

SUBJECT NO.75

**Sub:- VUDA – Allotments - Construction of Housing Project at Madhurawada (Harita) Ph-I (Ac.20.17 Cts.)- Madhurawada —postponement of due dates for 5th and 6th installments – ratification- Fixation of Revised Cost based on Final Cost of construction for existing allottees and for New Allotments -request - Board subject placed before VUDA Board – Approval – Requested – Reg.**

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**AGENDA NOTE :-**

The Vice-Chairman, VUDA has rescheduled due dates of 5th & 6th installments in connection with allotment of flats under Harita Housing Project at Madhurawada from time to time. VUDA has requested the Principal Secretary, M.A. & U.D., Hyderabad to accord necessary permission to carry out the balance work and clarify the procedure to be followed for entrustment of the balance work to protect the interests of VUDA. The work has been proposed for construction in 10 packages and the work is also started.

The details of previous rescheduled due dates for 5th & 6th installments of Harita Housing Project are shown below for kind perusal.

<b>Installments</b>	<b>Actual Schedule</b>	<b>Reschedule 1<sup>st</sup> time</b>	<b>Reschedule 2<sup>nd</sup> time</b>	<b>Reschedule 3<sup>rd</sup> time</b>	<b>Reschedule 4<sup>th</sup> time</b>	<b>Reschedule 5<sup>th</sup> time</b>
5th installment	5-3-2011	31-5-2011	31-10-2011	31-3-2012	31-8-2012	31-12-2012
6th installment	5-6-2011	31-10-2011	31-3-2012	30-8-2012	31-01-2013	30-6-2013

<b>Installments</b>	<b>Reschedule 6<sup>th</sup> time</b>
5th installment	31-10-2013
6th installment	31-03-2014

When the matter stood thus, the VUDA Harita Allottees Association vide their letter dated 18.9.2013 requested the Vice Chairman, VUDA to reschedule the payment dates for 5<sup>th</sup> installment and 6<sup>th</sup> installment quoting the reasons like 1. There are still few who have not paid 3<sup>rd</sup> and 4<sup>th</sup> installments too 2. Banks are reluctant to

release balance installments due to non completion of the project 3. The financial troubles being faced by Government employees who are not drawing salaries etc.

The Vice Chairman, VUDA after having discussed with the HoDs viz., CE, CAO and Secretary along with two EEs looking after the construction of Harita Scheme decided vide note orders dated 11-10-2013 to consider the request of the Association to an extent without affecting the financial prospects of completing the project in time and paying to the contractor for the works executed. Accordingly 5<sup>th</sup> Installment is agreed to be postponed till January 2014 and 6<sup>th</sup> Installment is partially agreed for postponed till April 2014.

The same has been intimated through posting of the information on the official website of VUDA and also through letters to the individual allottees vide Rc.No.5/2010/Harita/ MWHS/G3, dt.12-10-2013. Hence the matter is placed before VUDA Board for perusal and ratification of the decision taken.

When the matter stands thus, the allottees have agitated on VUDA to complete the construction of flats and to handover immediately as most of them had borrowed loans from various Financial Institutions and are bound to pay instalments and interest. In view of the uproar of allottees and for the convenience of speedy execution, the balance work of the project has been taken up by VUDA by inviting tenders on Lump Sum contract system by category wise for buildings and facility wise for Infrastructure with 2012-13 SSR rates. Now various works of buildings and infrastructure are under progress.

In accordance with the above, the FINAL SQUARE FEET RATE based on final cost of construction for existing allottees and for new allotments are worked out and put up below.

