

MINUTES OF THE 1stVMRDA AUTHORITY MEETING-2023 HELD ON 10-01-2023 AT 4.00 P.M THROUGH VIRTUAL MODE AT CONFERENCE HALL IN 3rd FLOOR, U.B COMPLEX SIRIPURAM, VISAKHAPATNAM

The following members are present:

(1)	Smt. Akkaramani Vijaya Nirmala, Chairperson, VMRDA, Visakhapatnam
(2)	Sri A. Mallikarjuna, I.A.S., District Collector, Visakhapatnam & Member
(3)	Sri A.Mallikarjuna, I.A.S., Metropolitan Commissioner, VMRDA & Member Convener

The following members joined the meeting through Video Conference:

(4)	SmtY.Srilakshmi, I.A.S.,Special Chief Secretary to Government, Municipal Administration & Urban Development Department & Deputy Chairperson.
(5)	Smt. R.J. Vidullatha, Director of Town & Country Planning & Member
(6)	Chairman & Managing Director, AP Eastern Power Distribution Company Ltd. & Member

For the remaining members who were absent, leave is granted by the Authority

The Chairperson, VMRDA welcomed the Members of VMRDA Authority to the Meeting and requested the Metropolitan Commissioner, VMRDA to initiate discussion on the Agendas. The Metropolitan Commissioner and member convener started the proceedings of the meeting.

The regular agenda items were taken up as discussed below:

Subject No. 1/2023	:	Works – Engg – Div-III – VMRDA – Providing improvements to the existing VMRDA Road from Law college at NH-16 jn. To Pebble beach housing jn., at Rushikonda VUDA layout – Draft subject placed before VMRDA Authority for Perusal and Orders – Request – Reg.
Minutes	:	Three options were discussed in the Authority meeting viz., Option A @ Rs 11.45 Cr, Option-B @ Rs 8.45 Cr, and Option-C @ Rs 5.95 cr. The Authority members agreed to the Option A component works such as (1) 3.5 mt wide extra BT lane on both sides (2) ornamental Grill on both sides of the Central Median (3) 6'.0' wide CC kerbed footpath on both sides, and (4) Soft land scaping along central median and footpaths.
Resolution	:	The Authority approved the Option-A components of work.

Subject No. 2/2023	:	Works – Engg – Div-V – VMRDA – Development of MIG Layout under Jagananna Smart Township Programme at Adduru Village, Chodavaram Mandal, Anakapalli District for an extent of Ac.19.99 Cts. – Estimate submitted for approval of the VMRDA Authority – Request – Reg
Minutes	:	The Metropolitan Commissioner, VMRDA informed the Authority members regarding the agenda and the members agreed to the subject.
Resolution	:	The Authority approved the Agenda subject.
Subject No. 3/2023	:	VMRDA – Engg. – Works – Navaratnalu (Pedalandarikillu) – Development of Re-constituted plots in various Mandals in Anakapalli and Visakhapatnam Districts – Permission to take up newly proposed re-constituted layouts Within the Administrative Sanctioned amount of Rs.200.00 Crores – Requested – Reg.
Minutes	:	The Metropolitan Commissioner, VMRDA apprised the details of the subject to all the Authority Members and requested to permit to A- To take up Phase -1 infrastructure development works in Additional seven Reconstituted layouts. B- Permission to take up the Phase-1 in the above (5) number of reconstituted layouts of Bheemunipatnam Mandal.
Resolution	:	The VMRDA Authority approved the subjects.
Subject No. 4/2023	:	Works – Engg – Div-VIII – VMRDA – Development of MIG Layout under Jagananna Smart Township Programme at Garividi Village, Garividi Mandal, Vizianagaram District of Ac.21.30 Cts. – Estimate submitted for approval of the VMRDA Authority – Request – Reg.
Minutes	:	The Metropolitan Commissioner, VMRDA informed the Authority members regarding the agenda and the members agreed to the subject.
Resolution	:	The VMRDA Authority approved the subject
Subject No. 5/2023	:	VMRDA – Engg – Div- I – Providing Ornamental MS grill on both sides of central divider and Foot Path with Inter locking Designer pavers 60mm thickness of M35 Grade, for 80 feet wide Road from Pebble beach apartments to 60' IT SEZ road (Length of 1100m) – Draft subject submitted before VMRDA Authority – Reg.
Minutes	:	The Metropolitan Commissioner informed the details of the Agenda subject to the members of the Authority
Resolution	:	VMRDA Authority has approved the subject.

