

**UD & UHD GOG – GANDHINAGAR
SLNA: AHM – GANDHINGAR**

**Proposed Housing Scheme Under “RAY” for In-Situ
Development in Valmikinagar, Jay Ambe Dhar &
Vanzaravas at Thangadh**

**DWELLING UNIT COST : Rs. 399681.90
PROJECT COST : Rs. 2164.207 Lacs**

**CSMC Meeting
Date : 13 August, 2014**

**THANGADH NAGARPALIKA,
THANGADH**

**Consultant
MANISH RUPARELIA
RAJKOT**

MUNICIPALITY VISION

- To transform the ULB into an environmentally clean and sustainable green urban area.
- To provide better housing with physical (water supply, sanitation, road, solid waste management etc.) and social (education, health etc.) infrastructure.
- Resettlement and rehabilitation of potential evictees.
- To eradicate poverty, providing self employment scheme and other means.
- Maintaining the proper environment for the existing industries and encouraging new ones.
- To render better Nagarpalika services to the citizens.
- Above all, to make a complete plan with better transparency.

OVERVIEW OF THE MUNICIPALITY

- Siddhraj Jaisinh (Solanki period) invaded Junagadh in 1092 and at that time around fortress to this village was built and this fortress was built to keep his supply line. After Siddhraj Jaisinh, reign of Kathi was established here. During that period, Old Sun Temple was built.
- Thangadh is one of the largest industrial town in the Surendranagar district situated in the western part of the Surendranagar district was established itself as one of the important ports in the region.
- Thangadh is situated 19 km. away from Chotila, 70 Km. away from Rajkot and is well connected to all urban centers through NH 8-B, State Highway & Railway Junction.
- A large number of small scale Ceramic manufacturing units are located around Thangadh. Thangadh, Wankaner and Morbi form the Ceramic triangle. Chief products are Sanitary ware (Wash basins, Water Closets etc.) and Glazed Wall Tiles.
- Thangadh Municipality consists of 06 wards.
- Population as per Census 2011 is 42351
- Basic demography particulars of Thangadh Nagarpalika are
- Area in Hector : 550.00 Hector.

GROWTH OF SLUMS IN THANGADH

- The slums sprang up in Thangadh in the recent past due to migration and dependency on the city.
- There were 08 Slums with a total of 1146 households with a population of 5,533 in the year 2013 (as per Slum Survey).
- The details of slum population are given below.
- No. Of Slum Localities - 08
- No. Of Households - 1,146
- Slum Population - 5,533
- Slum Population as per
- Percentage of City Population - 13.06 %

SLUM AREAS

Sr. No.	Name of Slum Area	Population	Ownership of Slum Dweller
1	Indira nagar	267	---
2	Jay Ambe Dhar	483	---
3	Juno Vas (Zalawad vas, Vanzara vas)	1242	---
4	Nava Vas (B/h Witco Pottery)	886	---
5	Rajiv nagar	782	---
6	Samrat Dhar	248	---
7	Valmikinagar	320	---
8	B/h Vitco Pottery	1305	---

TARGET OF RELOCATE THE SLUMS

Out of 08 identified slum, three slum areas Valmikinagar, Jay Ambe Dhar & Vanzaravas, which are redeveloped under RAY

Sr. No.	Name of Slum Area	Population	No. of DU's redeveloped
1	Valmikinagar	320	96
2	Jay Ambe Dhar	947	240
3	Vanzaravas	407	84
	TOTAL	1674	420

RELOCATIONS OF SLUMS (MAP)



