



WELCOME

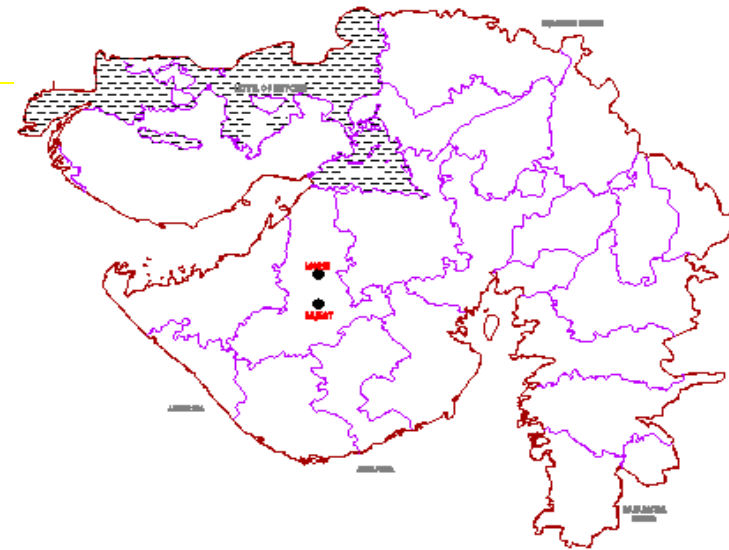
FROM
MORBI MUNICIPALITY
DISTRICT : MORBI-GUJARAT

RAJIV AWAS YOJNA

DPR for PHASE-1 :(1600 DUs)

PROJECT COST : 6775.84 Lacs

DU COST: Rs. 3,73,480.10 =(3,35,360.00 + 38,120.10) (HSG+INFR)



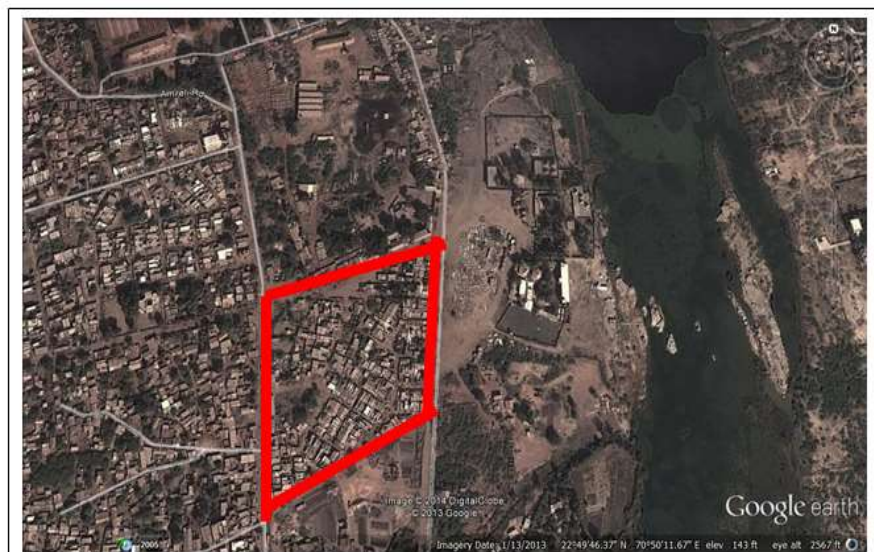
ABOUT MORBI CITY

Census Year	Population	Variation in Population	Decadal Growth Rate%
1981	73327	-	-
1991	90357	17030	23.22
2001	145719	55362	61.27
2011	194947	49228	33.78
2021	243684	48737	25.00
2031	304605	60921	25.00

Sr. No.	Description	Morbi
1	No of Slum Settlement	12
2	No. of Huts	1600
3	Slum Population	60504
4	Slum Population to City Population	31.04%

Sr. No.	Description	Morbi
1	Population (Census 2011)	1,94,947
2	Households (Census 2011)	11,890
3	Area	30.24 Sq.Km
4	No. of Ward	14

SLUM PROFILE



STRATEGY for **SLUM FREE CITY MORBI**

- 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.**

Morbi – PHASE - I

List of Slums for In-Situ Redevelopment/ Relocation Option

Sr. No.	Name of Slum	Ward No.	Area (Sq. m)	Population	No. of HH Exist	Proposed DUs	
1	Lati Plot	7	9499	955	195	320	IS
2	VC Para Part A	1	30413	3438	688	1120	IS
3	VC Para Part B	1	18386	2657	530	-	RL
4	VC Para Part C	14	4435	662	133	160	IS
5	Road side Dwellers near Vishipara A&B	1		255	54	-	RL



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.

