

ABOUT KODINAR CITY

Census Year	Population	Variation in Population	Decadal Growth Rate %
1981	21731	-	
1991	26643	4912	22.60
2001	32610	5967	22.40
2011	38514	5904	18.10
2021	45741	7227	18.76
2031	54889	9148	20.00

Sr. No	Description	kodinar
1	No of Slum Settlement	7
2	No. of Huts	480
3	Slum Population	2447
4	Slum Population to City Population	19.10%

Sr. No.	Description	kodinar
1	Population (Census 2011)	42,500
2	Households (Census 2011)	1,627
3	Area	22.57 Sq.Km
4	No. of Ward	9

STRATEGY for **SLUM FREE CITY KODINAR**

- 1. In-situ up-gradation by providing household level services in slums with housing up gradation**
- 2. In-Situ Redevelopment on public land by ULB**
- 3. Relocation, wherever the slums are untenable, i.e. located on environmental sensitive zone or infrastructure project affected areas**
- 4. In-situ redevelopment through PPP identifying potential sites and will be implemented according to Gujarat slum redevelopment policy 2010 and Rajiv Awas Yojana.**

Kodinar – PHASE - I

List of Slums for In-Situ Redevelopment/ Relocation Option

Sr. No.	Name of Slum	Ward No.	Area (Sq. m)	Ownership of Land	Population	No. of HH Exist	Proposed DUs	
1	Nr. Nagbapa Temple Area	1	10336	ULB Land	958	192	320	IS
2	Panjarapole Area	5	1468	ULB Land	363	71	-	RL
3	Nr. Junglee Pir	9	1244	ULB Land	286	57	-	RL
4	B/h Police Line	5	1798	ULB Land	337	68	68	IS
5	Sargam Chowk	5	627	ULB Land	167	32	32	IS
6	B/h PWD Quarter – A	5	758	ULB Land	212	40	40	IS
7	B/h PWD Quarter – B	5	626	ULB Land	124	20	20	IS
	Total	--			2447	480	480	

INOVATIVE PLANNING AND FACILITIES

- G+3 story RCC frame structure
- Each floor having 3.1m passage for get to gather space
- Wide Road, green area, open space
- Anganwadi, Community centre, Informal market
- Water Supply, sewer, solar street light, solid waste, water harvest
- Transit Accommodation.

NAGBAPA TEMPLE PHOTO



PANJRAPOLE PHOTO



NR. JUNGLEE PIR PHOTO



B/H POLICE LINE PHOTO



SARGAM CHOWK PHOTO



PWD QTR 'A' PHOTO



PWD QTR 'B' PHOTO



Design of Unit Plan

Carpet Area: 26.73 sq mt

COST AS PER DPR

COST OF CONSTRUCTION = Rs.8,813/ Sqmt

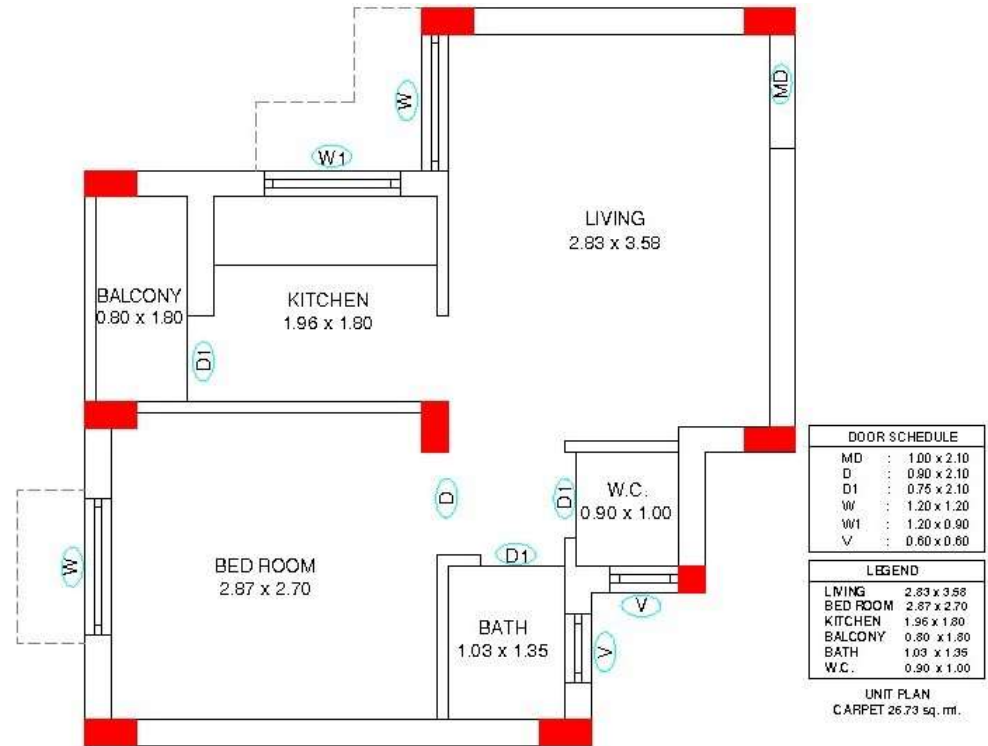
COST AS PER DPR

COST OF ONE DU = Rs. 3,43,703.17

COST OF Infrastructure per DU = Rs. 45,473.16

TOTAL COST PER DU = Rs. 3,89,176.33

COST RATIO - HOUSING:INFRASTRUCTURE = 89:11



Beneficiary contribution per DU:
Rs.41244 for dwelling unit construction cost

Layout Plan – Nr. Nagbapa Temple

R.S. no. 1264/p



TOTAL BLOCK : 8 BLOCKS

TOTAL UNIT : 320 UNIT

PLOT AREA : 10336 SQ.MT.