SLUM PHOTOGRAPHS – VALMIKI NAGAR



SLUM PHOTOGRAPHS – JAY AMBE DHAR



MICRO PLANNING WITH VALMIKINAGAR COMMUNITY



MICRO PLANNING WITH VANZARAVAS COMMUNITY

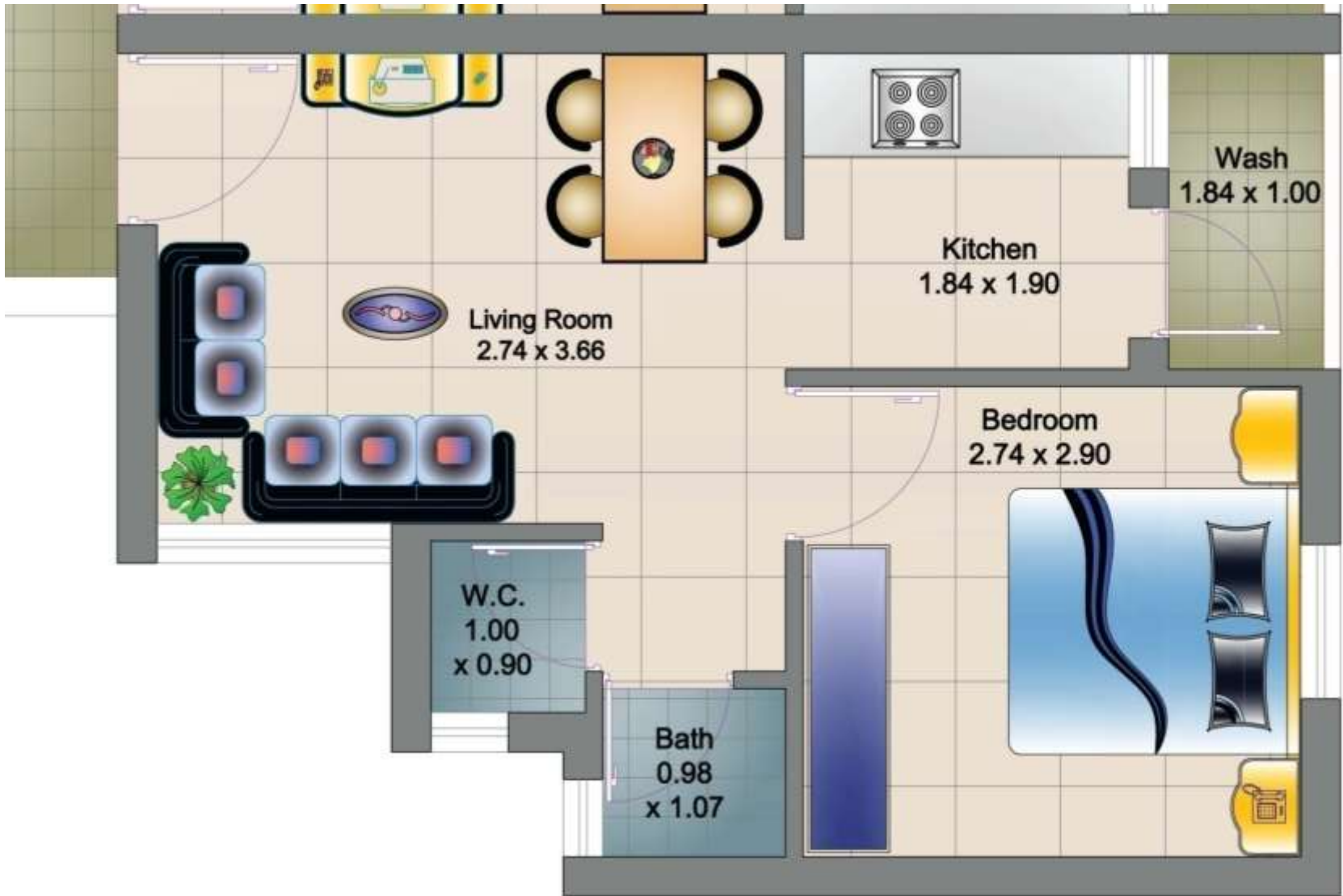


DETAILS OF LAND AVAILABLE WITH NAGARPALIKA

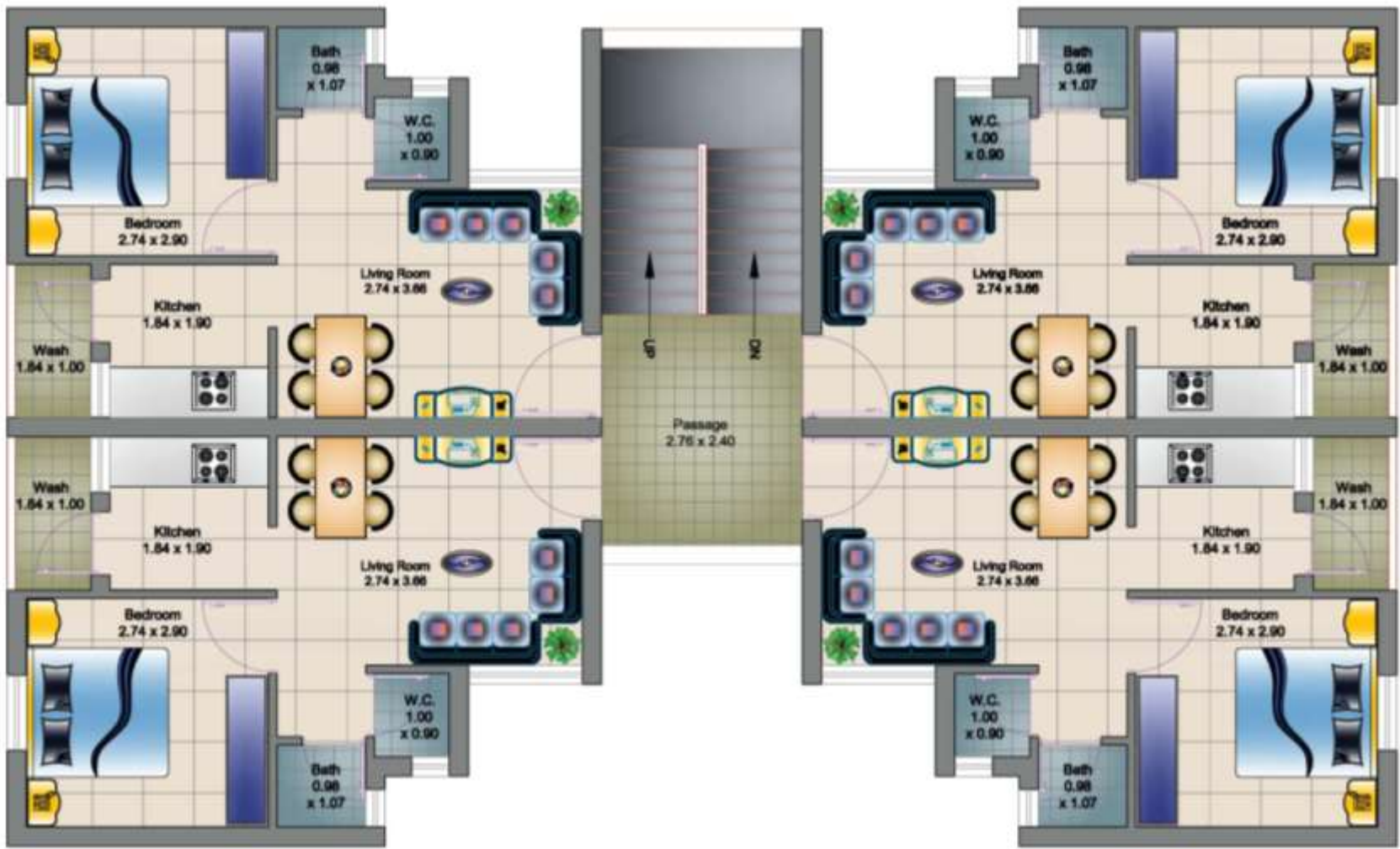
Plots identified for construction of new dwelling units		
Sr. No.	Location	Land Area for Proposed RAY Housing Scheme
1	S. No. 390/p of Valmikinagar, Thangadh	5284.46 Sq m.
2	S. No. 56 of Jay Ambe Dhar, Thangadh	51442.68 Sq m.
3	S. No. 35/1/p of Vanzaravas, Thangadh	4191.39 Sq m.

- The proposed Land for RAY project is in possession of Govt. Of Gujarat (Thangadh Nagarpalika).
- The approach of proposed land is avg. 3 to 4 mt. wide internal Road. The Amenities like Community Hall, Primary Health Center, Anganwadi and Livelihood Training center etc. are proposed in redevelopment plan.

