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Subject No. 125

Rc. No. 5551/05/PMU

Sub: VUDA-Visakhapatnam- IT layouts - approvals for proposals submitted - reg.

The Government of Andhra Pradesh with a view to encourage & promote IT related development in tier two cities, allotted land to IT companies in S.Nos 406, 408 & 410 of Hill Nos 1, 2 & 3 (newly carved out from S.No. 336/p) Madhurawada village, Visakhapatnam, APIIC being the nodal agency in allocation of such land to IT companies and also entrusted with the responsibility of orderly & speedy implementation of the entire development. In view of the expertise available with VUDA in dealing with planning & development of layouts, aspects related to building regulations, aesthetic considerations and infrastructure provision, considering the importance & urgency of IT development and also promotion of IT parks being first of its kind in Vizag, APIIC & the former Dt. Collector entrusted the task of preparing the layouts and infrastructure provision for IT layouts in Hill No.2 & 3, Madhurawada to VUDA.

Accordingly, VUDA prepared two such layouts for Hill No.2 & 3 in plots of IT earmarked pockets of land admeasuring Ac.109.50 Cts & Ac.217.45 Cts respectively. After taking note of the available land suitable for the development, the layouts were prepared and approved by the competent authority covering extents of Ac. 40.70 Cts & Ac. 99.82 Hill No2 & 3 respectively.

Consequent on formation of Greater Visakha Municipal Corporation (GVMC) Madhurawada village has been merged in GVMC and as per resolution powers have been delegated to GVMC for according building permissions in newly merged settlements to the Municipal Corporation of Visakhapatnam.

In the recent review meetings held with Secretary, Special Secretary, IT Industry, Vice Chairman, VUDA, and Senior officials of

APIIC, it was opined that it would be better if the building plans are processed and disposed by VUDA as a single window clearance in order to avoid any delay in implementation & construction of IT buildings. Requests have been sent to the government for granting permission to VUDA in issuing the building permissions in the IT layouts.

Accordingly, it was directed by the Govt., of Andhra Pradesh and issued necessary permissions to VUDA for issuing building permissions in Madhurawada (i.e., Hill 1,2 & 3).

Keeping in view of the feedback on practice followed by the MA&UD on considering the landuse for IT related units, it is proposed to designate the landuse of the IT plots in Hill No.1,2 & 3 as Public & Semi-Public. Accordingly, the allowable FSI shall be 1: 1.75 for all the buildings proposed in these layouts by considering the ground coverage as 40% of the plot area allotted. The height of the proposed building has to be considered to be 15.00 Mts from relative ground level accommodating stilt +G+2 floors considering two level parking if necessary.

To facilitate building permission to various IT agencies through single window system (i.e., through VUDA,) the fee structure for payment of statutory fees are examined in consultation with GVMC and a detailed statement of the same is enclosed herewith for necessary approvals of VUDA board.

Therefore, the above subject is placed for kind perusal of VUDA Board and accord necessary approvals to consider the said landuse according approvals of single window system considering the statutory fee structure furnished.

Encl: Statement of statutory fees structure (2 pages)

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Fees applicable for payment to VUDA & GVMC by the allottees of IT Companies on Hill No.2 for obtaining building permissions on proposed IT buildings

(Total consolidated payment to be made to VUDA by drawing DD/Bankers Cheque in favour of the Vice Chairman, VUDA, Visakhapatnam)

