

# DETAIL PROJECT REPORT ON SLUM REDEVELOPMENT PROJECT IN JAJPUR UNDER RAJIV AWAS YOJANA- PHASE II

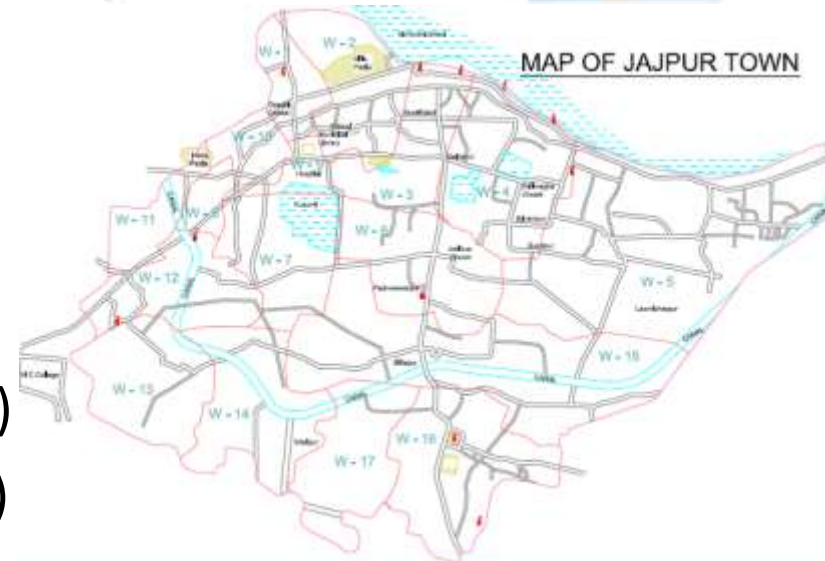


IMPLEMENTING AGENCY  
JAJPUR MUNICIPALITY

**Presented By:**  
**H & UD Department, Odisha**

# City Profile

- **Location** – Jajpur, famous for Biraja Temple, is located on the right bank of river Brahmini at a distance of 100 kms from the state capital Bhubaneswar.
- **Geographical Advantage** - 20 Km away from Kalinganagar Industrial Hub
- **Area** - 11.65 SqKm
- **No. of Wards** - 17
- **Population** - 0.38 Lacs (2011)
- **Total Households** – 8137 (2011)
- **Slum Population** - 9017(2011)



# Slum Profile of the City

* Total Nos. of Slum	-	31
Total Nos. Urban Villages	-	8
* Total No of Slum HH	-	1810
Total No of Urban Village HH		476
* Total Slum Population	-	9017
Total Urban Village Population	-	2120
* Tenability Status	-	31(Tenable) - 8 (Mixed)
* Average household size	-	4
* Nature of slum	-	Composite



# Project Highlight

Total No. of Slum	-	31
Total No. of Urban Villages	-	8
No. Slums considered under IHSDP	-	8
No. of Beneficiaries	-	295
Project cost	-	Rs. 509.00 lacs
Implementation Status	-	Completed
No. of Slums Considered under RAY Phase I	-	15
No. of Beneficiaries	-	886
Project cost	-	Rs. 4778.70 Lacs
Status	-	In progress
No. of Slums & UV Considered under RAY Phase II	-	8 Slum & 8 UV
No. of Beneficiaries	-	711
Project cost	-	Rs. 3657.90 lacs
Status	-	<b><i>Proposed now</i></b>

