

DRAFT SUBJECT:- 94

Subject:- VUDA - Implementation of Satellite Township in Rushikonda and Kapuluppada Layouts - Fixation of Upset price and disposal of Plots by Public Auction.

AGENDA NOTE :INTRODUCTION:-

Visakhapatnam Metropolitan Region ( V.M.R.) covering 1721 Sq.Kms. is a fastest growing urban region in Andhra Pradesh with a growth rate of 65%. The Visakhapatnam Urban Agglomeration Population is about 15 lakhs. The projected population of the V.M.R by 2001 would be around 32 lakhs as a result of the rapid industrial growth due to the Steel Plant and its ancillaries and the new industrial complexes proposed around Visakhapatnam City. The Master Plan prepared by VUDA sanctioned by the Government of Andhra Pradesh in the year 1989 has envisaged development of 15 Satellite Townships for providing better environment and to reduce the urban sprawl and ribbon development along the main traffic corridors.

SATELLITE TOWNS AROUND VISAKHAPATNAM:

15 Satellite towns have been identified around Visakhapatnam in V.M.R. Area to accommodate the population of 16.5 lakhs. It is envisaged to develop 3 Satellite townships in the first phase namely.

- 1) Rushikonda.
- 2) Madhurawada.
- 3) Kurmannapalem.

STRATEGY FOR DEVELOPMENT OF SATELLITE TOWNS:

The proposed Satellite towns will be developed by VUDA by combination of direct public auction and guided private development as per zoning and sub-division regulations. The total internal and external development of Government lands covered in these satellite towns will be undertaken by VUDA.

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The private lands will be acquired by VUDA for external infrastructure and sector and town level amenities. The private lands shall be developed by private parties with necessary infrastructure, and the same will be controlled by VUDA through approval of layouts under the provision of sub-division and layout regulations.

RUSHIKONDA SATELLITE TOWN:

This township is located at the distance of 10 K.Ms away from the Visakhapatnam abutting to the Visakhapatnam Bheemili Beach Road, it is ecologically sensitive zone with beautiful hill slopes. It is proposed to develop satellite town in 2 layouts namely (1) Rushikonda Layout (2) Kapuluppada layout.

RUSHIKONDA LAYOUT:

The Rushikonda layout is just 10 Kms. away from the Visakhapatnam City  $\frac{1}{2}$  K.M. away to the Visakhapatnam Bheemili Beach Road. This layout covers an area of 201.59 Acs. The Government have alienated the land in favour of VUDA in G.O. Ms. No. 413 M.A., Dated. 26-9-95. A layout has been formulated for this area conducive to the natural environment. A good circulation system has been proposed with 80' and 60' roads as per the Master Plan proposals connecting the Visakhapatnam Bheemili Beach Road in 2 sides. Internal road pattern of 40' and 33' has been proposed in this layout to have functionally conducive circulation system. Adequate care has been taken to provide all public facilities by earmarking suitable sites to cater to the needs of the township as well as the surrounding area. Areas for commercial complexes, bus terminus, public and semi-public buildings, hospitals, School/College, Sector park etc., facilities are proposed in this layout.



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LAND USE ANALYSIS:

The land use analysis of the layout is given below:

- 1) Total extent : Acs. 201.59  
 2) Adjacent land required for roads and plots : Acs. 2.32  
 3) Total extent : Acs. 203.91

Land use for : Acs. 203.91A) Bulk land areas:

- Bulk Land-I : Acs. 68.00  
 Bulk Land-II : Acs. 12.80  
 Total : Acs. 80.80

B) Balance Gross area : Acs. 123.11

Sector centre  
 (Common facilities  
 like commercial  
 complexes, hospitals,  
 bus terminus, sector  
 park, School )

- C) Plotted area : Acs. 60.88  
 Open space : Acs. 15.17  
 Roads area : Acs. 28.46  
 Acs. 104.51

D) Details of Plots :

Category.	Size.	Area in Sq.yds.	No.of Plots.
'A'	30' x 55'	163.33	25
'B'	35' x 75'	375.00	12
'B'	40' x 70'	311.11	13
'B'	40' x 65'	269.00	25
'B'	40' x 60'	267.00	70
'C'	60' x 90'	600.00	56
'D'	75' x 100'	833.33	69
'E'	80' x 150'	1333.33	46
	80' x 160'	1422.22	13
			<u>329</u>

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INFRASTRUCTURE DEVELOPMENT :

It is proposed to develop the following infrastructure in this layout.

- a) B.T.S. b) Storm Water drains, c) Sewerage system
- d) Electricity e) Water supply distribution system with elevated service reservoirs f) Provision of lands for lease or sale for public facilities like commercial areas, schools, hospitals, parks etc.,

Altogether 329 plots have been proposed in this layout in various categories ranging from 183.33 Sq.yards to 1422 Sq.yards. During the year 1989 the Government have already auctioned 60 plots through District Collector and the said auction plots have been kept intact as per the old layout. It is also proposed to confirm the same plots to the auction purchasers.

BULK LAND:

It has been proposed in the layout two bulk lands for allotment covering an extent of 68 Acs. (Bulk land I) Acs. 12.88 ( Bulk Land-II ). These bulk lands will be provided with external infrastructure like major roads, culverts, external electrical lines and major drains, major water supply mains. It is proposed to allot these bulk lands with the following options.

