

RAJIV AWAS YOJNA

*Gokulnagar & Dudheshwar Slums-
In Ward 17*



Ministry of Housing & Urban Poverty Alleviation

August, 2014



Rajkot Municipal Corporation

DPR at Gokul Nagar & Dudheshwar Slums : Ward 17



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Demography

| Sr. No. | Particulars | Gokulnagar (%HH – on RESERVED PLOTS) | Dudheshwar (%HH – on RESERVED PLOT) |
|---------|-------------------|--|---|
| 1 | HH | 184 | 82 |
| 2 | Persons | 779 | 322 |
| 3 | Sex ratio | 912 | 834 |
| 4 | Literacy Rate | 76 | 49 |
| 5 | Dependency Rate | 65 | 48 |
| 6 | Religion | Hindu (99 %) | Hindu (98 %) |
| | | Others (1%) | Sikh (2%) |
| 7 | Caste Composition | OBC (57%) | OBC (48%) |
| | | SC (13%) | SC (5%) |
| | | ST (20%) | ST (13%) |
| | | Others (10%) | Others (34%) |

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Existing Physical & Social Infrastructure

| Physical Infrastructure | Gokulnagar | Dudheshwar |
|---|------------|------------|
| Drinking Water (%HH with individual taps) | 67 | 90 |
| Drainage (%HH with connected with open drains) | 85 | 88 |
| Toilets (%HH with individual toilets) | 28 | 83 |
| Electricity (%HH with connections) | 100 | 100 |

| Social Infrastructure | |
|--|-------------------------|
| Anganwadis | 2 No within 1.5 km. |
| Primary Schools <i>Municipal School No: 66 & 78</i> | 2 school within 1.5 km. |

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Focused Group Discussion

12th Oct. 2013

Existing Slum
Photographs



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View after Redevelopment of Slum



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Development Strategy

1. Housing preference – **Same Location(Gokul Nagar) Relocation (Dudheshwar)**
2. Willingness to Pay – **67.8% & 53 %** of HH are willing to pay
3. Affordability – **less than Rs.1000 (Avg. 35% & 63% of HH)**
4. Livelihood dependency on surrounding area - **22 % & 55% of** working population & ambitions of the slum dwellers.

**Analysis suggests that best available options for the slum would be
“IN SITU REDEVELOPMENT”.**

| Category | Monthly HH Income | Affordability to pay EMI/Rent (in terms of 20% of Monthly HH Income) | Gokulnagar (HH) | % HH | Dudheshwar (HH) | % HH |
|--------------|-------------------|---|-----------------|------------|-----------------|--------|
| EWS | ≤ 5000 | ≤ 1000 | 397 | 71.02 | 71 | 63.39 |
| LIG | 5001-10000 | 1000-2000 | 137 | 24.51 | 34 | 30.36 |
| MIG & Above | > 10000 | > 2000 | 25 | 4.47 | 7 | 6.25 |
| Total | | | 559 | 100 | 112 | 100.00 |
| Not Reported | | | 0 | 0 | 0 | - |

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Project Innovation

It is proposed to relocate slum dwellers residing on 1 RMC owned plots to the **plot no 148 of TPS Rajkot 07** which is reserved for SEWS Housing.

(Currently 184 HHs on a SEWS plot,

Jantri rate 5750/sqmt,

Approx valuation = 1029.41 Lakhs)

It will vacate 1 plots :

| Sr. No. | TPS NO. | FP NO. | Part of Slum | Area (Sq Mt) | Reservation | HHs | Jantri Rate (Rs./Sqmt) | Approximate Valuation as per Jantri Rate (in Lakh) |
|---------|---------|--------|--------------|--------------|----------------|-----|------------------------|--|
| 1 | TPS 07 | 147 | Dudheshwar | 9887 | Public Purpose | 82 | 21,100 | 2086.15 |
| Total | | | | 9887 | | 82 | | 2086.15 |

Total beneficiary HHs are 184+82= 266

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Project Design

Design Brief :

| | |
|--|-----------------|
| Total Plot Area reserved for SEWS (sqmt) | 10146.59 |
| Total Number of Units | 335 |
| Total Proposed Built up Area(sq mt) | 12060.00 |
| F.S.I Permissible | 1.8 |
| F.S.I Consumed (12060/10146.59) | 1.18 |

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Proposed Site Layout:

Project Design



LAYOUT

| |
|--|
| Plot Area = 180.00 Sq. Mtr |
| Permissible Built Up Area = 450.00 Sq. Mtr |
| Proposed Built Up Area = 180.00 Sq. Mtr |
| No. of Buildings = 30 |
| Type of Building = Ground + 2/3 Store |

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Cost Estimates

| Sr. No | Particulars | Total Project Cost (lakhs) |
|----------|--|----------------------------|
| 1 | Cost of Dwelling Units | |
| | Construction of 335* No of Dwelling Units of SEWS Category of Carpet Area 26.09 sqmt/DU @ Cost of Rs. 4,99,988.8/DU | 1674.96 |
| | Total (A) | 1674.96 |
| 2 | Physical Infrastructure | |
| | Water Supply | 6.14 |
| | Drainage | 9.65 |
| | Roads | 17.10 |
| | Electrification and Electric room | 104.86 |
| | SWM system | 3.72 |
| | Site Development including compound and landscaping | 33.89 |
| | Transit Housing | 79.80 |
| | Total (B) | 255.16 |

* 24 DU units are consider for Livelihood centers.

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Cost Estimates

| | | |
|---|--|----------------|
| 3 | O & M Cost for 5 years | 14.40 |
| | Total (C) | 14.40 |
| 4 | Capacity Building (Conducting seminars, ratification, FGDs, Training etc) | 5.00 |
| | Total (D) | 5.00 |
| 5 | Miscellaneous | |
| | Cost of DPR Preparation | 20.00 |
| | Cost of PMU set up | 83.75 |
| | Total (E) | 103.75 |
| | GRAND TOTAL | 2053.27 |

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Cost Sharing

| | |
|--|-----------------------|
| Project Cost in Lakhs | <i>2053.27</i> |
| Central Share in Lakhs (50% of DUs, Physical & Social Infrastructure, O&M & PMU & DPR and 100% of Capacity Building) | <i>1029.13</i> |
| State Share in Lakhs (25% of DUs, Physical & Social Infrastructure and 50% of O&M & PMU and DPR Preparation) | <i>541.60</i> |
| ULB Share in Lakhs (15% of DUs, 25% of Physical & Social Infrastructure) | <i>315.03</i> |
| Beneficiary Share in Lakhs (10% of DUs) | <i>167.50</i> |