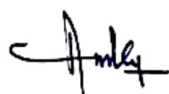


MINUTES OF THE 3/2023 VMRDA AUTHORITY MEETING HELD ON 01-11-2023 @11.30 A.M (THROUGH VIRTUAL MODE) AT CONFERENCE HALL, 3RD FLOOR, U.B COMPLEX, SIRIPURAM, VISAKHAPATNAM.

The agenda items were taken up as discussed below:

Subject No. 1	: VMRDA - Engg. - Establishment - Proposals submitted to take up Regular recruitment of A.E.E./A.E.s, Work Inspectors, Draughtsmen to cope with the shortage of Engineering lower level cadre strength and to match the present work load - Approval of the VMRDA Authority requested - Reg.
Minutes	<p>The Metropolitan Commissioner requested the Authority to accord permission to fill up vacant posts in different categories and also stated that there is a dire need to recruit Assistant Executive Engineers, Draughtsmen and Work Inspectors in view of implementation of various Government Flagship programmes at VMRDA.</p> <p>In response to the request made by the Metropolitan Commissioner, the Authority discussed the matter in detail.</p> <p>The Metropolitan Commissioner stated that the VMRDA is an Independent Body and separate service rules were issued vide G.O.Ms.No.560, MA Dt.29-06-1982.As per the guidelines prescribed in G.O.Ms.No.560, MA Dt.29-06-1982,the Metropolitan Commissioner(VC) is the appointing authority for the posts. The proposal along with the copy of the said GO will be sent to the Government for approval to take up the recruitment for the A.E.E./A.E.s, Work Inspectors, Draughtsmen posts.</p>
Resolution	: Agreed to forward the proposal to the Government for approval.

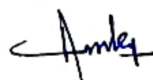


Metropolitan Commissioner



DEPUTY CHAIRPERSON

Subject No. 2	VMRDA - Engg - Works - "Navaratnalu - Pedalandariki Illu" - One (1) cent plot layouts in Visakhapatnam & Anakapalli Revenue Divisions - Construction of houses under option-III by A.P State Housing Corporation - Development of Model layout in Gidijala-2 for an extent of Ac.32.69 Cts. - Providing certain permanent layout Infrastructure works by VMRDA to the tune of Rs.16.60 Crores - Administrative Sanction - Requested - Reg.
Minutes	The Metropolitan Commissioner requested the Authority to accord permission to take up permanent infrastructure works in One Cent house sites layouts of Gidijala-2, Anandapuram Mandal to the tune of Rs. 16.60 Crores to develop a Model Layout
Resolution	The Authority directed to examine the issue once again with respect to financial implications and to place in the Next Board meeting
Subject No. 3	VMRDA -Engg-Div-I-Construction of Multi Level Car Parking & Commercial/Institutional Complex in Siripuram, Vishakhapatnam on Engineering, Procurement & Construction (EPC) Contract Basis - Revision of Project cost due to Excess tender premium and Enhanced GST rate from 12% to 18% - Draft subject placed before VMRD Authority for Perusal and Approval - Reg.
Minutes	The Metropolitan Commissioner requested the Authority to accord permission to the enhanced estimated cost of Multilevel Car Parking & Commercial Complex in Siripuram from Rs.80.00 crores to Rs.87.35 crores, due to excess tender premium @3.455%, which is within permissible limit and also due to enhancement of GST from 12% to 18%, and other statutory provisions.
Resolution	The Authority agreed to revise the estimated cost from Rs. 80.00 crores to Rs.87.35 crores.



Metropolitan Commissioner



DEPUTY CHAIRPERSON

Subject No. 4	VMRDA - Engg. - Div-III - Development of 100' wide Internal approach (as against 80' wide road approved earlier) to the proposed Bulk land parcels situated in Sy.No.421/p (Madhurawada Heights) (carved out from Sy.No.27 Hill) of Madhurawada Village, Visakhapatnam District - Draft revised subject placed before VMRD Authority for approval - Reg.
Minutes	The Metropolitan Commissioner has requested the Authority to approve the revised estimated cost from Rs.252 lakhs to Rs.513 lakhs, for the development of 100 feet road instead of 80 feet road in Sy.No.421/p (carved out from Sy.No.27) (Madhurawada Heights) to provide approach for the 14 bulk land parcels.
Resolution	Agreed to take up the works to lay the 100 feet road and granted administrative sanction for revised estimate cost of Rs.5.13 Crores / 513.00 Lakhs.
Subject No. 5	Works - Engg - Div-I - VMRDA - Re-carpeling of the existing Master Plan (100 feet) 4 lanes road starting from Marikavalasa jn at NH-16 to Haritha Housing Jn., Madhurawada, Visakhapatnam - Draft subject placed before VMRD Authority for Perusal and approval - Reg.
Minutes	The Metropolitan Commissioner has requested the Authority to accord permission for execution of Re-carpeting work of the existing Master plan 4 lane Road, starting from Marikavalasa jn at NH-16 to Haritha Housing Jn., Madhurawada, Visakhapatnam with an estimated cost of Rs.290.00 lakhs.
Resolution	Agreed to take up the work and administrative sanction granted for Rs.290.00 Lakhs


Metropolitan Commissioner


DEPUTY CHAIRPERSON

Subject No. 6	VMRDA - Engg. - Works - Navaratnalu (Pedalandariki-llu) - Development of Re-constituted plots in various Mandals in Anakapalli and Visakhapatnam Districts - Development in phased manner - Proposal for Phase - II development - Administrative Sanction Requested - Reg.
Minutes	The Metropolitan Commissioner, VMRDA, Visakhapatnam requested the authority to accord permission to take up developmental works at the Re-constituted plot layouts phase -II, with an estimated cost of Rs. 305 crores, initially to be met from available VMRDA funds which shall be recouped from monetization of 15% developed land share to be handed over to VMRDA from NPI, and also to request the Government for administrative sanction.
Resolution	Agreed for the proposal.
Subject No. 7	VMRDA - UFD - VISAKHAPATNAM - Delegation of powers to the Divisional Forest Officer, UFD, VMRDA - for according technical sanction from Rs 20.00 Lakhs to Rs. 50.00 Lakhs and power to enter into agreements upto Rs.1.00 Crore - Approval Requested - Reg.
Minutes	The Metropolitan Commissioner requested the Authority to delegate the powers to DFO for technical sanction from Rs.20.00 Lakhs to Rs.50.00 Lakhs, and power to enter into agreements upto Rs.1.00 Crore.
Resolution	Agreed for the proposal
Subject No. 8	VMRDA - UFD - VISAKHAPATNAM - Enhancement of monthly remuneration to two (2 Nos) Horticulture Supervisors working in Urban Forestry Division- Approval Requested - Reg.
Minutes	The Metropolitan Commissioner requested the Authority for 18% enhancement of monthly remuneration of Two (2) Horticultural Supervisors working in UFD wing, VMRDA on the present monthly remuneration.
Resolution	Agreed for the proposal


