



WELCOME
to members of **CSMC** for

Presentation on
Revised DPR of Suryatejanagar in GVMC under
Rajiv awas Yojana (Pilot Project)

Project Cost : Rs 1011.46 lakhs

Prepared by



GREATER VISHAKAPATNAM MUNICIPAL CORPORATION

January,2014

General Details of the Slum

- ▶ Non-notified slum(Notification proposal submitted to Govt.)
- ▶ 2.66 Acres
- ▶ Located in Ward No.2 and at a distance of 10 kms from city centre.
- ▶ Land Ownership - State Govt encroached land.
- ▶ The site does not have any constraints

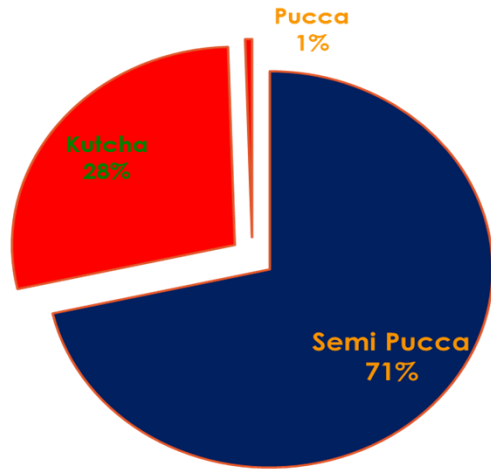


Surya Teja Nagar – Pilot Slum

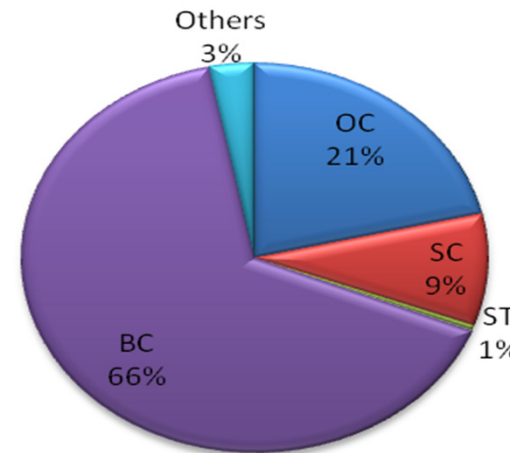


Analysis of House Hold Data (Slum Level Details)