**On completion of Phase I & II**  
**Jajpur shall be Slum free**





# IHSDP Project Completed Successfully

OP & HS Infra





# RAY Phase I in Progress (DUs)

OP & HS Infra



# RAY Phase I in Progress (Infrastructures)

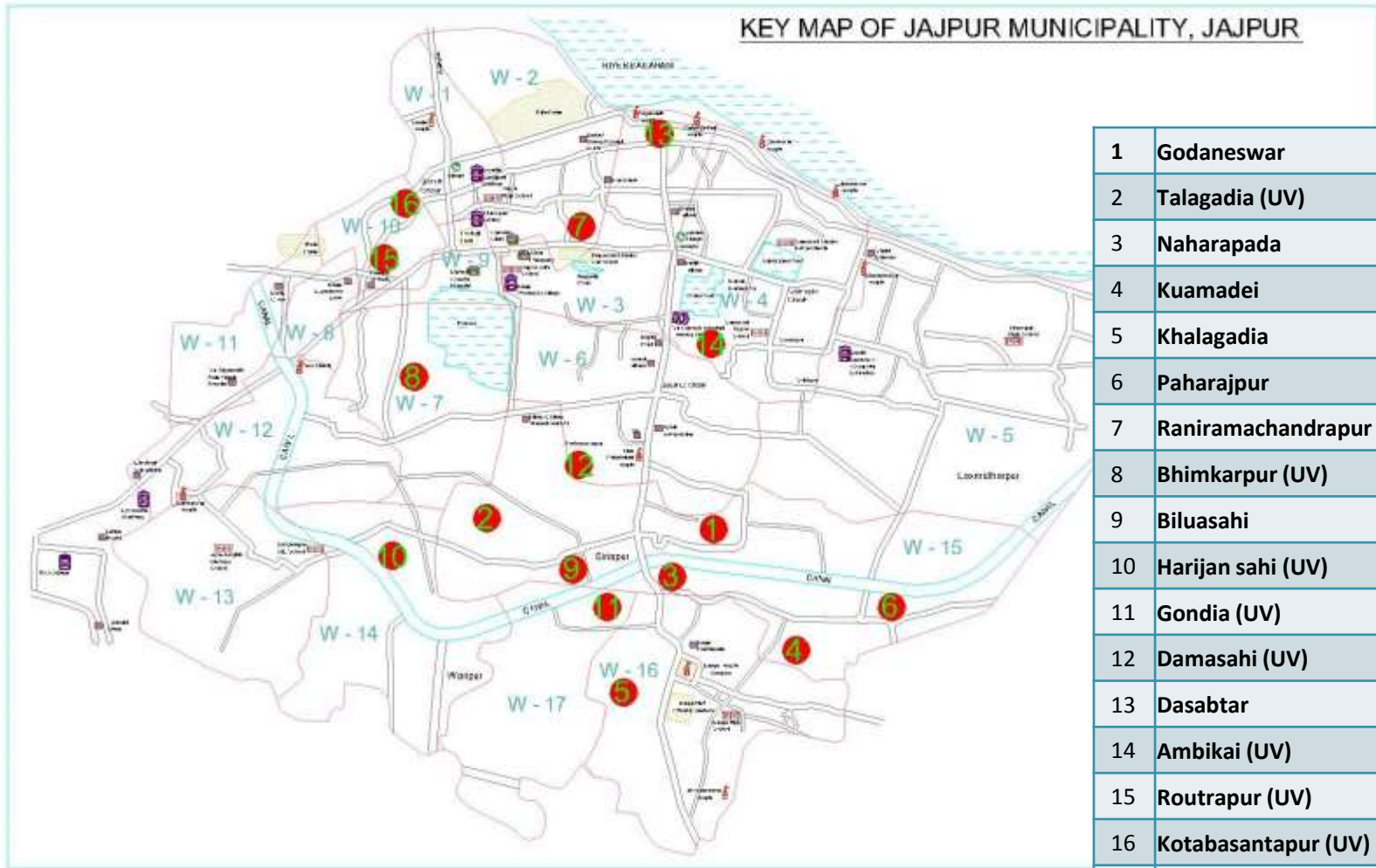


- Project sanctioned by CSMC on 08.03.13 for Rs. 4778.70 lacs
- Funds disbursed to ULB during Nov 2013
- Beneficiary led construction of individual DUs is in progress
- Transit house and main Drain construction is in progress
- Procurement process initiated for other infrastructures