Subject No. 6/2023	Works – Engg- VMRDA- Development of MIG Layout under Jaganna Smart Township Programme at Palavalasa Village, Visakhapatnam District – Revision of Plan for an extent of Ac. 76.96 Cts against the earlier approved extent of Ac.54.94 cts – Estimate for additional extent submitted for approval of the VMRDA Authority – Request – Reg.
Minutes	The Spl.CS Madam advised the Metropolitan Commissioner to go for lottery and also indicated to give publicity at various places including beach road by erecting hoardings etc., as the programme is a flagship scheme of the Government during ensuing the international events to be held in Visakhapatnam.
Resolution	The VMRDA Authority approved the Subject and directed the MC, VMRDA to execute the works duly following the stipulated procedures.
Subject No. 7/2023	VMRDA-Sites & Services-Visakhapatnam-8 Bulk Lands-5 th call in E-auction resulted in no bid- proposal to split the bulk lands into small size plots- to have better salability – Approval of the Authority- Requested-Reg.
Minutes	The Spl. Chief Secretary to Govt. MA & UD Dept., perused the sketches provided and opined that splitting up of Bulk Land parcel of Madhurawada covering in Sy.No. 147/P of Madhurawada village can't be accepted to, since it is a commercially viable plot. The Spl. Chief Secretary Madam has indicated Visakhapatnam is going to be the Capital of the State in the days to come. Hence, the VMRDA shall contemplate such activities which would serve in any future scenario i.e., need to re examine and plan for the long term.
Resolution	The Authority has directed the Metropolitan Commissioner to place the subject in the ensuing Authority Meeting along with complete information such as sketches, justification and relevant data for all the subject Land Parcels.


CHAIRPERSON
VMRDA, Visakhapatnam

Rc.No.VMRDA-12030(31)/6/2022-ENG SEC, dt:05/01/2023

SUBJECT No.]

Sub: Works - Engg - Div-III - VMRDA - Providing improvements to the existing VMRDA Road from Law college at NH-16 jn. to Pebble beach housing jn., at Rushikonda VUDA layout - Draft subject placed before VUDA Authority for Perusal and Orders - Request - Reg.

Ref: Instructions of the higher authorities

In order to take forward the vision of the Govt., to improve the visibility of cities in the State, it is proposed to improve the existing 4 lane road of VMRDA from law college at NH-16 jn., to Pebble beach housing jn., at Rushikonda VUDA layout for a length of 3.10 km, by developing with interlocking paver blocks footpaths on both sides and to provide safety grills on both sides of the existing central median to protect the landscape plantation with the scientific assistance of the Andhra Pradesh Greening and Beautification Corporation Limited (APG&BCL) for development of greenery along the road and in mapping the Nurseries where from the saplings are to be procured, type of species to be planted and maintenance of the plants for survival etc.,

In this context, in order to take up the said improvements to the road, 3 options have been worked out with various civil components to be taken up along with soft landscaping works as conceptualized and vetted by the Andhra Pradesh Greening and Beautification Corporation Limited (APG&BCL).

The details of the road and various options worked out for improvements are as below:

- Length of the Road -- 3.10 km
- Right of Way (RoW) of the road -- 100'-0" (30 mtrs)
- Existing Road -- 4 lane BT Road with 2.00 m wide Central Median

Details of Improvement Works are proposed with the following 3 options :

OPTION - A @ Rs.11.45 Cr is proposed with the following components of work

i)	3.5m wide extra BT lane on both sides	@ Rs.5.50 Cr
ii)	Ornamental grill on both sides of the Central median	@ Rs.1.20 Cr
iii)	6'0" wide CC Kerbed footpath on both sides	@ Rs.2.75 Cr

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iv) Soft landscaping along central median and footpaths	@ Rs.2.00 Cr
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OPTION - B @ Rs.8.45 Cr is proposed with the following components of work

i) 2.0m wide Cycle lane on both sides with paver blocks	@ Rs.2.50 Cr
ii) Ornamental grill on both sides of the Central median	@ Rs.1.20 Cr
iii) 6'0" wide CC Kerbed footpath on both sides	@ Rs.2.75 Cr
iv) Soft landscaping along central median and footpaths	@ Rs. 2.00 Cr

OPTION - C @ Rs.5.95 Cr is proposed with the following components of work

i) Ornamental grill on both sides of the Central median	@ Rs.1.20 Cr
ii) 6'0" wide CC Kerbed footpath on both sides	@ Rs.2.75 Cr
iii) Soft landscaping along central median and footpaths	@ Rs. 2.00 Cr

Hence the subject matter is placed before the VMRDA authority for perusal and for approval to take up the work with one of the options shown above as per the decision of the Authority .