VC PARA 'A' PHOTO



VC PARA 'B' PHOTO



LATI PLOT PHOTO



VC PARA 'C' PHOTO



Design of Unit Plan

Carpet Area: 27.00 sq mt

Built up area: 39.00 sq mt

COST AS PER DPR

COST OF CONSTRUCTION = Rs.8,599/ Sqmt

COST AS PER DPR

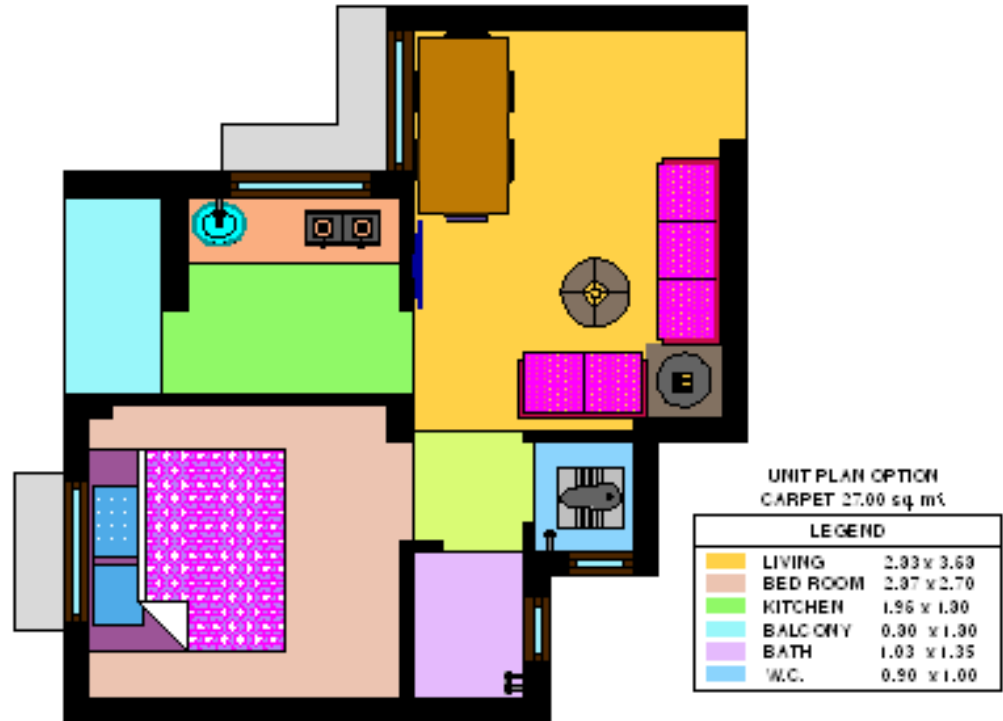
COST OF ONE DU = Rs. 3,35,360.00

COST OF Infrastructure per DU = Rs. 38,120.10

TOTAL COST PER DU = Rs. 3,73,480.10

COST RATIO - HOUSING:INFRASTRUCTURE = 90:10

**Beneficiary contribution per DU:
Rs.33536 for dwelling unit construction cost**



Layout Plan – Morbi – LATI PLOT

R.S. no. 20

TOTAL BLOCK : 8 BLOCKS

TOTAL UNIT : 320 UNIT

PLOT AREA : 10960 SQ.MT.



Layout Plan – Morbi – VC PARA-A

R.S. no. 20



TOTAL BLOCK : 28 BLOCKS

TOTAL UNIT : 1120 UNIT

PLOT AREA : 30413 SQ.MT.



