

Subject No: 81

Sub: Works – Engg – VUDA – Construction of Housing Scheme for Weaker Section in an extent of 80.00Ac. at Gandigundam - Draft subject placed before VUDA Board for perusal & Approval - Reg.

**Agenda Note:**

It is to submit that, VUDA has a long tradition of developing plotted development schemes and housing colonies catering the needs of the people of all sectors in general and especially for the benefit of middle and Lower class segment.

As a part of development and to promote establishment of Satellite Townships in and around the Visakhapatnam Metropolitan Region (VMR) VUDA has developed several housing schemes / Residential Flats / Apartments / Gated community Housing schemes to a tune of 9,880 dwelling units in the past 3 decades. VUDA has established its credibility and appreciation from the public in respect of such Housing Schemes constructed.

During the past couple of years, though the private sector is actively involved in the development of housing sector in and around Visakhapatnam, they have confined their operations in developing Villas and High value Apartments. In view of the commercial approach of the private developers, many people are finding it difficult to afford to own a shelter since they are from below middle class and weaker section segments.

In the recent times tremendous pressure has been built up on VUDA from the general public to take up the housing to meet the needs of the weaker section and below middle class people. It has also been observed that a huge gap exists between subsidized JNNURM housing units and open market apartments. In order to bridge the gap there is necessity for an organization like VUDA to take up such middle segment affordable housing for the balanced development of VMR and ease the pressure on housing.

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Since VUDA has not taken up any housing scheme specifically under SC /ST component it would be appropriate for VUDA to take up Housing which would benefit the needy sector particularly EWS and SC / ST categories.

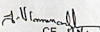
Taking into account of the above factors VUDA proposed to take up construction of housing colony in an extent of 25.00Ac of VUDA land at Gandigundam with 750 houses to meet the housing requirements of needy sectors of people especially the below middle class and Weaker Section class. The individual dwelling unit is proposed with a built up area of around 440 to 460 sft., in a plot area of 80sq yards.

The following are the details of cost analysis

• Land cost	:	Rs 2500 per Sq yard
• Development cost	:	Rs 400 per Sq yard
• Rate of Building construction	:	Rs 800 per Sq Ft.
• Plot area of house	:	80 Sq yards
• Plinth area of house	:	460 Sq ft.
• Cost of construction @ Rs 800 / Sft	:	Rs 3,68,000/-
• Cost of developed plot @Rs 2900/Sq yd	:	Rs 2,32,000/-
• Sale price of each house	:	Rs.6.00 lakhs

It is also to submit that while arriving the sale price of the individual unit the cost analysis is made with out any profit margin. The estimated Project cost would be Rs.45 Crores.

Hence, the matter is placed before VUDA Board for perusal and Approval.

  
CE 5/5/12

  
Vice Chairman

  
Chairman

## VUDA RESOLUTION NO. 81, DT. 08-05-2012

The Board discussed the matter and resolved to direct the Vice-Chairman, VUDA to conduct demand survey for the project.

  
CHAIRMAN