METROPOLITAN COMMISSIONER
VMRDA

Signed by Mallikarjuna A
Date: 05-01-2023 14:13:12
Reason: Approved

Rc.No. VMRDA-12030(39)/89/2022-ENG SEC, Dt.21/12/2022

SUBJECT NO: 2

Sub:Works - Engg - Div-V - VMRDA - Development of MIG Layout under Jagananna Smart Township Programme at Adduru Villge, Chodavaram Mandal, Anakapalli District for an extent of Ac.19.99 Cts. - Estimate submitted for approval of the VMRDA Authority - Request - Reg.

- Ref: 1. GO. Ms. No. 76 dt.28-7-2021, from Spl. Chief Secretary to Government, MA& UD Department, Govt. of A.P
2. G.O.Ms.No.50 MA&UD Dept, dt:21.04.2022.
3. U.O note from CUP vide E office No.11025/174/2022, (e-1716273), dt:21.10.2022.
4. Lr Roc.No.19021(31)/2019/V, dt:28-10-2022 from the DTCP, Mangalagiri.

It is to submit that the Special Chief Secretary to Government, MA&UD has issued Comprehensive Guidelines for Development of MIG Layouts/ Jagananna smart townships in Development authorities vide G.O.MS.No.76 in the ref. 1st cited.

In the ref. 2nd cited, the Government vide G.O.Ms.No.50 MA&UD Dept, dt:21.04.2022 has appointed the Metropolitan Commissioner, VMRDA as Executing Agency for taking up the entire process of MIG layouts in its jurisdiction, including inviting tenders and process and completion of layouts at the earliest, duly following the procedure and clearance of the State Level Committee (SLC) and all other guidelines prescribed in G.O 1st read above.

In this connection VMRDA has selected the site at Adduru Village, Chodavaram Mandal of Anakapalli District selected through District Revenue Authorities and taken position of the site under land pooling by the Estate wing and the proposal forwarded to the Director of Town & Country Planning (DTCP) for approval by the Town Planning wing.

Accordingly, as per the proposal forwarded by the Metropolitan Commissioner, VMRDA, the Director of Town & Country Planning (DTCP), Govt. of A.P has approved the MIG layout proposed in survey no.233/1P, 233/7P, 233/8, 233/9, 233/10P, 233/12P& 233/13 of Adduru Village, Chodavaram Mandal of Anakapalli District, VMRDA limits to an extent of Ac.19.99 Cts. and communicated the technical layout pattern approved in TLP No.18/2022/MIG/V vide ref. 3rd cited with the following provisions.

Sl. No.	Layout LP No	Name of the Village &Mandal	District	Extent of the Layout (Acs)	No. of plots
1	18/2022/MI	Adduru(V),	Anakapalli	19.99	165

	G/V	Chodavaram (M)			
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In the ref. 4th cited, the Chief Urban Planner, VMRDA has requested to prepare the required estimates for the approved MIG layout of Adduru. Accordingly, the estimates are prepared for development of MIG layout at Adduru Village with the following components:

MIG LAYOUT AT ADDURU VILLGE, CHODAVARAM MANDAL, ANAKAPALLI DISTRICT FOR AN EXTENT OF AC 19.99 CTS (JAGANANNA SMART TOWNSHIP)				
ABSTRACT ESTIMATE				
Sl. No.	Description of Item	Qty. Ac. Cts. / Kms.	Units	Amount (in Rs.)
1	Providing Jungle Clearance, Site levelling, Earth work excavation and Quarry Rubbish Road formation	19.99	Ac	34,90,216
2	ROADS			
	40' CC Road	2.235	Km	2,02,19,287
	60' BT Road	0.065	Km	13,77,856
	Foot paths	0.130	Km	3,09,064
3	Storm Water drains (CC Drains and Culverts)	4.60	Km	1,22,78,178
4	WATER SUPPLY			
	a) 200 KL ELSR	1.00	Nos.	48,81,200
	b) Distribution Network	2.30	Km	43,22,163
	c) Pumping main HDPE	0.50	Km	7,37,897
	d) Bore wells	3.00	Nos.	7,20,000
5	Under Ground Drainage System	2.30	Km	46,72,745
6	Compound wall for Park (Open Spaces)	1.00	Km	69,12,798
	Total: ECV			5,99,21,404
	Seigniorage charges			49,69,050
	Total:			6,48,90,454
	Provision towards NAC@ 0.10% on (ECV +Seigniorage)			64,890
	Total:			6,49,55,344
	Provision towards QCC/3rd Party QCC @1.0%			5,99,214
	Total:			6,55,54,558
	Provision towards GST@18% (ECV+Seig+NAC+QCC)			1,17,99,820