Metropolitan Commissioner


DEPUTY CHAIRPERSON

Subject No. 9	VMRDA - Works - Engg. - Providing certain refurbishment works at Kailasagiri Hill Top Park on the Eve of G-20 Summit - 2023 - Submission of Draft Agenda Note to place before the VMRD Authority to ratify the action taken by the Metropolitan Commissioner, VMRDA to accord Administrative Sanction for the works - Reg.
Minutes	The Metropolitan Commissioner explained in detail about certain refurbishment works taken up on Kailasagiri Hill Top Park, during the Eve of G-20 Summit - 2023, and informed the details of works taken up through E-Tenders and other few nomination works which are of below Rs.5.00 Lakhs
Resolution	Agreed and ratified the action taken by the Metropolitan Commissioner, VMRDA
Subject No. 10	Works - Engg - Div-I - VMRDA - Road Widening to 4 lanes with central median, central lighting and footpaths on both sides for left over beach road bit near Seethakonda from KM 3/0 to 3/4 of Visakhapatnam - Bheemil beach road - Draft subject placed before VMRD Authority for Ratification - Reg.
Minutes	The Metropolitan Commissioner explained that the project taken up for Road Widening to 4 lanes with central median, central lighting and footpaths on both sides, at the left over beach road bit near Seethakonda from KM 3/0 to 3/4 of Visakhapatnam with an estimated cost of Rs.145.00 Lakhs and the work is nearing completion.
Resolution	Agreed and ratified the action taken by the Metropolitan Commissioner, VMRDA
Subject No. 11	Works - Engg - Div-I - VMRDA - Development of Master Plan road widening to 2 lanes under Phase-I from Boyapalem Jn., at NH-16 to Kapuluppada village- Draft subject placed before VMRD Authority for ratification - Reg.
Minutes	The Metropolitan Commissioner explained the Authority regarding the Development of Master Plan road widening to 2 lanes under Phase-I from Boyapalem Jn., at NH-16 to Kapuluppada village with an estimated cost of Rs.459.00 Lakhs, as it is crucial for connecting the beach road, and requested to ratify the action taken by Metropolitan Commissioner, VMRDA for completion of the work.
Resolution	Agreed and ratified the action taken by the Metropolitan Commissioner, VMRDA


Metropolitan Commissioner


DEPUTY CHAIRPERSON

Subject No. 12	VMRDA - Visakhapatnam - Allotment of vacant land to an extent of 1270 sq.yds in S.No.126 of Madhurawada Village in Plot No.3 (Bulk Land) to VKPCPIR UDA for office purpose - Subject placed before VMRD Authority for ratification — Reg.
Minutes	The Metropolitan Commissioner explained the subject regarding the Allotment of vacant land to an extent of 1270 sq.yds in S.No.126 of Madhurawada Village at Plot No.3 (Bulk Land) to VKPCPIR UDA for office purpose
Resolution	The Authority Differed the proposal and directed to discuss it later.
Subject No. 13	VMRDA - Projects - Visakhapatnam - Request of the Chief Executive Officer, Science City of Andhra Pradesh, Amaravathi, for allotment of 1.00 acre of land at Kailasagiri, Visakhapatnam, for the establishment of the Science Museum, as per the directives of the Ministry of Culture, Government of India - Authority ratification Requested - Reg.
Minutes	The Metropolitan Commissioner explained the subject to the Authority and requested for ratification of the action already taken in the regard. The Authority suggested to get the Rocket model from ISRO and some other stunning artifacts if possible.
Resolution	Agreed and ratified. The Authority suggested Metropolitan Commissioner, VMRDA to put efforts to bring the rocket model from ISRO and some other stunning artifacts.


 Metropolitan Commissioner


 DEPUTY CHAIRPERSON

SUBJECT NO: 01

Sub: VMRDA – Engg. – Establishment – Proposals submitted to take up Regular recruitment of A.E.E./A.E.s, Work Inspectors, Draughtsmans to cope with the shortage of Engineering lower level cadre strength and to match the present work load – Approval of the VMRD Authority requested - Reg.

- Ref : 1. G.O.Ms.No.26, MA&UD Department, dt.08-2-2016 of Govt. of AP
 2. Our Letter Rc No.VMRDA-12022(34)/ 7/2022-ENG SEC addressed to regular Engineering departments dt:21.07.2022 & 13.04.2023.
 3. Orders of the Metropolitan Commissioner Dt:04.05.2023 in e-file Rc No.12022(34)/9/2022-ENG SEC –Part(1)

AGENDA NOTE:

This is to submit that the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 has come into force w.e.f. 08-02-2016. The existing Staffing pattern as per the sanctioned strength of the erstwhile VUDA is furnished below for perusal:

Sl. No.	Name of the Category	Sanctioned cadre strength	Existing (Regular)	Working on deputation	Working on FAC	Vacancy
1	Superintending Engineer	2	2	-	0	0
2	Executive Engineers	9	2	1	4	2
3	Dy. Executive Engineers	16	8	1	2	5
4	A.E.Es / AEs	32	12	1		19
5	Draughtsman	5	2	--		3
6	Works Inspectors	18	8	--		10
7	Wireman	1	--	--		1
	Total	83	34	4	6	40

The proposals are submitted to the Government to streamline the Administrative structure and staffing pattern for the newly formed VMRDA, duly restructuring the cadre strength in Engineering Section from 83 to 109 posts. Later, the Government has formed certain committees to study on staffing patterns of all UDAs in the state, but not yet finalized.

It is also submit that The VMRDA is taking up key role in various developmental activities in the Metro region as per the Master Plan proposals. Further, the Government has entrusted the most prestigious and flagship programs like "Pedalandarikillu- "One cent Plots layouts development" (NPI), "Jagananna Smart townships – MIG layouts development" to VMRDA. The Engineering wing of VMRDA is

now shouldering the responsibility of the above three Government flagship projects, along with the regular development works such as projects, tourism facilities / parks and creation of other assets of the organization.

Sufficient cadre strength is required for the field level supervision i.e., Assistant Executive Engineers / Assistant Engineers, Technical Work Inspectors and Draughtsmen to handle the present projects of VMRDA, and also to bear the additional work load, and also to complete the execution of Government Programs within the prescribed time limit.

It is further submitted that at present in VMRDA, 19- posts of Assistant Executive Engineers / Assistant Engineers out of the total sanctioned cadre strength of 32, 03- posts of Draughtsman out of total strength of 05, and 10-posts of Work Inspector out of total strength of 18 are fallen vacant, due to retirements of senior employees. Therefore, due to the shortage of the above said cadre strength, all the works of the Engineering section i.e. preparation of estimates, inviting tenders, close field level monitoring of works / projects, preparation of bills are getting hampered and leading to abnormal delay in completing the works within time.

It is also submit that most of the present AEEs will also retire in the next 2 to 3 years, which will create a huge vacuum in the cadre strength of the lower level engineering staff, and may further affect the functionality of the Organization in handling the Development Works and other projects. It is quite necessary to fill the vacancies either through direct recruitment or Deputation to cope with the existing and enhanced work load of VMRDA.

In this connection, request letters (two times) were sent by VMRDA to the other regular Engineering Departments like PH Engineering, R&B, Irrigation, Panchayathi Raj, A P TRANSCO etc., inviting the attention of their employees to work at VMRDA on deputation basis, but the attempts were not materialized as there is no response.

