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# Detailed Project Report for Redevelopment of Pilot Slum

Dummulapeta,  
Opposite To Cyclone Shelter, Kakinada  
Rajiv Awas Yojana

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Kakinada Municipal Corporation  
Darashaw & Company Pvt Ltd

20<sup>th</sup> January, 2014

# Rajiv Awas Yojana (RAY)

- Introduced by Central Government to make the cities slum free
- Bringing all the slums in to the formal system and also enable the slum dwellers to access basic amenities on par with the rest of the city/ULB
- In Andhra Pradesh, Kakinada is one of the 28 cities in the state to implement the RAY programme in effective manner.

# Kakinada – City Profile

- Head Quarter of East Godavari District of Andhra Pradesh
- Spread over 30.5 SqKm with 50 municipal wards
- Population 3.67 Lakh
- 6<sup>th</sup> Largest City by area and 9<sup>th</sup> Largest City by Population in AP
- Named as
  - \* Fertilizer City(Large concentration of Fertilizer Plants)
  - \* Pensioner's Paradise"(as it shares it calm and pleasant environment to retired and old-age people) and
  - \* Second Madras" (as it have similar features of Chennai).



# Slums in Kakinada

- 101 slums with the population of 1.46 Lakh as per the latest census. Area 6.25 SqKm
- 63 Notified and 38 Non-notified Slums
- Slum (Opposite to Cyclone Shelter, Dummula Peta\*) selected for Pilot DPR is a Non-notified Slum.

\*Recently Kakinada Municipal Corporation started the process for making the pilot slum as Notified Slum.

# Reasons for Selection of Opposite to Cyclone Shelter, Dummula Peta as Pilot Slum

- Due to lack of adequate infrastructure facilities like Roads, Water Supply, Stormwater Drainage, Sewerage, Street Lighting, Primary Health Centre, Community Hall etc.
- Most of the houses are huts and no housing scheme is implemented till now.
- The slum is situated in Govt. land belonging to Kakinada Municipal Corporation.