	Total:			7,73,54,378
	Provision towards AS Charges @10%			59,92,140
	Provision towards Tender premium/ Price Escalation @ 5%			29,96,070
	Provision for Electrification of Layout		LS	1,10,00,000
	Provision for Avenue Plantation & landscaping		LS	50,00,000
	Provision for Entrance Arch		LS	12,00,000
	Provision towards preparation and submission of Structural Designs and Drawings along wetting by Structural Engineer from reputed Universities, Entrance Arch, , Signage boards, Pumps and pump house, Soil testing (SBC), 0.10 MLD STP and play equipment		LS	1,00,00,000
	Un-foreseen Expen. and rounding off			4,57,412
	GRAND TOTAL			11,40,00,000

The above Estimates are prepared with approved SoR 2022-23 and estimate amount worked out to Rs.1140.00 Lakhs including statutory provisions like GST@18%, prevailing Seigniorage charges, A.S Charges @10%, Tender Premium @ 5%, QCC/3rd Party QCC @ 1.50% and Provision for Entrance Arch etc., towards "Providing infrastructural and layout development of Adduru MIG layout under Smart Town ship Programme in Anakapalli District" for an Extent of Ac.19.99 Cts.

Hence, the Draft subject is submitted before the Authority to take up the work "Development of MIG Layouts at Adduru Village, Chodavaram Mandal, Anakapalli District" for an Extent of Ac.19.99 Cts. as per the approved layout, and to accord Administrative Sanction for Rs.11.40 Crores (Rupees Eleven Crores and Forty Lakhs only).

METROPOLITAN COMMISSIONER

Signed by Mallikarjuna A
Date: 21-12-2022 14:54:54
Reason: Approved

Rc.No.VMRDA-12030(39)/108/2022-ENG SEC 21/12/2022

SUBJECT NO: 3

Sub: VMRDA - Engg. - Works - Navaratnalu (Pedalandariki Illu) - Development of Re-constituted plots in various Mandals in Anakapalli and Visakhapatnam Districts - Permission to take up newly proposed re-constituted layouts Within the Administrative Sanctioned amount of Rs.200.00 Crores - Requested - Reg.

- Ref: 1. GO.No.72/Dt.25.01.2020 MA&UD, Dept, GOAP
2. GO.No.94/Dt. 31.01.2020 MA&UD, Dept, GOAP
3.Lr.RC.No.12030(32)/3/2020/Eng-SEC/Dt.02.02.2020 of MC,VMRDA
Addressed to Secretary to Govt., MA&UD Dept.
4. Minutes of the District land pooling committee dt:28-06-2022.
5. VMRDA Authority resolution No.25, dt:25.07.2022
6. VMRDA Authority resolution No.2, dt:15.10.2022.

AGENDA NOTE:

It is to submit that the VMRDA has taken up "Development of one cent plot layouts, in which 73 layouts are developed in an extent of nearly Ac.4531. cts with 1,41,783 plots. The Hon'ble Chief Minister, Govt., of A.P was pleased to inaugurate the one cent layouts and distribution of pattas to the beneficiaries on 28-04-2022.

Further, 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.

Later, as per the instructions of the District Collector, Visakhapatnam to take up development of Re-Constituted plots to be handed over to the farmers, line estimates are prepared for the taking up basic infrastructure development works, in phased manner. i)Phase - I - Formation of Gravel Roads and Construction of CC Drains and CD Works ii) Phase - II - Providing Water Supply arrangements and Providing Layout Electrification and iii) Phase - III - Providing BT Roads and Avenue

plantation & development of parks.

Total area of Reconstituted layouts in 43 layouts - Ac.1192.26 Cts

Total Estimated cost -

Phase-I	(1192.26x16.55)	= 197.32 Cr.
Phase-II	(1192.26x15.00)	= 178.84 Cr.
Phase-III	(1192.26x18.45)	= 219.97 Cr.
Total		= 596.13 Cr.