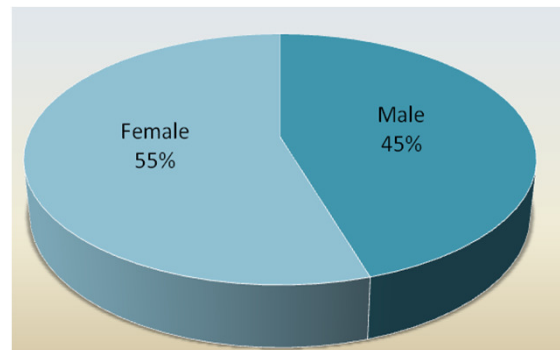
Type of structure

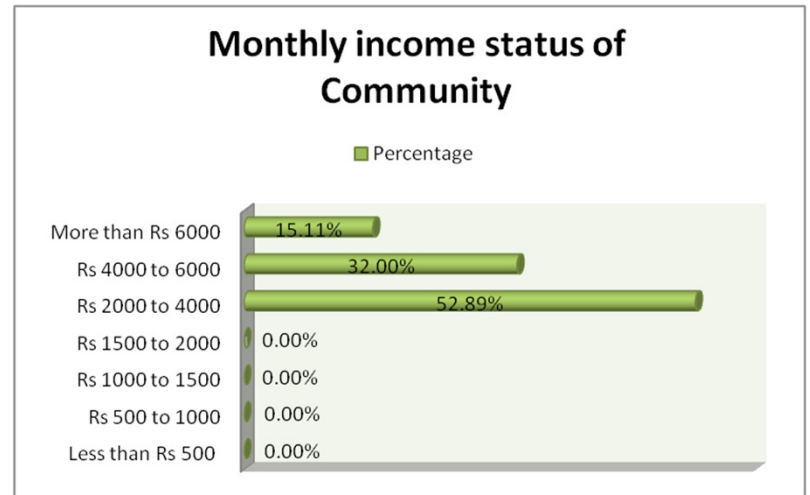
