

SUBJECT NO. 36

Sub:- VUDA - PPP Projects – Status of PPP Projects in VUDA – for Perusal of the Board –Reg.

Agenda Note: -

The PPP projects in VUDA are being counted as eight as handled by the PMU wing and remaining four are being projected as yet to be grounded. The following projects of the VUDA qualify as being named as PPP projects as per the definition of the PPP under the following categorization.

- Utility Restructuring, Corporatization and Decentralization
- Civil Works and Service Contracts
- Management and Operating Agreements
- Leases/Affermage
- Concessions, BOT, DBOs
- Joint Ventures and Partial Divestiture of Public Assets Full Divestiture
- Full Divestiture.

The projects/PPP in VUDA are categorized into two – those grounded and working and those yet to be grounded and not started.

I. Projects yet to be grounded

| S.No. | Name of the Project | Wing of VUDA dealing with it | Remarks on issues involved |
|--------------|--|-------------------------------------|---|
| 1 | Development of Housing schemes by L&T Vision Ventures | Secretary | Identification of land assured to be handed over; separate agenda is being brought in this meeting. |
| 2 | High Rise Apartments on PPP mode by M/s Vinayagar Promoters and Developers Limited | Secretary | Separate agenda is being brought in this meeting. |

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| 3 | Vaibhav IT park | Secretary | <p>As per the Original Agreement dated 1.12.2007, the Building should be constructed and completed within three years including the consolidation period. But the developer has not completed the building and there is a lapse of more than 2 ½ years.</p> <p>The Environmental Clearance for this building is also cleared and the initial building plan approval for immediate structures is also given.</p> <p>The demise of board chairman and restructuring of the board members are cited as the reasons for the delay and they are paying the rent and ADP regularly.</p> <p>During the recent meeting on 22.06.2013, the representative told that they will be commencing the project at the earliest and they will submit the action plan for the same within 20 days.</p> |
| 4 | PPP project with Radiant Limited | CE | <p>Separate agenda is being brought in this meeting.</p> |
| 5 | Boat Club in VUDA's Park | Secretary | <p>Land is given on lease basis to run the Boat club and the Lease term is over but continuing on the strength of the injunction order.</p> <p>He is requesting to grant another 9 years time period to run the club and during the meeting on 22.06.2013, he told that he will submit letter to this effect and accordingly, on 25.06.2013, he has submitted the letter requesting to extent for 9 more years and he is ready to increase the rent to 10%. The same is referred to committee of HoDs for examination and remarks</p> |

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| 6 | Fusion Foods in the land opposite to VUDA's office | Secretary | Land is given on lease basis to run the Hotel and the Lease term is over but continuing on the strength of the injunction order. After the High court order received recently directing the lower court to dispose the stay vacation petition, the matter is revived in the lower court and being pursued. Meanwhile, taking the suggestion of the Honorable Judges, the Eviction Suit is being filed. |
| 7 | LED Display in Tenneti Park | Secretary | Notice for termination is due for the past 2 ½ years and being issued. Meantime, landscaping and plantation are done. |
| 8 | Development of Miniature Model Project in Kailasagiri by M/s Siri Creators on BOT basis | CE | The Project was awarded vide RC No. 10747/2008/PMU dated 06.04.2011 and it is recorded that the developer is not interested in the project. |
| 9 | Construction of Hill Top Resort, Revolving Restaurant and Party Zone on BOT basis by M/s Vinayagar Promoters and Developers Limited | Secretary | Separate agenda is being brought in this meeting. |

Besides these, there are four Projects which were sent to Government for approval of the proposals which were referred to the PPP cell of the Finance Department and vide Letter No. 10978/R/2012/M.A. dated 03.10.2012 received on 08.03.2013 referring the UO note No. 6608/269/A2/Expr. PW/2012 dated 20.03.2012 from Secretary to Govt (W&P), Finance Department and waiting for APITCO's feasibility studies.

1. Multi-Amusement Park in VUDA Park – LONDON EYE (previous MGM area) - Pre-feasibility studies by APITCO is under process
2. Shopping complex in KL Rao Nagar, Gajuwaka – Pre-feasibility studies by APITCO is under process.
3. Go-Karting facility in VUDA Park –Pre-feasibility studies by APITCO is under process.