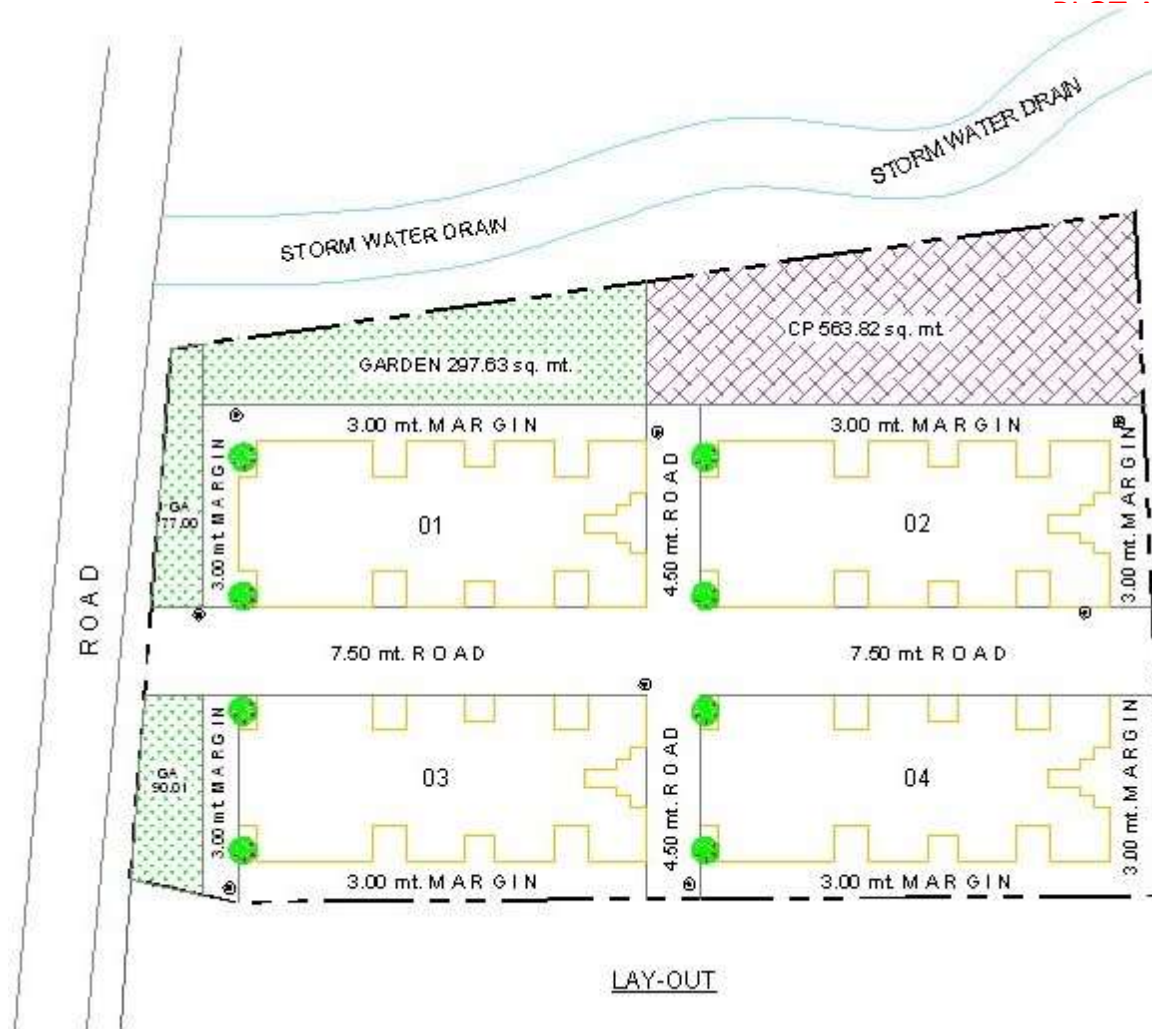
Layout Plan – Morbi – VC PARA -C

R.S. no. 20

TOTAL BLOCK : 4 BLOCKS

TOTAL UNIT : 160 UNIT

AREA : 4436 SQ.MT.