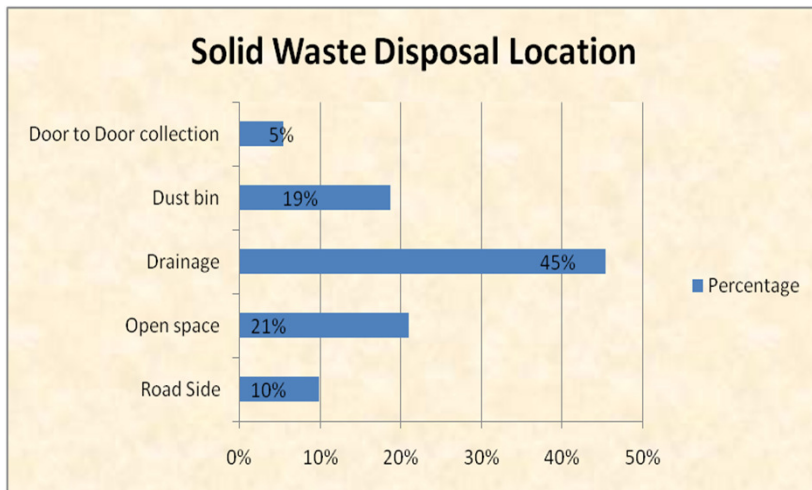
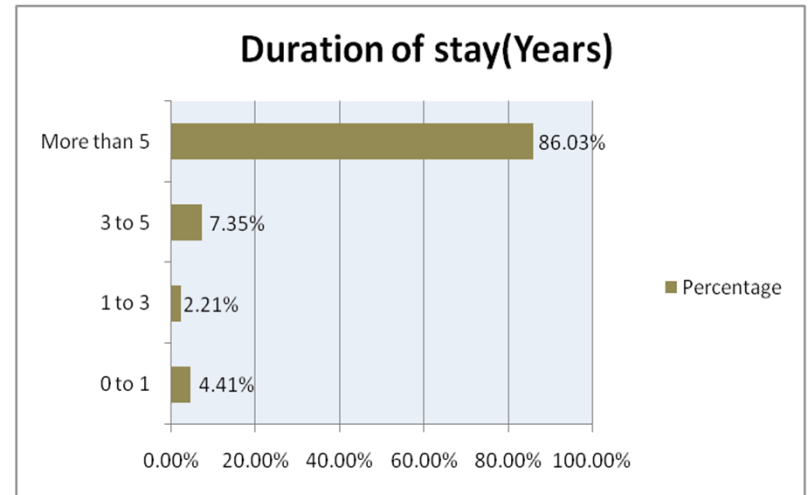
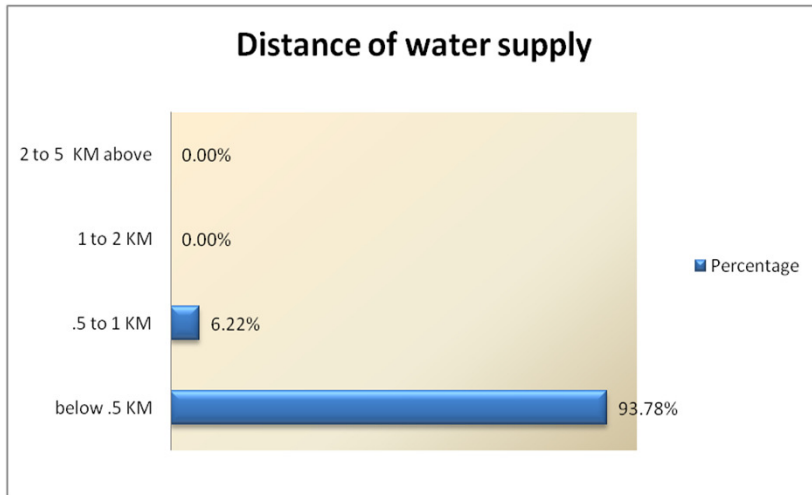