4. Bheemili Guest House – being written to APTDC for leasing out – a reminder is due.

III. PPP projects which are grounded and working or completed.

| S.No. | Name of the Project | Wing of VUDA dealing with it | Remarks on issues involved |
|-------|--|------------------------------|--|
| 1 | Rope way in Kailasagiri | Secretary | To ascertain whether all dues are being received properly, whether all liabilities are over, action plan for sorting out pending issues, etc, a Committee of HoDs viz CAO, CE, CUP and Secretary as convener is constituted to study the files and give the remarks on further course of action required in these cases. |
| 2 | Toy train in Kailasagiri | Secretary | |
| 3 | HSBC | CAO | |
| 4 | SUNNI ISLES | PMU | |
| 5 | BAY Mount | PMU | |
| 6 | Visakhi Jala Vidayanam | Secretary | Separate agenda is being brought in this meeting |
| 7 | Multiplex in Vizianagaram | Secretary | Occupancy Certificate is issued. Separate agenda is being brought in this meeting for appraising the developments. |
| 8 | Development of infra structures in VUDA's Layout at Dakamarri* | CUP | Peg marking order is given. Now, LP is to be given. During that phase, the plots of developer and VUDA have to be finalized |
| 9 | Global Interpolis | CUP | <ul style="list-style-type: none"> Based on the committee's recommendations, builder has submitted the plans and under scrutiny. Pending issues have to be lineated by the PMU |
| 10 | Telugu Cultural centre at Kailasagiri | CE | Efforts are being made to create this centre with World Telugu Federation (WTF). Civil works of VUDA is over in major portion except small petty works and WTF is undertaking artistic works now. |

*JV with Vensor Medows limited – total land is VUDA's @ 98.64 acres- Development by the developer and his share is 18.96%.

IV. Besides the above, there are five Joint Ventures of VUDA in layout

development which comes under the category of the PPP.

All five JVs are as below :

1. JV with Chilukuri Housing Projects Pvt Ltd in Kapuluppada village of Bheemli Mandal in a total extent of 67.86 acres - VUDA's land @ 11.86 acres is involved – out of 76 plots of VUDA's share, 6 are yet to be disposed.
2. JV with Padmavathi Real Estate in Nerellavalasa of Bheemli village in a total extent of 10.37.50 acres – VUDA's land @ 1.78 acres is involved – Final LP is yet to be released – 16 plots is VUDA's share @ 2100 sq. yards per acre of VUDA's land – can be disposed after LP release.
3. JV with Godavari Townships in Narava village of Pendurthi Mandal in a total extent of 11.39 acres – VUDA's land @2.61 acres is involved – Final LP is yet to be released – 23 plots is VUDA's share @ 2100 sq. yards per acre of VUDA's land – can be disposed after LP release.
4. JV with Godavari Townships in Gandigundam village of Anandapuram Mandal in a total extent of 14.79 acres – VUDA's land @ 5.40 acres is involved – out of 56 plots of VUDA's share, one plot is yet to be disposed
5. JV with Viswa Yagna Estates in Cheepurupalli village of Parawada Mandal in three phases for utilizing VUDA's brand name without the involvement of VUDA'S land or government land vide resolution no. 68 dated 16.12.2005 and so far, out of 26 plots, 25 have been sold and one plot no. 37 is in court dispute .

There is a request from Aiswarya Developers for developing a JV layout on above lines and the same was put up before last board meeting and the letters are addressed to Collectors of the Vizianagaram and Visakhapatnam districts on the categories of land and replies are awaited.

V. Though the land pooling scheme may qualify for treating it as PPP projects, still except on project at Paradesipalem – Ozone Valley Layout, other projects have not proceeded for want of guidelines from the government and hence, not included as of now in this heading for the time being.

VI. Similarly, the Kursura Submarine Museum will fit into PPP but the vessel is transferred and only technical guidance is given by the NAVY and hence, not included into the above.

Hence, put together, there are $9+4+5+10 = 28$ PPP Projects in VUDA and they are at different stages. To have better understanding on further processing of the first category of nine projects which are not yet grounded, a meeting with the concerned along with the HODs and Senior Legal Officer is arranged on 22.06.2013 by 3.00 pm. Only five of them have represented and the developments are being brought in the respective files as agenda.

The above are put up for kind perusal.

| Sl No | Subj ect No | Subject | RESOLUTIONS |
|-------|-------------|---|--|
| 36 | 36 | VUDA - PPP Projects – Status of PPP Projects in VUDA – for Perusal of the Board –Reg. | <p>Perused. The important yet to be commissioned PPP Projects are to be placed before the Committee headed by</p> <ul style="list-style-type: none">• District Collector, Visakhapatnam with members viz,• Commissioner, GVMC ,• Additional Secretary to Finance Department and• DTCP. <p>VC to produce necessary records before the Committee and produce the committee's recommendations in the next board meeting.</p> |
| 37 | 37 | Projects wing- Lands in S.No.164/2.164/3,165 & 166 carved out from Survey No. 7 of Kommadi (V)-Extent 42.64 cts allotted to M/s L&T Vision Ventures Limited- land could not be handed over due to overlapping with the allotted lands between the Deccan Infrastructure Ltd., (DIL), Hyderabad and L& T Vision Ventures Limited-Request for alternate Land -Regarding | <p>VC is directed to examine the request and come up with the necessary proposal in the next board meeting</p> |


CHAIRMAN, VUDA