I. CALCULATION OF FINAL SQUARE FEET RATE BASED ON FINAL COST OF CONSTRUCTION FOR EXISTING ALLOTTEES

(i)	Value of work done by the time M/s Jurong (P) Ltd., stopped the work in June-2011	: Rs. 28.67 Crs.
(ii)	Value of Construction Cost for balance works of flats of all types	: Rs. 97.00 Crs.
(iii)	Value of Construction Cost for balance Infrastructure works	: Rs. 24.00 Crs.
(iv)	GVMC water supply deposit charges	: Rs. 1.00 Cr.
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- (v) Final cost of construction - (i)+(ii)+(iii)+(iv) above : Rs. 150.67 Crs.
- (vi) Admn. & Supervision charges @10% of (E) above : Rs. 15.07 Crs.
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- (vii) All together Final cost of construction – (v) +(vi) above : Rs. 165.74 Crs.
- (viii) Land Cost as fixed earlier : Rs. 38.52 Crs.
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- (ix) Final cost of project on completion : Rs. 204.26 Crs.
- (x) Total super built up area of all flats : 9,43,168 Sft.
- (xi) Final Square Feet Rate :  $\frac{\text{Rs. } 204,26,00,000}{9,43,168 \text{ Sft}}$  : Rs.2166/- per Sft.

Say : Rs.2170 / Sft

In accordance with above the FINAL COST of Harita Flats Category wise is worked out as follows for the existing allottees:

Category	Name of the Block	Facing	No. of Units	Super Built up area per unit (SFT)	Super Built up area of all units (SFT)	Previous Cost fixed at Rs.1719/- per Sft (Rs. lakhs)	Final Cost fixed at Rs.2170/- per Sft (Rs. lakhs)
HIG	Godavari (Blocks-I &II)	East	48	1800	86400	31.00	39.10
HIG	Godavari (Blocks-I &II)	West	48	1765	84720	30.40	38.30
MIG-1A	Nagavali (Blocks-I &II)	North	76	1400	106400	24.10	30.38
MIG-1A	Nagavali (Blocks-I &II)	South	71	1400	99400	24.10	30.38
MIG-1B	Sarada (Blocks-I &II)	East (A)	40	1390	55600	23.90	30.60
MIG-1B	Sarada (Blocks-I &II)	East (B)	20	1335	26700	23.00	29.00
MIG-1B	Sarada (Blocks-I &II)	West	52	1380	71760	23.80	29.20
MIG-II	Vamsadhara (Blocks - I,II & III)	East	100	1345	134500	23.20	29.20
MIG-II	Vamsadhara (Blocks - I,II & III)	West	100	1320	132000	22.70	28.70
LIG	Champavathi (Blocks-I& II)	North	59	820	48380	14.10	17.80
LIG	Champavathi (Blocks-I& II)	South	55	820	45100	14.10	17.80
			669		890960		

No. of existing allotments	: 669
Total super built up area of existing allotments	: 890960
Final Square feet rate as per final cost of construction	: Rs.2170/- per Sft.
Final sale realisation from the existing allottees	: Rs.193,33,83,200/-
Say	: Rs.193.34 Crs.

II. CALCULATION OF FINAL SQUARE FEET RATE BASED ON FINAL COST OF CONSTRUCTION FOR NEW ALLOTMENTS

(i) All together Final cost of construction as above	: Rs. 165.74 Crs.
(ii) Land cost calculated based on present SRO value	: Rs. 71.00 Crs.
Present market value as indicated by the website of Stamps & Registration Department of Go AP	: Rs. 13,000 / Sq.yard
Therefore Cost of developed Land per Acre by considering 2700Sq.yd against 4840Sq.yds per Acre (as adopted by the previous cost fixation committee) 2700 x Rs.13,000/-	: Rs.3,51,00,000/- per Ac.
Say	: Rs. 3.51 Cr. / Ac.
Total land cost (Ac.20.17 Cts., x Rs.3.51 Cr.)	: Rs. 70.80 Crs.
Say	: Rs.71.00 Crs.
(iii) Future expenses on Legal/Arbitration/ Land related issues	: <u>Rs. 8.26 Crs.</u>
(iv) Total Value of Project cost-(i)+(ii)+(iii) above	: Rs. 245.00 Crs.
(v) Total super built up area	: 9,43,168 Sft.
(vi) Probable sale price per Sft. $\frac{\text{Rs.245,00,00,000/-}}{9,43,168 \text{ Sft}}$	:Rs.2597.63 / Sft.
Say	:Rs.2600/-per Sft.