The tentative estimate amount worked out to Rs. 596.13 Crores and the VMRDA Authority in its resolution No.2 Dt.15.10-2022 has approved the proposal and accordingly requested the Government to accord administrative sanction for Rs.200.00 Crores towards phase-I development works i.e., to take up gravel roads, CC Drains & CD works *initially 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.*

As per the sanction accorded by the Government, the Concerned Executive Engineers have submitted estimates for taking up Phase-I works in the Re-constituted Layouts (50 Nos) communicated by the Chief Urban Planner, VMRDA. The revised list of Re-constituted layouts and estimated cost details are tabulated below.

The total Estimate cost worked out so far to Rs.148.74 Crores (29.67 +119.07) in 8 mandals to take up phase-I development works in 50 re-constituted layouts against the sanctioned 43 layouts for Rs.200.00 Crores. Hence, an amount of Rs.51.26 Crores is available in the AS accorded by the Government.

Reconstituted Layouts and VMRDA share development at Bheemunipatnam Mandal

Further, the Metropolitan Commissioner, VMRDA vide U.O. Note e-file No.1686353 Dt.22-11-2022 and Dt.03-09-2022 has instructed the Chief Urban Planner, VMRDA to prepare the layouts and to hand over the same to Superintending Engineer, VMRDA for development of reconstituted layouts and to secure the remaining lands by way of fencing.

Subsequently, the Chief Urban Planner, VMRDA vide U.O. Note Dt.29-11-2022 has furnished copies of the five (5) layouts (unsigned) to Superintending Engineer, VMRDA requesting to prepare estimates for development of reconstituted plot layouts and to secure the remaining land to the share of VMRDA. The list of layouts furnished for development for the 5 RC layouts is submitted herewith

Sl. No.	Name of the Village	L.P. No.	Sy. Nos.	Extent Covered under Land Pooling In Ac.Cts.	Land allocated for Re-Constituted plots In Ac.Cts.	Land allocated for VMRDA share In Ac.Cts.
1	Annavaram	82/2022 /ANN/BH EE	101/1P	94.88	33.81	61.07
2	Nidigattu	80/2022 /NID/BH EE	28, 27, 44/P, 45/P	34.29	5.55	28.74
3	Nidigattu & JV Agraharam	81/2022 /NID & JVA/BH EE	39 of Nidigattu & 47 of JV Agraharam	21.98	21.98	0.00
4	Nidigattu & Kothavalasa	79/2022 /NID & KOT/BH EE	32 of Nidigattu & 28 of Kothavalasa	29.46	29.46	0.00
5	Kothavalasa	78/2022 /KOT/BH EE	75/P, 86/P, 87/P	61.49	15.67	45.82
Total				242.10	106.47	135.63

Accordingly, estimates prepared for development of Reconstituted plots and leveling / safeguarding of VMRDA share of land as follows;

1. Infrastructural works proposed in VMRDA share of land:

To take up jungle clearance, boundary pillars, fencing poles and land leveling for the area under the share of VMRDA (Ac.135.63 Cts.)

2. Infrastructural works proposed in Reconstituted layouts area to the share of farmers:

Extent of Five (5) layouts Ac.106.47 Cts

Phase-I development works

Gravel roads, CC Drains & CD works

The estimate cost for five (5) layouts is worked out to Rs.26 Crores (Rs.25.00 Lakhs per Acre)

Hence the draft subject is submitted to the VMRDA Authority for;

- A. Permission to take up the Phase-I infrastructure development works in the additional Seven (7) Re-constituted layouts from the Administrative Sanction accorded by the Government.
- B. Permission to take up the Phase-I infrastructure development works in the Five (5) number of Re-constituted layouts of Bheemunipatnam Mandal (above Table) initially for which the plans and estimates prepared ,from the balance available Administrative Sanction accorded for Rs.200 Crs. by the Government.

Submitted before the Authority for approval on "A" & "B"

METROPOLITAN COMMISSIONER

Signed by Mallikarjuna A
Date: 21-12-2022 15:18:28
Reason: Approved

Rc.No. VMRDA-12030(39)/86/2022-ENG SEC, Dt. 21/12/2022

SUBJECT NO: †

Sub:Works - Engg - Div-VIII - VMRDA - Development of MIG Layout under Jagananna Smart Township Programme at Garividi Village, Garividi Mandal, Vizianagaram District of Ac.21.30 Cts. - Estimate submitted for approval of the VMRDA Authority - Request - Reg.

