

SLUM FREE PALANPUR

PALANPUR NAGARPALIKA

District - Banaskantha

State - Gujarat

for

1776 DUs

CS&MC Meeting

Ministry of Housing & Urban Poverty Alleviation (MoHUPA), New Delhi

Date: 13.08.2014

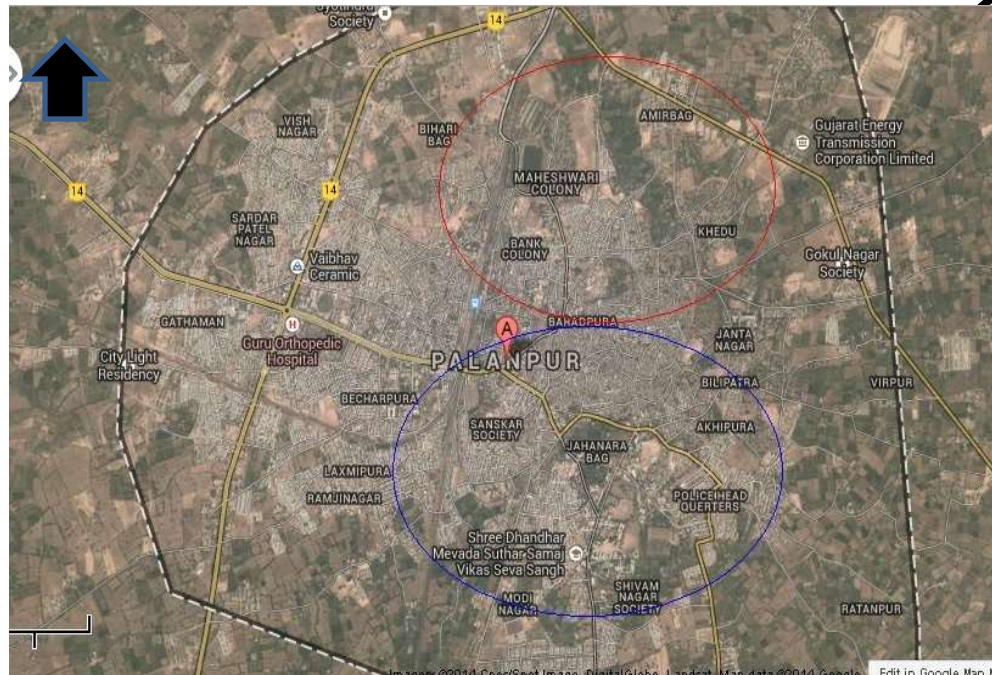
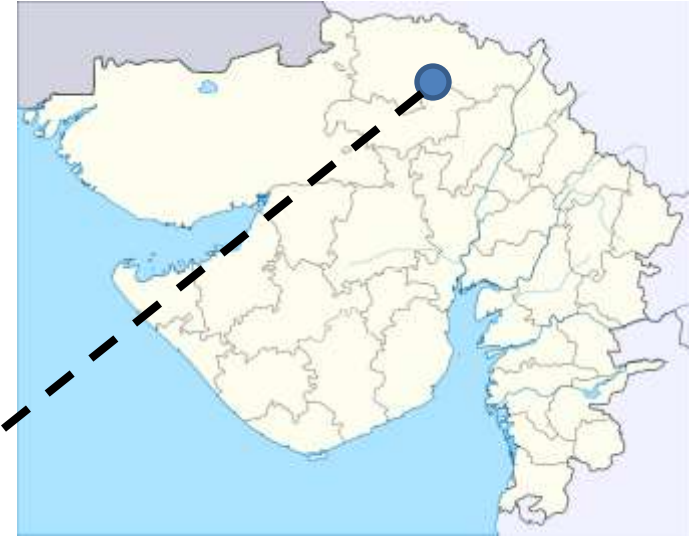
PRESENTED BY:

SECRETARY (UD & HD)

