

**SUBJECT NO: 9**

**Sub : Engg – VUDA – Construction of EWS & LIG Housing Schemes for Weaker Sections and Lower Income Groups at Cyber Valley & Ozone Valley Layouts of VUDA at Madhurawada – Draft subject placed before VUDA Board for perusal and approval – Reg.**

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**AGENDA NOTE:**

VUDA has a long tradition of developing Sites & Services Schemes and construction of Group Housing Schemes catering the needs of the people of all sectors in general and especially for the benefit of middle and Lower class segment.

As a part of development VUDA has developed around 50 Layouts and 38 Housing Schemes comprising of 9,500 dwelling units in and around Visakhapatnam Metropolitan Region (VMR) since its inception. VUDA has established its credibility and appreciation from the public in respect of Housing Schemes constructed and layouts developed on its own. The list of Housing Schemes taken up and completed so far is furnished hereunder.

Sl. No.	Name of the housing scheme	No. of Houses	No. of Houses allotted	No. of Houses Vacant	Remarks
1	Akkireddipalem	176	176	0	
2	Anakapalli	90	90	0	
3	Balacheruvu Housing scheme	368	367	1	
4	Butchirajupalem Housing scheme	120	120	0	
5	Chinamushidiwada Housing Scheme	197	197	0	
6	Gullalopalame Housing Scheme	477	477	0	
7	Kanapaka Ayyannapeta Hg. Phase-I	1373	1373	0	
8	Kanapaka Ayyannapeta Hg. Phase-II				
9	Kanapaka Ayyannapeta Hg. Phase-III				
10	Kanapaka Ayyannapeta Hg. Phase-IV				
11	Kapuluppada LIG Flats	170	170	0	
12	Kurmannapalem LIG Flats	170	167	3	
13	Kurmannapalem Phase -V	47	47	0	
14	Kurmannapalem Phase -VII	185	185	0	
15	Kurmannapalem Seva Enclave	90	90	0	
16	Lawsons Bay Housing Scheme	65	65	0	
17	M.V.Palem Group Housing in	20	20	0	

18	M.V.Palem Sector 6 & 9	129	129	0	
19	M.V.Palem Sector-I	36	36	0	
20	M.V.Palem Sector-VI	26	26	0	
21	M.V.Palem Special Phase	32	32	0	
22	M.V.Palem, EWS Housing	17	17	0	
23	Madhurawada	208	208	0	
24	Marripalem Housing Scheme	160	160	0	
25	Nehrunagar Housing scheme	468	468	0	
26	New Gajuwaka Housing Scheme	81	81	0	
27	Pedagantyada Housing Scheme	655	655	0	
28	Pithapuram Housing Scheme	90	90	0	
29	Rajeev Nagar Colony	792	792	0	
30	Rushikonda Row Housing	88	22	66	Balance flats will be put to auction during July-2013
31	S.G.N.P. Madhavadhara	70	70	0	
32	Sagar Nagar	1233	1233	0	
33	Secure Sagar Nagar Housing	27	27	0	
34	Seethammadhara (HIG)	144	144	0	
35	Seethammadhara LIG	45	45	0	
36	Seethammadhara TPT Colony	143	143	0	
37	Simhapuri Housing Scheme	320	320	0	
38	Venkojipalem Flats	71	71	0	
39	Vepagunta Housing Scheme	42	42	0	
40	VUDA Drivers Colony MVP	10	10	0	

During the recent past, the Private Sector is actively involved in the development of housing units around Visakhapatnam but confining themselves to high end apartments and villas beyond the reach of middle and lower middle class segments.

At this juncture, in order to bridge the gap between Government sponsored weaker section housing schemes like Rajiv Gruhakalpa, JNNURM, Indiramma Houses etc., and open market commercial ventures of private sector, VUDA felt that that it would be appropriate to take up Housing Schemes which would benefit the needy sectors and meet the requirement of shelter in the city as well suburbs.

Taking into consideration of the above factors and no housing activity was taken up for the last 5 years, VUDA now proposes to take up construction of EWS and LIG Housing Schemes in an extent of Ac.2.00 Cts. in each layout accommodating 200 dwelling units (approx.) with plinth area of 400 Sft. for EWS and 600 Sft. for LIG, per each unit in buildings of Stilt + Ground + 4 floors including lift facility and necessary infrastructure within the housing colony under its obligation to fulfil the housing needs of the said sectors exclusively. The cost of the unit/ sale price (i.e., construction cost + land cost) proposed for EWS is around Rs.6.00 to Rs.7.00 Lakhs and for LIG is Rs.8.00 to Rs.9.00 Lakhs tentatively.

Keeping in view of the development activities like establishment of IT SEZs, Educational Institutions and number of private Layouts / Apartments in Madhurawada and Paradesipalem areas it is felt that it is desirable to take up the said Housing Schemes in the layouts developed by VUDA recently i.e. Cyber Valley Layout Sector-I (Extent Ac.15.00 Cts.) in Madhurawada and Ozone Valley Phase-I (Extent Ac.100.80 Cts) (Land Pooling Layout) in Paradesipalem, so that the above will act as a catalyst activity for the overall development of entire layout and neighbourhood in the vicinity. The following are the details of

<b>Name of the Layout (Developed by VUDA)</b>	<b>Category</b>	<b>Approx. Plinth area of each unit</b>	<b>Approx. No. of houses</b>
Cyber Valley Sector-1 Madhurawada	EWS Apartments	400 Sft	120 to 160
Ozone Valley Paradesipalem	EWS Apartments	400 Sft	160 to 200
	LIG Apartments	600 Sft	120 to 150

As there is a large demand and long felt need for housing among EWS and LIG categories from VUDA side being a facility to be provided under its core functions, the proposal of construction of housing schemes as noted above may be agreed in principle so that details – Layout Plan, Building drawings and Engineering estimates can be prepared and work out to project cost and to proceed further.

Hence the matter is placed before VUDA Board for consideration and approval.

Sl No	Subj ect No	Subject	RESOLUTIONS
			<p>VUDA before initiating the engineering works.</p> <ul style="list-style-type: none"><li>• No local body should execute the development of Master Plan roads without RDP</li><li>• A separate Master Plan Cell has to be created in VUDA for this purpose and it should include concerned officials of planning and engineering wings of all urban local bodies within VUDA's jurisdiction with the responsibility to complete as many MP roads as possible and to sort out all MP related issues.</li></ul>
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CHAIRMAN, VUDA

20/11/2013