# Slum Location of the project



1	Godaneswar
2	Talagadia (UV)
3	Naharapada
4	Kuamadei
5	Khalagadia
6	Paharajpur
7	Raniramachandrapur
8	Bhimkarpur (UV)
9	Biluasahi
10	Harijan sahi (UV)
11	Gondia (UV)
12	Damasahi (UV)
13	Dasabtar
14	Ambikai (UV)
15	Routrapur (UV)
16	Kotabasantapur (UV)
*	UV – Urban Village

## Slum Selection

- 8 Slums and 8 Urban villages have been selected for Phase II
- With Implementation of Phase II the city shall be **slum free**





# Photographs of Existing Dwelling Unit





# Community Mobilisation Drive



# Project at a glance

## *JAJPUR TO ATTAIN SLUM FREE STATUS ON COMPLETION*

Type of redevelopment	In situ Individual housing & relocation Group Housing
Number of Slums identified	8 slums & 8 urban villages
Number of Layouts	17 (16 Individual & 1 group housing)
No. of Beneficiary	711
Land Tenure	Legal title in the name of 615 Beneficiaries (Individual housing)
Project Components	<ul style="list-style-type: none"><li>• New dwelling Units<ul style="list-style-type: none"><li>➤ Individual -615</li><li>➤ Group housing -96</li></ul></li><li>• Physical Infrastructure</li><li>• Social Infrastructure</li></ul>
Project Cost	<b>Rs. 3,657.90 Lacs</b>
Estimate Basis	Odisha Schedule of Rate 2013-14
Project Duration	30 months





# Layout Plan- Group Housing





## UNIT NO-10 ,BANDHUMOHANTY NAGAR

### AREA STATEMENT

NO OF FLAT=96 NOS  
 PLOT AREA=0.772 ACRE(3121.19 SQ.MT)  
 TOTAL BUILT-UP-AREA =3280 SQ.MT  
 coverage area=26.5 %  
 ACHIVED F.A.R=1.05