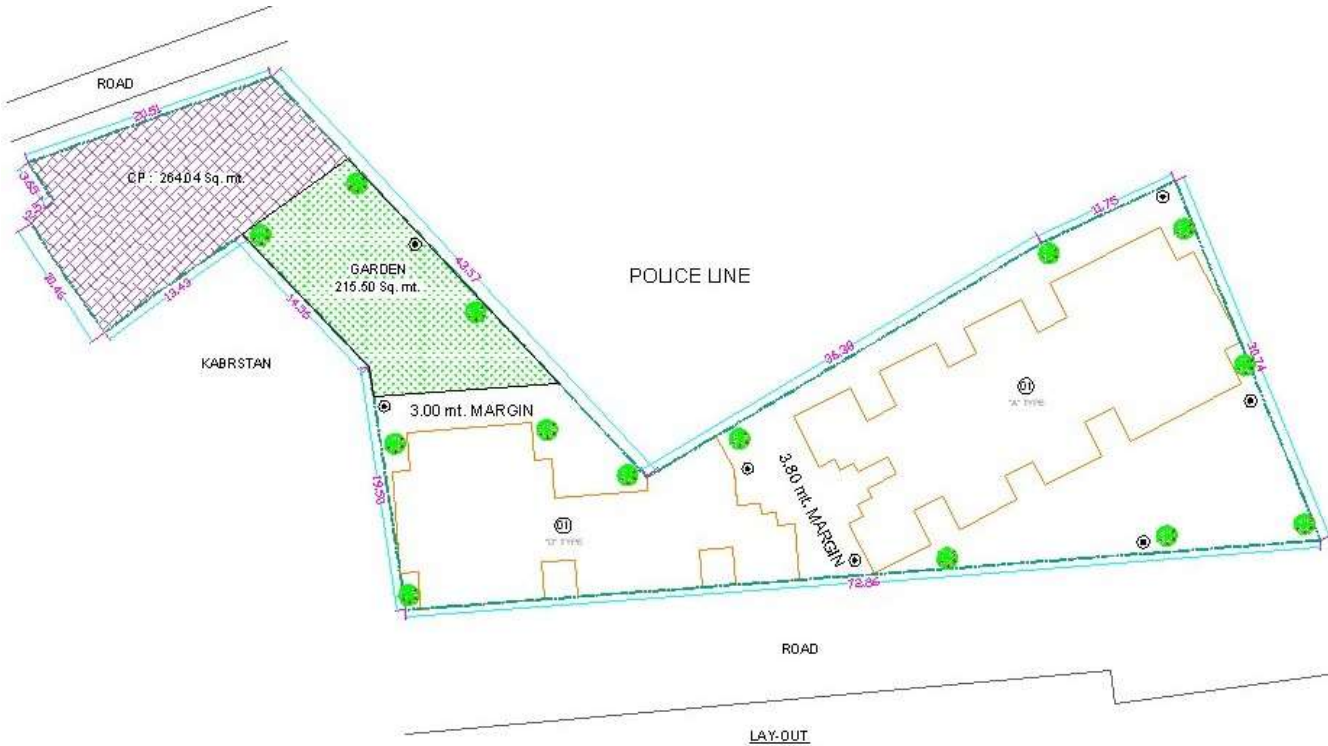
Layout Plan – B/H Police Line

R.S. no. 1264/p

TOTAL BLOCK : 2 BLOCKS

TOTAL UNIT : 68 UNIT

PLOT AREA : 1798 SQ.MT.