Social Category

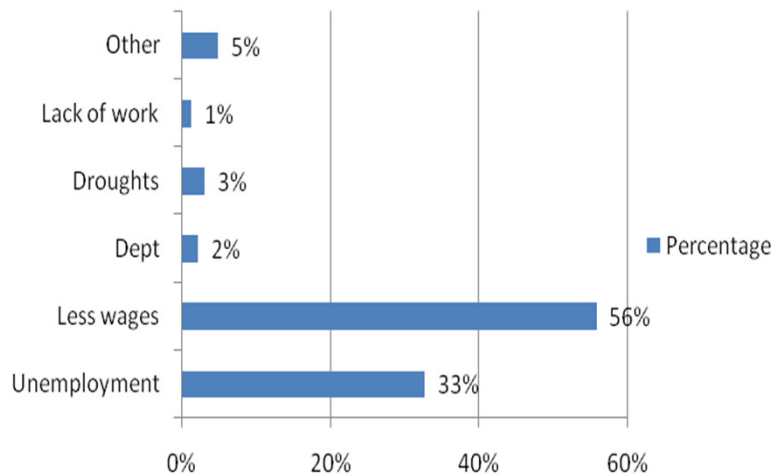


Male Female Population

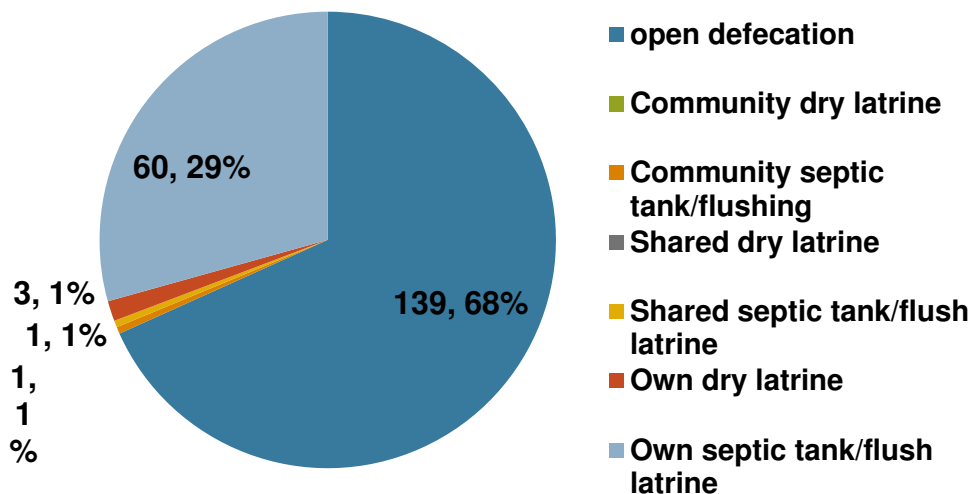




Migration Reason



Type of Sanitation



Revision of the DPR

- DPR of Suryatejanagar slum was approved by SLSC on 16.01.2012 and by CSMC on 15.12.2012 for 240 DUs in G+3 pattern with a project cost of Rs.1131.00 Lakhs.
- Though the community has given consent/willingness for redevelopment of slum with G+3 structures, during the implementation of project, community has shown disinterest in G+ 3 structures and was not ready to handover land to the ULB. **Due to recent developments around the slum, the land value of the slum has increased and hence community is not ready to give the land in spite of repeated discussions held by GVMC officials.** Community demanded for the individual houses and not G+3 structures.
- **Hence GVMC has suggested redesigning the entire layout.**
- The 240 beneficiaries names in the earlier sanctioned DPR were shown under two lists. List II had 32 beneficiaries shown as “kept pending as per the request made by the SANGHAM”, which meant that the list is subjected to verification before finalization. These 32 are proposed to be dropped now with community consent.
- Out of the remaining 208 beneficiaries, 4 beneficiaries were proposed to be dropped for the reason that they have permanently shifted from the location by removing their huts. Thus the final list with 204 beneficiaries was published in the slum as well as the community also consented to it.
- 198 beneficiaries attended community meeting and had given their consent for the revised layout and DU plan.



Community Participation

- ▶ 150 Individual housing and 27 No's of G+1 structures (54 DUs) requirements to accommodate 204 beneficiaries was prepared. Insets redevelopment strategy is adopted. In accordance with the RAY guidelines, meetings were organized with the local community.
- ▶ Initially the community was appraised of the RAY programme and the objectives of the programme.
- ▶ The revised development plan prepared was shared with the community.
- ▶ 3D view of DU plan and layout was shown to the community and the details like dimensions, utilities etc., were explained to them.
- ▶ The community was then requested to share their opinion about the development plan.
- ▶ The meeting concluded with the community passing a resolution in favour of the revised layout. Individual consent was obtained then and there only. Entire proceeding of the community meeting was video graphed also.
- ▶ The implementation of DUs will be beneficiary led whereas infrastructure will be taken up by the GVMC





Mission Director, MEPMA addressing the Suryatejanagar Community on 03-10-2013



Mission Director, MEPMA, ADC, GVMC & other officials of MEPMA & GVMC visited the Suryateja Nagar Slum on 03-10-2013



Suryatejanagar Community attended the meeting held on 03-10-2013





Commissioner, GVMC addressing the Community to the meeting held on 10-12-2013 for obtaining consent on proposed redevelopment plan & lists of beneficiaries



Beneficiaries list revalidation at Suryateja Nagar



Discussions held with the representatives of Suryateja Nagar on revised redevelopment plan on 24-10-2013



Discussions held with the representatives of Suryateja nagar on revised redevelopment plan on 30-10-2013