- Ref:
1. G.O.Ms.No.76 dt.28-7-2021, from Spl. Chief Secretary to Government, MA & UD Department, Govt. of A.P
 2. G.O.Ms.No.50 MA&UD Dept, dt:21.04.2022.
 3. LrRoc.No.19021(31)/74/2022-V, dt:11-10-2022 from the DTCP, Mangalagiri.
 4. UO note from CUP vide E office No.11021/34/2022, (e-1766452), dt:06.10.2022.

It is to submit that the Special Chief Secretary to Government, MA&UD has issued Comprehensive Guidelines for Development of MIG Layouts/Jagananna Smart Townships in Development authorities vide G.O.Ms.No.76 in the ref 1st cited.

In the ref. 2nd cited, the Government vide G.O.Ms.No.50 MA & UD Dept, dt:21.04.2022 has appointed the Metropolitan Commissioner, VMRDA as Executing Agency for taking up the entire process of MIG layouts in its jurisdiction, including inviting tenders and process and completion of layouts at the earliest, duly following the procedure and clearance of the State Level Committee (SLC) and all other guidelines prescribed in GO 1st read above.

In this connection VMRDA has selected the site at Garividi Village, Garividi Mandal of Vizianagaram District through District Revenue Authorities and taken position of the site under land pooling by the Estate wing and the proposal forwarded to the Director of Town & Country Planning (DTCP) for approval by the Town Planning wing.

Accordingly, as per the proposal forwarded by the Metropolitan Commissioner, VMRDA, the Director of Town & Country Planning (DTCP), Govt. of A.P has approved the MIG layout proposed in survey Nos.98P, 100P, 101, 102P, 104P of Garividi Village, Garividi Mandal of Vizianagaram District VMRDA limits to an extent of Ac.21.30 Cts and communicated the technical layout pattern approved in TLP No.15/2022/MIG/V vide ref. 3rd cited with the following provisions

S.NO	Layout LP	Name of the Village	District	Extent of the	No. of
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	No	&Mandal		Layout (Acs)	plots
1	15/2022/MI G/V	Garividi (V), Garividi (M)	Vizianagaram	21.30	272

In the ref. 4th cited, the Chief Urban Planner, VMRDA has requested to prepare the required estimates for the approved MIG layout of Garividi.

Accordingly, estimates are prepared for development of MIG layout at Garividi Village with the following components:

DEVELOPMENT OF MIG LAYOUTS AT GARIVIDI VILLAGE , GARIVIDI MANDAL, VIZIANAGARAM DISTRICT FOR AN EXTENT OF AC 21.30 CTS (JAGANANNA SMART TOWNSHIP)				
ABSTRACT ESTIMATE				
S. No.	Description of Item	Qty	Units	Amount (in Rs.)
1	Providing Jungle Clearance, Site levelling, Earth work excavation and Quarry Rubbish Road formation	21.30	Ac	35,70,383
2	ROADS			
	40' CC Road	2.40	Km	2,30,32,665
3	Storm Water drains (CC Drains and Culverts)	3.00	Km	1,44,50,957
4	WATER SUPPLY			
	a) 200 KL ELSR	1.00	Nos	48,81,200
	b) Distribution Network	3.00	Km	48,85,393
	c) Pumping main HDPE	0.50	Km	7,47,613
	d) Bore wells	3.00	Nos	7,20,000
5	Under Ground Drainage System	3.00	Km	58,44,495
6	Compound wall for Park (Open Spaces)	1.10	Km	74,92,209
	Total: ECV			6,56,24,915
	Seinorage charges			54,27,553
	Total:			7,10,52,468
	Provision towards NAC@ 0.10% on (ECV +Seinorage)			71,052
	Total:			7,11,23,520
	Provision towards QCC/3rd Party QCC @1.0%			6,56,249

	Total:			7,17,79,769
	Provision towards GST@18% (ECV+Seig+NAC+QCC)			1,29,20,358
	Total:			8,47,00,127
	Provision towards AS Charges @10%			65,62,491
	Provision towards Tender premium/ Price Escalation @ 5%			32,81,246
	Provision for Electrification of Layout		LS	1,05,00,000
	Provision for Avenue Plantation & land scaping		LS	50,00,000
	Provision for Entrance Arch		LS	10,00,000
	Provision towards preparation and submission of Structural Designs and Drawings along wetting by Structural Engineer from reputed Universities, Entrance Arch, , Signage boards, Pumps and pump house, Soil testing (SBC), 0.10 MLD STP and play equipment		LS	1,00,00,000
	Un-foreseen Expen. and rounding off			4,56,136
	GRAND TOTAL			12,15,00,000
				Say Rs.1215.00 Lakhs

The above Estimates are prepared with approved SoR 2022-23 and estimate amount worked out to Rs.1215.00 Lakhs including statutory provisions like GST@18%, prevailing Seigniorage charges, AS Charges @10%, Tender Premium @ 5%, QCC/3rd Party QCC @ 1.5% and Provision for Entrance Arch etc., towards "infrastructural and layout development of Garividi MIG layout under Smart Township Programme in Vizianagaram District for an Extent of **Ac.21.30 Cts**".