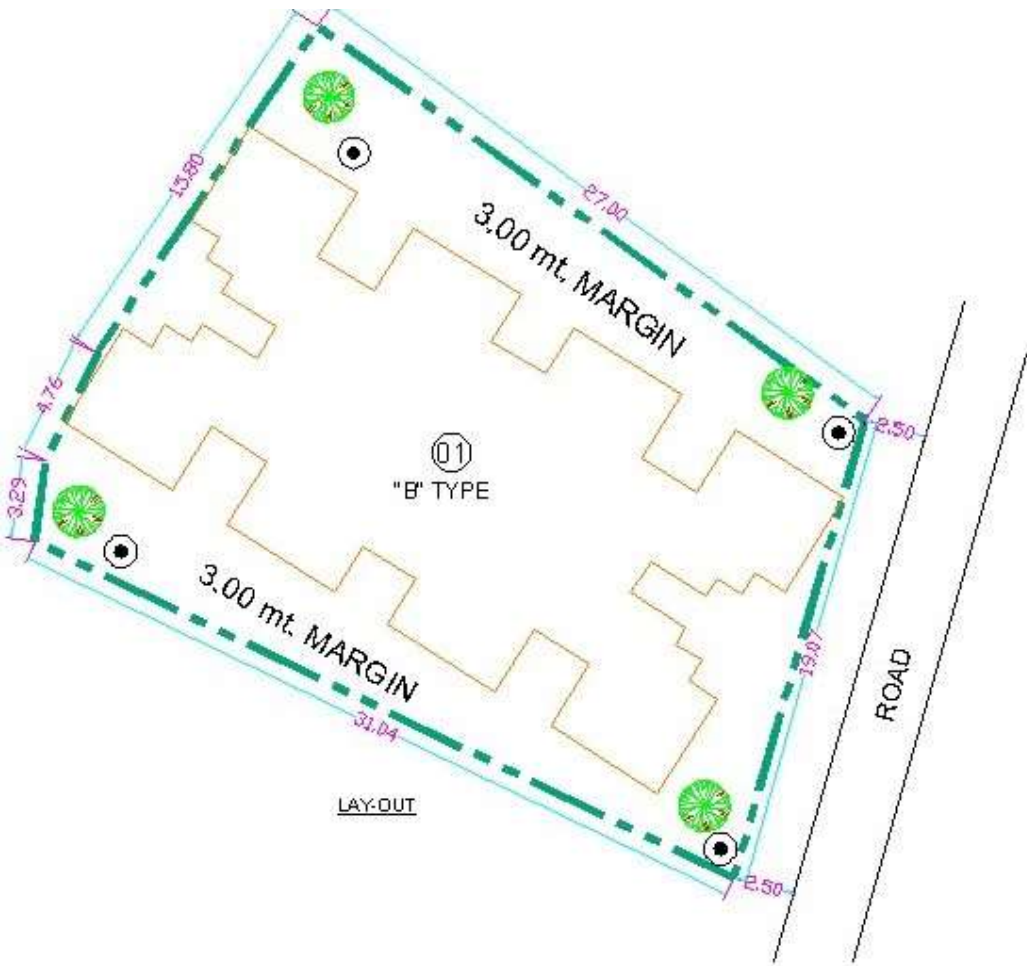
Layout Plan – Sargam Chowk

R.S. no. 1264/p

TOTAL BLOCK : 1 BLOCKS

TOTAL UNIT : 32 UNIT

PLOT AREA : 627 SQ.MT.



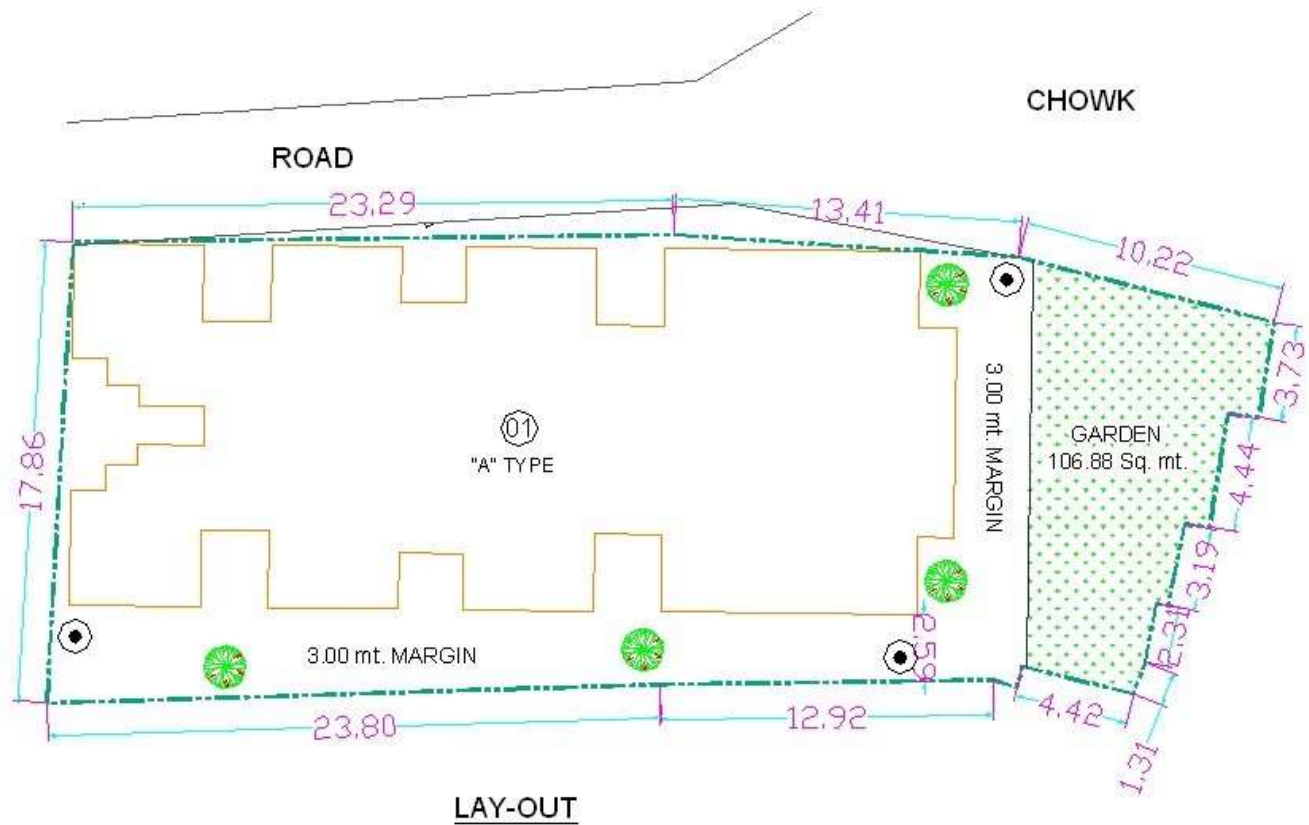
Layout Plan – B/H PWD Quarter A

R.S. no. 1264/p

TOTAL BLOCK : 1 BLOCKS

TOTAL UNIT : 40 UNIT

PLOT AREA : 758 SQ.MT.