In view of the above said situation, and as the deployment of lower level engineering staff shall be taken up urgently to cope with the work load of VMRDA, and also to complete the Flagship programs of the Government as per the given schedule, the following proposal is submitted before the VMRDA Authority for approval.

- A. Approval may be accorded to take up the Regular recruitment for 10 numbers of AEEs / AEs, 03 Nos of Draughtsmans, and 07 Nos of Work Inspectors immediately in the existing vacancies, as per the existing rules in force in VMRDA.

SUBJECT NO: 02

Sub: VMRDA - Engg - Works - "Navaratnalu - Pedalandariki Illu" - One (1) cent plot layouts in Visakhapatnam & Anakapalli Revenue Divisions - Construction of houses under option-III by A.P State Housing Corporation - Development of Model layout in Gidijala-2 for an extent of Ac.32.69 Cts. - Providing certain permanent layout infrastructure works by VMRDA to the tune of Rs.16.60 Crores - Administrative Sanction - Requested - Reg.

Ref: Instructions of the District Collector, Visakhapatnam.

AGENDA NOTE:

It is to submit that the VMRDA, on the instructions from the Government, has taken up for Development of 73 Nos of LPS - 1 cent house sites layouts in various mandals of Visakhapatnam and Anakapalli revenue divisions. The A.P State Housing Corporation has taken up for construction of nearly one lakh houses under option-III in these layouts.

Now, the District Administration desires to develop two (2) model layouts with full infrastructure through VMRDA where construction of houses reached to slab level. The LPS layout at Gidijala-2 of Anandapuram Mandal with an extent of Ac.32.69 Cts is one such layout.

As such it is proposed for development of LPS - 1 cent house sites layout (extent of Ac.32.69 Cts) in Gidijala-2 of Anandapuram mandal as a Model layout with permanent infrastructure.

Accordingly an estimate is prepared for "Providing infrastructure works like BT Roads, CC Drains, CD Works, ELSR, Underground sewer lines with common septic tank, Barbed wire fencing all-round the layout, Corbel stone road Junctions, Plantation along the roads, Parks development and Children's Play equipment, Construction of Jagananna Entrance Arch, Grama Schivalayam Building, Anganwadi Kendram, Rythu Barosa Kendram, YSR Health Centre etc. and the estimate is worked out to Rs.16.60 Crores including all statutory provisions.

Further it is to submit that the layout electrification / Street lighting is to be taken up by the APEPDCL and the water supply distribution system is to be taken up by the Rural Water Supply (RWS) Department.

Hence, the proposal is submitted before the VMRDA Authority to permit for development of permanent infrastructure (excluding layout electrification / Street lighting and water supply distribution system) in LPS - one cent house sites layout Gidijala-2 of Anandapuram mandal with an extent of Ac.32.69 Cts and to accord administrative sanction for an amount of Rs.16.60 Crores for the said works.

SUBJECT NO.03

Sub: VMRDA -Engg-Div-I-Construction of Multi Level Car Parking & Commercial/Institutional Complex in Siripuram, Vishakhapatnam on Engineering, Procurement & Construction (EPC) Contract Basis - Revision of Project cost due to Excess tender premium and Enhanced GST rate from 12% to 18% - Draft subject placed before VMRD Authority for Perusal and Approval - Reg.

Ref: 1) G.O. RT. No. 767 of MA & UD Dept., Dt:26-12-2019
2) EPC Contract Agreement No.3/2021-22/CE/EE-VIII/ VMRDA,
dated:- 27.05.2021

AGENDA NOTE:

Visakhapatnam city is fast growing and considered as Executive Capital of Andhra Pradesh. With this new development, the requirement of commercial/institutional space is also increasing day by day. After detailed deliberations, the VMRDA has taken up to develop the existing vacant land of 1.72 acres adjacent to VMRDA office complex in to a multi-level parking cum commercial/institutional complex to cater to the growing Parking & Institutional / Commercial space requirements of the area.

In the ref. 1st read, the Government had accorded administrative sanction to the MC, VMRDA for an amount of Rs.80.00 crores (Rupees Eighty crores only) for the project of Multi-Level Car Parking (MLCP) cum Commercial/office spaces.

Accordingly, the Detailed Project Report is prepared by APUIAML which is the PMC agency of the project for Rs.80.00 Crores with SoR for the year 2019 and the details are as submitted below.

Estimate Contract Value	Rs.65.31 Cr
Provision towards GST @ 12%	Rs.7.84 Cr
Provision for NAC @ 0.1%, Price Adjustment @ 5%, Seigniorage Charges, PMC charges @ 4.5%, Miscellaneous & Unforeseen etc.,	Rs.6.85 Cr
Grand Total	Rs.80.00 Cr

After approval by the Committee-I, tenders were invited on "e-procurement" platform, financial bids were opened, reverse-auctioning process is conducted and after completion of the entire process, the e-procurement system exhibited the lowest bidder i.e. M/s. Vijay Nirman Company Private Limited who quoted the least bid for **Rs. 67.57 Cr.** which is **3.455% excess** over the **E.C.V of Rs.65.31Cr** and the same is placed before the Committee-II for consideration and approval. After detailed discussions, the bid is approved by the Committee-II.

The EPC contracting agency has taken up the work vide ref. 2nd cited and after series of revisions, had furnished the re-modified architectural floor plans in

accordance with the provisions of road widths, abutting the project site, incorporated in New Master Plan 2041, during January 2022 with a total **parking area** of **1,90,430 sqft** spread in 5 floors and a total **commercial/institutional area** of **1,64,519sqft** spread in 6 floors put together with a built up area of **3,54,949sqft**.

Further, the GST rate was amended to 18% by the Govt. of India vide Notification No.16/2021-Central Tax(Rate), dt:18-11-2021 and the effective date is 01-01-2022.

Now, it is to submit that due to 3.455% excess tender percentage over ECV and due to enhancement of the GST rate from 12% to 18%, the project cost is to be revised to **Rs.87.35 Cr** without any alteration in ECV of Rs.65.31 Cr and the details are as submitted below.

Description	Breakup of original project cost	Breakup of revised project cost
Estimate Contract Value	Rs.65.31 Cr	Rs.65.31Cr
Tender premium	---	Excess @ 3.455%Rs. 2.26 Cr
Provision towards GST	@12%Rs.7.84 Cr	@18% Rs.12.18 Cr
Provision for NAC @ 0.1%, Price Adjustment @ 5%, Seigniorage Charges, PMC charges @ 4.5%, Miscellaneous &Unforeseen etc.,	Rs.6.85 Cr	Rs.7.60 Cr
Grand Total	Rs.80.00 Cr	Rs.87.35 Cr

Hence the subject matter is placed before the VMRDA authority for perusal and approval of the revised project cost worked out to Rs.87.35 Cr due to excess tender premium and enhanced GST rate.