GOVT. OF GUJARAT

PALANPUR – CITY PROFILE

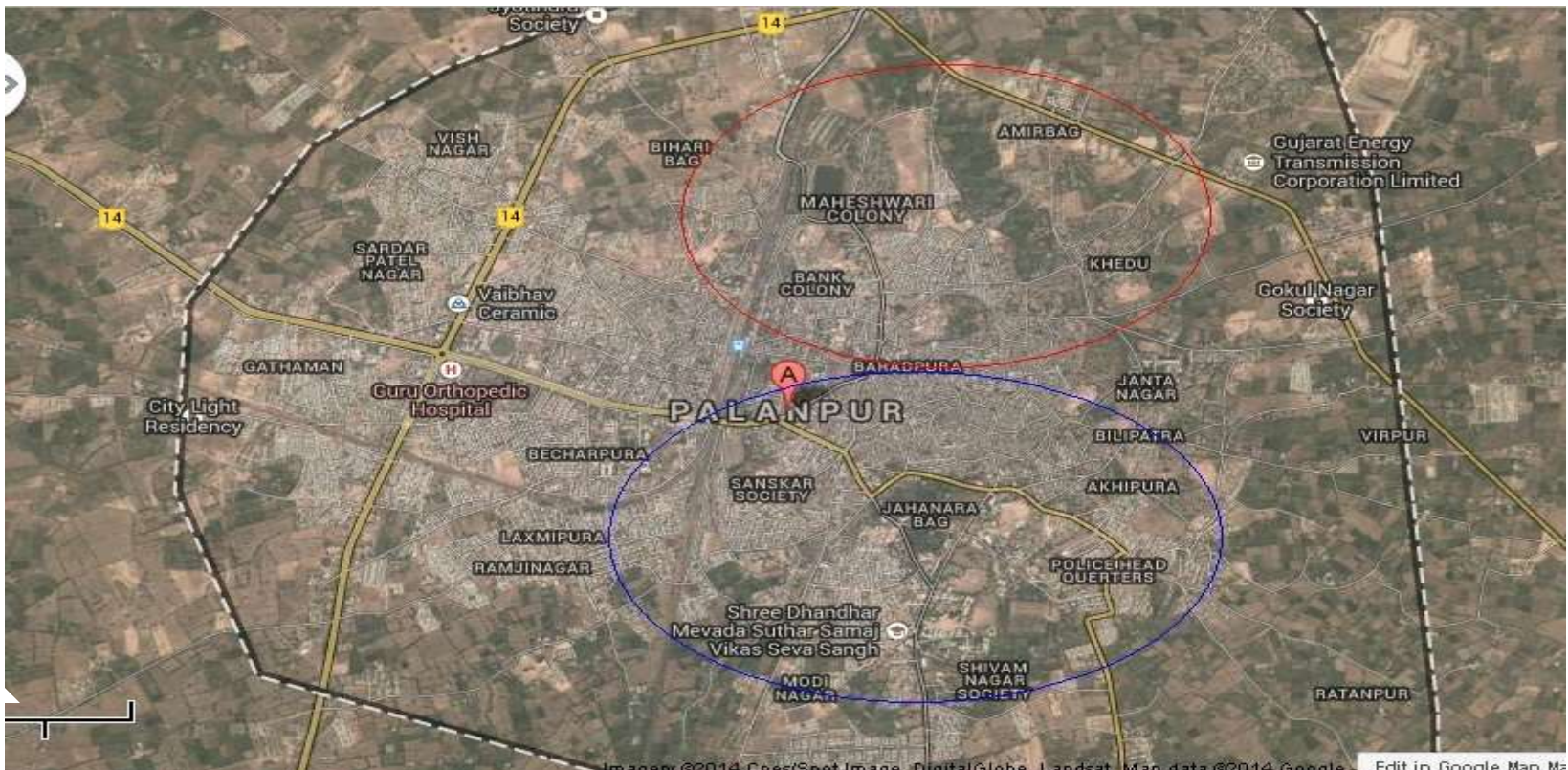
Sr. No.	Census	Population (souls)
2	1951	22629
3	1961	29139
4	1971	47389
5	1981	67950
6	1991	99160
7	2001	110383