Community consent for proposed redevelopment plan





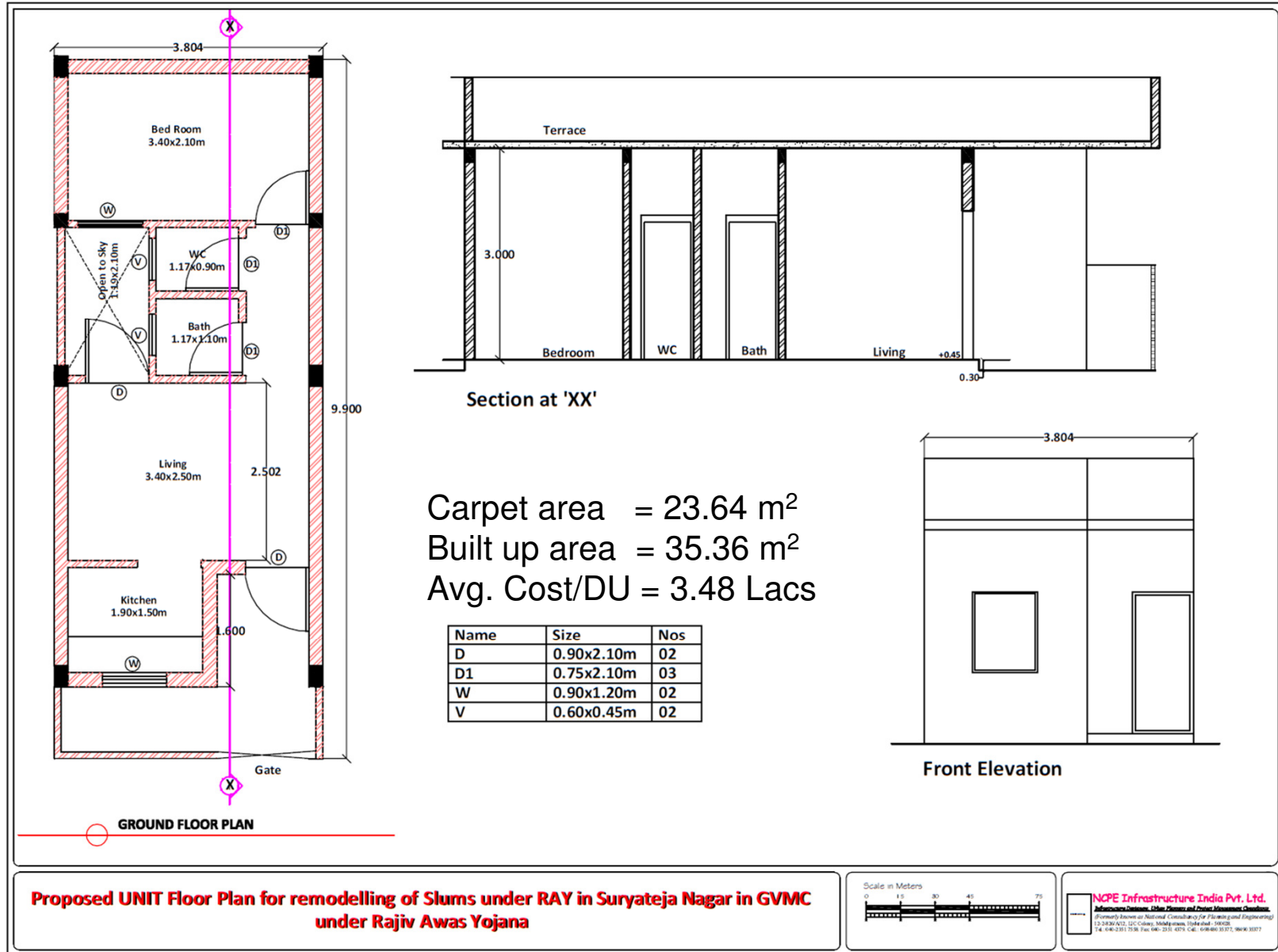
Proposed Layout

Areas of Proposed Layout

Area of	Area in Sq.m.	Percentage
Residential	6923.24	56.86%
Commercial	68.91	00.56%
Facilities	68.73	00.56%
Green Area	2394.12	19.66%
Roads	2174.75	17.86%
Open/ Others	545.01	04.47%
Total	12174.76	100%