SUBJECT NO.04

Sub:	VMRDA - Engg. - Div-III - Development of 100' wide Internal approach (as against 80' wide road approved earlier) to the proposed Bulk land parcels Sy.No.421/p (Madhurawada Heights) (carved out from Sy.No.27 Hill) of Madhurawada Village, Visakhapatnam District - Draft revised subject placed before VMRD Authority for approval - Reg .
Ref:	<ol style="list-style-type: none">1. VMRDA Authority Board approved vide subject No.4, Dt:31-08-2023 through virtual mode meeting in 3rd floor, U.B.Complex, Siripuram.2. Revised copy of Plan received from CUP, VMRDA and instructions of Chief Engineer, VMRDA.3. Exemption of seigniorage fee G.O. Ms No.139, Dt.12.11.2013, Industries and commerce (Mines-I) Dept

Agenda Note:

It is to submit that, the VMRDA has a Bulk Land parcel of Ac 87.80 at Sy.No.421/p (carved out from old S.No.27) . The Bulk Land falls in un-even, undeveloped hilly area with high steepness. Therefore, it is opined by the internal committee of VMRDA that the land parcel may not attract prospective bidders as a single unit.

Accordingly, the CUP, VMRDA has prepared a draft plan duly splitting the land into 14 bulk land parcels as per the convenience, connecting with 80'-0" wide road and communicated a copy of the same to engineering wing for preparation of estimates, and to take up the work after necessary sanctions. Hence, the HoD's Committee of VMRDA has recommended the same to divide the land of Ac. 87.80 Cts into 14 Bulk Land parcels, and also to lay 80 Feet approach.

As per the above instructions, an estimate was prepared for the formation of the embankment to the proposed 80' Wide internal Approach for the bulk land parcels in Sy.No.421/p (as per the draft plan communicated) of Madhurawada, duly considering the existing contours of the hilly terrain and tentative level calculations, and prepared the estimate comprising the following items of works based on SoR 2023-24.

Jungle clearance, Earth work excavation in cutting & filling the soil in different strata like ordinary gravel soils, ordinary rock (SDR), hard disintegrated rock, forming the road embankments with excavated soils etc. The estimate is worked out to Rs. 252.00 lakhs including all statutory provisions.

The, Draft subject is placed before the VMRDA Authority to accord Administrative Sanction for Rs.252.00 lakhs towards formation of approach embankment with useful earth for the internal approach with 80'-0" Right of Way, and to take up the work immediately and ratify the action taken on inviting tenders on 16-09-2023.

Accordingly, vide reference 2nd cited above, VMRDA Authority accorded administrative sanction for Rs.252.00 Lakhs and ratified the action taken on inviting tenders on 16-09-2023 for 80' wide internal road proposal.

Further, the bulk lands auction was conducted through e-Konugolu portal on 27-09-2023 for 14 plots but no bidders participated in the auction. During the Pre-Bid meeting several participants requested to provide 100 feet road to increase the market for the land by creating more floor area. Hence, 2nd time invited bulk land parcel auction opened on 16-10-2023 but no bidders participated in the auction.

In this connection, internal HODs Committee, VMRDA has also proposed 100' wide internal road instead of 80' wide approach to attract more number of bidders. Accordingly, CUP, VMRDA has revised and prepared a draft plan duly splitting the land into 14 bulk land parcels (Plan copy enclosed), connecting with 100'-0" wide approach, and communicated a copy of the same to engineering wing for preparation of estimates and for development as per procedure.

Initially, there is North side existing 40 feet approach widening (0 to 900 Chainage) from National Highway which is not taken into consideration while preparing the earlier 80 feet wide internal approach estimate. Further, it is proposed to form 80 feet approach at the slopped portion of the existing approach from Ch. 900 to Ch. 1800 Chainage taking 60 feet straight top width and 20 feet in the slopped portion. Accordingly, the estimate has been prepared and is worked out to Rs.252.00 Lakhs. As per the instructions of Higher Authorities, it is proposed to form 100 feet wide approach totally for the entire length i.e., 0.00 to 1800 Chainage.

Accordingly, as per the instructions of Higher Authorities, an estimate is prepared for the formation of QR Road with available earth / rock cutting to the proposed 100' wide internal Approach for the bulk land parcels in Sy.No.421/p of Madhurawada, considering the existing contours of the hilly terrain and tentative level calculations, and prepared the estimate comprising the items said in the above para.4 of works based on SoR 2023-24 and the estimate is worked out to Rs.513.00 lakhs including NAC @0.1%, GST @ 18%. Seigniorage not provided as cutting and equivalent leveling to prepare level surface within at the same area. In view of huge level differences and rock cutting required at site, it is proposed to have split lanes as per the ground condition to minimize the cutting.

Hence, the Draft subject is placed before the VMRDA Authority for approval to lay 100 feet approach road instead of 80 feet road, and to accord Administrative Sanction for Rs. 513.00 lakhs to the above road work, and also to invite tenders.

Sub: Works - Engg - Div-I - VMRDA - Re-carpeting of the existing Master Plan (100 feet) 4 lanes road starting from Marikavalasa Jn at NH-16 to Haritha Housing Jn., Madhurawada, Visakhapatnam - Draft subject placed before VMRD Authority for Perusal and approval - Reg.

Ref: Instructions of higher authorities

AGENDA NOTE:

It is to submit that earlier VUDA had developed a 3.15 km long 100'-0" wide road from Marikavalasa Jn. at NH-16 to Haritha Housing Jn., Madhurawada in the year 2011 with 2 carriage ways each on both ways (total 4 lanes) with 2mtrs wide central divider.

The road is serving as an important connectivity between NH-16 and beach road via Bavikonda Buddhist Heritage site, Vignan College on one side and Haritha Housing Scheme, IT SEZs, Rushikonda layout, Midhilapuri colony etc., on other side

Due to lack of maintenance since 12 years, the road has developed pot holes due to plying of heavy vehicular traffic. Now this road needs to be re-carpeted as it is being used as an alternative to de-congest the traffic on NH-16.

As such, it is felt that the subject road with 100'-0" wide ROW and 4 lanes BT carriage way needs to be provided with BT renewal coat.

Accordingly, the proposed cost of 'Re-carpeting of the existing Master Plan (100 feet) 4 lanes road starting from Marikavalasa Jn at NH-16 to Haritha Housing Jn., Madhurawada, Visakhapatnam for 3.15 km length is estimated at Rs.290.00 Lakhs (Rupees Two Hundred and Ninety Lakhs only) including all statutory provisions with 2023-24 SSR rates.

Hence the subject matter is placed before the VMRDA authority for perusal and approval to take up the above work.

SUBJECT NO:06

Sub: VMRDA - Engg. - Works - Navaratnalu (Pedalandarikillu) - Development of Re-constituted plots in various Mandals in Anakapalli and Visakhapatnam Districts - Development in phased manner - Proposal for Phase - II development - Administrative Sanction - Requested - Reg.

