated the development. In total 12 Nos. of IT Firms have been allotted in Hill No.2 of plots varying from Ac.1.00 to Ac.3.00 in an extent of plotted area of Ac.22.35 Cts. In the same way 12 firms have been allotted with plots varying from Ac.1.00 to Ac.25.00 with a plotted area of Ac.58.65 Cts.

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Status

- * All infrastructure works have been completed.
- * Necessary landscape works are in progress.
- * Internal roads and Street lighting have been laid out.
- * Internal infrastructure including under ground cable works have been completed.

PLANNING

1. INTRODUCTION

The Government vide GO.Ms.No. 694 MA, dated: 9.11.1977 and GO.Ms.No: 124 MA, dated: 18.02.1978 have notified 239 villages of 12 Mandals of Visakhapatnam and Vizianagaram Districts including 4 Municipalities namely Visakhapatnam, Bheemunipatnam, Vizianagaram and Anakapalle as Visakhapatnam Urban Development Area under the provisions of Andhra Pradesh Urban Areas (Development) Act 1975. Accordingly, the Urban Development authority was constituted on 17.06.1978. The jurisdiction of Visakhapatnam Urban Development Authority is 1721 Sq.Kms.

4. Extension of Jurisdiction of Visakhapatnam Urban Development Authority.

VUDA has proposed its extension of limits towards north, south and western directions covering 4 districts i.e., Srikakulam, Vizianagaram, Visakhapatnam and East Godavari District in 34 Mandals consisting of 931 Villages having an area of 3852.51 Sq km with a population of 20,23,838 as per 2001 census.

The proposals for present extension of VMR was done keeping in view of the existing and further developments towards south, north and western corridors Viz.

- i. Constitution of Greater Visakhapatnam Municipal Corporation by merging the limits of Visakhapatnam Municipal Corporation area with Gajuwaka Municipality and 32 surrounding villages which will definitely effects the process of the ad gaining areas.
- ii. Recent constitution of VK PCPIR SDA will be exclusive hubs for Chemical and Petrochemical activities, attracting large scale foreign investments in the PCPIR region which will concomitantly have socio-economic impact on the people of adjacent neighboring areas.
- iii In further adjacent areas Educational Institutions, real estate business, aluminum factory at Kothavalasa, I.T projects, lot of economic activities, Tourism projects, International Airport are coming up in the recent days in these districts.

The Government has extended the new limits of VUDA vide GO Ms. No.345 MA & UD Dept., Dt 30.07.2008

5. Preparation of Master Plan and ZDPS Preparation of Master Plan

- i. Extended Jurisdiction : In Go.Ms.No. 525 MA & UD dated 30-7-2008 the Governments have approved the extended limits covering in 4 Districts i.e., Srikakulam, Vizianagaram, Visakhapatnam and East Godavri districts consisting of 931 villages in 34 Mandals having an area of 3852.51 Sq.Km.

Under the provisions of Andhra Pradesh Urban areas (Development) Act 1975. The VUDA shall prepare the Master Plan for the extended areas.

- ii. Review of sanctioned Master Plan The present sanctioned Master Plan shall be reviewed and latest developments shall be incorporated periodically.

6. Regulatory Functions of VUDA.

U/s. 13 (4) of A.P Urban Areas (Development) Act, 1975 no development of land within the development area shall be undertaken or carried out by any person or body unless permission for such development has been obtained in writing from the Authority. There are many unapproved layouts in the name of Panchayat approved layouts and development is being carried out by the private developers despite many caution notices issued from time to time in news papers. Some of the private developers who have no regard for planned growth developed 275 layouts unauthorizedly and sold to public without providing any infrastructure facilities which in turn create problem for the general public as well as to the implementing agencies of VUDA, Greater Visakhapatnam Municipal Corporation and Panchayats.

In order to control the haphazard development of unapproved layouts and to promote planned development, the VUDA has taken stringent measures such as issuing of notices, removal of demarcated stones, disturbing unplanned roads, issuing press releases for cautioning the public not to purchase plots in unauthorized layouts and informing concerned Panchayat officials to publish in their Notice Boards and to take action on unauthorized layouts and also cautioning the Panchayat officials not to grant any Building permission and addressing Sub-Registrar concerned not to register the plots in unauthorized layouts without due information to the District Collector.

Regarding unauthorized constructions in the areas of Municipal Corporation, Municipalities and Panchayats the VUDA is taking all necessary measures in informing the respective Authorities to take action to control unauthorized constructions besides launching prosecution wherever necessary. The VUDA in coordination with the respective authorities is taking up demolition, as a monitoring body of Visakhapatnam Metropolitan Region.

Implementation of LRS & BPS Schemes:

VUDA has taken up the Scrutiny of Applications, received in LRS & BPS Schemes. Work in Progress.

7. Joint Venture projects Augmentation of financial resources

The VUDA has facilitated the private layout development through PPP Model in the name of joint venture projects where in the land owner and VUDA are the owners of the raw land and the private developer will obtain the approval and develop the infrastructure facilities in the lines of statutory layout approval process with due payment of prescribed fees and charges on mortgage model. The private developers will share the proportionate developed land as per acre basis to VUDA. And VUDA will secure financial resources out of the shared developed land by auctioning to the public.

In above joint ventures, VUDA will get the share of the developed land at the rate of 11% plotted area or 1800 Sq.yds per Acs which is the land bank and in turn reveal the funds to the organization.

The joint venture is one of the successful financial resource to the VUDA, which was experienced under the projects at the villages of Paradesipalem, Kapuluppada, Cherthakandam, Mantripalem etc.

