

Subject No:- 97

Visakhapatnam Urban Development Authority (VUDA) intends to integrate quality and affordability in all its Housing Projects by establishing self-contained communities with state – of – the – art amenities. VUDA is proposing to launch its ambitious 25 - Housing Projects in about 20 locations in Visakhapatnam Metropolitan Region (VMR) consisting of Visakhapatnam, Bheemili, Gajuwaka, Vizianagaram and Anakapalli areas to provide sustainable, equitable and affordable housing. Sites & Services / Houses at an estimated cost of Rs 50.00 Crores developing 1600 sites & services and building 1050 houses of various categories on self – financing basis is proposed to coincide VUDA completing (25) years of it's existence – Silver Jubilee year.

The stress would be laid to meet the demand .

VUDA is also planning to invite private partners to take – up joint ventures and commercial projects with Private Partnership Participation (PPP) based on the developing concept basis in collabration with well reputed builders / firms within and outside the country to provide quality housing;

Hence it is placed for perusal and approval of VUDA Board.

**VUDA Resolution No.97 dated 14.5.2003**

Resolved to place on record the interest taken by the Vice Chairman in inviting private partners to take-up joint ventures and commercial projects with private partnership participation (PPP) based on the development concept basis in coloboration with well reputed builders / firms within and outside the country to provide quality housing. The Vice Chairman is authorized to invite private participation in developing model townships at the following sites under the name and style C.M's VUDA model Township Development.



**CHAIRMAN**

## V U D A

# SCORES – 25 HOUSING PROJECTS

**Allotment Of Houses / Sites in Visakhapatnam Region on the eve of it's  
(25) years of existence**

### Project Details

Visakhapatnam Urban Development Authority (VUDA) intends to integrate quality and affordability in all its Housing Projects by establishing self-contained communities with state - of - the - art amenities. VUDA is proposing to launch its ambitious 25 - Housing Projects in about 20 locations in Visakhapatnam Metro Region consisting of Visakhapatnam, Bheemili, Gajuwaka, Vizianagaram and Anakapalli areas to provide sustainable, equitable and affordable housing. Sites and Houses at an estimated cost of Rs 50 Crores, on self - financing basis to coincide VUDA completing (25) years of it's existence - Silver Jubilee year.

**The salient features are as follows: -**

- Fixed cost, quality and timely completion are the core factors;
- Detailed Project Report (DPR) is being professionally prepared by pre-qualified Architectural and Engineering firms.
- Projects is being monitored by a Project Monitoring Committee (PMC) consisting of technical experts, architectural and engineering staff, representatives of allottees / users and the city planners of repute;
- Project in packages of Rs 5-10 Crores will be executed by pre-qualified turnkey contractor.
- Turnkey contractor will execute all the works starting from civil, road, electrical, water supply, sanitation, landscaping including developing of open spaces, parks, gardens as per scope of work, UGD will be provided including UG cable lines for Telephones / electricity lines;
- Cost fixation shall be done prior to auction date;
- Cost will remain constant during the project period;
- Project period ranges from 10 months to 2 years depending on the size of the project; will be indicated as part of the project approval.
- Model houses will be built for demonstration purpose before the actual projects take – off for the customer satisfaction.
- EWS units to include in the cost of MIG / HIG units to serve as serpent quarters (within the location / site proposed) as a separate block would be provided at the choice of the allottees and as an added facility to give boost to weaker section housing programme;

## PROJECT DETAILS:

### DETAILS ABOUT ALLOTMENT:

- Every person registering with VUDA shall pay caution deposit as prescribed for each category of sites / houses;
- All those persons already registered with Visakhapatnam Urban Development Authority by paying caution deposit as prescribed (category – wise) should pay 25 % of the actual amount for sites / houses within (7) days from the date of auction;
- Only those persons who deposit 25 % of the actual cost of the property shall be considered for allotment of house / site provisionally. Necessary certificates / documents would be made available to the allottees enabling them to obtain loans from the financing agencies, if they desire so.
- Balance 75 % of the cost of the house / site is to be paid in three quarterly, equal instalments or as spread over during the project period in any case before completion of the project. Failure to do so will entail cancellation of the allotment and forfeiture of amount paid till then;
- Allotment of house / site / commercial sites is subject to VUDA Allotment Rules & Regulations in force from time to time.
- Discounts to allottees will be allowed for delay in delivery of house / site @ 0.02 % of amount deposited with VUDA per day subject to a maximum of Rs 10,000/- for LIG, Rs 20,000/- for MIG and Rs 30,000/- for HIG.
- A special rebate will be extended to allottees who pay the entire amount in beginning only in lieu of initial cost towards the total cost of houses in one lumpsum @ Rs 10,000/- for LIG, Rs 15,000/- for MIG and Rs 20,000/- for HIG category house. 100% payment should remain with VUDA for not less than 7 months. This will not be available when Force Majeure conditions are in operation.
- Payment by way of Demand draft / challan drawn in favour of the Vice Chairman, VUDA, towards allotment can be made at the 3<sup>rd</sup> floor, Udyog Bhavan Complex, Siripuram Jn., Visakhapatnam – 530 003. Applicants must obtain an acknowledgement. Prospective allottees are advised to keep a copy of all correspondence for future reference. Always quote reference number of Registration and Application Number.
- Absolute Sale Deed will be issued at the time of handing over possession of the house / site on full payment before completion of the project period;
- Applications can be had from VUDA office / Local Service Centres or its web site VUDA.Org