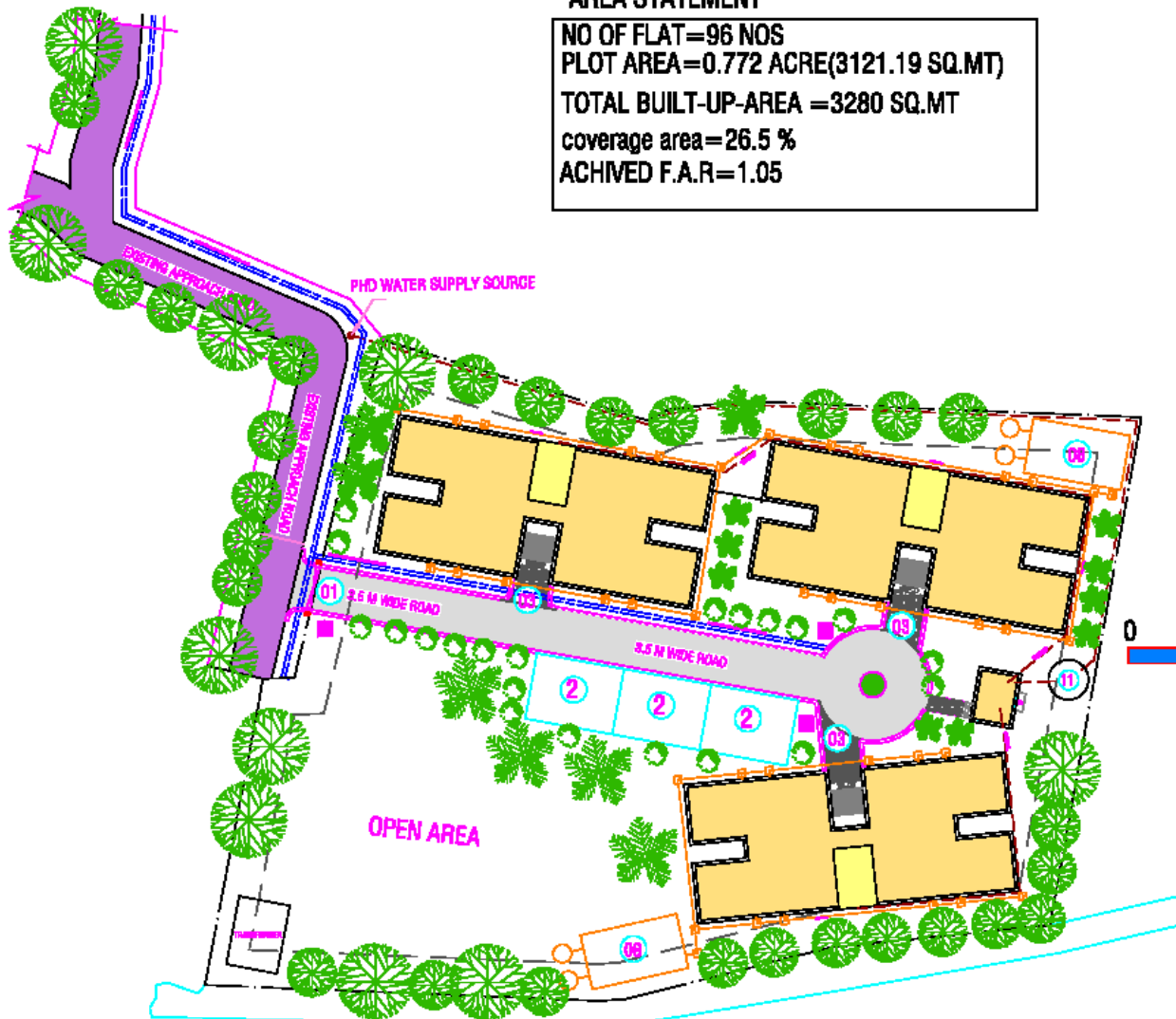
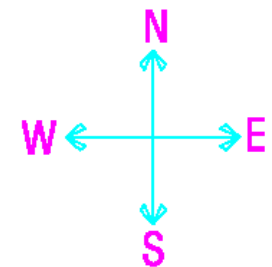
### AREA LEGEND