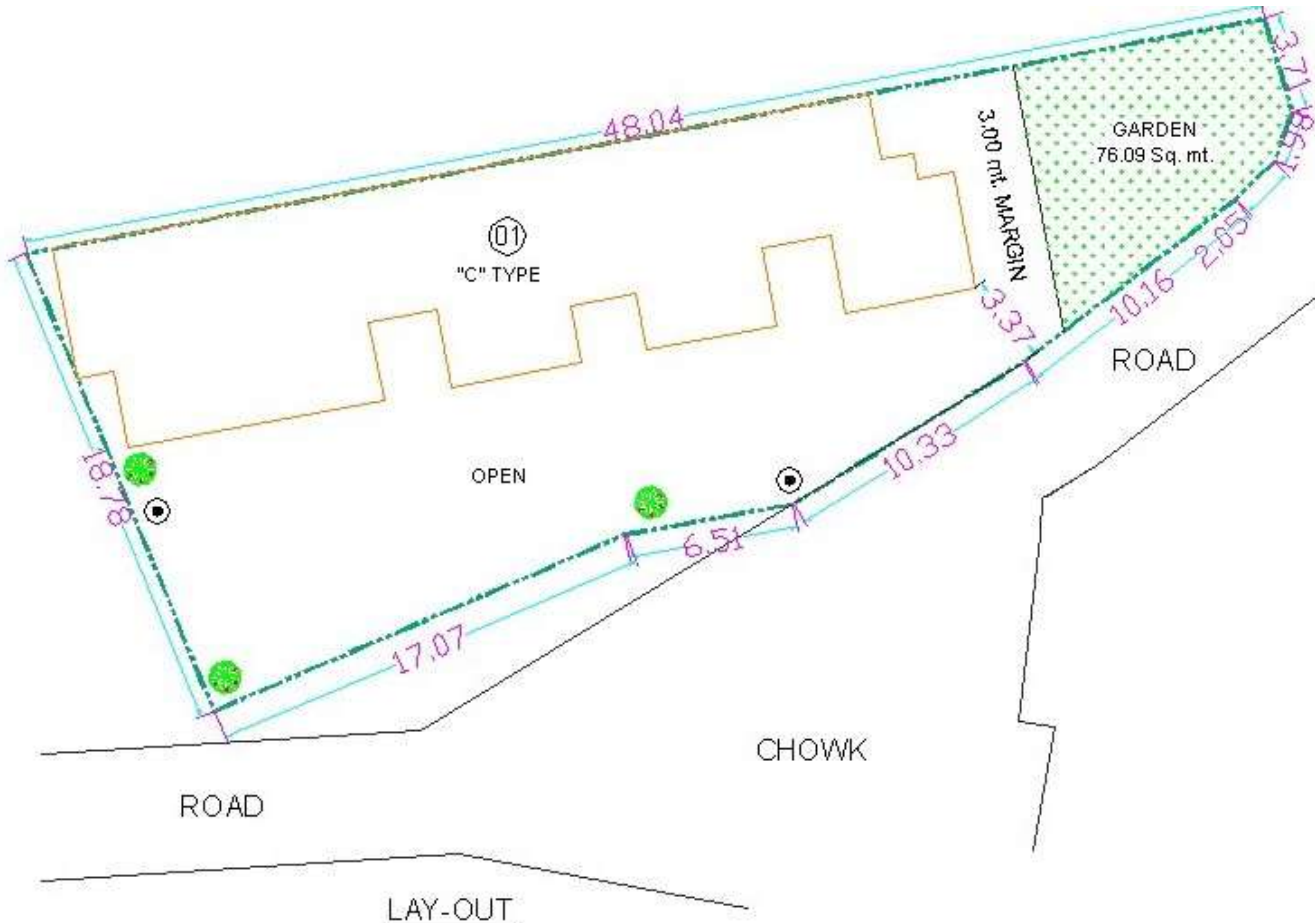
Layout Plan – B/H PWD Quarter B

R.S. no. 1264/p

TOTAL BLOCK : 1 BLOCKS

TOTAL UNIT : 20 UNIT

PLOT AREA : 626 SQ.MT.



SUMMARY OF TOTAL APPRAISED PROJECT COST

Rs in lakh

COST AS PER DPR

COST OF ONE DU	= Rs. 3,43,703.17
COST OF Infrastructure per DU	= Rs. 45,473.16
TOTAL COST PER DU	= Rs. 3,89,176.33
COST RATIO - HOUSING:INFRASTRUCTURE	= 89:11

FINANCING PATTERN	Housing	Infrastructure
Central Grant (%)	75	75
State Grant (%)	15	15
NP Share (%)	0	10
Beneficiary share (%)	10	0