In accordance with above SQUARE FEET RATE is worked out for NEW ALLOTMENTS of Category wise individual units as detailed below:

Category	Name of the Block	Facing	No. of units	Super Built up area per unit (SFT)	Super Built up area of all units (SFT)	For New allotments Cost fixed at Rs.2600/- per Sft (Rs. lakhs)
HIG	Godavari	East	2	1800	3600	46.80
HIG	Godavari	West	2	1765	3530	45.90

MIG-1A	Nagavali	North	4	1400	5600	36.40
MIG-1A	Nagavali	South	9	1400	12600	36.40
MIG-1B	Sarada	East (A)	0	1390	0	36.20
MIG-1B	Sarada	East (B)	0	1335	0	34.80
MIG-1B	Sarada	West	8	1380	11040	35.90
MIG-II	Vamsadhara	East	5	1345	6725	35.00
MIG-II	Vamsadhara	West	5	1320	6600	34.40
LIG	Champavathi	North	1	820	820	21.40
LIG	Champavathi	South	5	820	4100	21.40
			41		54615	

No. of New allotments	:	41
Total super built up area of new allotments	:	54615
Final Square feet rate as per final cost of construction	:	Rs.2600/- per Sft.
Final sale realisation from the New allotments	:	Rs.14,19,99,000/-
	Say	Rs.14.20 Crs.
Realisation from existing allottees	:	Rs.193.34 Crs.
Realisation from new allotments	:	Rs. 14.20 Crs.
Total realisation	:	<u>Rs. 207.54 Crs.</u>

Since the lands covered in the Project are not yet alienated by Government order, the pending liability of the payment towards the cost of the lands for getting alienated is to be covered from the above amount only. If we take the land value as calculated earlier i.e. Rs.38.52 Crores for Ac.20.17 Cts., the amount will be sufficient. If we take the present Registration value the amount will not be sufficient.

Hence a request has to be made to Government to keep the cost of alienation of lands to the extent of collection of amount from the old allottees i.e. Rs.38.52 Crores for 20.17 Acres which is around Rs.4000/- per square yard.

As per the Resolution of the Board vide No. 5, dated. 20-7-2013, it is decided to give advantage to the existing allottees during the allotment of resultant vacant flats due to withdrawl by collecting application through ONLINE and allotting the vacancies primarily to this group of existing allottees who have shown interest and

ready to pay the enhanced costs and inviting application and disposing the subsequent resultant vacant flats by lottery. The installment schedule and timing are to be arrived by the Vice Chairman as per the drawl of the lottery. In any case, it is planned to complete he allotment of individual plots by conducting lottery by the month of APRIL-2014

Hence the matter is placed before VUDA Board for perusal and ratification of the decision taken at point NO. 3 and approval of proposals at Points II and III.