Sr. No	Description	Palanpur
1	Population (Census 2011)	1,40,344
2	Households (Census 2011)	28,352
3	Area	16.558 Sq.Km
4	Population Density	85 person/ha
5	No. of Ward	12

PALANPUR – SLUM PROFILE

Sr. No.	Description	Palanpur
1	No of Slum Settlement	21
2	No. of Huts	3985
3	Slum Population	20098
4	Slum Population to City Population	14.32%
5	Area covered by Slum	2.06 sq km



PALANPUR – SLUM FREE CITY PLANNING

	No of Slum Settlements	No of houses	Population
Palanpur (16.558 Sqkm)	21	3985	20098

Sr. No.	Slum Name	H.H	Slum Free Planning
1	Amirbaug	66	Phase I
2	Bhilvas Near English Medium School	179	
3	Haripura Mansarovar Road	523	
4	Khodiyarnagar Mansarovar Road	153	
5	Lalbaug Khodiyarnagar	157	
6	Mafatpura	566	
7	Mansarovar Road Near Lake	30	
8	Railway Station - Jantanagar	102	
9	50 Quarter	159	Phase II
10	Ashoknagar Near Ashoknagar Society	82	
11	Gobari Road	590	
12	Jantanagar Salimpura Darwaja Bahar	843	
13	Mira gate	25	
14	Navalaxmi pura	42	
15	Parpota Vas	67	
16	Patani vas	144	
17	Ramdevnagar Mansarovar Road	52	
18	Ramleela Maidan	42	
19	Sonbaug	54	
20	Tajpur Tekra	68	
21	Virbai gate	41	
Total		3985	
Phase-I	Slum areas of North-West Region	1776	Mansarovar lake area
Phase-II	Slum areas of South-West Region	2178	Gamtal Area

STRATEGY FOR SLUM FREE CITY PALANPUR

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.