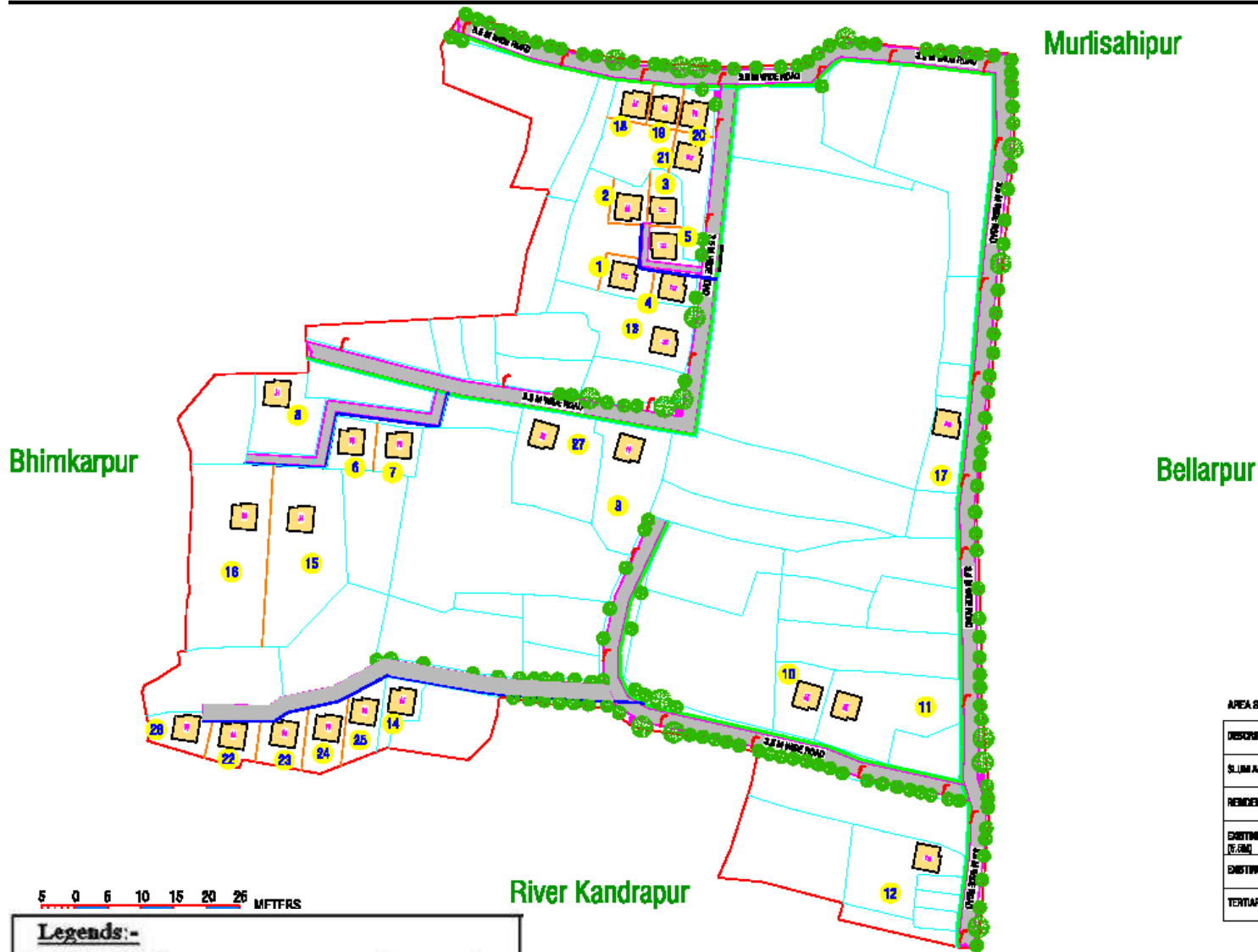
NO	AREA
01	ENTRY/EXIT
02	PARKING
03	BLOCK (TYPE-A)
04	BLOCK (TYPE-B)
05	BLOCK (TYPE-C)
06	BLOCK (TYPE-D)
07	SCHOOL
08	SEPTIK TANK
09	COMMUNITY CENTER
10	LIVELIHOOD
11	WATER RESERVOIR TANK
12	PARK
R.W.H.P	RAIN WATER HARVESTING PIT
■	GARBAGE BIN