- Ref:**
1. G.O.Ms.No.294, MA & UD (M) Department, Dated: 21.11.2019
 2. From the MC, VMRDA, Lr.No.1075654/2020/Estate/I-1(DT), dt.09.01.2020
 3. GO.No.72/Dt.25.01.2020 MA&UD, Dept, GOAP
 4. GO.NO.94/Dt. 31.01.2020 MA&UD, Dept, GOAP
 5. GO.Rt.No.95/Dt.14.02.2020 MA&UD, Dept, GOAP
 6. Lr.RC.No.12030(32)/3/2020/Eng-SEC/Dt.02.02.2020 of MC,VMRDA Addressed to Secretary to Govt., MA&UD Dept.
 7. Minutes of the District land pooling committee dt:28-06-2022.
 8. VMRDA Authority resolution no.25, dt:25.07.2022
 9. Government Memo No. 1823530/M2/2022, MA & UD dept., Dt:19.09.2022.
 10. VMRDA Authority resolution no.02, dt:15.10.2022.
 11. Administrative Sanction vide Memo No.1823530/M2/2022, Dt:11-12-2022 of Spl. CS to Govt., MA & UD Department

AGENDA:

The Government has issued orders formulating Visakhapatnam Urban Development Authority (VUDA) land pooling scheme(formulation & implementation) Rules, 2016 vide reference 1st cited above, with a direction to the VC, VUDA (now VMRDA) to initiate the land pooling process and furnish the individual land pooling scheme (LPS) proposals in detail to the Government for taking further necessary action.

In the reference 5th cited The Government has accorded Administrative sanction for Rs.150.00 Cr. to utilize the funds available with VMRDA towards the "Jungle Clearance, Land leveling of proposed lands and preparation of One (1) cent plot layouts" as per layout norms by taking 15% of the developed land share to meet the expenses of the development.

Later, VMRDA has taken up "Development of one cent plot layouts, in which 83 layouts are developed in an extent of nearly Ac.3529.00cts with 1,36,129 plots.

Further, earlier it was informed by the Estate Officer, VMRDA that the developer share of 15% land for VMRDA is being identified by the District Administration in Bheemunipatnam & Madhurawada mandals, that has to be monetized by VMRDA to recoup the funds initially met from VMRDA as per Government Orders.

Development of Reconstituted plots to the share of Farmers

As per the instructions of the District Collector, Visakhapatnam to take up development of Re-Constituted plots to be handed over to the farmers, earlier line estimates are prepared based on SoR 2021-22 for the following basic infrastructure development works.

Tentative Line Estimates for Taking up Basic Infrastructural facilities

Name of work	cost per Acre as per SoR 2021-22 (Rs. In Lakhs)	cost per Acre as per SoR (10% enhanced to 2023-24 (Rs. In Lakhs)	Administrative Sanction	Remarks
Phase - I Development				Works tendered and in progress.
Formation of Gravel Roads	1.55	1.55	Rs.200.00 Crs. sanctioned	
Construction of CC Drains and CD Works	15.00	15.00		
Phase - II Development				
Providing BT / CC Roads	16.00	17.60	Now Proposed for sanction Rs.305.00 Crs.	Tenders to be taken up after sanction
Avenue plantation & development of parks	2.45	2.67		
Providing Layout Electrification	4.00	4.40		
Phase - III Development				
Providing Water Supply arrangements	11.00	12.10	Balance for Phase - III Rs.155.00 Crs.	Phase - III development
Total	50.00	53.32		

Total revised area of Reconstituted layouts in 48 layouts – Ac. 1236 Cts

Total Estimated cost –

Ac.1236.00 Cts @ Rs.53.32 Lakhs / Acre = Rs.659.03Crs. Say Rs.660.00 Crs. (Revised)

Administrative Sanction proposed in Phase – II development works i.e., providing BT / CC Roads, Avenue Plantation and development of parks, Layout Electrification is worked out to

Estimated amount of Phase – II Estimates with current SoR 2023-24

Ac.1236 Cts. @ Rs.24.67 Lakhs / Acre = Rs.304.92Crs. Say Rs.305.00 Crs.

In view of the urgency, expressed by the District Collector, Visakhapatnam towards development of re-constituted plots for farmers in the layouts, at par with the Housing development in one cent plot layouts, it is felt necessary to take up phase - II development works. However, these funds are to be met from monetization of lands handed over to 15% share component to VMRDA as per Land Pooling orders of the Government in G.O. vide reference 3rd cited above.

The value of share of the plotted area to be retained by the VMRDA to its share of 15% is worked out and communicated by the Estate Officer, VMRDA as Rs.648.64 Crores.

Hence, the proposal is submitted before the VMRDA Authority for approval for taking up development of Infrastructure developmental works to Re-Constituted plot layouts phase-II with Rs.305.00Crores and to request the Government for According Administrative Sanction to take up providing BT / CC Roads, Avenue Plantation and development of parks, Layout Electrification initially to met from funds available with VMRDA / funds received by Monetization of Government lands handed over / yet to hand over by District Collector, Visakhapatnam towards this land pooling process.

SUBJECT NO.07

- Sub:-** VMRDA - UFD - VISAKHAPATNAM - Delegation of powers to the Divisional Forest Officer, UFD, VMRDA - for according technical sanction from Rs 20.00 Lakhs to Rs. 50.00 Lakhs and power to enter into agreements upto Rs. 1.00 Crore - Approval Requested - Reg.
- Ref:-**
1. VUDA Board Resolution No. 12 & 13, dated. 18.08.2015.
 2. Instructions of Metropolitan Commissioner, VMRDA.
- ***

AGENDA NOTE:

It is submitted that, the VUDA Board (presently VMRDA) in its Resolution No.12 & 13, dated. 18.08.2015 has resolved and delegated the powers in favour of Divisional Forest Officer, UFD, VMRDA, to accord the technical sanction of the estimates for the works carried out in Urban Forestry Division upto Rs. 20.00 lakhs, and also to enter into the agreements upto Rs. 50.00 lakhs vide reference 1st cited.

In this connection, it is submitted that in the present scenario the quantum of landscape and beautification works taken up by VMRDA has increased many folds, accordingly the estimated value for each project has also increased beyond the technical sanction powers of DFO i.e., Rs. 20.00 Lakhs. For technical sanction more than Rs. 20.00 lakhs the files are being routed through Chief Engineer, VMRDA, which is causing undue delay in finalization of estimates and the tender process, as there is a heavy workload in the Engineering Wing.

Further, it is submitted that the technical knowledge of the landscape & beautification works are entirely different from civil works. Landscaping works are time bound with seasonal operations, and the delay in finalizing the tender is showing negative impact upon the beautification works.

In view of the above circumstances, it is requested to enhance and delegate the financial powers of the Divisional Forest Officer, Urban Forestry Division, VMRDA as stated below.

1. For according Technical Sanction from Rs. 20.00 Lakhs upto Rs. 50.00 Lakhs.
2. Powers to enter into Agreements from Rs.50.00 Lakhs upto Rs. 1.00 Crore.

Hence, the matter is placed before the Visakhapatnam Metropolitan Region Development Authority for approval.

SUBJECT NO:08

Sub:- VMRDA - UFD - VISAKHAPATNAM - Enhancement of monthly remuneration to two (2 Nos) Horticulture Supervisors working in Urban Forestry Division - Approval Requested - Reg.