SUMMARY OF TOTAL APPRAISED PROJECT COST

Rs

in lakh

COST AS PER DPR

COST OF ONE DU = Rs. 3,35,360.00

COST OF Infrastructure per DU = Rs. 38,120.10

TOTAL COST PER DU = Rs. 3,73,480.10

COST RATIO - HOUSING:INFRASTRUCTURE = 90:10

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**

TOTAL UNITS	1600		GOI SHARE	GOG SHARE	BENEFICIERY	ULBS
			0.75	0.15	0.10	0.00
COST OF HOUSES	5365.76	4024.32	804.86	536.58	0.00	0.00
			75%	15%	0%	10%
COST OF PHYSICAL INFRASTRUCTURE	490.79	368.09	73.62	0.00	49.08	0.00
COST OF SOCIAL INFRASTRUCTURE	119.13	0.00	0.00	0.00	119.13	0.00
			75%	25%	0%	0%
COST OF TRANSIT ACCOMODATION	229.30	171.97	57.32	0.00	0.00	0.00
TOTAL COST	839.22					
			75%	25%	0%	0%
COST OF O & M	248.20	186.15	62.05	0.00	0.00	0.00
			75%	25%	0%	0%
DPR PREPARATION, PMC, QC@ 2.5%	161.33	121.00	40.33	0.00	0.00	0.00
CAPACITY BUILDING, COMMUNITY MOBILIZATION, SOCIAL AUDIT & TPIMA @ 2.5%	161.33	121.00	40.33	0.00	0.00	0.00
TOTAL PROJECT COST	6775.84	4992.53	1078.52	536.58	168.21	0.00

SUMMARY OF TOTAL APPRAISED PROJECT COST

Rs in lakh

Physical Infrastructure								
1	Water Supply	Pipeline	2551 mt	30.65	22.99	4.60	3.06	0.00
		Pump Station	2 nos	1.55	1.16	0.23	0.15	0.00
		Pump sets	8 sets	3.10	2.33	0.47	0.31	0.00
		Sump	1 lac ltr & 5 lac ltr	17.57	13.18	2.64	1.76	0.00
		Power connection	2 nos	4.04	3.03	0.61	0.40	0.00
2	Sewerage	Sewer Network	3202 mt	48.23	36.17	7.23	4.82	0.00
		Drainadge Line	14000 mt	37.61	28.21	5.64	3.76	0.00
		House Connection	800 nos	23.30	17.47	3.49	2.33	0.00
3	Roads & Culverts	Roads	15239 sq. mt	173.49	130.12	26.02	17.35	0.00
4	Street lighting	Lamp post						
		Supply lines	100 nos	130.66	98.00	19.60	13.07	0.00
		Transformer						
5	Solid Waste Management	PVC Dustbin	200 nos	2.83	2.12	0.42	0.28	0.00
6	Compound Wall	Compound wall	2264.80 sq.mt	17.77	13.33	2.67	1.78	0.00
Total for Physical Infrastructure				490.79	368.09	73.62	49.08	0.00
Social Infrastructure								
7	Dev. Of park	Parks	3880 sq. mt	27.84	0.00	0.00	27.84	0.00
		Ride Equipment						
8	Anganwadi		3 nos	17.26	0.00	0.00	17.26	0.00
9	Community Centres		1 no	69.44	0.00	0.00	69.44	0.00
10	Inf. Sector Market		7 nos otta	4.59	0.00	0.00	4.59	0.00
11	Transit Accomodation			229.30	171.97	57.32	0.00	0.00
Total for social infrastructure				348.42	171.97	57.32	119.13	0.00
Total for infrastructure				839.22	540.07	130.94	168.21	0.00