PALANPUR – RAY DPR
for
Palanpur Nagapalika
Phase I – 1776 DUs

PALANPUR – PHASE - I

List of Slums for In-Situ Redevelopment/ Relocation Option

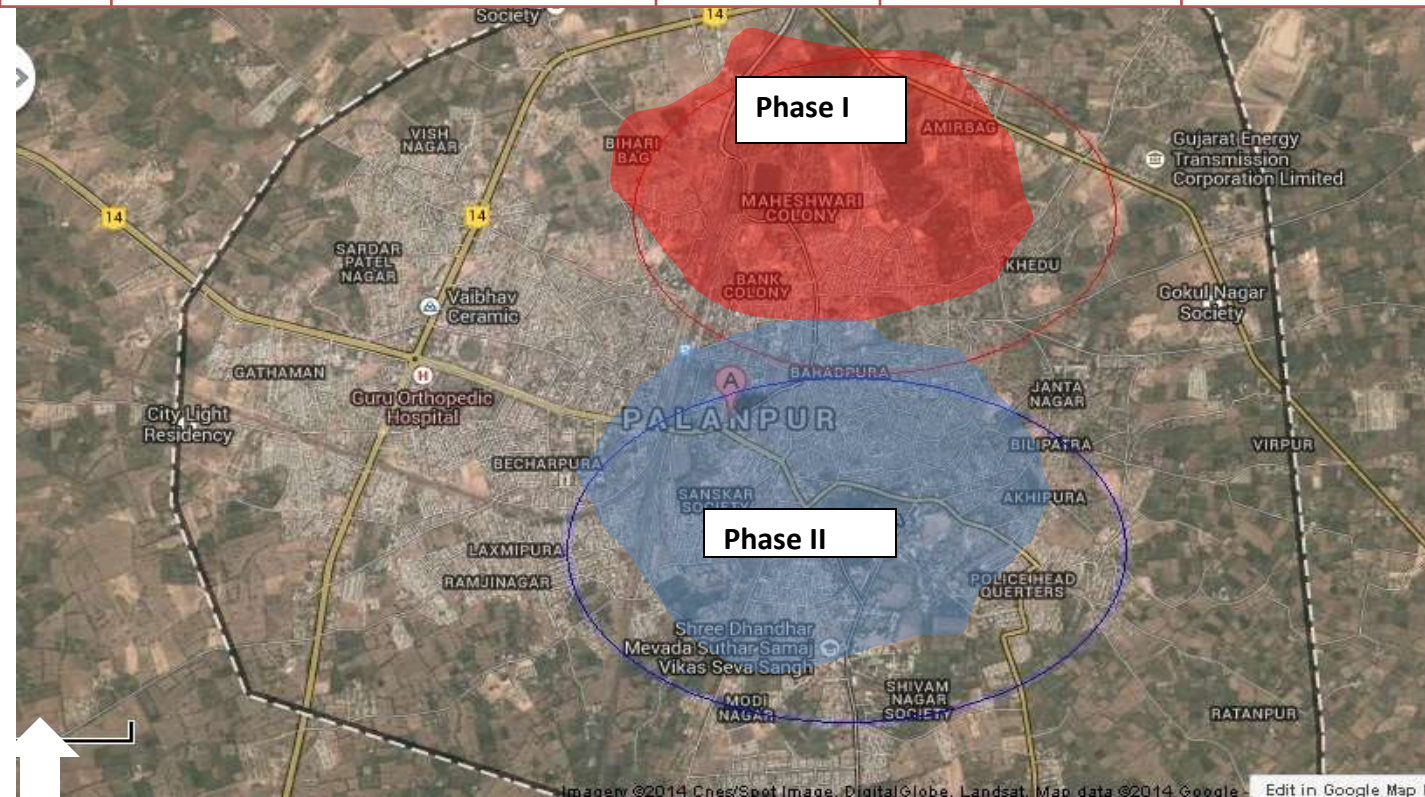
Sr. No	Name of Slum	Population	Total Household	Proposal
1	Amirbaug	326	66	Relocation
2	Bhilvas Near English Medium School	841	179	Relocation
3	Haripura Mansarovar Road	2663	523	Redevelopment
4	Khodiyarnagar Mansarovar Road	768	153	Relocation
5	Lalbaug Khodiyarnagar	724	157	Relocation
6	Mafatpura	2729	566	Relocation
7	Mansarovar Road Near Lake	167	30	Relocation
8	Railway Station - Jantanagar	519	102	Relocation
Total		8737	1776	



SLUM FREE CITY - PALANPUR

Details of Slum Covered under Phase-I

Sr. No	Name of Slum	Population	Total Household	Pakka DUs	Semi Pukka DUs	Kaccha DUs
1	Amirbag	326	66	-	66	-
2	Bhilvas Near English Medium School	841	179	2	174	3
3	Haripura Mansarovar Road	2663	523	8	475	40
4	Khodiyarnagar Mansarovar Road	768	153	29	96	28
5	Lalbagn Khodiyarnagar	724	157	44	95	18
6	Mafatpura	2729	566	46	459	61
7	Mansarovar Road Near Lack	167	30	-	11	19
8	Railway Station Jantanagar	519	102	7	51	44