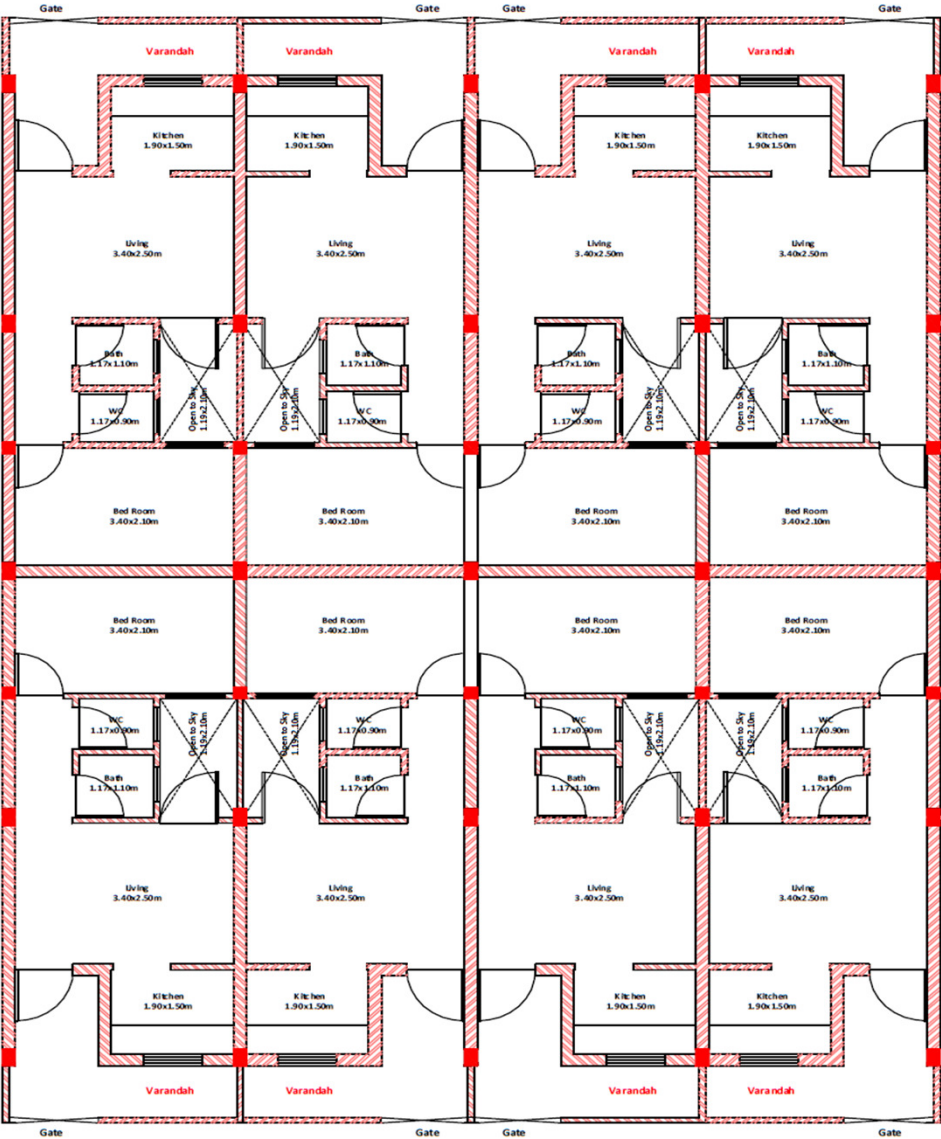


Proposed Dwelling unit plan



Proposed UNIT Floor Plan for remodelling of Slums under RAY in Suryateja Nagar in GVMC under Rajiv Awas Yojana

Proposed Dwelling unit plan (cluster)



GROUND FLOOR PLAN



Details of Dwelling Unit

Sl.No	Description	Details	
		Earlier Proposal	Present Proposal
1	No of Units Proposed	240	204
2	Proposed area of the dwelling unit	Carpet area = 25.04.m ² Built up area = 30.94 m ²	Carpet area = 23.64 m ² Built up area = 35.36 m ²
3	Number of rooms proposed to be made per dwelling unit	Hall, Bedroom, kitchen, Utility area, toilet, bathroom and balcony	Hall, Bedroom, kitchen, Utility area, toilet, bathroom and balcony
4	Density of proposed houses	15 Blocks with 16 No of DUs in each	It is proposed to construct 150 nos individual housing and 27 Nos G+1 structure (150+54)
5	Average Cost of DU	3.21 Lakhs	3.48 Lakhs

PROJECT COMPONENTS AND COST

Sl. No.	Description of Item	Units	Amount in Rs.Lakhs
HOUSING			
1	Construction of Dwelling Unit - Ground Floor	150 Nos	545.64
2	Construction of Dwelling Unit - G+1 pattern	27 Nos	163.62
A Sub Total (Housing for 204 DUs)			709.26
ON SITE INFRASTRUCTURE			
3	Cement Concrete Roads	636 Rmt	34.38
4	Water supply 110mm dia HDPE distribution lines.	615 Rmt	11.29
5	Sewer Pipeline- 150mm dia SWG pipe	711	30.36
6	Retaining wall	210 Rmt	39.03
7	Street Lighting		6.5
8	Culvert	-	6.98
9 SOCIAL INFRASTRUCTURE			
10	Community hall	1 No	6
11	Transit accommodation	60 Nos	34.62
B Total (3 to 11)			169.16



Contd.....