S.No.	Name of the IT Firm	Plot No.	VUDA						GVMC				Total Consolidated Amount	Amount	
			Layout approval		Building Approval				Building License fee	Water Resource Charges	Drainage Charges	Publication Charges		Paid	Due
			Development Charges for layout approval	Processing fee	Development charges		Processing fee	Security Deposit							
Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	M/s Symbiosys Technologies	1,2 (2.00)	147394.00	29480.00	61778.50	114008.80	28502.20	570044.00	526500.00	145728.00	283360.00	2600.00	1909395.50	774335 (6,7,8&9)	1135060.50
2	M/s Color Chips Entertainment & Media	3,4,5 (3.00)	221091.00	44220.00	114563.30	42454.40	10613.60	212272.00	140000.00	215592.00	425040.00	2600.00	1431446.30	0.00	1430169.30
3	M/s Soft Sol India Ltd	6 (1.00)	73697.00	14740.00	23380.00	72980.00	18245.00	364900.00	182450.00	72000.00	140000.00	2600.00	964992.00	0.00	964992.00
4	Vacant Plot	7 (1.00)													
5	Vacant Plot	8 (1.00)													
6	Vacant Plot	9 (1.35)													
7	M/s Sankhya Technologies Pvt. Ltd.,	10,11 (2.00)	147394.00	29480.00	57358.40	136477.80	34119.45	682339.00	420500.00	145728.00	283360.00	2600.00	1939406.65	305787 (6,7,8)	1633619.65
8	M/s Mahathi Software Pvt. Ltd.,	12,13 (2.00)	147394.00	29480.00	60000.00	121370.80	30342.70	606554.00	395500.00	145728.00	283360.00	2600.00	1822629.50	1822630	Nil
9	M/s Navayuga InfoTech Pvt. Ltd.,	14,15,16 (3.00)	221091.00	44220.00	108331.20	71350.00	17837.50	356750.00	178500.00	218592.00	425040.00	2600.00	1644311.70	0.00	1644311.70
10	M/s Soft Pro Systems Ltd.,	17 (1.00)	73697.00	14740.00	37233.60	97053.60	24263.40	455268.00	242634.00	72842.76	141638.70	2600.00	1191971.05	0.00	1191971.05
11	M/s NuNet Technologies Pvt. Ltd.,	18,19,20 (3.00)	221091.00	44220.00	114689.30	47530.20	11882.55	237851.00	119000.00	218592.00	425040.00	2600.00	1442295.05	0.00	1442295.05
12	M/S.ACN Info Tech (I) Pvt. Ltd.,	21,22 (2.00)	147394.00	29480.00											

VUDA layout 1. Development Charges for layout approval @ Rs.10/- per Sq.Mts on total layout area 2. Processing Fee : Rs. 2/- per Sq.Mts. on total layout area.

Building approval 1. Development Charges on Vacant Land @ Rs.10/- per Sq.Mts, on Built Up area @ Rs.20/- per Sq.Mts 2. Processing Fee : Rs. 5/- per Sq.Mts on total built up area. 3. Security Deposit : Rs. 100/- Per Sq.Mts on total built up area.

GVMC 1. Building License fee @ 500/10 sq mtr 2. Water Resource Charges @ Rs.18/1 sq mtr on net site area 3. Drainage Charges @ Rs.35/1 sq mtr 4. Publication Charges @ Rs. 2,600/-

Note Payment of Security Deposit may be considered by way of DD or BG (Bank Gurantee)

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Fees applicable for payment to VUDA & GVMC by the allottees of IT Companies on Hill No.1 for obtaining building permissions on proposed IT buildings
(Total consolidated payment to be made to VUDA by drawing DD/Bankers Cheque in favour of the Vice Chairman, VUDA, Visakhapatnam)

S.No.	Name of the IT Firm	Plot No.	VUDA						GVMC				Total Consolidated Amount	Amount	
			Layout approval		Building Approval				Building License fee	Water Resource Charges	Drainage Charges	Publication Charges		Paid	Due
			Development Charges for layout	Processing fee	Development charges Vacant land	on built up area	Processing fee	Security Deposit							
1	M/s Miracle software	1 (5.00)	0	0	179200	131800	32650	659000	429000	364320	708400	2600	2507270.00	0	2507270.00

- VUDA layout**
1. Development Charges for layout approval @ Rs.10/- per Sq.Mts on total layout area
 2. Processing Fee : Rs. 2/- per Sq.Mts. on total layout area.
- Building approval**
1. Development Charges on Vacant Land @ Rs.10/- per Sq.Mts, on Built Up area @ Rs.20/- per Sq.Mts
 2. Processing Fee : Rs. 5/- per Sq.Mts on total built up area.
 3. Security Deposit : Rs. 100/- Per Sq.Mts on total built up area.
- GVMC**
1. Building License fee @ 500/10 sq mtr
 2. Water Resource Charges @ Rs.18/1 sq mtr on net site area
 3. Drainage Charges @ Rs.35/1 sq mtr
 4. Publication Charges @ Rs. 2,600/-
- Note**
- Payment of Security Deposit may be considered by way of DD or BG (Bank Guarantee)

VUDA Resolution No.125, dated 31-05-2006

Resolved to approve the proposals to consider the land use of IT plots in Hill No.1,2 and 3 as public and semi public usage with allowable FSI shall be 1:1.75 for all the buildings proposed in these layouts by considering the ground coverage as 40% of Plot area allotted.


Chairman, VUDA