SUMMARY OF TOTAL APPRAISED PROJECT COST Rs in lakh

Sr. No.	Project Component	Total Project Cost in lacs	Central Share in lacs	State Share in lacs	ULB Share in lacs	Beneficiary Share in lacs
<u>A-HOUSING</u>						
1	New	5304.17	3978.12	795.62	0.00	530.42
2	Up-Gradation	0.00	0.00	0.00	0.00	0.00
SUB TOTAL-A HOUSING		5304.17	3978.12	795.62	0.00	530.42
<u>B-Physical infrastructure</u>						
SUB TOTAL-B INFRASTRUCTURE		489.37	367.03	73.41	48.94	0.00
TOTAL COST (A + B)		5793.54	4345.15	869.03	48.94	530.42
<u>C - Operation & Maintenance of Project cost</u>		231.74	173.81	57.94	0.00	0.00
<u>D - Other Cost</u>						
1	DPR Preparation Project Management Supervision and Quality Control - @ 2.5%	144.84	0.00	144.84	0.00	0.00
2	Capacity Building Community Mobilization Social Audit and TPIM - @ 2.5%	144.84	0.00	144.84	0.00	0.00
SUB TOTAL-D		289.68	0.00	289.68	0.00	0.00
GRAND TOTAL (A+B+C+D)		6314.95	4518.96	1216.64	48.94	530.42

Beneficiary contribution taken as 10% for dwelling unit construction cost (As per State Policy)

SUMMARY OF TOTAL APPRAISED PROJECT COST Rs in lakh

Sr. No	Project Component	Total Project Cost in lacs	Central Share in lacs	State Share in lacs	ULB Share in lacs	Beneficiary Share in lacs
B-Physical infrastucture						
1	Roads					
(i)	CC Road	153.58	115.19	23.04	15.36	0.00
2	Water Supply					
(i)	Pipe Line	7.24	5.43	1.09	0.72	0.00
3	Sewerage					
(i)	Pipe Line with Manhole	105.57	79.18	15.84	10.56	0.00
4	Street Light					
(i)	Solar street light	45.60	34.20	6.84	4.56	0.00
5	Solid Waste					
(i)	MS Dustbin Large	6.06	4.55	0.91	0.61	0.00
(ii)	MS Dustbin Small	1.57	1.18	0.24	0.16	0.00
6	Social Infrastructure					
(i)	Park	20.18	15.14	3.03	2.02	0.00
(ii)	Aganwadi	11.82	8.87	1.77	1.18	0.00
(iii)	Boundary Wall	26.97	20.23	4.05	2.70	0.00
(iv)	Transit Accommodation	84.78	63.59	12.72	8.48	0.00
(V)	Community Center	26.00	19.50	3.90	2.60	0.00
SUB TOTAL-B INFRASTRUCTURE		489.37	367.03	73.41	48.94	0.00

COST AS PER DPR

COST OF ONE DU	= Rs. 2,98,658
COST OF Infrastructure per DU	= Rs. 27,555
TOTAL COST PER DU	= Rs. 3,26,212.6
COST RATIO - HOUSING:INFRASTRUCTURE	= 91.55: 8.45

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

Layout Plan Palanpur 1776 DUs at R.S. no. 128 & 129

SITE – HARIPURA MANSAROVAR ROAD

TOTAL BLOCK : 111 BLOCKS

TOTAL UNIT : 1776 UNIT

PLOT AREA : 47069 SQ. MT.

PLINTH AREA OF BLOCK : 134.47 SQ. MT.