PROJECT COMPONENTS AND COST

Sl. No.	Description of Item	Units	Amount in Rs.Lakhs
B	Total (3 to 11)		169.16
C	O & M Charges (excluding Transit Accn)		33.75
D	Sub Total (A+B+C)		912.17
12	Consultancy charges for DPR preparation / TPQC / PMC etc.(@ 1.5%)		13.18
13	Social Audit Charges		4.39
14	Contingencies.(@3%)		26.35
15	VAT (Housing)		36.28
16	VAT(Infrastructure)		9.88
17	Labour Cess (Housing)		7.25
18	Labour Cess (Infrastructure)		1.96
	Sub Total (In Lakhs)		99.29
	GRAND TOTAL		1011.46



Comparative Statement of project cost

Project component	Project cost (in Rs.Lakhs)	
	Revised DPR	Previous DPR
Housing (204 Units)	709.26	848.67
Physical Infrastructure	163.16	204.99
Social Infrastructure	6	56.06
O & M Charges	33.75	21.36
Others	99.29	0
Total	1011.46	1131.08

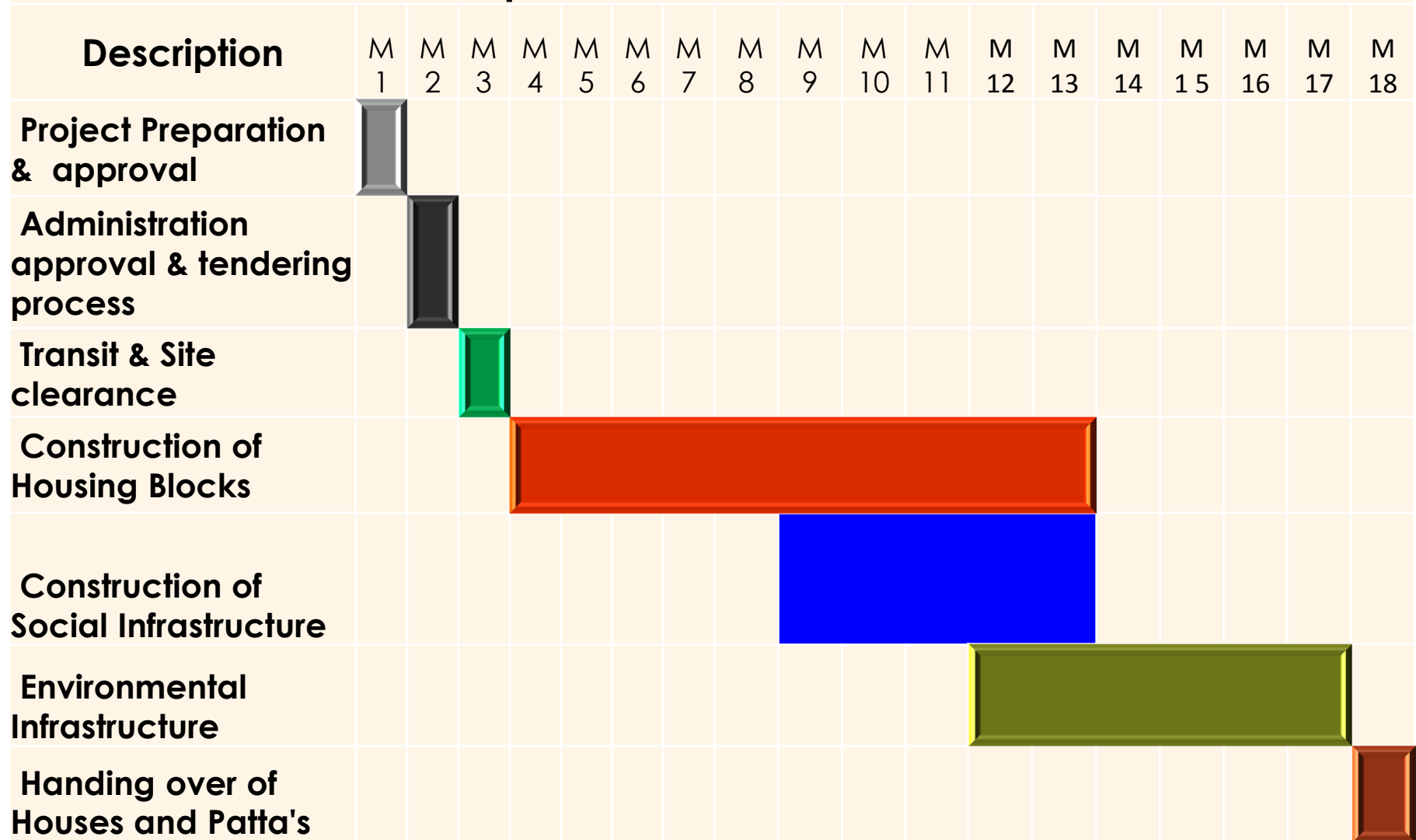


FUNDING PATTERN

Project component	Share of Project (in Rs.Lakhs)				
	GOI	State Govt.	ULB Share	Beneficiary Share	Total
Housing	354.63	177.32	0	177.32	709.26
Physical Infrastructure	81.58	49.45	32.14	0.00	163.16
Social Infrastructure	3	1.5	1.5	0.00	6
O & M Charges	16.88	8.44	8.44	0.00	33.75
Others	0.00	61.96	37.33	0.00	99.29
Total	456.09	298.66	79.41	177.32	1011.46



Implementation Schedule



ISSUES

- ❖ GVMC Proposed 204 Transit Accommodation
- ❖ Transit Accommodation restricted to 60 Nos by the appraisal agency
- ❖ It will result in prolonged project implementation
- ❖ Cost of DU may hike during this period
- ❖ Prioritizing beneficiaries for 1st, 2nd and 3rd lots may difficult
