

Cabinet approves the construction of the General Pool Residential Accommodation (GPRA) at New Capital City, Amaravati, Andhra Pradesh

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The Cabinet Committee on Economic Affairs, chaired by the Prime Minister Shri Narendra Modi, today has approved the construction of the General Pool Residential Accommodation (GPRA) at New Capital City, Amaravati, Andhra Pradesh. This marks the first GPRA project in the capital city of Amaravati, as well as within the State of Andhra Pradesh.

The objective of the proposal is to alleviate the financial burden on Central Government employees by providing adequate residential accommodation, thereby enhancing their morale, promoting integrity, and contributing to their overall well-being. Further, by enabling staff to reside in close proximity to their workplaces, the project will support efficient government functioning and ensure that employees remain readily available to discharge their official duties effectively.

The General Pool Residential Accommodation (GPRA) Campus in the New Capital City of Amaravati, Andhra Pradesh, is planned over an area of 17 acres. The development comprises 11 residential towers with a total of 1,504 dwelling units, ranging from Type II to Type VI, including refuge areas. The project provides basement parking facilities accommodating 1,972 Equivalent Car Spaces (ECS). The total built-up area of the project is 31.30 lakh sqft. (2,90,762 sqm), including a basement area of 9.10 lakh sqft. (84,394 sqm).

Across the globe, there is a growing emphasis on adopting environmentally friendly and sustainable construction practices. In line with this objective, the proposed General Pool Residential Accommodation (GPRA) Campus in the New Capital City of Amaravati, Andhra Pradesh, envisages that all buildings will be planned and designed in strict compliance with the best green building standards prevailing in India, with a strong focus on minimizing environmental impact through sustainable site planning, enhanced energy efficiency, water conservation, usage of locally available materials, and improved occupant health and comfort.

The campus will be designed, constructed, and registered to achieve a minimum GRIHA 4-Star Rating, in compliance with the latest provisions of the Energy Conservation and Sustainable Building Code (ECSBC) 2024 and requirements of Eco-Niwas Samhita (ENS) 2024.

The General Pool Residential Accommodation (GPRA) Campus in the New Capital City of Amaravati, Andhra Pradesh, will be equipped with essential civic and community amenities, including a bank and ATM, post office, crèche, community hall with dining facilities, food court, shopping complex, service centre, and guest house. The campus will incorporate a barrier-free built environment to ensure accessibility and convenience for Divyangjan (Persons with Disabilities), in compliance with applicable accessibility standards.

The project is expected to generate significant direct and indirect employment opportunities for skilled, semi-skilled, and unskilled workers. It is estimated to create approximately 7.00 lakh man-days of employment per annum during the construction phase, followed by the sustained generation of around 50,000 man-days of employment per annum during the operational phase.

PROJECT COST & FUNDING

The estimated cost of the project is ₹1,234.91 crores, which will be funded by the Government of India through budgetary support under the Head of Account: 4216 – Capital Outlay on Housing (Residential Buildings) – Voted.

PRE-PROJECT ACTIVITIES

The project will be executed by the Ministry of Housing & Urban Affairs through the Central Public Works Department (CPWD). Pre-bid activities have already commenced, and the preparation of tender documents is presently in progress.

PROPOSED GENERAL POOL RESIDENTIAL ACCOMMODATION (GPRA) CAMPUS AT NEW CAPITAL CITY, AMARAVATI, ANDHRA PRADESH



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