SUMMARY OF TOTAL APPRAISED PROJECT COST**Rs in lakh**

AMT IN RS		BUILDING COST	APPRAISAL COST	GOI	GOG	ULB	BENIF
HOUSING							
HOUSING	480	164977520.00	164977520.00	123733140.00	21447077.60	0.00	19797302.40
	PER UNIT COST	343703.17	343703.17	257777.38	44681.41	0.00	41244.38
PHYSICAL INFRASTRUCTURE							
	WATER SUPPLY		2699767.00	2024825.25	404965.05	269976.70	0.00
	SEWERAGE		6326747.00	4745060.25	949012.05	632674.70	0.00
	ROADS		5543500.00	4157625.00	831525.00	554350.00	0.00
	STREETING LIGHTING		4274521.00	3205890.75	641178.15	427452.10	0.00
	SOLID WASTE		91910.00	0.00	45955.00	45955.00	0.00
	COMPOUND WALL		1372372.00	1029279.00	205855.80	137237.20	0.00
SOCIAL INFRASTRUCTURE							
	GARDEN & GREEN SPACE		1518300.00	1138725.00	227745.00	151830.00	0.00
	TRANSIT ACCOMODATION		9936160.00	7452120.00	2484040.00	0.00	0.00
	TOTAL Rs.	164977520.00	196740797.00	147486665.25	27237353.65	2219475.70	19797302.40
	COST OF O & M		7869631.88	5902223.91	1967407.97	0.00	0.00
	DPR PREPARATION		1500000.00	0.00	1500000.00	0.00	0.00
	CAPACITY BUILDING, COMMUNITY MOBILIZATION, SOCIAL AUDIT & TPIMA @ 2.5%		4918519.93	0.00	4918519.93	0.00	0.00
	TOTAL Rs.	164977520.00	211028949.00	153388889.00	35623282.00	2219476.00	19797302.00

SUMMARY OF TOTAL APPRAISED PROJECT COST

Rs in lakh

Physical Infrastructure								
1	Water Supply	Pipeline	913 rmt	11.10	8.33	1.67	1.11	0.00
		Pump Station	1 No	0.77	0.58	0.12	0.08	0.00
		Pump sets	12 Set	3.46	2.60	0.52	0.35	0.00
		Sump	100000 ltr	3.43	2.58	0.52	0.34	0.00
		Power connection	5 No	4.04	3.03	0.61	0.40	0.00
		Under Ground Storage Tank	46000 ltr	4.19	3.14	0.63	0.42	0.00
2	Sewerage	Sewer Network	1022 rmt	18.99	14.24	2.85	1.90	0.00
		Drainadge Line	4200 rmt	8.37	6.28	1.26	0.84	0.00
		House Connection	239 No	18.47	13.85	2.77	1.85	0.00
		Septic Tank	13 No	17.02	12.77	2.55	1.70	0.00
		Sock Pit	13 No	0.42	0.31	0.06	0.04	0.00
3	Roads & Culverts	Roads	4784 sq.mt.	55.44	41.58	8.32	5.54	0.00
4	Street lighting	Lamp post	37 No	42.75	32.06	6.41	4.27	0.00
		Supply lines						
		Transformer						
5	Solid Waste Management	PVC Dustbin	65 No	0.92	0.00	0.46	0.46	0.00
6	Compound Wall	Compound wall	1080 rmt	13.72	10.29	2.06	1.37	0.00
Total for Physical Infrastructure				203.09	151.63	30.78	20.68	0.00
Social Infrastructure								
7	Dev. Of park	Parks	483 sq.mt.	15.18	11.39	2.28	1.52	0.00
		Ride Equipment						
8	Transit Accomodation			99.36	74.52	24.84	0.00	0.00
Total for social infrastructure				114.54	85.91	27.12	1.52	0.00
Total for infrastructure				317.63	237.54	57.90	22.19	0.00