Hence, the Draft subject is submitted before the Authority to take up the above work "Development of MIG Layouts at **Garividi Village**, Garividi Mandal, Vizianagaram District to accord Administrative Sanction for **Rs.12.15 Crores (Rupees Twelve crores and fifteen lakhs only)**).

METROPOLITAN COMMISSIONER

Signed by Mallikarjuna A
Date: 21-12-2022 14:52:49
Reason: Approved

SUBJECT NO: 5

File Rc.No.VMRDA-12030/11/2022-ENG SEC 05/01/2023

Sub:	VMRDA - Engg - Div- I - Providing Ornamental MS grill on both sides of central divider and Foot Path with Inter locking Designer pavers 60mm thickness of M35 Grade, for 80 feet wide Road from Pebble beach apartments to 60' IT SEZ road (Legth of 1100m) - Draft subject submitted before VMRDA Authority - Reg.
Ref:	Circular ROC No.21030/172/2022/P Sec, Dt.27-05-2022 of CDMA, Municipal Administration

It is to submit that VMRDA has been developing greenery all along the important major Master Plan Roads. Whereas vide reference cited the CDMA has issued instructions to develop the greenery along the important Master Plan Roads under green challenge project. Accordingly, the Metropolitan Commissioner, VMRDA has instructed to take up a stretch of model development for the Master Plan Road under Green challenge project.

Accordingly, the team from Engineering & Forest wing have inspected certain important roads and selected the "80 feet wide Master Plan Road from NH-16 to Beach road via Law college, PeddaRushikonda" towards development under green challenge. This road is very useful road connecting the IT companies existing in Rushikonda Hill no -II & III and this road is also an important connectivity link between beach road from NH -5. Hence, this road is proposed to develop under Green challenge project as instructed.

The 80 feet wide Master plan road from NH- 16 to Beach road via Law college, Pedda Rushikonda has been developed by VMRDA earlier in the phased manner. Now the road was completed with Central Divider and Two carriage way with 7.50 Mtrs on either side, berms on both sides except paved foot paths, grills for central divider and development of greenery in the central divider.

Now it is proposed to develop foot paths with interlocking tiles and Providing Ornamental MS grill on both sides of central divider from Pebble beach Apartments to Beach road along the both sides of existing 80' feet

wide Master Plan road with Designer Paver Blocks of 60mm thick, M35 Grade over sand bed and M20 Grade Kerb on Road side and Fal - G block masonry wall on drain side for the foot path.

The estimated cost for the development of greenery and footpaths etc., to the above road is worked out to Rs.124.00 Lakhs towards Civil works and Rs.74.50 Lakhs towards gap filling and enriching the greenery all along the road about 1.10 Kms. (Total cost for development is Rs.198.50 Lakhs for Civil work & Greenery development)

Hence, the subject matter is submitted before the VMRDA Authority for according Administrative Sanction for Rs.198.50 Lakhs for taking up the Development of the said work under green challenge.

METROPOLITAN COMMISSIONER

Signed by Mallikarjuna A
Date: 05-01-2023 14:04:24
Reason: Approved

**Rc.No.VMRDA-12030(32)/14/2022- ENG
SEC,Dt:30/12/2022**

SUBJECT NO: 6

Sub:Works - Engg - VMRDA - Development of MIG Layout under Jagananna Smart Township Programme" at Palavalasa village, Visakhapatnam District - Revision of Plan for an extent of Ac.76.96 Cts. Against the earlier approved extent of Ac.54.94 Cts - Estimate for additional extent submitted for approval of the VMRDA Authority - Request - Reg.

- Ref: 1. GO. Ms. No. 76 dt.28-7-2021 MA& UD Dept, Govt. of A.P
2. G.O.Ms.No.50 MA&UD Dept, dt:21.04.2022.
3. Memo No.1692229 /M2/2022, Dt:11.04.2022 from Spl. Chief Secretary to Government, MA& UD Department, Govt. of A.P
4. Instructions of the Metropolitan Commissioner, VMRDA

It is to submit that the Special Chief Secretary to Government, MA&UD has issued Comprehensive Guidelines for Development of MIG Layouts/ Jagananna smart townships in Development authorities vide G.O.MS.No.76 in the ref. 1stcited.