SEWAGE LINE	
STORM WATER DRAIN LINE	
WATER SUPPLY LINE	
PLOT BOUNDARY LINE	



SCALE





5 0 6 10 15 20 25 METERS

**Legends:-**

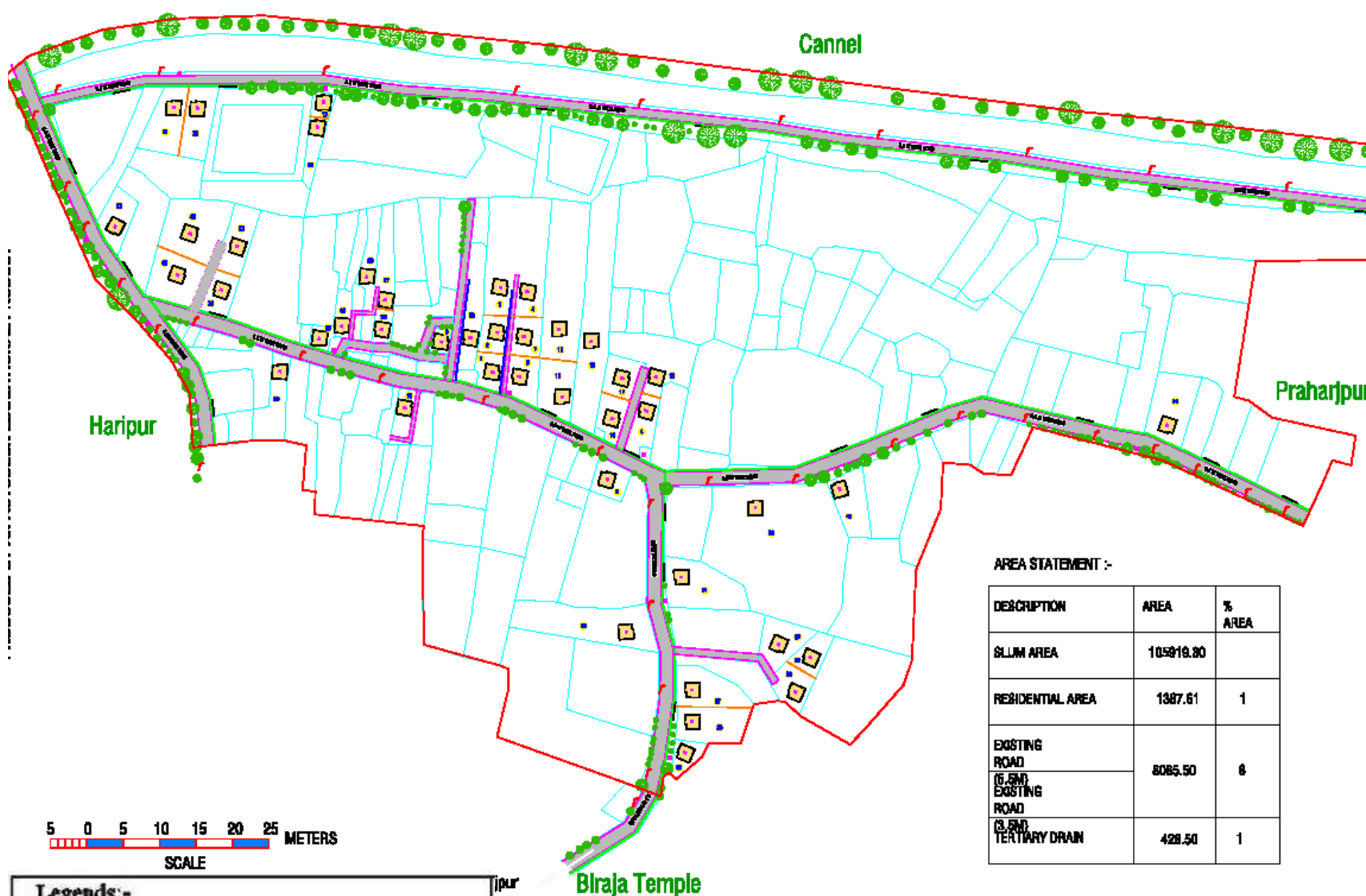
EXISTING ROAD	---	---
NEW ROAD(5.5m)	---	---
NEW ROAD(3.5m)	---	---
ROW	---	---
SLUM BOUNDARY	---	---
REVENUE BOUNDARY	---	---
PLOT PARTITION LINE	---	---
BENEFICIARY S.L. NO.	---	---

**AREA STATEMENT -**

DESCRIPTION	AREA	% AREA
SLUM AREA	28107.38	
RESIDENTIAL AREA	571.89	2
EXISTING ROAD (7.5m)	2402	8
EXISTING ROAD (3.5m)		
TERTIARY DRAIN	488	1

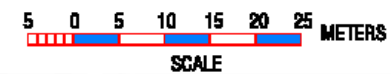
# Typical Layout Plan - Slum Area





AREA STATEMENT :-

DESCRIPTION	AREA	% AREA
SLUM AREA	105819.80	
RESIDENTIAL AREA	1387.61	1
EXISTING ROAD	8085.50	8
(5.5M) EXISTING ROAD		
(3.5M) TERTIARY DRAIN	428.50	1