- 1) Direct allotment to ANRICH by collecting land cost, external development cost, interest component .
- 2) To allot the land to corporate sector through auction.
- 3) To allot the land by making it big plots like 5, 10 Acs through auction to builders/Construction Companies. The modalities will have to be finalised.

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4) Costing:a) Land Cost:

The land cost is worked out to Rs. 441.03 lakhs considering the market value on the basis of Rs. 2.15 lakhs per Ac. market value recommended by the Collector. This cost would be added with 10% administrative charges and interest etc., totally the land cost is worked out to Rs. 661.55 lakhs.

b) Development cost :

Development involves external development and internal development, external development is estimated to an amount of Rs. 565.67 lakhs, the internal and specific development of bulk land-I and II and Sites & Services area would cost Rs. 964.62 lakhs which includes under ground sewerage system also. The total development cost is estimated to an amount of Rs. 1550.29 lakhs. The total project cost would be Rs. 22.12 Crores. The detailed costs are enclosed in a statement.

Upset price fixation:

The Government have directed the VUDA to auction the plots. The Upset price has been fixed to Rs. 455/- per Sq. yard. as per the details enumerated in the cost economics. The cost per Sq.yard is worked to Rs. 455/-. The auction of plots are proposed to be conducted in phases as per the guidelines issued by the Government.

KAPULUPPADA SATELLITE TOWNSHIP.Cost Fixation Statement.I. Land cost:

a) i) Extent of Government land alienated to VUDA in G.O.Ms. No.413, M.A Dt.26.9.95.	{	Ac.260.99
ii) ADD: Land to be acquired for approach Road-I (Nagarapalem to Kapuluppada) @ Rs. 3.00 lakhs per Acre.	{	Ac. 1.07
	{	<u>          </u>
Total Extent	:	<u>Ac.262.06</u>

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b) Cost of land per acre Rs. 0.95 lakhs  
Market value recommended by the  
Collector, Visakhapatnam to Govern-  
ment vide letter Rc.No. 8192/92 B2  
dt. 23-11-92.

i) Ac. 260.99 @ Rs. 0.95 lakhs per Acre.	: Rs. 247.94
ii) Ac. 1.07 @ Rs. 3.00 lakhs per Acre	: Rs. 3.21
Total cost of land	: Rs. 251.15
c) ADD: 10% Administrative charges	: Rs. 25.11
d) ADD: Interest @ 20% on Rs. 251.15	: Rs. 50.23
e) ADD: Margin @ 20% on Rs. 251.15	: Rs. 50.23
Total cost	: Rs. 376.72

Cost of land per acre : Rs. 376.72 Lakhs

Ac. 262.06 @ Rs. 1.44 lakhs  
per acre.

i) Total cost of land for Acs. 262.06	: Rs. 376.72 lakhs
ii) Residential plots to be disposed through auction. (Ac. 113.64 or plotted area 5,50,000 Sq.yards)	: 5,50,000 Sq.yards.
Land cost per Sq.yard	: Rs. 68.50

Development Cost:

a) i) Formation of WBM Roads including B.T. Water supply, Electricity and Drainage etc.,	: Rs. 831.00
ii) Administrative charges @ 10%	: Rs. 83.10
iii) Interest @ 20%	: Rs. 166.20
iv) Margin @ 20%	: Rs. 166.20
Total	: <u>Rs. 1246.50</u>

Plotted area 5,50,000 Sq.yards.

Development cost per Sq.yard	: Rs. 226.64
Land cost per Sq.yard.	: Rs. 68.50

Total cost per Sq.yard : Rs. 295.14

Say : Rs. 296/-

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Upset price fixation:

The Government have directed the VUDA to auction the plots. The Upset price has been fixed to Rs. 296/- per Sq.yard as per the details enumerated in the cost economics. The cost per Sq.yard is worked to Rs. 296/-. The auction of plots are proposed to be conducted in Phases as per the guidelines issued by the Government.

Sanction of Rushikonda Zonal Development Plan:

The Government vide G.O.Ms. No. 376 M.A. Dt. 22-7-94 sanctioned the Zonal Development Plan of Rushikonda which includes the layout plans of Rushikonda and Kapuluppada. Thus the requirement of Para 10(b) of the implementation of the Satellite Township Schemes in G.O.Ms. No.913, M.A. Dated. 9-11-87 was already satisfied.

As per the Government orders from time to time the Collector is supervising the entire process involved in conducting auctions and he is also involved in it in his role as Special Officer, VUDA.

The matter is placed before the V.U.D.A. Board for approval of the Upset price fixed in Rushikonda and Kapuluppada Satellite Township Layouts and to dispose the plots through public auction as per G.O.Ms. No.413 M.A. Dated. 26.9.95.

*Praveen*  
27-6-96  
Vice-chairman.

*[Signature]*  
COLLECTOR & SPECIAL OFFICER.

RESOLUTION NO: 94

Approved the Upset Price in Rushikonda and Kapuluppada Layouts and also resolved to dispose the plots through public auction as per the G.O.Ms. No. 413, M.A. Dt.26-9-95.

*[Signature]*  
COLLECTOR & SPECIAL OFFICER.