# Existing Situation





# Existing Situation





# Existing Situation





# Existing Situation





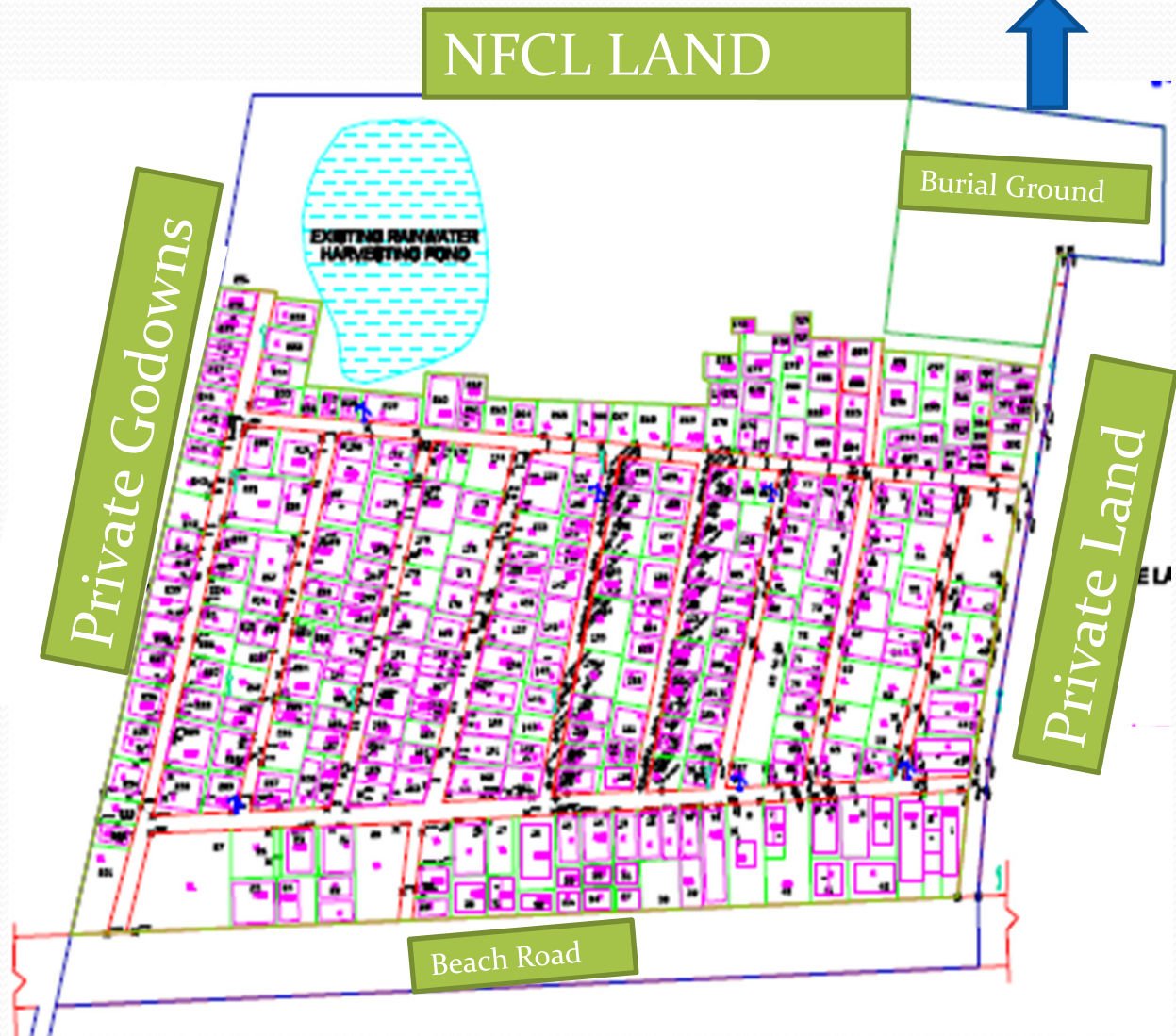
# Slum Location

- Located abutting to the Beach road Opposite to Cyclone shelter at Dummulapeta, Kakinada.
- Area of slum 5.63 acres. Bounded by NFCL Land & Burial ground on North, Beach road on South, Private land on the East and Private godowns on the West.





# Existing Slum Layout



# Socioeconomic Status & Livelihood -In Pilot Slum

- **Population:**

Total House Hold	Population	Male	Female
243	854	418	436

- **Caste:**

Total House Hold	BC	OC	SC	ST
243	228	7	7	1

- **Religion:**

Total House Hold	Hindu	Christian	Sikh	Others
243	226	2	14	1

- **Income :**

Total House Hold	< 2500	2500 to 5000	5001 to 7500	>7500
243	47	115	52	19

- **Livelihood:** 243 Families depend on fishing occupation only



# Physical Infrastructure- In Pilot Slum

- **Housing:**

Total Houses	Pucca	Semi Pucca	Kutcha
203	0	64	139

- **Water Supply :** Drinking water is supplied for less than 3 hours per day through 5 hand pumps. **No individual household** connections
- **Sewerage :** No house is connected to **sewerage facilities**
- **Toilets:** Since **no public conveniences** nearby and having no individual toilets causes open defecation.
- **Electricity:** only **11%** of households have electricity connection.
- **SHGs:** 7 SHGs, namely Bhavani MSS, Krupa MSS, Manjula MSS, Sai Sri MSS, Sravanthi, Sri Durga Devi MSS, Vennela MSS
- **Land Tenure:** No family is with Patta or Possession Certificate

# Community Mobilisation

- Community meeting for slum dwellers was held on **8<sup>th</sup> April 2013**
- Explained about the Rajiv Awas Yojana (RAY) programme and to know community/ beneficiaries views and suggestions about the development of *Slum Opposite to Cyclone Shelter, Dummulapeta*.
- The proceedings of the meeting were minuted.
- The **models and plans of proposed housing unit, environmental and social infrastructure** were displayed before the community and explained including **the cost involved and financing pattern** of the project in regional language.