**Legends:-**

EXISTING ROAD	—	—
NEW ROAD(5.5m)	—	—
NEW ROAD(3.5m)	—	—
ROW	—	—
SLUM BOUNDARY	—	—
REVENUE BOUNDARY	—	—
PLOT PARTITION LINE	—	—
BENEFICIARY S.L. NO.	—	—

# Typical Layout Plan – Slum Area



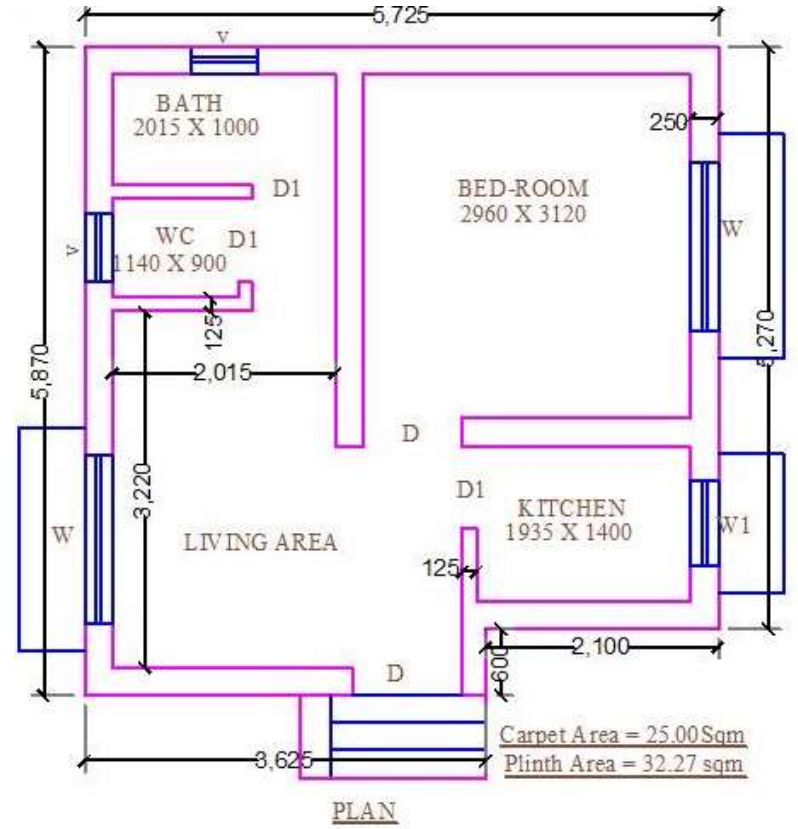


# New Dwelling Unit Layout Plan

OP & HS Infra



DU Layout Plan  
(Group Housing)



DU Layout Plan  
(Individual Housing)



# Block Plan Type -A



TYPICAL GROUND 1ST,2ND & 3RD FLOOR PLAN  
BLOCK-A  
BUILT-UP-AREA =272.4 SQ.M  
(all dimension are in mm)

**Total No. of Units -32**



# Estimate - Housing & Infrastructure

Component	Description	Amount in Lac Rs.
	<b>Housing</b>	
Dwelling Units	<p style="text-align: right;">New Individual DU 615 Units New group housing DU 96 Units <b>Total 711 Units</b></p> <ul style="list-style-type: none"> <li>• Individual DUs with 25 Sqm carpet area</li> <li>• G + 3 Structure for group housing with 23 Sq. mtr Carpet area</li> <li>• 2 rooms (1 bedroom + 1 living room)</li> </ul>	2558.22
	<b>Physical Infrastructure</b>	
Water supply	<ul style="list-style-type: none"> <li>• Network available in slum layouts for connection to individual DUs</li> <li>• Provision of Ground Storage Reservoir, Feeder Line, Pump House &amp; Pumps and Distribution pipe Line for group housing</li> </ul>	5.97
Sanitation (Sewerage)	<ul style="list-style-type: none"> <li>• Individual Septic Tank &amp; Soak Pit</li> <li>• Common Septic Tank &amp; Soak Pit with Internal Sewer Line and Inspection Chambers for group housing</li> </ul>	198.45