Design of Unit Plan

Carpet Area: 23.70 sq mt

Built up area: 33.60 sq mt

COST AS PER DPR

COST OF CONSTRUCTION = Rs.9,875 / Sqmt

COST AS PER DPR

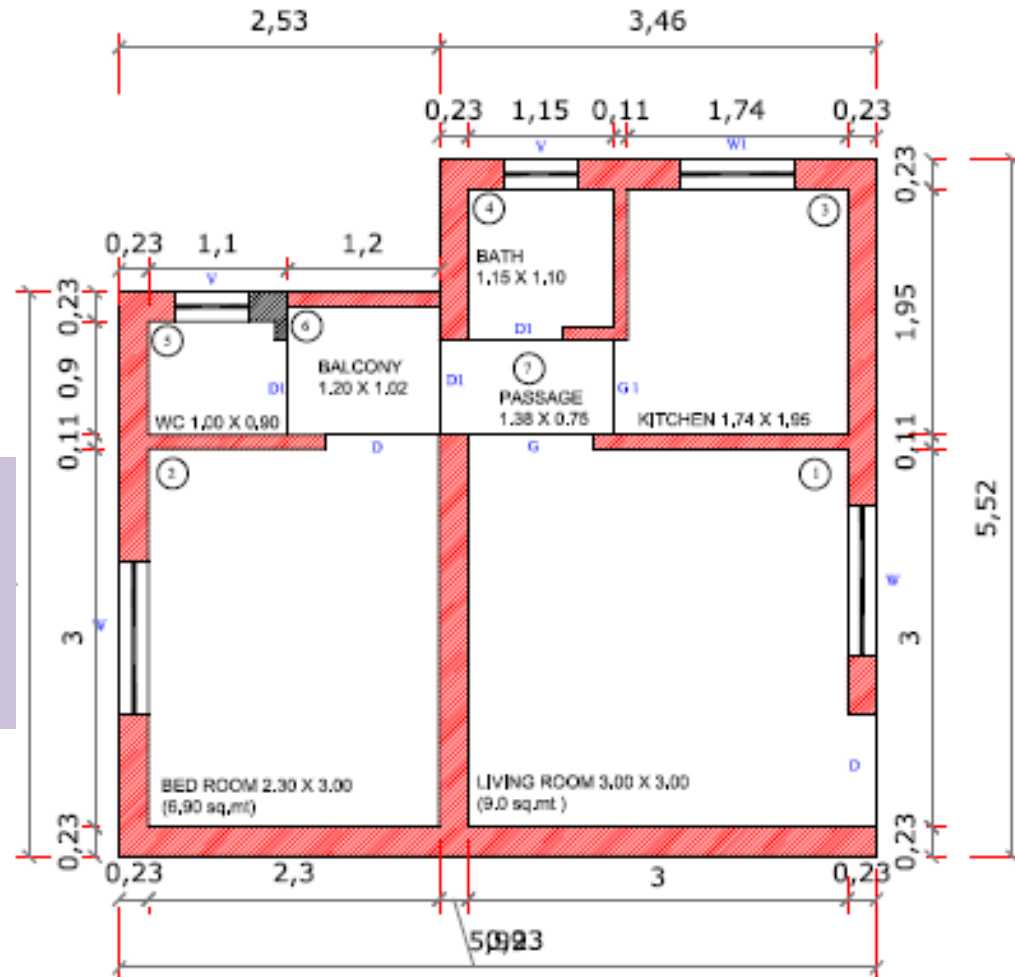
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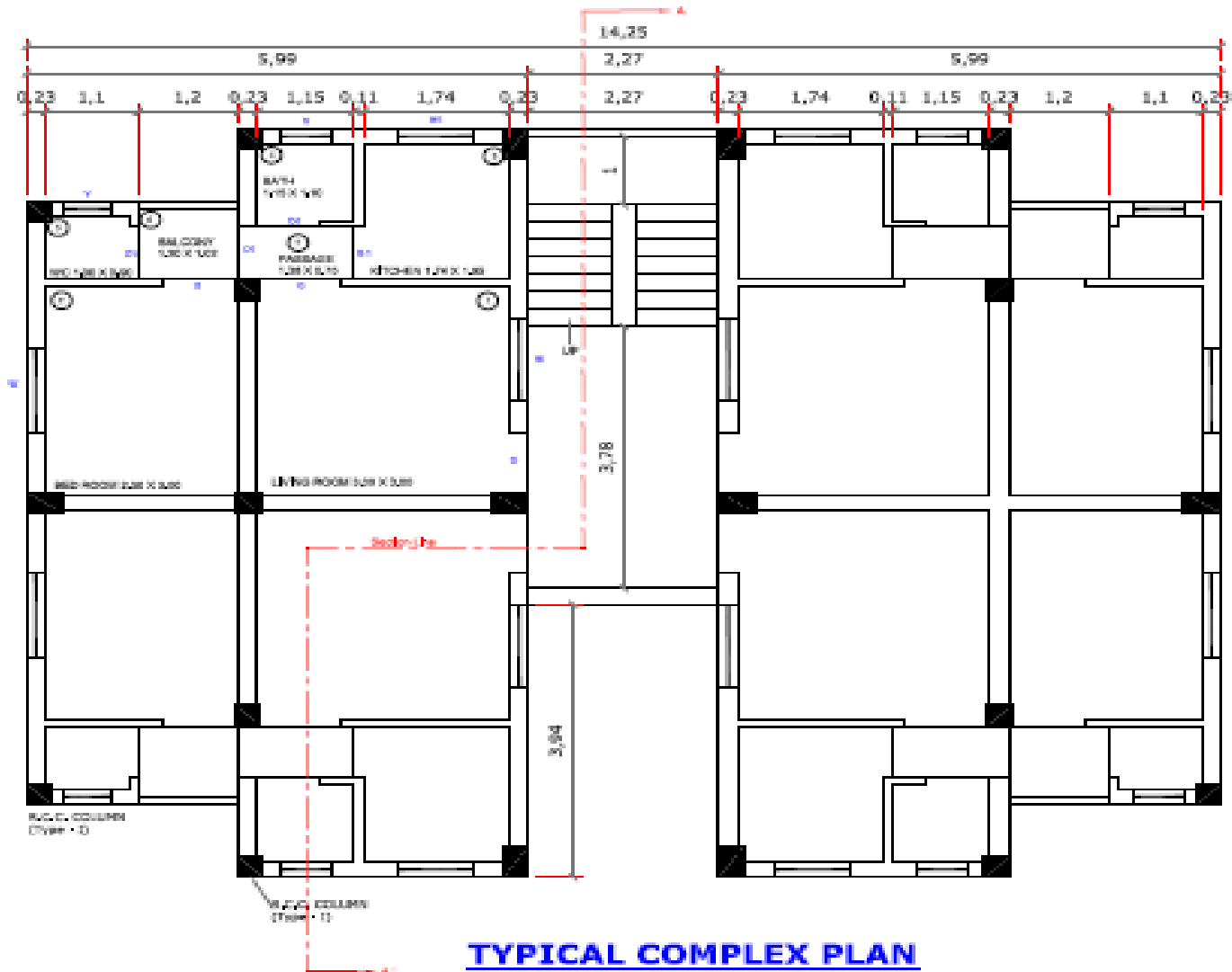
TOTAL COST PER DU WITH INFRA. = Rs. 3,26,213