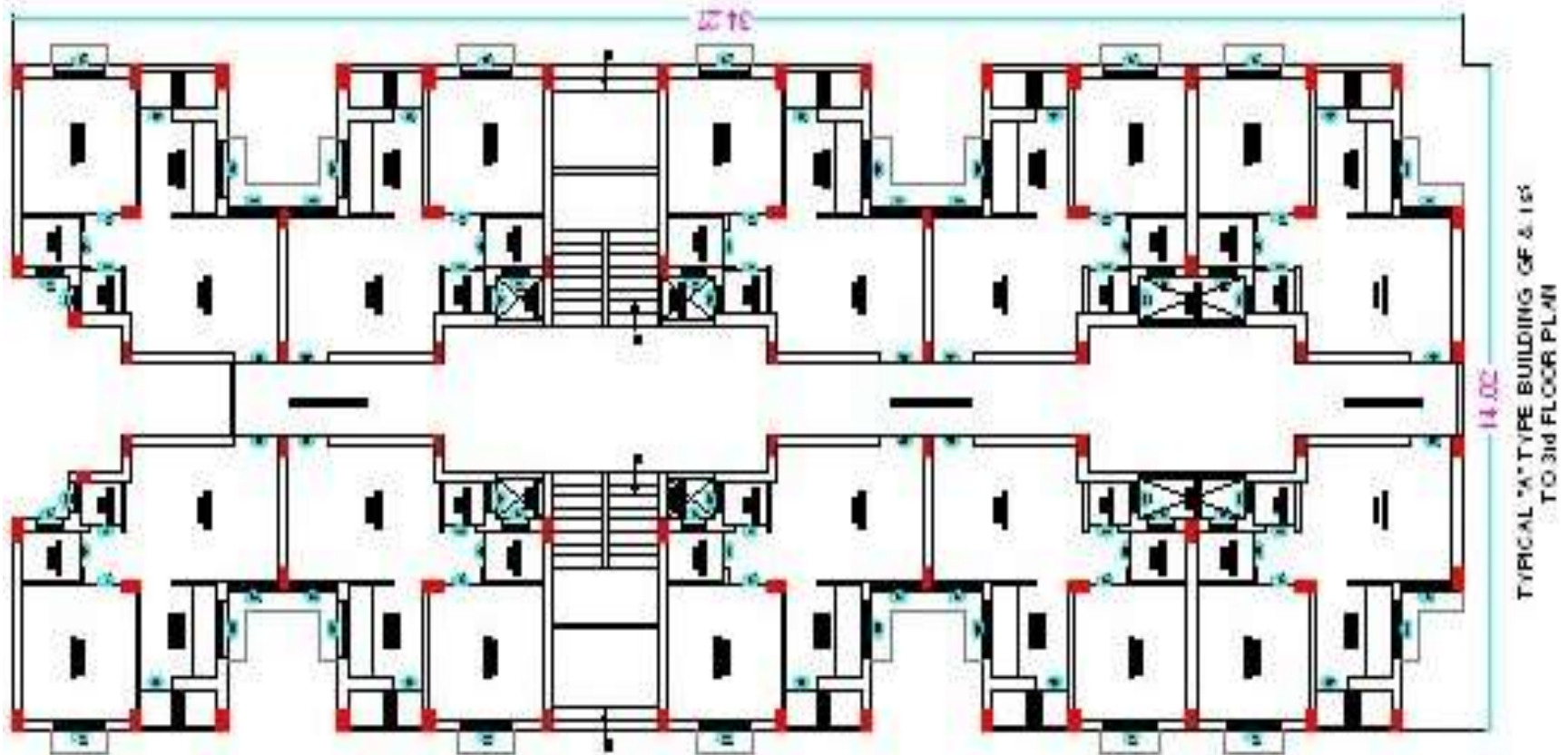


THANK YOU

TOGETHER WE BUILD THE CITY OF OUR VISION

Design of Cluster Plan

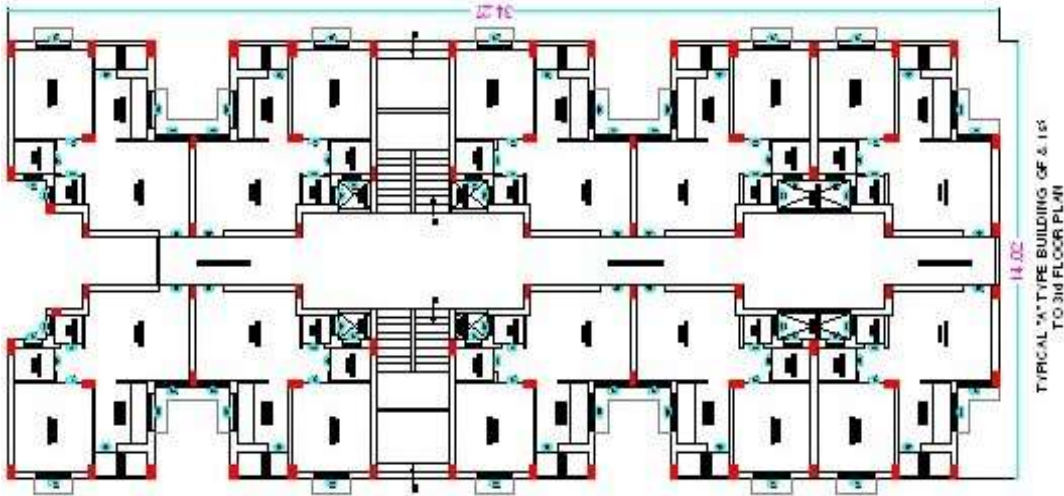
Nr. Nagbapa Temple



Per Block Plinth area 406.88 sqmt

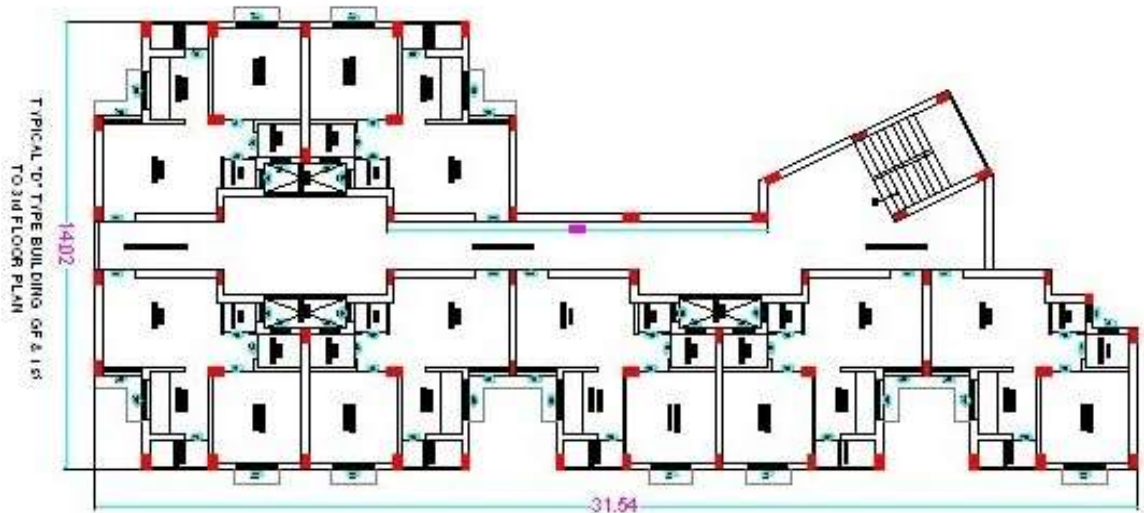