THANK YOU

TOGETHER WE BUILD THE CITY OF OUR VISION

SLUM FREE CITY - MORBI

Details of Slum Covered under Phase-I

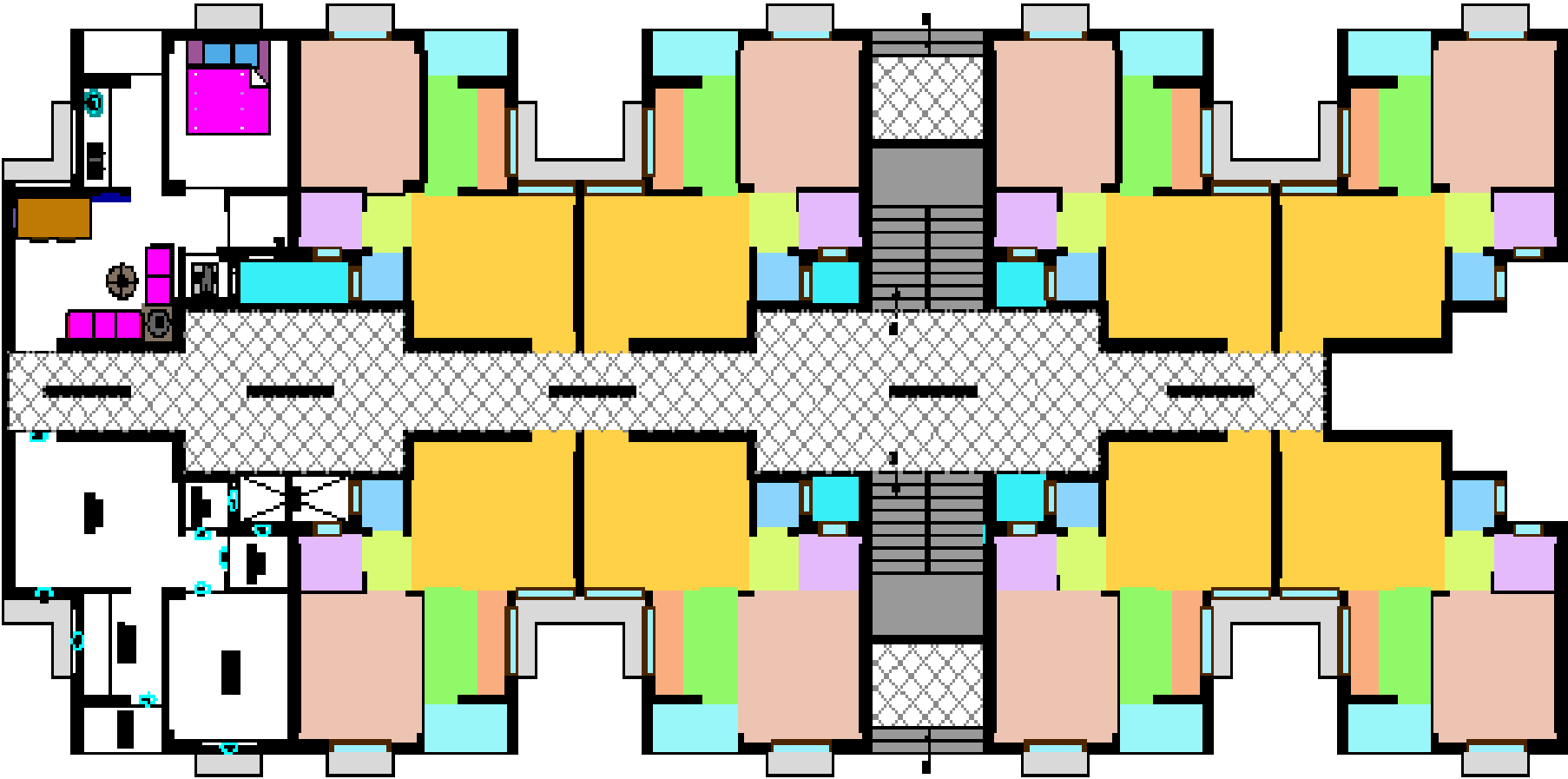
S.No.	Slum Name	Population	Total number of household	Pucca DUs	Semi pucca DUs	Kutchha DUs	Proposed new Dus – Redevelopment	Transit housing
1	Lati Plot	955	195	10	136	49	320	-
2	VC Para A	3438	688	117	440	131	1120	600
3	VC Para B	2657	530	307	74	149	-	-
4	VC Para C	662	133	48	52	33	160	-
5	Road Side Dwellers	255	54	-	-	54	-	-



3D- VIEW



Design of Cluster Plan



Per Block Plinth area 410.77 sqmt