COST RATIO - HOUSING: INFRASTRUCTURE= 91.55: 8.45

Beneficiary contribution per DU: Rs.29866



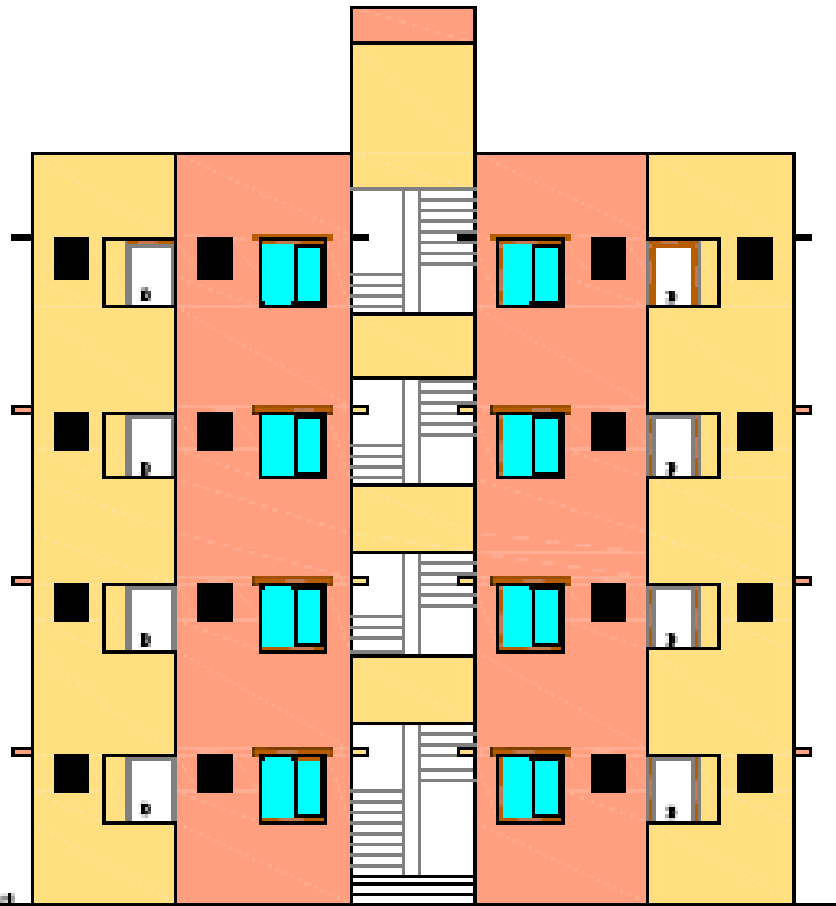
Design of Cluster Plan



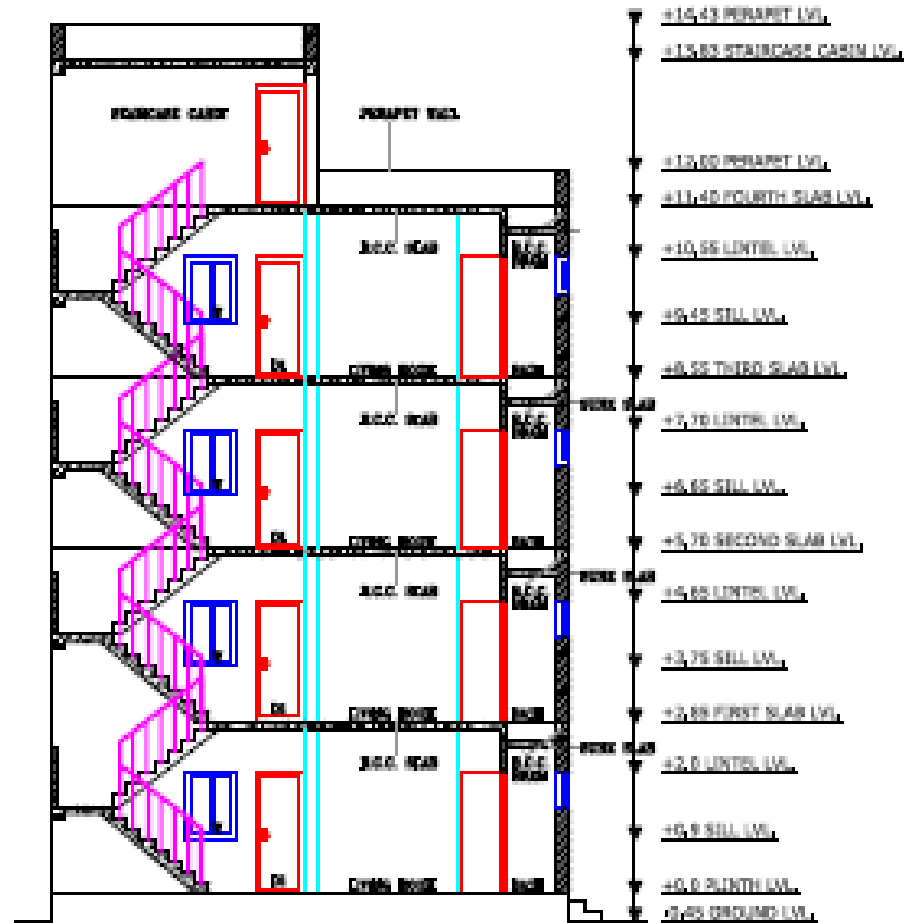
TYPICAL COMPLEX PLAN
Ground + 3 Floor

Per Block Plinth area 134.47 sqmt

Elevation



ELEVATION



Section I = AA'

Thank You!