

**SUBJECT NO: 56**

**Sub: Works – Engg. – VUDA – Development and Widening of Master Plan Roads in Madhurawada and Rushikonda areas –Works taken up and completed without approved RDPs of GVMC – Draft subject placed before VUDA Board for perusal and ratification - Reg.**

Ref:1. Approval by VUDA Board vide VUDA Resolution No.29,Dt:08-05-2013  
2. VUDA Board vide VUDA Resolution No.8,Dt:20-07-2013

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**AGENDA NOTE:**

VUDA has proposed to take up development and widening of Master Plan Roads in city limits to open up new areas and provide better connectivity for villages - P.M.Palem, Kommadi, Nagarapalem, Bakkannapalem in Madhurawada area, Yendada, Rushikonda, Boyapalem and Kapulauppada Villages from National Highway-16 to cater the future needs keeping in view of the development of number of private as well VUDA layouts, Residential colonies, Educational Institutions, ITSEZs, Gated Community Housing Schemes in the above areas.

Apart from the above, GVMC Authorities have requested to take up certain important Master Plan Roads for the said villages by VUDA as GVMC is not in a position to take up the same due to lack of funds. Local MLAs and Residents Welfare Associations / Villagers of Kommadi, Bakkannapalem, Nagarapalem, Yendada have also represented VUDA and GVMC to develop the roads since the existing roads of narrow width are in bad shape and facing much difficulty.

In order to take up the development of Master Plan Roads, GVMC Authorities were requested to clear the encroachments duly resolving the Private Properties issues and to furnish Road Development Plans (RDP) for Master Plan Roads exists within the GVMC limits so that VUDA can take up the execution of works without any hindrance.

In response, GVMC Authorities furnished Road Development Plans prepared by the consultants for 80' wide P.M.Palem and 100' wide Kommadi roads without approval for guidance and to facilitate VUDA to start with the work informing that finalized RDPs will be furnished for the remaining roads in due course.

Accordingly, in anticipation of furnishing of approved Road Development Plans by GVMC, VUDA has taken up the development of certain Master Plan Roads. After commencement of execution of such works, VUDA used to face many problems i.e., site disputes, involvement of private properties and lands in the road widening portion, alignment issues and encroachments in the road portion including court cases. Because of the above, works could not be completed in time and prolonging indefinitely for want of clearance of TDRs and other issues by GVMC. Hence, VUDA Board has issued directions vide its VUDA Board Resolution No. 8 Dt. 20-07-2013, to take up the development of Master Plan Roads only after furnishing of approved RDPs and clearing of all encroachments and other issues by GVMC to avoid delay and court cases in land matters.

However, development of certain Master Plan Roads was taken up and completed without approved Road Development Plans and the remaining Master Plan Roads are at different stages. The status of Master Plan Roads so far taken up by VUDA is furnished hereunder.

Sl. No.	Name of the Road	Length in KM	Estimate Cost Rs. Crores	Present status
1	80'-0" wide road connecting Navodaya school to Devimetta at Madhurawada.	2.30	4.49	RDP not prepared by GVMC. Work taken up and completed.
2	80'-0" wide road connecting P.M. Palem and NH-16 near Car shed junction at Madhurawada.	1.75	3.75	RDP prepared by Consultants was communicated but not approved. Road work completed except one box culvert. At present, drains work is in progress and in certain stretches, private compound walls are falling and the same has to be resolved by GVMC.
3	100'-0" wide road connecting NH-16 at Marikavalasa junction and Harita Housing Project Jn., near Kapulauppada Layout.	3.20	9.90	RDP not prepared by GVMC. Work taken up and completed.
4	100'-0" wide Road from NH-16 to Kommadi Village Reach-I & II.	2.90 (1.70+1.20)	16.10 (8.20+7.90)	RDP prepared by Consultants was communicated but not approved. Reach-I (stretch of 1.70Km) was completed recently. Reach-II work was entrusted. Since the road alignment is under finalization, construction of CD