The VMRDA has selected the sites through District Revenue Authorities and taken possession of the sites by way of pooling of lands. As per the proposal forwarded by The Metropolitan Commissioner, VMRDA, earlier the DTCP has approved Layout plan vide LP No. 05/2022/MIG/V for "Development of MIG Layout under Jagananna Smart Township Programme" at Palavalasa village, Visakhapatnam District in an extent of Ac.54.94 Cts.

Accordingly estimates are prepared with SoR 2021-22 rates and the development cost is worked out to Rs.27.47 Crores and the Special Chief Secretary to Government, MA & UD Dept vide Memo No. 1692229/M2/2022/Dt.11.04.2022 of MA&UD (M) Department has accorded Administrative Sanction for Rs. 27.47 Crores for the Layout work, as requested by the Metropolitan Commissioner, VMRDA.

S. No	Layout LP No	Name of the Village & Mandal	District	Extent of the Layout (Acs cts)	No. of plots	Administrative sanction accorded for (Rs. In Crores)
1	05/2022 /MIG/V	Palavalasa (V), Anandhapuram (M)	Visakhapatnam	54.94	499	27.47

During the review meeting on the project, instructions have been

issued to take up the Layout infrastructure development works immediately, in phased manner. Accordingly the Phase-I development works were taken up i.e., Formation of Roads with Quarry Rubbish Embankment, Construction of Storm water drains & CD works and Compound wall to open spaces with an estimate cost of Rs.875.00 lakhs from the overall AS accorded for Rs.27.47 Cr. Phase-I works are entrusted to the lowest successful bidder M/s. Gali Subbaraju Construction company through e-tenders @0.63% less than estimate rates.

Now the Revenue Authorities have revised the overall layout area with enhanced extent of land for the said Palavalasa MIG layout, and accordingly the Chief Urban Planner, VMRDA, has prepared the layout plan for an overall extent of Ac.76.96 cts. with revised land use pattern, and sent for approval of the DTCP. Approval of revised layout for Ac.76.96 Cts. is yet to be received from the DTCP. In the mean time line estimates are prepared for the additional extent of the layout i.e., for Ac.22.02 Cts. (76.96 - 54.94)and is worked out to Rs.11.00 Cr. i.e. @ Rs.50.00 lakhs per acre.

Hence, the Draft subject is submitted before the VMRDA Authority for according Administrative Sanction for Rs.11.00 Cr. for "Development of MIG Layout in an Additional extent of Acs. 22.02 Cts of Palavalasala Village, Anandapuram Mandal, Visakhapatnam District, " and permission to take up further process for Development of Infrastructure of the layout.

METROPOLITAN COMMISSIONER

Signed by Mallikarjuna A
Date: 30-12-2022 16:29:50
Reason: Approved

SUBJECT NO. 7

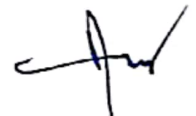
Sub:- VMRDA – Sites & Services Visakhapatnam – 8 Bulk Lands- 5th call in E auction resulted in no bid- proposal to split the bulk lands into small size plots – to have better salability-Approval of the Authority – Requested – Reg.

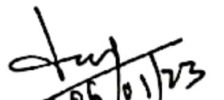
AGENDA NOTE:

The VMRDA, Visakhapatnam has proposed to sale Nine (9) bulk plots in and around Visakhapatnam. Out of Nine (9) plots one land parcel only one land parcel could be sold. The remaining Eight (8) bulk plots have no response from the buyers even after 5th call in E-Konugolu portal (Dates of E-Auctions (1)12.9.2022, (2)26.9.2022 (3)11.10.2022 (4)28.10.2022 and (5) 21.12.2022).

The plots sold by VMRDA are considered to the very reliable and hence given priority by public. But due to the present slump in the real estate mark there are no buyers. The reasons as ascertained from the prospective buyers and from CREDAI and NERDCO suggest that the big size of the land parcel is cited as one of the reasons. Hence is suggested to split bulk plots into smaller bits that may have better saleability proposition. If the authority agrees in principal for the proposal, the possibility to split the bulk plots as per existing rules will be worked out.

Hence, the matter is placed before the Hon'ble VMRDA Authority for its consent.


M.C.


06/01/23
Secretary