Design of Cluster Plan

B/H Police Line



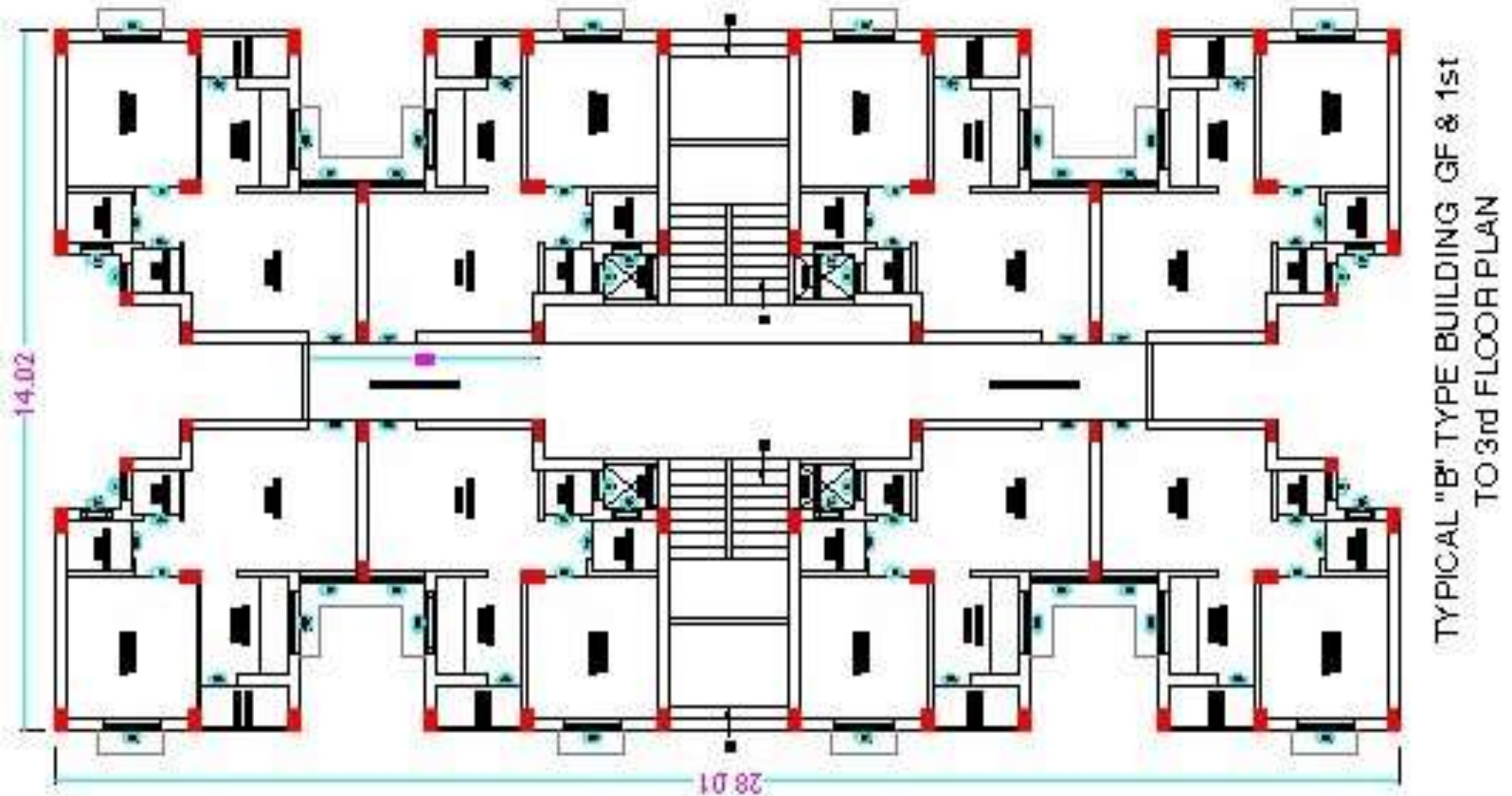
Per Block Plinth area 406.88 sqmt

Per Block Plinth area 298.87 sqmt



Design of Cluster Plan

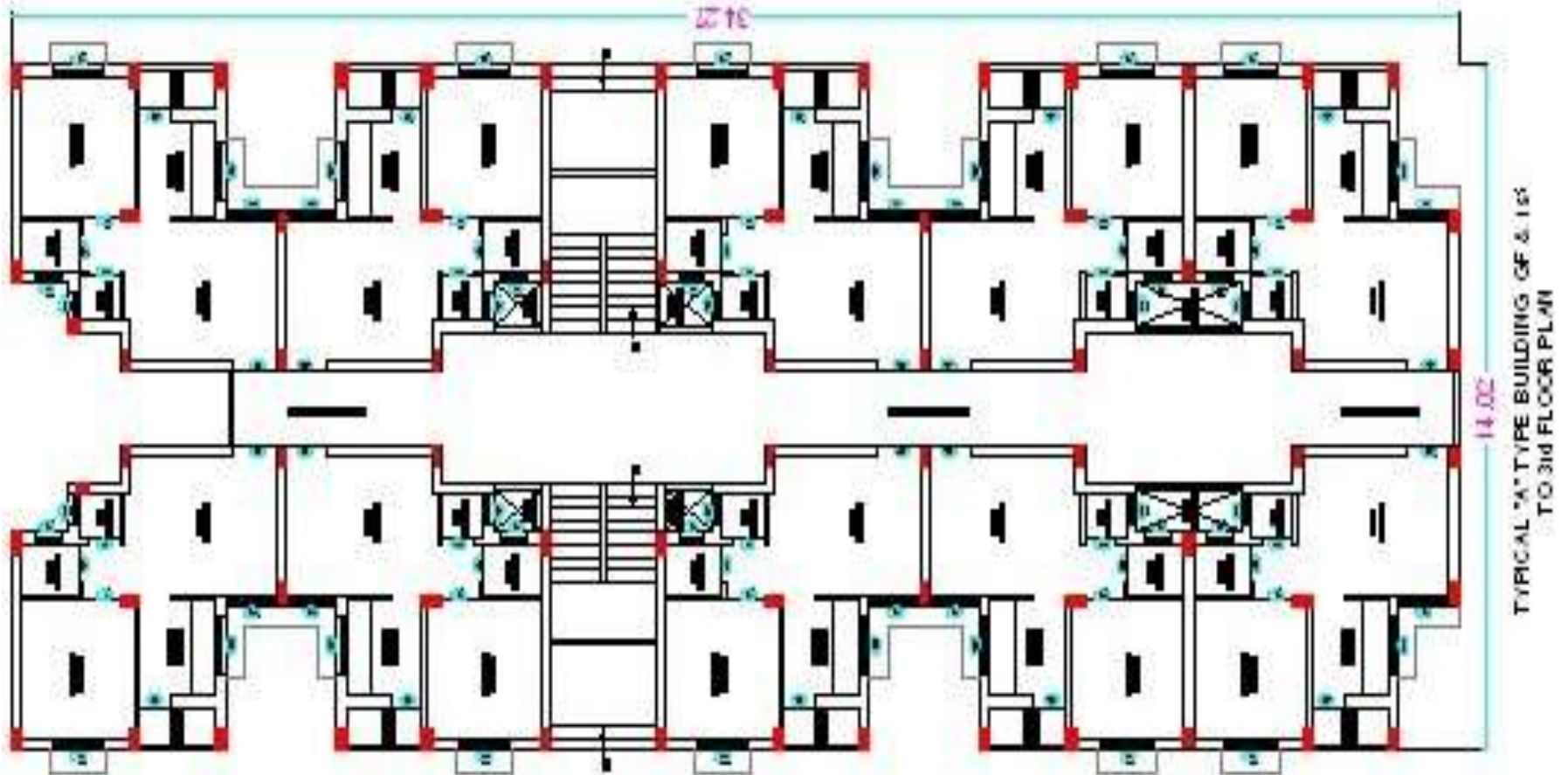
Sargam Chowk