# Housing Unit

- **Housing:** Based on the size of the plot in which the existing household live and with an objective to provide minimum 20.9 Sqm carpet area as per RAY Guidelines, Three types of housing units were proposed to the dwellers.
  - **In Type 1:** Housing each tenement will have one Hall/Living Room of size 2.59 x 3.51 m, Bed Room 2.13 x 3.05 m, Kitchen 2.13 x 1.52m and Toilet 2.59 x 1.07m.
  - **In Type 2:** It is duplex type, each tenement will have, in ground floor one Hall/Living Room of size 2.28 x 2.9 m, Kitchen 2.28 x 2.9 m, Bath 0.9 x 1.6m, Water Closet 0.9 x 1.2m below the staircase and in first floor one bed room of size 2.28 x 2.90m with a Bath room 0.9 x 1.6m.
  - **In Type 3:** One floor is allocated one household head of same family. The tenement in the ground floor will have one Hall/Living Room of size 3.44 x 2.44 m, Bed Room 2.44 x 3.23 m, Kitchen 1.44 x 1.91m, Bath Room 1.22 x 1.22 m, Water Closet 0.90 x 1.22m and common corridor 3.4 x 1.0m. Where as the tenement in the First Floor will have same pattern of rooms with an access through staircase.



## Proposals - Housing

- As per the consent of the households in the community meeting held on 8<sup>th</sup> April 2013,
- Type 1 housing (G+0) is proposed for 243 households
- Plot size 49.3Sqm with 27.3 Sqm plinth and 21.5 Sqm carpet area.



## Community Opinion

The slum dwellers were convinced with the proposals made for development of the pilot slum. The following are their views and suggestions.

- The pattas/property rights must be issued.
- Type 1 housing must be adopted for all existing 243 slum dwellers with equal plot size
- Agreed for shifting of their premises with in the slum for getting dwelling units for all households.

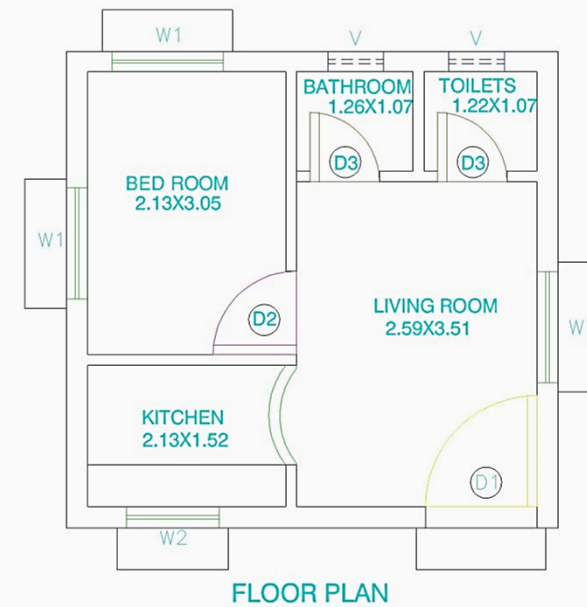
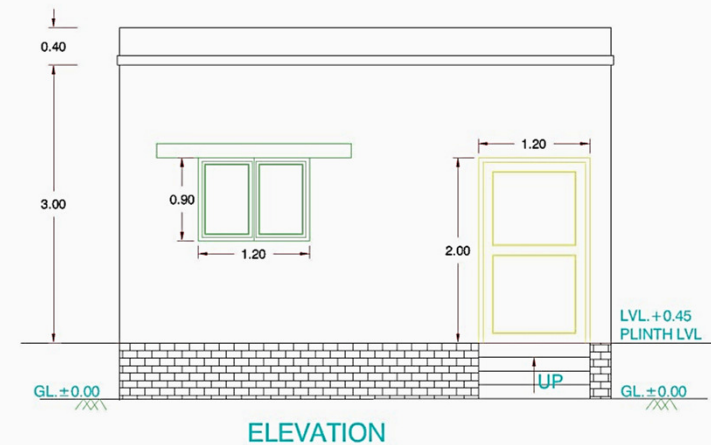


# Proposed Project Components- Physical Infrastructure

## Type 1 Housing

S.No	Description	Type 1
1	No of Floors	G+0
2	Plinth Area in Sqm	27.3
3	Carpet Area in Sqm	21.5

Item	Area (SqM)		Minimum Width(M)	
	Ray Standard	Proposal	Ray Standard	Proposal
Living Area	9.0	9.09	2.5	2.6
Bed Room	6.5	6.51	2.1	2.1
Kitchen	3.3	3.24	1.5	1.5
Bathroom	1.2	1.35	1.0	1.1
Toilets	0.9	1.31	0.9	1.1
<b>Total</b>	<b>20.9</b>	<b>21.5</b>		



# Proposed Project Components- Physical Infrastructure

- **Roads :** Total Length 1342m of CC Pavements.

