

Subject No. 94

Sub:- VUDA - Visakhapatnam - PMU Wing - Proposed
face lift for VUDA office main building (Block A,
B & C) - Reg.

Agenda Note:

The VUDA has constructed 3 floors commercial building (Block-A) facing to the road of AU quarters. The shops and office accommodation constructed therein were let out to various shopkeepers and offices. Another building namely Block-B with 9 floors and Block-C with 2 floors were constructed. The VUDA office is situated in 3rd and 5th floors of Block-B and 2nd floor of the Block-C. The other office accommodation and the shops constructed in the ground floor were let out to various offices and shopkeepers. But the parking place to keep the cars and two wheelers of the officers & staff, shopkeepers, visitors etc. was not designed properly.

Therefore it is proposed to prepare a plan for parking the vehicles in such a way in view of three extra floors constructed by the VUDA on the existing building of the Block-B.

In this regard, one Sri Vipin Gupta, Architect, Designers, Engineers of Visakhapatnam was requested to submit his proposal for preparation of the parking plaza for the VUDA office building of Blocks-A,B,C. Sri Vipin Gupta has submitted the drawings for the proposed parking plaza along with estimates quoting the architects fees @2.5% on the estimated cost. After negotiations he has agreed to 2.25% as his fees. The break up of the various identified works including the cost estimates are as follows:-

1. Parking plazas

- a. Total slab area of parking plan (4-wheelers)
(Including excavation, retaining walls,
Flooring and internal electrical works)

1310 sq. mts X Rs. 3750 = Rs.49,12,500

- b. Total slab area of parking plan (2-wheelers)
(Including excavation, retaining walls,
Flooring and internal electrical works)

850 sq. mts X Rs. 3750 = Rs.31,87,500

Estimated Cost = **Rs. 81,00,000**

2. Civil Works

- a. Total structural glazing area
170 sq. Mtrs X 3200 = Rs.5,44,000
- b. Total Brick area
222 CMT X Rs. 2000 = Rs.4,44,000
- c. Total Plastering
2,100 sq. mtr X Rs.75= Rs.1,57,500
- d. Total sill slabs
56.20 CMT X Rs.3,500 = Rs.1,96,700

Estimated Cost = **Rs. 13,42,500**

3. ALCA Paneling

Total ACP area 6050 sq. mtr X Rs.3,200 = Rs. 1,93,60,000

Estimated Cost = **Rs. 1,93,60,000**

As the cost of the ALCA paneling is high, the same is proposed to take up in the 2nd phase. As the parking requirements are the primary task, it is proposed to take up the works involved at item No.1&2. However, the Architect has stated in his letter that the percentage of the fee shall be applicable on the actual work carried out and actual expenditure incurred therein.

The matter is therefore placed before the VUDA board for approval of entrustment of preparation of drawings for parking plaza for office building of Blocks-A,B,C to Sri Vipin Gupta, Architect at the rate of 2% towards his fees on the actual expenditure.

VUDA Resolution No.94, dated 31-05-2006

Resolved to approve the proposal of entrustment of preparation of drawings for parking plaza for office building of Blocks A, B, C to Sri Vipin Gupta, Arch., @ 2% towards his licence fees on the actual expenditure.

Peh-
Chairman, VUDA