Per Block Plinth area 317.49 sqmt

Design of Cluster Plan

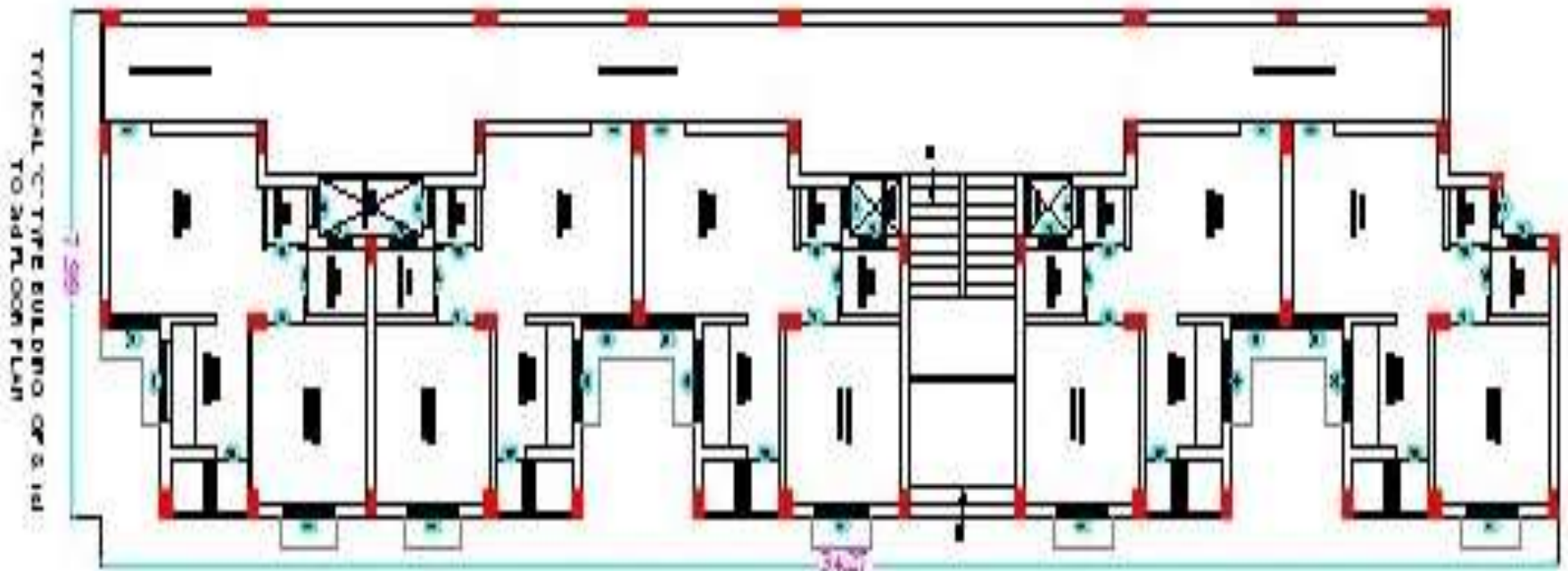
B/H PWD Quarter A



Per Block Plinth area 406.88 sqmt

Design of Cluster Plan

B/H PWD Quarter B



Per Block Plinth area 236.43 sqmt

Elevation