Ref:-

1. Committee report of APCRDA, Vijayawada dated. 30-12- 2020.
2. Board Resolution of the A.P. Urban Greening & Beautification Corporation, Vijayawada.
3. Orders of Metropolitan Commissioner, VMRDA vide note#8, dt. 15-09-2023.

AGENDA NOTE:

It is submitted that, at present there are two (2 Nos) Horticulture Supervisors working in Urban Forestry Division, VMRDA, recruited through paper notification published by A.P. Urban Greening & Beautification Corporation, Vijayawada as per the request made by Vice-Chairman, VUDA (now VMRDA). The candidates were shortlisted and allotted to VMRDA in October, 2018 with a monthly remuneration @ Rs. 27,000/-. The monthly remuneration is paid through M/s. Scotland Security Services.

In this connection, the above two (2 Nos) individuals have requested several times for the enhancement of their monthly remuneration, since they have completed 4 years 11 months of service in Urban Forestry Division, VMRDA without any hike.

In this regard, it is submitted that in other Urban bodies like AMRDA and APUG&BC the Horticulture Supervisors working on contract basis have been given a hike in salary during different years as stated below.

Organization	Experience criteria considered	% increase	Year of Implementation
APCRDA	More than 4 years	18%	Implemented w.e.f. 1 st April, 2021.
	2-4 years	15%	Further they have been awarded Minimum Time Scale as per G.O.Ms.No.5, dt. 17-01-2022.
	Less than 2 years	Nil	
APUGBC	Completed 1 year	10%	Implemented w.e.f. 1 st April, 2023.

In this connection, it is submitted that all the Outsourcing employees of VMRDA were given hike during implementation of latest PRC. But there was no increase in the monthly remuneration of Horticulture Supervisors working on contract basis. It is requested to enhancement of remuneration to Horticulture Supervisors working in Urban Forestry Division, VMRDA by 18% as they have completed more than 4 years of services from VMRDA.

If the remuneration increased by 18% to an individual is as follows:

Present Remuneration of Horticulture Supervisor per Month	Rs. 27,000/-
Increased Remuneration on Rs. 27,000/- @ 18% per Month / per Person	Rs. 4,860/-
Increased Remuneration of Horticulture Supervisor per 12 Months / per Person	Rs. 58,320/-
Increased Remuneration of 2 (two) Horticulture Supervisors per 12 Months	Rs. 1,16,640/-

The same was brought to notice of Metropolitan Commissioner, VMRDA. Vide reference 3rd cited, the Metropolitan Commissioner, VMRDA has considered for placing the hike in remuneration of Horticulture Supervisors before the VMRDA Authority for approval.

If the authority pleases and agrees approval may be accorded for an amount of Rs. 1,16,640/- (Rupees One lakh sixteen thousand Six hundred forty only) towards enhancement of remuneration of 2 (two) Horticulture Supervisors for one year @ 18% on the present pay.

Hence, the matter is placed before the Visakhapatnam Metropolitan Region Development Authority for approval.

SUBJECT NO:09

Sub: VMRDA - Works - Engg. - Providing certain refurbishment works at Kailasagiri Hill Top Park on the Eve of G-20 Summit - 2023 - Submission of Draft Agenda Note to place before the VMRD Authority to ratify the action taken by the Metropolitan Commissioner, VMRDA to accord Administrative sanction for the works - Reg.

- Ref:**
1. G.O.Rt.No.2762 of General Administration Department (GAD) (Protocol-B), Dt.22-12-2022
 2. Memo No.1915263/Coord.1/2022 of MA & UD Dept., Dt.04-01-2023
- ***

AGENDA NOTE

The Special Chief Secretary to Government, MA & UD Department has instructed to make all necessary arrangements at Kailasagiri Hill Top Park for the scheduled site visit of foreign delegates attending G-20 Summit - 2023, being organized by the Government of Andhra Pradesh on 28-03-2023.

The District Collector & Metropolitan Commissioner, VMRDA has inspected Kailasagiri and instructed to take up and complete the certain refurbishment works wherever necessary to facilitate the visit of foreign delegates coming for G-20 Summit organized on 28-03-2023 in Visakhapatnam.

Accordingly the following works are proposed on top priority basis.

I. Civil works (Road, pavement, Electrical, Paintings and other miscellaneous works)

Sl. No.	Name of the work	Estimate Amount (Rs in Lakhs)
1	Refurbishment works at Kailasagiri Hill Park	
a	Providing Bituminous concrete (BC) and Bituminous Macadam (BM) for the existing roads from Kailasagiri Jn., to Telugu Museum Y Junction. (Anupama View Point) to BSNL Tower and Parking areas etc. on top of Kailasagiri Hill Top park	160.00
b	Construction of Kerb walls, providing interlocking tiles, chequered tiles flooring, hand railing etc., on top of Kailasagiri Hill Top park	33.00
c	Providing painting works to retaining wall from Kailasagiri Jn. to Hill top and Kerb walls, Planter boxes, Pathways on top of Kailasagiri Hill Top park	9.00
d	Providing repairs to Kailasagiri entrance steps & pathways at Rope way side and providing paintings to steps parapet walls at Rope way and Hanumanthuwaka to Kailasagiri Hill Top.	30.00
e	Providing new play items and special repairs to Children play equipment at Kailasagiri Hill Top.	50.00
f	Providing special repairs to damaged flooring, toilets and paintings to compound wall and other miscellaneous works at Telugu museum.	20.00

g	Providing SS & CC Sitting Benches and FRP & HDPE Dust Bins at various locations on top of Kailasagiri Hill Top Park, Visakhapatnam	10.00
h	Supply and installation of SS Cooler cum Purifier built in RO and repair the existing 100 LPH RO Plant at Kailasagiri Hill Top Park, Visakhapatnam	5.23
i	Providing VCC (1:2:4) concrete in between BT Road and Retaining wall from Kailasagiri Hill Top Bus Stop to Aparna View Point at Kailasagiri Ghat Road.	3.20
j	Construction of kerb walls and water purifier pedestals at Kailasagiri Hill Top Park	5.00
k	Providing granite scrubbing, polishing, and polishing to the Telugu Museum flooring vacuum cleaning for chairs at revolving stage, VIP washrooms deep cleaning and provide RR stone cleaning at food courts and providing VIP toilet items like issue toilets, towels etc., at Telugu Museum	1.00
l	Providing temporary cutter wall all along the both sides of the central divider about 325 Mtrs (7500 Sft.) from Kakinagar Jn., to NAD ROB work spot	6.00
m	Providing VIP Chairs, tea-pois, carpets, tables and cutter walls with iron pipe barricading and cloth masking at Telugu Museum and VIP Lawn at Kailsagiri Hill Top Park	3.00
n	Providing Tack Coat after removal of dust on Brooming to the existing Road before laying BC, Bitumen Concrete Layer of 30mm thick to the existing road for renewal & paver marking to the edges of the road layer formed	31.00
o	Providing special repairs to Shiva Parvathi Sculpture, Tree Arch and Creation of Art form of Tree like entry over toll plaza at Kailasagiri hill top park, Visakhapatnam	12.35
p	Renovation of Sculpture park area at Kailasagiri	9.79
q	Refurbishment of VIP Lawn area and formation of sitting areas in the Lawn area at Kailsagiri	11.45
r	Refurbishment of Stepped Water fall Plaza area in-front of Siva Parvathi statue at Kailasagiri Hill	39.75
s	Providing fountain along stepped waterfalls of Shiva Parvathi statue	25.00
t	Renovation of 2 Nos. of VIP View Points area along with Glass hand railings at Kailsagiri	34.45
u	Designing, supplying and placing of G20 logo designer LED boards at Beach road and Kailsagiri for 20 summit in Visakhapatnam	10.00
v	Providing 30mm thick Bituminous Concrete (BC) and Bituminous Macadam (BM) for the existing road for damaged stretches from Endada Jn. to Beach Road (via GITAM), Visakhapatnam	25.00
Electrical works		
w	Up grading show control system and programming along with motion platform at World Telugu Museum at Kailasagiri, Visakhapatnam on the eve of G20 Summit	65.00
x	Replacement of audio system at World Telugu Museum at Kailasagiri, Visakhapatnam on the eve of G20 Summit	8.50
y	Rectification and completion of unfinished electrical works at Kailasagiri, Visakhapatnam	52.00
Total		659.72