				works / minor bridge is commenced initially to save delay.
5	80'-0" wide road from NH-16 at Yendada to Rushikonda VUDA Layout via GITAM University	2.80	4.80	RDP approved and furnished by GVMC. Work entrusted. Certain private land owners are objecting and have filed court cases and other issues are under finalization by GVMC.
6	60'-0" wide Road from NH-16 to Ganesh Nagar VUDA colony.	1.50	3.70	RDP not furnished by GVMC. Work taken up and completed except for extended stretch.
7	100'-0" wide road connecting NH-16 at Yendada and Rushikonda VUDA Layout via Law College, Reach-I	2.40	7.90	RDP not furnished by GVMC. Work entrusted.
8	80'-0" Master Plan Road from NH-16 to Shipyard Layout opp. VDCA Stadium (Bindranagar road)	0.35	0.75	RDP not furnished by GVMC. Work taken up and completed for a stretch of 350 Mts.
9	100'-0" Master Plan Road from NH-16 to Sontyam via Dabbanda.	12.00	35.00	RDP has to be prepared by VUDA itself. Since the alignment is passing through Reserve Forest lands and Kambalakonda, Wild Life Sanctuary Zone and the issue of non Forest land under Compensatory Afforestation has to be settled, it is proposed to take up the road work for a length of 3.00KM where the road passes through Government / Private lands with an estimated cost of Rs.9.00 Crores. Tenders under finalization. Planning wing has to finalize the alignment in the village area. Meanwhile, a representation was received from Mr. EAS Sarma, Retd., IAS, Forum for Better Visakha not to take up the project as it is falling in the limits of Sanctuary. The same is under examination for confirmation whether the road is falling in limits or not. Accordingly action will be taken.
10	80'-0" wide Road from NH-16 to 100'-0" Road via Nagarapalem	2.20	3.70	RDP to be furnished by GVMC.

11	80'-0" wide Road from NH-16 under pass to Bakkannapalem	2.90	9.85	RDP to be furnished by GVMC.
12	100'-0" Master Plan Road Boyapalem to Mangamaripeta	6.00	15.00	This work has not taken up and proposed to take up at a later date.

As could be seen from the above, so far 10.80 Km length of Master Plan Roads in Madhurawada area were taken up and completed with an expenditure of Rs.30.79 Crores.

At present, work entrusted for 3 Nos. of Master Plan Roads at Kommadi Reach-II, GITAM University and Law College and are taken up for a length of 6.40 KM with an estimated cost of Rs. 20.60 Crores and arrangements are made to commence the work. Regarding, Road Development Plan of Master Plan Roads, the GVMC is addressed to solve the issues by few letters Dt. 09-04-2012, 18-05-2013 and 28-07-2013 (Copies enclosed).

Hence the matter is placed before VUDA Board for perusal and necessary instructions.

Sl. No.	Subject No.	Subject	Resolutions
56	55	Works - Engg. - VUDA - Protection of open spaces of VUDA developed layouts and developing sports facility in the possible open spaces - Draft subject placed before VUDA Board for consideration and approval- Reg.	<p><b>The issue is discussed in detail.</b></p> <ol style="list-style-type: none"> <li><b>1. The proposal of development of notified open spaces of VUDA developed layouts into sports facilities is to be undertaken in consultation with the GVMC or Urban Local Body.</b></li> <li><b>2. The handing over of notified open spaces of VUDA developed layouts on par with private developers by way of Registered Gift Deeds can be examined further and modalities can be brought to the next board meeting for approval.</b></li> </ol>
57	56	Works - Engg. - VUDA - Development and Widening of Master Plan Roads in Madhurawada and Rushikonda areas -Works taken up and completed without approved RDPs of GVMC - Draft subject placed before VUDA Board for perusal and ratification - Reg.	<ul style="list-style-type: none"> <li><b>• It is directed to prepare Post-facto RDPs for those roads laid or being laid without notified RDP and GVMC and VUDA have to take necessary action in this regard.</b></li> <li><b>• The Board reaffirms its decision that only with notified RDP, the Master Plan Roads have to be executed both by GVMC and VUDA.</b></li> </ul>