## Statement showing the status of Alienation of the lands covered in various Projects

Sl.No.	Project / Layout Name	Village	Sy.Nos covered	Extent In Acra	Status	Remarks
1	Harila Project	Madhurawada	394	20.17	Collector addressed to CCLA 5938/2004/E2-dt 20-7-2007	Total extent of Sy.No.394 Ac.12.80 Cts.
		do	395		Collector addressed to CCLA 5938-2004-E2-dt 20-7-2007	Total extent of Sy.No.395 Ac.15.91 Cts.
		do	396/p		Collector addressed to CCLA 5938-2004-E2-dt 20-7-2007	Total extent of Sy.No.396/P Ac.08.58 Cts.
		do	397/p		Collector addressed to CCLA 5938-2004-E2-dt 20-7-2007	Total extent of Sy.No.397/P Ac.11.32 Cts.
		<b>TOTAL</b>		<b>20.17</b>		
2	Row Houshing Scheme	336/p		6.78	Madhurawada	Already alienated to VUDA vide Go Ms.No.120 dt.8-2-1994
		<b>TOTAL</b>		<b>6.78</b>		
3	S.No.336/p planed for Bulk disposal vide 48/2012	Madhurawada	336/p	11.21	Madhurawada	Already alienated to VUDA vide Go Ms.No.120 dt.8-2-1994
		<b>TOTAL</b>		<b>11.21</b>		
4	Kapuluppada Layout	Kapuluppada	312	233.38	Already alineated to vide G O Ms No 120, Dt 8-2-94	
		do	313	3.18	Yet to be initiated	
		do	377	3.61	Already alineated to vide G O Ms No 120, Dt 8-2-94	
		do	378	3.67	Do	
		do	379	4.55	Do	
		do	380	15.58	Yet to be initiated	
		<b>TOTAL</b>		<b>263.97</b>		
5	Madhavadhara Layout	Madhavadhara	3/2, 4		Land Acquisition vide Award No.5/80, dt.29-Apr-80 No Govt lands	
		do	6/1		do	
		do	7/1		do	
		do	8/1		do	
		do	8/2, 11		do	
6	Lake view Layout	Madhurawada	148/p	20.76	to be initiated	As per the delivery receipt extent handed over in Sy.Nos. 148, 161, 174, & 175 is 20.70 Ac.20.76 cts
		do	174/p	--	Yet to be initiated	
		<b>TOTAL</b>		<b>20.76</b>		
7	Mithilapuri Layout	Madhurawada	147	--	Land Acquisition vide Award No.9/88 6-6-88	
		do	257	--	Land Acquisition Award No.20/88	
		do	262/p	--	Land Acquisition Award No.20/88	
		do	265	--	Land Acquisition Award No.12/88	
		do	266	--	Land Acquisition Award No.10/88	
		do	268	--	Land Acquisition Award No.10/88	
		do	271	--	Yet to be initiated	
		do	273/p	--	Land Acquisition Award No.10/88	
		do	274/p	--	Land Acquisition Award No.10/88	
		do	275	1.00	Vuda addressed alienation proposal vide 4972-07-1-1-dt 22-6-2007 collector addressed to CCLA 1880-07-E2-dt 30-6-2007	
		do	276/p	--	Land Acquisition Award No.10/88	
		do	279/p	--	Land Acquisition Award No.1/92	
		do	280	--	Land Acquisition Award No.12/88	
do	285	--	Land Acquisition Award No.12/88			