II. Greenery & Landscape works proposal submitted by DFO, VMRDA

Refurbishment of greenery works proposed for Tourist destinations of VMRDA on the Eve of G-20 summit at Visakhapatnam		
Sl. No.	Name of the work	Estimate Amount (Rs. in Lakhs)
1	Refurbishment of greenery works at Kailasagiri Hill Park & Thotlakonda	
a	Renovation of existing lawns i.e., VIP Lawns, Children Play area, Siva Parvathi statue area, BSNL Parking area at Kailasagiri Park and APTDC Beach View Point on Thotlakonda	83.13
b	Development of Hedges, Scrubs, Flower beds, Palms, Bougainvillea balls, Seasonals etc.	104.30
c	Topiary plants	5.68
d	Purchase of Manures & fertilizers	0.71
e	Repairs to irrigation pipelines & sprinklers	1.98
f	Purchase of garden equipment's	4.13
	Total	199.93

Total (Table I + II) (659.72+199.93) = Rs.859.65 Lakhs

The above estimates are prepared based on the SSR 2021-22, and amount worked out to Rs.859.65 Lakhs including all statutory provisions like Seignorage charges, GST @18%, NAC @0.10% etc.

The above works are taken up and completed to the face lift of all tourist facilities of VMRDA i.e., Kailasagiri, Thotlakonda. Further, certain main repairs and renovation works are also completed before the investors summit proposed in the 1st week of March-2023.

In the G.O.Rt.No.126, MA & UD (Coord.) Department, Dt:20-02-2023 issued by the Special Chief Secretary to Government, MA & UD Department, the modified roles of the State Government Departments are communicated and the VMRDA was entrusted the responsibility to Spruce up all the Tourist Spots under VMRDA control.

Further the Government has also allocated the Budget for an amount of Rs.50.00 Crores to the State Government Departments, but there was no budget allocation made to VMRDA and directed to take up with own resources / CSR only.

Hence, it is submitted before the VMRDA Authority that

- The action taken by the Metropolitan Commissioner, VMRDA to take up the above G-20 face lifting works at VMRDA Tourists Spots of Kailasagiri&Thotlakonda with the estimate amount of Rs.859.65 Lakhs (Rupees

Eight Hundred and Fifty Nine lakhs and Sixty Five Thousand only) in urgency and as per the instructions of the Government , may be ratified.

- B. The Metropolitan commissioner, VMRDA, May also be permitted to incur the above said expenditure proposed in the budget 2023-24 from the General funds of the VMRDA, as the Government entrusted the responsibilities to the VMRDA.

SUBJECT NO.10

Sub: Works – Engg – Div-I – VMRDA – Road Widening to 4 lanes with central median, central lighting and footpaths on both sides for left over beach road bit near Seethakonda from KM 3/0 to 3/4 of Visakhapatnam - Bheemili beach road – Draft subject placed before VMRD Authority for Ratification – Reg.

Ref: Instructions of higher authorities

AGENDA NOTE:

It is submitted that Visakhapatnam – Bheemili beach road is one of the major roads along the Sea coast of Visakhapatnam, where lot of tourism activity is happening in the region. Earlier, the VMRDA has taken up and completed widening to 4 lanes of the said Visakhapatnam - Bheemili beach road from Appughar to Seethakonda and Raddison jn. to Chepaluppada jn. The R&B Dept., has taken up and completed widening to 4 lanes from Zoo jn., to Raddison jn., leaving the Seethakonda Bit due to lack of forest clearance and caused traffic bottle necks continuously at this stretch.

As such, the District Administration has requested VMRDA to take up the widening of 4 lanes for the left over Seethakonda Bit for a length of 400mtrs, for which necessary clearances are obtained by the District Administration / R&B Dept., from the forest department, as it is very essential connectivity to bear the increase in traffic and to support the tourism activity along the beach side.

Keeping in view of the importance of the beach road, it is proposed to take up the work of widening the existing single lane road to 4 lanes with central median & lighting and paved footpaths on both sides in line with the pattern of the rest of the road.

Brief details of the road widening for the left over beach road bit near Seethakonda area of Visakhapatnam.

- Length of the Road -- 0.4 km
- Carriage Way of the road for -- 2 lanes of 7.5 mtrs wide each on both development sides (total 4 lanes) with central median & lighting, and 1.5mtrs wide paved footpaths on both sides of the road.

The estimate for the road widening to 4 lanes for the left over Seethakonda beach road is worked out to Rs.145.00 Lakhs (Rupees One Hundred and Forty Five Lakhs only) including all statutory provisions with 2022-23 SSR rates.

Accordingly tenders are invited for the work 'widening to 4 lanes with central median, central lighting and footpaths on both sides for left over beach road bit

near Seethakonda from KM 3/0 to $\frac{1}{2}$ of Visakhapatnam - Bheemili beach road" and work is under progress.

Hence the draft subject matter is submitted before the Authority to Ratify the action taken by the Metropolitan Commissioner, VMROA to take up the work "widening to 4 lanes with central median, central lighting and footpaths on both sides for left over beach road bit near Seethakonda at KM 3/0 to $\frac{1}{2}$ of Visakhapatnam - Bheemili beach road" with 145.00 Lakhs.

SUBJECT No.11

Sub: Works – Engg – Div-I – VMRDA – Development of Master Plan road widening to 2 lanes under Phase-I from Boyapalem Jn., at NH-16 to Kapuluppada village- Draft subject placed before VMRD Authority for ratification – Reg.

Ref: Instructions of higher authorities

....

AGENDA NOTE:

The VMRDA, in fulfilling its objectives, is taking up development of various Master Plan Roads as per the approved Master Plan under various phases based on the traffic of the road, development of layouts, townships, institutions etc., in the vicinity, and the importance of the connectivity of the said roads.