9.0m wide Road 429m & 6m wide road 913m CC Pavements.

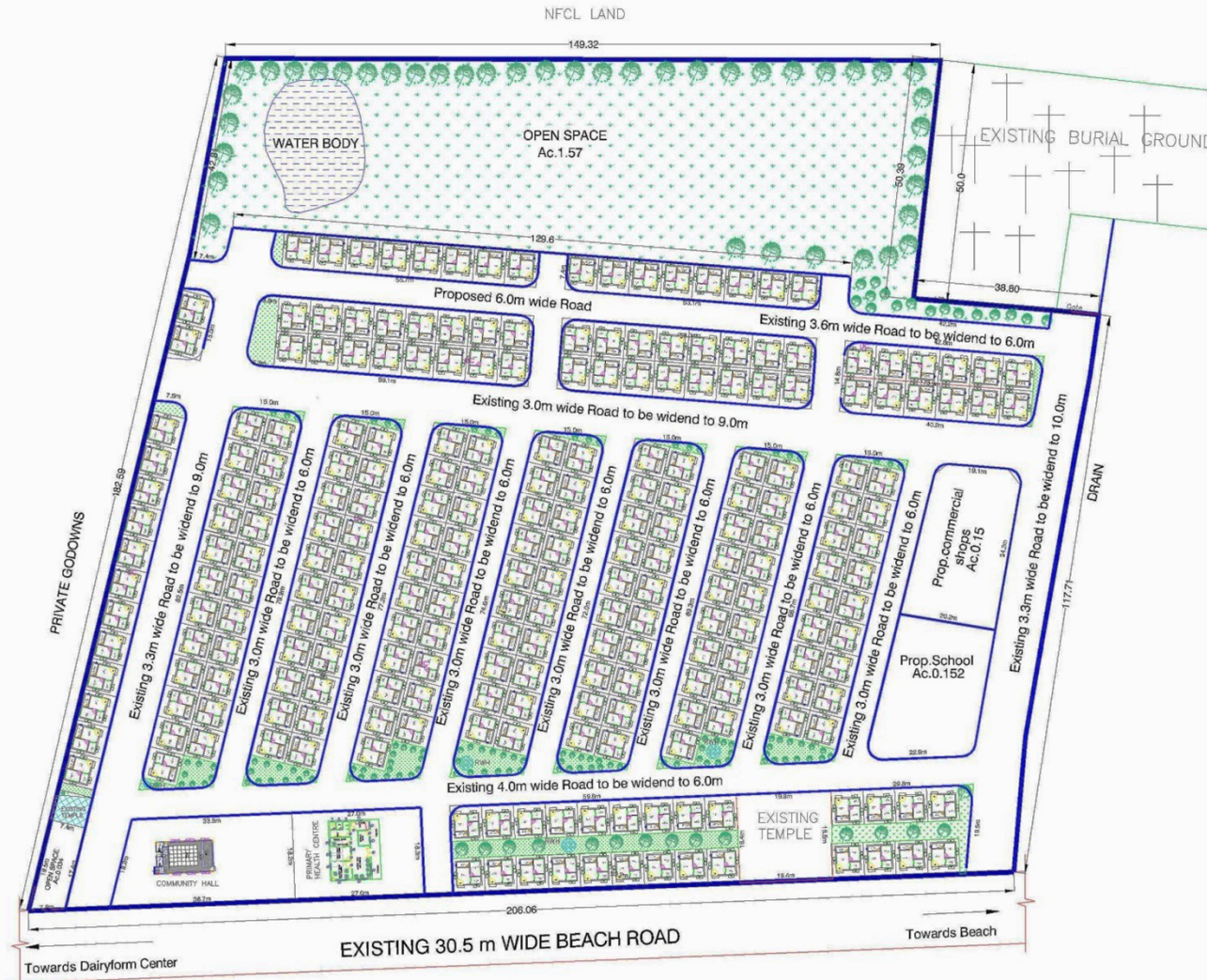
- **Stormwater Drains:** All the roads are proposed with C.C. drains on both sides of size varying from 0.3m x 0.3m to 0.45m x 0.45m.
- Length of Drains : **2620m**
- **Water Supply :** Water Supply System is under Execution under APMDP with World Bank Funds and the present slum is already considered under the scheme.