		do	285	--	Land Acquisition Award No.12/88	
		do	288/p	--	Land Acquisition Award No.10/88	
		do	287	--	Land Acquisition Award No.10/88	
		do	288	--	Land Acquisition Award No.10/88	
		do	289	6.20	Vuda addressed alienation proposal vide 4972-07-1-1-dt 22-6-2007 collector addressed to CCLA 1880-07-E2-dt 30-6-2007	
		do	290	1.81	Vuda addressed alienation proposal vide 4972-07-1-1-dt 22-6-2008 collector addressed to CCLA 1880-07-E2-dt 30-6-2007	
		do	291	2.88	Vuda addressed alienation proposal vide 4972-07-1-1-dt 25-6-2007 collector addressed to CCLA 1880-07-E2-dt 30-6-2007	
		do	292	--	Land Acquisition Award No.9/88	In extent of Ac.34.98 acquired 147/1,2,3,291, 292,293,295/1,2
		do	293	--	Land Acquisition Award No.9/88	
		do	295	--	Land Acquisition Award No.9/88	
		do	296	17.05	Vuda addressed alienation proposal vide 4972-07-1-1-dt 25-6-2007	
		<b>TOTAL</b>		<b>28.94</b>		
8	Rushikonda Layout (Tarakarama Nagar Layout)	Madhurawada	332	2.27	Already alienated to VUDA vide Go Ms.No.120 dt.8-2-1994	
		do	333	47.00	Already alienated to VUDA vide Go Ms.No.120 dt.8-2-1994	
		do	334/p	4.50	Already alienated to VUDA vide Go Ms.No.120 dt.8-2-1994	
		do	335/1	4.60	Yet to be initiated	
		do	336/p	129.42	Already alienated to VUDA vide Go Ms.No.120 dt.8-2-1994	
		<b>TOTAL</b>		<b>187.79</b>		
9	Adi Bhatla Nagar Layout	Yendada	105/p	--	Yet to be initiated	
		do	106/p	1.72	Already alienated to vide G O Ms No 203 Revn Assn I	
		<b>TOTAL</b>		<b>1.72</b>		
10	Cyber valley - I	Madhurawada	129/p	10.00	Vuda submitted alienation proposals vide 4151/05/1-1-dt 9-05-2005	
		do	348/2	7.70	Vuda submitted alienation proposal vide 4157/05/1-1-dt 10-05-2005 collector addressed to CCLA 5938-2004-E2-dt 20-7-2007	
		do	352/p	10.00	collector addressed to CCLA 5938-2004-E2-dt 20-7-2007	
		do	353/p	10.09	Vuda submitted alienation proposal vide 5972-07-1-1-dt 25-6-2007	
		<b>TOTAL</b>		<b>37.79</b>		
11	Cyber valley - II	Madhurawada	355/2	5.00	Vuda submitted alienation proposal vide 4972-07-1-1-dt 25-6-2007	
12	Yendada Layout	Yendada	1/p	17.30	collector addressed to CCLA 5938-04 dt 21-6-07 & Rc No 5938-04 E2 dt 20-7-07 CCLA	Vide LP.No.50/2008
13	Sontyam Layout	Sontyam	347/p	26.00	Vuda submitted alienation proposal vide 7039/04/1-1-dt 1-6-2007	Layout was developed in an extent of 34.20 in LP No.40/2007



14	Madhurawada (Govt lands)	Madhurawada	108/p	10.84	Vuda submitted alienation proposal vide 4972-07-I-1-dt 8-11-2007 collector addressed to CCLA 4661-07-E2-dt 17-12-07	
		do	110/p	4.22	Vuda addressed alienation proposal vide 4147/05/I-1-dt 9-05-2005 Alienation orders issued vide G.O.B-4-555-2005 dt 7 12 07 CCLAs	
		do	111/p	3.06	Vuda submitted alienation proposal vide 4148/05-I-1-dt 9-05-2005 collector addressed to CCLA 5938-2004-E2-dt 20-7-2007	
		TOTAL		18.12		
15	Ozone Valley Layout Paradesipalem	Paradesipalem	103/2	1.06	Alienation proposal Submitted by VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			104/2	0.26	Alienation proposal Submitted by VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			109/2	4.76	Alienation proposal Submitted by VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			118/1,2	1.68	Alienation proposal Submitted by VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			119/1,2	3.38	Alienation proposal Submitted by VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			120/1 & 3		Yet to be initiated	Vagu
			122	2.42	Alienation proposal Submitted from VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			123	1.98	Alienation proposal Submitted from VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			126/9	0.00	Yet to be initiated	Vagu
			127	1.98	Alienation proposal Submitted by VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			133/7,9,12,13 & 14	5.09	Alienation proposal submitted by VUDA to Collector Vide Rc.No.4183-2005-I-1dt 13-5-2005 and submitted by Collector to CCLA Vide Rc.No.5938-04 dt 21-6-07 & R.C.No.5938/2004 E2 dt.20-7-07.	
			152/P	5.80	Alienation proposal Submitted by VUDA to Collector in Vide Rc.No.4972-07-I-1-dt 10-1-2008.	
			154/P	0.00	Yet to be initiated	Vagu
			155/P	0.00	Yet to be initiated	Vagu
			158/P	0.00	Yet to be initiated	Vagu
		Total		28.41		
16	Rushikonda	Rushikonda	34/1 to 11 & 35/1	46.30	Yet to be initiated	