8. Visakhapatnam Kakinada Petroleum, Chemical And Petrochemical Investment Region - (VK PCPIR SDA)

Government have constituted Special Urban Development Authority for the area of 603.58 Sq.km stretching from Visakhapatnam to Kakinada consisting of 110 Revenue villages in 10 Mandals of Visakhapatnam and East Godavari Districts as proposed by the APIIC Ltd. under the name of Visakhapatnam - Kakinada Petroleum, Chemical and Petrochemical Investment Region (PCPIR) Special Development Authority. VK PCPIR SDA shall function from the office of VUDA with the support of its staff.

9. Implementation of Master Plan / ZDPS.

The revised Master Plan for VMR and 5 Zonal Development plans for Visakhapatnam, Gujuwaka, Vizianagaram, Bheemunipatnam and Anakapalli sanctioned vide Go.Ms.No. 345 MA & UD dated 30.06.06 are in force and being implemented by VUDA.

VUDA has taken up the various interactive sessions on the approved Master Plan / ZDPs for awareness of the public.

VUDA has scheduled visiting hours for the public to know the information on approved plans. Land use certificates and extracts of sanctioned master plans / ZDPs are being issued on specific requirement of the individuals.

10. Training and Orientation Programmes :

Gram Panchayats & Greater Visakhapatnam Municipal Corporation.

As per the Go.Ms.No. 408 M.A. dated 8-8-1991 the VUDA has delegated powers of approval building applications etc. to the Gram Panchayats.

In order to familiarize with the rules and regulations of VUDA, the VUDA, has imparted training programme during August, 2005 on the various aspects of regulatory system and the records to be maintained by the respective Panchayats.

As per the GO.Ms.No. 938 M.A., dated 21-11-2005 the Government of Andhra Pradesh has extended the limits of Visakhapatnam Municipal Corporation and created Greater Visakhapatnam Municipal Corporation duly merging village settlements and Gajuwaka Municipality. In order to orient the Greater Visakhapatnam Municipal Corporation officials on Master Plan proposals and regulatory functions orientation programme has been conducted on 10-3-2006.

11. Demarcation of Certain Roads.

a) Marikavalasa & Law College Road :

As a part of the implementation of the Master Plan proposals VUDA as a lead agency has taken up demarcation of the following Master Plan roads on ground to enable the public aware of the Master Plan proposals and to facilitate the planned development.

1. N.H.-5(Marikavalasa) connecting Kapulauppada road.
2. N.H.-5 Via. Law College, N.G.G Os. Layout to connect 100' Madhurawada road.
3. N.H.-5 to Kommadi 100' road.
4. N.H.-5 to Pothinamallayypalem Via. A.P.H.B. Colony.
5. N.H.-5 to Bakkannapalem 80' road.
6. N.H.-5 to Bakkannapalem Vid. Sai Priya Estates.

Further the VUDA has also taken up strengthening of the 100' gravel road from N.H.-5 to Beach Road Via. Madhurawada and Timmapuram to connect the N.H.-5 and Beach Road.

7. N.H.-5 to Beach Road Via. Yendada and GITAM 80' Road.
- Rushikonda to 100' Madhurawada road connecting the I.T. Layouts.

12. Collection of Development Charges from various Engineering Colleges and other Institutions

The VUDA has collected an amount of Rs. 246.10 Lakhs from the respective builders / applicants and land use conversion charges of Rs. 106.24 lakhs from those who applied for Change of Land use. The Educational Institutions and other agencies such as Al-Ameer, M/s. RAMKY Pharmacy, M/s. Chaintanya Engineering College, have requested the government for according exemption of development charges. As the collection of Development charges is a mandatory requirement, as such VUDA has been vigorously pursuing to collect the Development / conversion charges

A huge amount is due to be paid by the Greater Visakhapatnam Municipal Corporation to VUDA towards development charges collected from the respective applicants. The Planning Section is addressing the Greater Visakhapatnam Municipal Corporation time and again to remit the said amount to VUDA. The Government was also addressed in this regard to give instructions to the Commissioner, Greater Visakhapatnam Municipal Corporation.

Regarding development charges it is not out of place so state that letters have been addressed to the Chairman, Visakhapatnam Port trust also requesting him to instruct the staff concerned to collect Development charges in respect of development proposals in the lands leased to the private people and to remit the amounts so collected to VUDA. In this regard the issues pertaining to payment of Development Charges of NTPC, Gangavaram Port Limited, RAMKY Pharmacy etc., have also taken up with Government for favorable orders.

13. DIGITIZATION OF MAPS

In Planning section there are many plans pertaining to Master Plan, Zonal Development Plans, Town Planning Schemes, village Plans and other study Maps along with village maps which are being maintained. In view of storing of numerous Maps locating a particular map is cumbersome and it can be made easy by digitization. Hence, the VUDA has started the digitization process to meet the day-to-day requirement of planning officials and also to cater to the needs of public. It has been planned to vigorously pursue the same in the coming year.

14. COMPUTERISATION

The VUDA Planning section plays an important role in activities of VUDA and it deals with the public for issuing many statutory clearances such as approval of layouts, Building Permissions, Change of Land uses, Installations etc which are time bound and which need to be disposed within specific time frame. In order to meet the expectations of the public and to have efficient administration in redressal of grievances as well statutory clearances it has been proposed to computerize entire planning activities along with imparting training to the concerned officials and staff. As part of Statutory obligations the VUDA proposed to implement the Master Plan proposals and also take up various Projects, feasibility studies, Environmental studies etc to secure and promote planned development of Visakhapatnam Metropolitan Region.

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

Approved



A handwritten signature in blue ink, appearing to be 'Chandru'.

Collector & Chairman
VUDA