## Proposed Project Components- Physical Infrastructure

- **Sewerage Collection System:** Individual Septic Tank system was proposed for each dwelling unit, as the Topography doesn't permit for piped sewerage system.
- **Solid waste Management:** For the purpose of primary collection each household is provided with two nos of each 12 litres capacity bins one for biodegradable and the other for recyclables. For secondary collection of solid waste 4 nos of 600 lit capacity community solid waste collection bins at two locations are proposed.
- **Street Lighting:** Street lighting is proposed at every 25m intervals within the slum.

# Proposed Pilot Slum Layout





# Project Cost

S.No	Project Component	Quantity	Unit	Rate/ Unit (Rs)	Cost
					In Rs (Lakhs)
<b>I</b>	<b>Housing</b>				
1	Construction of Type 1 (G+0 ) Houses for 243 Households	243	Nos	3,22,000	782.46
				<b>Sub- Total (I)</b>	<b>782.46</b>
<b>II</b>	<b>Environmental Infrastructure</b>				
1	Laying of Cement Concrete Roads within the Slum	1342	M	5,770.49	77.44
2	Construction of Sormwater Drains	2620	M	1,575.95	41.29
3	Construction of Individual Septic Tank System	243	Nos	15,487.0	37.63
4	Providing Street Lights	38	Nos	8,657.89	3.29
5	Solid Waste Management				1.65
				<b>Sub- Total ( II)</b>	<b>161.30</b>
				<b>Construction Cost (I +II)</b>	<b>943.76</b>

# Project Cost

S.No	Project Component	Quantity	Unit	Rate/ Unit (Rs)	Cost
					In Rs (Lakhs)
<b>III</b>	<b>Miscellaneous</b>				
1	O & M @ 4%				37.75
2	DPR Preparation charges, TIPMA & PMC @ 1.5%				14.16
3	Social Audit @ 0.5%				4.72
4	Contingencies @ 3%				28.31
5	VAT 5% and Labour Cess 1%				56.63
				<b>Sub- Total ( III)</b>	<b>141.57</b>
				<b>Total Project Cost ( I +II+III)</b>	<b>1,085.33</b>



# Finance Arrangement

Particulars		Central Government	State Government	ULB	Beneficiary	Total
Housing	%	75%	15%	0%	10%	
	Rs. In Lakhs	<b>586.85</b>	<b>117.37</b>	<b>0.00</b>	<b>78.25</b>	<b>782.46</b>
Infrastructure	%	75%	15%	10%	0%	
	Rs. In Lakhs	<b>119.74</b>	<b>24.77</b>	<b>16.79</b>	<b>0.00</b>	<b>161.30</b>
O & M 4%	%	75%	15%	10%	0%	
	Rs. In Lakhs	<b>28.31</b>	<b>5.66</b>	<b>3.78</b>	<b>0.00</b>	<b>37.75</b>
DPR Preparation charges, TIPMA & PMC 1.5%	%	0%	50%	50%	0%	
	Rs. In Lakhs	<b>0.00</b>	<b>7.08</b>	<b>7.08</b>	<b>0.00</b>	<b>14.16</b>
Social Audit 0.5%	%	0%	0%	100%	0%	
	Rs. In Lakhs	<b>0.00</b>	<b>0.00</b>	<b>4.72</b>	<b>0.00</b>	<b>4.72</b>
Contingencies 3%	%	0%	0%	100%	0%	
	Rs. In Lakhs	<b>0.00</b>	<b>0.00</b>	<b>28.31</b>	<b>0.00</b>	<b>28.31</b>
VAT 5% and Labour Cess 1%	%	0%	100%	0%	0%	
	Rs. In Lakhs	<b>0.00</b>	<b>56.63</b>	<b>0.00</b>	<b>0.00</b>	<b>56.63</b>
<b>Total (Rs. In Lakhs)</b>		<b>734.90</b>	<b>211.51</b>	<b>60.68</b>	<b>78.25</b>	<b>1,085.33</b>



# Thank You