Among these Master plan roads, the road connecting Boyapalem junction at NH-16 to Chepaluppada village junction at Beach Road is proposed as 100'-0" wide Master plan road, as it is one of the key and important link between 2 major roads passing from NH-16, and Beach road leading to and from Visakhapatnam.

Keeping in view of the importance of the said Master Plan road, it is initially proposed to widen the existing single lane road to 2 lanes under phase-I for a length of 2.8 km from Boyapalem junction at NH-16 to Kapuluppada village, with road widths matching with left carriage way of the 4 lane road's approved RDP plan.

Brief details of the road widening proposed under phase-I are as below:

- Length of the Road – 2.8 km (under phase-I)
- Carriage Way of the road proposed for development -- 2 lanes under phase-I aligning with the Left carriage way of the approved RDP of the road for 4 lanes.

Accordingly, the proposed cost of the said Master Plan road (under phase-I) for strengthening and widening of Left carriage way for 2.80 km length is estimated at Rs.459.00 Lakhs (Rupees Four Hundred and Fifty Nine Lakhs only) including all statutory provisions with 2022-23 SSR rates.

Hence, the draft subject matter is submitted before the Authority to ratify the action taken by the Metropolitan Commissioner, VMRDA to take up the work "Development of Master Plan road widening to 2 lanes under Phase-I from Boyapalemjn., at NH-16 to Kapuluppada village" with an estimate cost of Rs.459.00 Lakhs.

SUBJECT NO.12

Sub:- VMRDA - Visakhapatnam - Allotment of vacant land to an extent of 1270 sq.yds in S.No.126 of Madhurawada Village in Plot No.3 (Bulk Land) to VKPCPIR UDA for office purpose - Subject placed before VMRD Authority for ratification — Reg.

- Ref:-**
- 1) Representation of Smt Chokkakula Lakshmi, Chairperson, VKPCPIR-UDA dt.26-7-2023.
 - 2) Letter dated: 21.09.2023 of Vice Chairman, VKPCPIR-UDA, Visakhapatnam.
 - 3) Proceedings Rc No. Plot No.3/MWD/2023/F1 dt.13/10/2023 of the Metropolitan Commissioner, VMRDA.

AGENDA NOTE:

It is to submit that in the reference 1st and 2nd cited, Smt Chokkakula Lakshmi, Chairperson, VKPCPIR-UDA and Vice Chairman, VKPCPIR-UDA have requested to provide 1270 sq.yds site from the existing vacant land of Ac 1.74 Cts in S.No.126/3p of Madhurawada Village @ Plot No.3 to construct VKPCPIR UDA office building to carryout office activities.

Accordingly vide reference 3rd cited, the Metropolitan Commissioner, VMRDA has issued orders for allotment of 1270 sq.yds in favour of the Vice Chairman, VKPCPIR-UDA, Visakhapatnam by fixing the land cost @ Rs.60,300/- per Sq.Yard, (Recent highest successful bid price of bulk land at S.No.127 of Madhurawada through e-auction held on 18.08.2023) and the total sale consideration is Rs.7,65,81,000/-.

Hence, the action taken by the Metropolitan Commissioner, VMRDA to allot 1270 sq.yards site at S.No.126/3p of Madhurawada in favour of the Vice Chairman, VKPCPIR-UDA @ Rs.60,300/-per sq.yard, to construct VKPCPIR UDA office, is placed before the VMRD Authority for ratification.

Sub:- VMRDA - Projects - Visakhapatnam - Request of the Chief Executive Officer, Science City of Andhra Pradesh, Amaravathi, for allotment of 1.00 acre of land at Kailasagiri, Visakhapatnam, for the establishment of the Science Museum, as per the directives of the Ministry of Culture, Government of India - Authority ratification Requested - Reg.

AGENDA NOTE:

Science City of Andhra Pradesh (SCAP), a society under the AP Societies Act 2001, is entrusted with the implementation of central-assisted projects for the Government of Andhra Pradesh (GoAP). The primary objective of the Science City of Andhra Pradesh, Amaravathi, is to promote science education and awareness among the students, general public and to create innovative and sustainable educational programs and exhibits that are interactive and engaging, also which will benefit the community for years to come.

In light of the aforementioned, the Chief Executive Officer of SCAP, Amaravathi, has formally requested VMRDA to allocate 1.00 acre of land in Kailasagiri, Visakhapatnam, for the establishment of the science museum, sanctioned by the Ministry of Culture, Government of India.

DETAILS OF PROJECT COST

Sl.No	Particulars	Sanctioned Amount (In Rupees)
1	Administrative sanction by the Government of India	Rs.3,75,20,000/-
2	Administrative sanction by the Government of Andhra Pradesh	Rs.93,80,000/-
3	Total estimated Project Cost	Rs.4,69,00,000/-
4	Amount reflected in the account of SCAP (50% of the grant)	Rs. 1,87,60,000/-

The Science City of Andhra Pradesh, Amaravathi, will be responsible for the execution of the entire project under the guidance of the Ministry of Culture, Government of India. As part of the proposal, SCAP intends to remit 50% of its gross annual income to the Visakhapatnam Metropolitan Region Development Authority (VMRDA) for a period of five (5) years, commencing from the Commercial Operations Date. Upon completion of the five-year period, SCAP will transfer the entire operations and the project to VMRDA, Visakhapatnam, while the land ownership lies with VMRDA only for the entire tenure.

Further, it is informed that SCAP, being a small society, relies on central-assisted schemes and therefore, will be unable to bear the land cost or rent during the initial five years.

In pursuance of the instructions of the Metropolitan Commissioner, VMRDA and as per the joint inspection done by the Joint Commissioner, Estate Officer, and OSD, Projects, VMRDA for land on Kailasagiri, it is informed that an extent of Ac 1.00 cts is available near the Telugu Museum for allotting the same for the purpose of construction of the science museum.

The boundaries of the land are as follows

East	:	Security staff building basement
West	:	Vacant land
North	:	Hill slope
South	:	Road leading to Telugu Museum

The exact measurements of the above land will be furnished after the clearance of the jungle.

Subsequently, Metropolitan Commissioner issued orders dated 22-06-2023 on the allocation of 1.00 acre of land at Kailasagiri, Visakhapatnam, for the establishment of the Science Museum, subject to the condition that SCAP remits 50% of its gross annual income to VMRDA for a period of five (5) years, commencing upon the full-fledged operation and income generation of the project, i.e., COD. After the completion of this five-year period, SCAP, Amaravathi, will transfer the entire operations and project to VMRDA, Visakhapatnam. The ownership of the land lies with VMRDA only for the entire tenure.

Accordingly, a Memorandum Of Understanding (MOU) was signed on 21-07-2023 between the CEO, Science City of Andhra Pradesh (SCAP), Amaravathi, and MC, Visakhapatnam Metropolitan Region Development Authority (VMRDA), Visakhapatnam.

In this regard, the Architectural and 3D Structural designs along with detailed estimates are prepared and awaited to invite the tenders for the execution of the said project.

In view of the above, the orders issued by the Metropolitan Commissioner on the allocation of 1.00 Acre of land at Kailasagiri for the establishment of the Science Museum, subject to the conditions specified above is placed before the Authority for ratification.