		<b>TOTAL</b>		<b>46.30</b>		
17	Madhurawada					
		Madhurawada	370	11.73	Alienation proposal submitted from VUDA Collector vide Rc.No.4972/07/11 dt.25-6-2007	
		do	371/1	4.75	Alienation proposal submitted from VUDA Collector vide Rc.No.4173/07/11 dt.11-5-2007 & Collector to CCLA vide 5938/04/E2 dt.20-7-07	
		<b>TOTAL</b>		<b>16.48</b>		
18	Madhurawada					
		Madhurawada	127/9	4.00	Alienation proposal submitted from Collector to CCLA vide 5938/04/E2 dt.20-7-07	
		do	127/10	4.95	Do	
		do	127/11	4.95	Alienation proposal submitted from VUDA Collector vide Rc.No.4173/07/11 dt.11-5-2007 & Collector to CCLA vide 5938/04/E2 dt.20-7-07	
		do	127/12	3.92	Alienation proposal submitted from Collector to CCLA vide 5938/04/E2 dt.20-7-07	
		<b>TOTAL</b>		<b>17.82</b>		

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Sl. No.	Subject No.	Subject	Resolutions
22	73	Allotment of sites in Kurmannapalem Phase-I Town Centre Layout – Amendment to the sale deed conditions exclusively for the allotment made in Kurmanapalem Town Centre layout – Proposals – Submitted –Reg.	<b>The proposal is agreed to modify the condition in commercial plots and necessary legal precautions like rectification deeds have to be worked out by VC, VUDA.</b>
23	74	Review of conditions/ Present Status of Sale permissions, Registrations/ handing over after disposal of Plots/ Flats-Reg	<b>Revised guidelines proposed are agreed including the recommendation to constitute a committee in this regard and the recommendations of the Committee should reach the next board for necessary further action.</b>
24	75	Harita Housing Project- Madhurawada – Delay in construction and handing over to the allottees – postponement of due dates for 5th and 6th installments – ratification-request – Reg	<ol style="list-style-type: none"> <li><b>1. Rescheduling of 5<sup>th</sup> and 6<sup>th</sup> payments by VC is ratified</b></li> <li><b>2. Proposals of arrival of final price of both the retained plots and vacant plots are agreed</b></li> <li><b>3. As earlier resolved, give the priority to the existing allottees for the remaining vacant plots subject to their agreeing for paying the revised and increased charges and to the over all terms and conditions of earlier allotment</b></li> </ol>

  


Sl. No.	Subject No.	Subject	Resolutions
			<p>4. Benefit of accrued interest out of individual's timely payment should be passed on to the individual while arriving at the balance payment beyond 6<sup>th</sup> payment</p> <p>5. Timely completion of the Project is the responsibility of CE and EEs concerned and any laxity will be viewed seriously and necessary disciplinary action will be initiated against them</p> <p>The remaining points are agreed as proposed</p>
25	76	PPP Projects – Hill Top Resort and Revolving Restaurant – VUDA Board Resolution No.36 dt.20.07.2013 – Recommendations of the Sub Committee headed by District Collector, Visakhapatnam-Status appraisal- Reg.	<ul style="list-style-type: none"> <li>• W.r.t to Projects of High Rise Apartments in Paradesipalem , Hill Top Resort Project and Miniature Model in Kailasagiri, the recommendations of the Sub Committee are agreed except with the refunding of eligible interest as the same is not the norm followed in Government.</li> <li>• W.r.t Visakhi Jala Udyavanam, the recommendation is agreed</li> </ul>


