

SUBJECT NO.13

Sub: VUDA – Engg. – Construction of Commercial Complex in the vacant land available at Nehru Nagar(Ramnagar)– Draft subject placed before VUDA Board for perusal and approval - Reg.

Ref: - 1. VUDA Board Resolution No.91, Dated.15-12-2012.
2. VUDA Board Resolution No.84, Dt.14-12-2013

Agenda Note:

Earlier it was proposed to develop a Multilevel (Pallet) parking facility in the site available (Extent-3381 Sqyds) since, the area is located centrally near Corporate Hospitals and Commercial area adjacent to Waltair Main road with commercial space in Ground and First Floors and Pallet Parking from 2nd to 5th floors. The project cost was estimated to Rs.11.50 Crores as per the conceptual designs furnished by the Architect. VUDA Board has approved the same vide VUDA Board Resolution No.91, Dt15-12-2012(Ref-1).

Later the site was shown to experts in the field and to the agencies executing similar projects in other cities regarding the feasibility of site for the said project. After inspection and considering all the factors including technical parameters, the experts expressed that the project is not viable and the site is not suitable for the same due to its lesser extent and allowable setbacks as per the latest G.Os. As such, the proposal was dropped. VUDA Board has also agreed to close the work since the work was not taken up and as it is decided that the site is not suitable for the said purpose vide VUDA Board Resolution No.84, Dt.14-12-2013.

Since the valuable land is lying vacant and located in commercial area facing the main road, VUDA Authorities felt that, it is desirable to construct a Commercial Complex so that considerable revenue can be generated annually besides creation of fixed asset to the organization. Accordingly, M/s Bhasakar Design Team, Visakhapatnam, Empanelled Architect of VUDA was requested to prepare the conceptual designs and drawings for the proposed commercial complex. As per the conceptual design under finalization, the following are the salient features of the said complex.

Extent	-	3381 Sq Ys (2827 sqmtrs)
No. of floors	-	Cellar + Stilt + G+4 Floors
Car Parking	-	Cellar + Stilt
Commercial Space	-	5 x 8610 (per each floor) = 43,050 Sft.
Approx Project Cost	-	950.00 Lakhs

In the above project cost, the consultancy fee of 2% of the estimated cost towards architectural & structural consultancy services payable to the architect as per the procedure being followed in VUDA and other statutory provisions were also included.

As regards cost economics, the market value of the land at present is about 60,000 to 70,000 per Sq.Yd in the said locality and rental value for commercial space is around Rs.50/- per Sft. As per the built-up area available for lease according to commercial complex design, the revenue that can be generated by VUDA per month will be around Rs.21.50 Lakhs (43,050 X Rs. 50/- per Sft). Thus the investment of the project cost will be realised in four years period and afterwards it will be net regular income for VUDA as it is permanent asset of VUDA.

Hence, the matter is placed before VUDA Board for perusal and to accord approval for construction of Commercial Complex in the available vacant site at Nehru Nagar with an estimated cost of Rs.950.00Lakhs.

Sl. No.	Subject No.	Subject	Resolutions
14	13	VUDA – Engg. – Construction of Commercial Complex in the vacant land available at Nehru Nagar (Ramnagar)– Draft subject placed before VUDA Board for perusal and approval - Reg.	Agreed for taking up the Commercial Complex Construction subject to MCC provisions.
15	14	Works – Engg. – Construction of Strong Room / Godown for EVM ware house in Collectorate premises – Deposit work – Draft subject placed before VUDA Board for perusal and Ratification – Reg.	Ratified.
16	15	Engg – VUDA –Construction of Zonal Office at Vizianagaram in the compound of Anandagajapathi Auditorium at Vizianagaram – Proposal for change of Design of building - Draft subject placed before VUDA Board for consideration and approval - Reg.	Agreed for the modified design and revised cost.
17	16	Works – Engg. – VUDA – Formation 100'-0" wide Master Plan Road with Quarry rubbish & GSB from NH-16 (NH-5) near Durga Theatre to Bakkannapalem Junction including construction of CD works and Storm water Drains - Draft subject placed before VUDA Board for perusal & approval - Reg.	Ratified the AS given, as per commitment before Honourable Lok Ayukta.
18	17	Engg – VUDA – IT Services – Facility Management of VUDA Server Cum Data Centre – Entrustment to Andhra University – Draft subject placed before Board for approval and ratification – Requested – Reg.	<ul style="list-style-type: none"> • Ratified the action taken; • It is agreed to entrust for one more year.

10.1
21/12/14