# Estimate - Housing & Infrastructure

Component	Description	Amount in Lac Rs.
Drainage	<ul style="list-style-type: none"> <li>• Tertiary drains within the layout/slum area</li> <li>• Covered drain along roads</li> <li>• M 20 RCC drain</li> <li>• Connected to existing main drain</li> </ul>	224.34
Roads (Group Housing)	<ul style="list-style-type: none"> <li>• 100% coverage in slum area</li> <li>• 3.5 m wide Internal road CC Roads connected to nearest main road</li> </ul>	3.00
Compound Wall (Group Housing)	<ul style="list-style-type: none"> <li>• 1.5m height</li> <li>• RCC post</li> <li>• Brick filler wall</li> </ul>	8.18
Street & Yard light	<ul style="list-style-type: none"> <li>• 100% coverage in slum area</li> <li>• Pole mounted energy efficient lamps in Group housing layout</li> </ul>	0.46
SWM	<ul style="list-style-type: none"> <li>• RCC bins with steel doors</li> <li>• Placed at locations for easy access</li> </ul>	16.95



# Estimate - Housing & Infrastructure

Component	Description	Amount in Lac Rs.
Power Supply	<ul style="list-style-type: none"> <li>• 100% coverage in slum area</li> <li>• HT transmission, Transformer as per demand calculation and LT distribution within the group housing layout</li> </ul>	4.65
Rain Water Harvesting	<ul style="list-style-type: none"> <li>• 4 nos. near housing blocks &amp; livelihood center with Deep bore recharge</li> </ul>	2.19
<b>Social Infrastructure</b>		
Livelihood Center	<ul style="list-style-type: none"> <li>• 1nos. Of 78 Sqm area each with work station facility, stores, crèche facility</li> <li>• Health Kiosk &amp; doctors chamber</li> </ul>	10.77
Park	<ul style="list-style-type: none"> <li>• Development of greenery &amp; plantation</li> <li>• Permanent Bench</li> <li>• Paved pathway</li> </ul>	4.50



# Cost Abstract

Component	Amount in Lac Rs.
Housing	2558.22
Physical Infrastructure	506.85
Social Infrastructure	15.27
<b>Subtotal</b>	<b>3080.34</b>
O & M (4% of project cost)	123.21
Others (DPR cost, PMC, Contingency, Labour Cess & cost escalation)	454.35
<b>Total</b>	<b>3657.90</b>





# Financial Arrangement

Component	Amount in Lac Rs.
Total Project Cost	3657.90
Central share	2193.42
State Share	1086.57
ULB Share	70.93
Beneficiary Contribution	306.99
<hr/>	
Cost of one Dwelling Unit (Individual)	3.56
Cost of one Dwelling Unit (Group Housing)	3.82
Cost of Infrastructure per DU	0.73
Plinth Area Rate	11043.00
Housing to Infrastructure Ratio	83 : 17



# Innovative Techniques

- ✓ Solar power proposed for Livelihood center to use non-conventional energy.
- ✓ Use of eco friendly construction material such as fly ash bricks
- ✓ Beneficiaries have been organised for manufacturing fly ash bricks which will further strengthen livelihood sustainability
- ✓ Rain water Harvesting for ground water recharge proposed at Housing blocks, Livelihood centre & Community Centre
- ✓ Formation of WSHG and CBOs for better service delivery
- ✓ Monthly Savings and Credit initiative shall be promoted and linked up with poverty alleviation schemes
- ✓ The Municipality proposes to train the beneficiaries on maintenance & cleanliness of slums



# Operation & Management

- O & M of physical infrastructure shall be taken up by the service provider
- O & M of social infrastructure shall be taken up by CBOs
- The maintenance of assets has been worked out on percentage basis varying from year to year
- The cost of operation and maintenance has been taken at 4% of project cost for first five years. This has been added in the project cost
- The residents will be required to pay user fees which will be kept in a separate account and will be made available to the community as a corpus fund for O & M





# Thank you

