

SUBJECT NO 49

Sub: Works - Engg. - VUDA - Construction of Housing Project at Madhurawada (HARITHA) phase -I (Ac. 20.17 cts) - Fixation of cost unit-wise approved -Board Subject placed before VUDA Board -Perusal and Ratification - Requested - Reg.

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AGENDA NOTE:

VUDA has taken up Construction of Housing Project at Madhurawada in phase - I in an extent of Ac.20.17 Cts initially, out of Ac.40.00 Cts for the entire Project and the number of units proposed for construction are 710 units. The Project was entrusted to M/s Jurong Infrastructure (I) Pvt. Ltd as a design and construction Contract. It is proposed to allot the residential flats to public by draw of lots.

The Project details are

Category	Facing	No. of Units
HIG	East facing	50
HIG	West facing	50
MIG - IA	North facing	105
MIG- I-A	South facing	105
MIG-I-B	East facing (A)	80
MIG-I-B	East facing (B)	80
MIG-I-B	West facing	40
MIG-II	East facing	20
MIG-II	West facing	60
LIG	North facing	60
LIG	South facing	60
Total		710

To finalize the unit cost of the above housing scheme a cost fixation Committee constituted with all HOD's, S.E. / CUP/ OSD/ CAO/ E.O./ DFO. The details of land cost construction cost, External amenities, Administrative charges and other expenses incurred on the Project from the beginning are obtained from the concerned HOD's. Keeping in view of the present market value and recession in Real Estate / Building Industry, it is proposed adopt the market value as indicated by Sub - Register @ Rs. 8000/- per Sy.yds to arrive at the final cost of the individual units of Madhurawada Housing Project.

The cost fixation Committee has taken into consideration of the following aspects in finalizing the land cost to be adopted for arriving sale price of individual units.

- At the time of conceptualization of the present project i.e. during the year 2004 the cost of land is taken up as 1,00,00,000 lakhs / acre, which is a meagre value when compared to the present market value.
- The present project is not a regular Housing project or sites & services development project model and is proposed to be a Commercial Venture.
- The site taken for construction of the said Housing Project is a Government land handed over by District Administration under Bulk Land category by alienation process.
- Since it is Government land, it is desirable to adopt present market rate or rate indicated by Revenue Authorities to avoid complications in future and to arrive at reasonable costing.
- As development of land is also included, it is proposed to take up the extent of land to a tune of 2700 Sq. Yards against 4840 Sq.yards per acre as approved for Land Pooling Project at Paradesipalem and other Joint Venture Projects earlier in VUDA and as per the practice in vogue.
- It is also considered that costing of amenities like Hospital, Convenient Shopping and Community Centre area be also included in the total saleable area.

Accordingly the land cost per SFT is arrived in the following manner

Cost of Land (2700XRs.8000/- per Sq.yds)	:	Rs. 2,16,00,000/- per Acre
Deducting Development cost Rs. 25.00 lakhs per Acre	: (-)	Rs. 25,00,000/- per Acre
Land cost considered	:	Rs. 1,91,00,000/- per Acre
Total land cost (Ac. 20.17 Cts @ Rs. 1.91 Crore)	:	Rs. 38.52 Crores
Total Built up area (As per the statement enclosed)	:	9,43,168 SFT
Rate per SFT	:	$\frac{38,52,00,000}{9,43,168} = 408.41$
Land cost	:	Rs. 408/- per SFT

Further the total built up area of the above housing project works out to 943168 SFT (including common area) as informed by OSD (PMU) & Architect.

The SFT cost fixation details are as follows :

The total construction cost is	:	Rs. 123.20 Crores
Land Cost	:	Rs. 38.52 Crores
Total Project cost	:	Rs. 161.72 Crores
Say	:	Rs. 162.00 Crores
Unit sale price per SFT	:	Rs. 1719/- per SFT

In accordance with the above, final cost of individual units arrived as per the built up area are as follows:

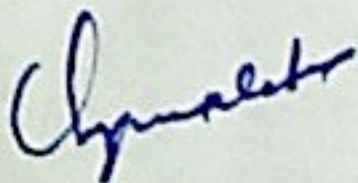
Category	Name of the Block	Facing	Super Built up area (SFT)	No. of units	Sale Price fixed (Rs. In lakhs)
HIG	Godavari (Block-I & II)	East facing	1800	50	31.00
HIG	Godavari (Block-I & II)	West facing	1765	50	30.40
MIG-I-A	Nagavali (Block -I & II)	North facing	1400	80	24.10
MIG-I-A	Nagavali (Block -I & II)	South facing	1400	80	24.10
MIG-I-B	Sarada (Block-I & II)	East facing (A)	1390	40	23.90
MIG-I-B	Sarada (Block-I & II)	East facing (B)	1335	20	23.00
MIG-I-B	Sarada (Block-I & II)	West facing	1380	60	23.80
MIG-II	Vamsadhara (Block-I, II & III)	East facing	1345	105	23.20
MIG-II	Vamsadhara (Block-I, II & III)	West facing	1320	105	22.70
LIG	Champavathi (Block-I& II)	North facing	820	60	14.10
LIG	Champavathi (Block-I& II)	South facing	820	60	14.10

The cost fixation committee has proposed the land cost of Rs. 408/- per SFT (based on net saleable area) and construction cost Rs. 1311/- per SFT thus totaling to Rs. 1719/- per SFT and also sale price arrived there of for each category according to type and area for Madhurawada phase - I and the same is approved by the Vice Chairman, VUDA. Accordingly allotment notification has been released and allotment of flats is in progress.

Hence the above matter is placed before the VUDA Board for perusal and ratification.

VUDA Resolution No. 49, dated. 30-7-2010

Perused and Ratified

49/115 

Collector & Chairman
VUDA