- ❖ Infrastructure development cannot be taken up till the housing gets completed resulting in further delay in project and problems to the beneficiaries who constructed houses in the first and second phases



Comparative Statement of Transit Accommodation proposed in
Suryatejanagar in GVMC (Bricks / GI sheets for sidewalls)

FINANCIAL PARAMETERS

S.No	Component	Option I (Side walls with cement bricks)	Option II (Side walls with GI sheets)	Difference of Cost
1	Foundation	CRS 0.45m below ground and .15m above ground	CRS 0.45m below ground and .15m above ground	0.00
2	Walls	Cement bricks without plastering	GI Sheets	7200 less for option II
3	Roofing	AC Sheets	AC sheets	0.00
4	Toilets	Cement bricks without plastering	Cement bricks without plastering	0.00
5	Flooring	Rough Shabad Stone	Rough shabad stone	0

Option I: Transit Accn with cement brick walls and AC sheet roofing

Option II: Transit Accn with GI Sheeting partition and AC sheet roofing

Comparative Statement of Transit Accomodation proposed in
Suryatejanagar in GVMC (Bricks / GI sheets for sidewalls)

TECHNICAL AND SOCIAL PARAMETERS

S.No	Parameter	Option I (Side walls with cement bricks)	Option II (Side walls with GI sheets)
1	Heat inside DU	Less	High
2	Wind protection	High	Low
3	Privacy	Reasonable /Acceptable	Low
4	Security	Reasonable /Acceptable	Low
5	Costing	Slightly Higher	Lower
6	Durability	Reasonable	Low
7	Reuse of Material	% of reusable material is low	% of reusable material is comparatively high

Thank You