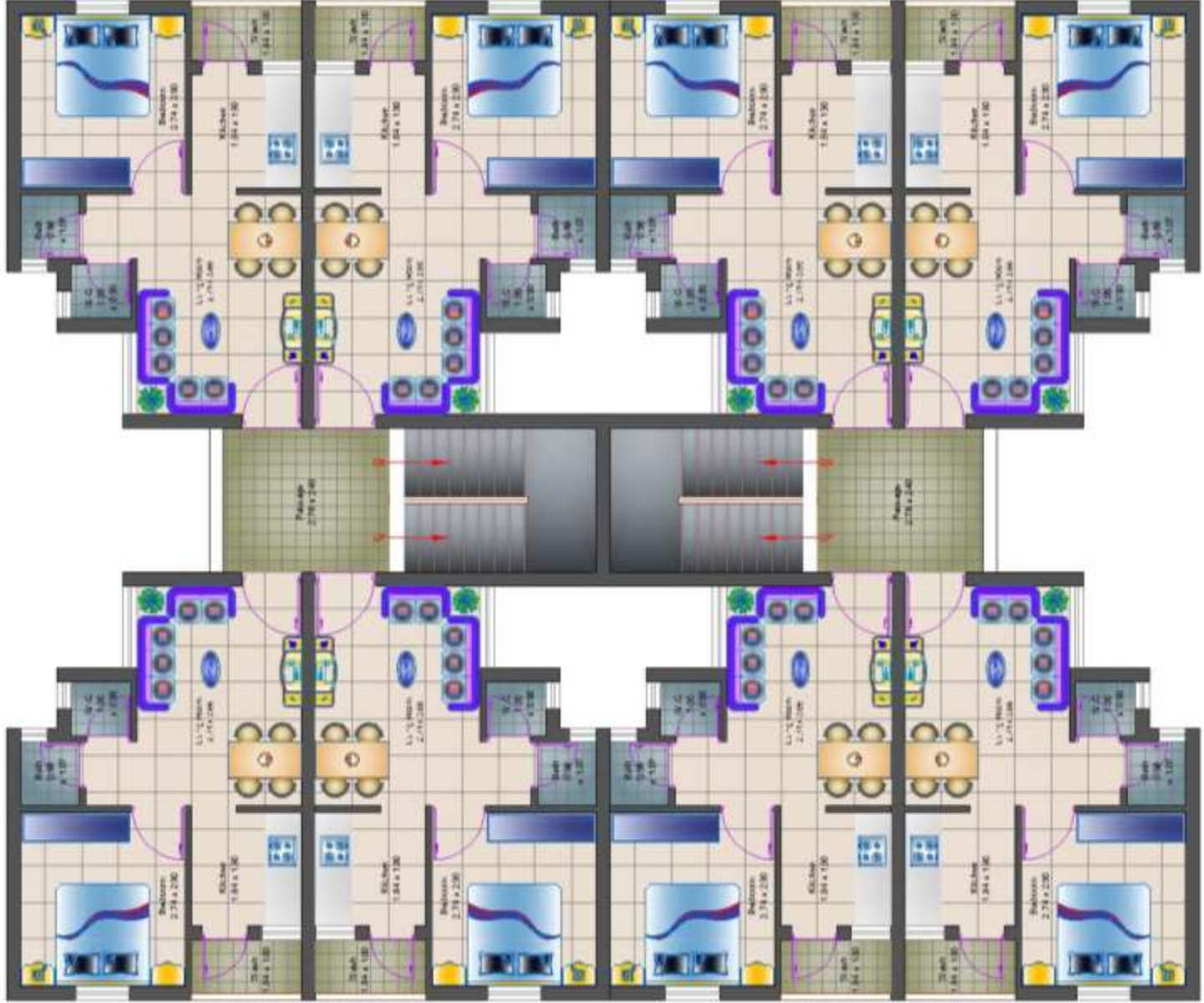
SKETCH PLAN OF SINGLE UNIT



PLAN OF A TYPE BLOCK (G.F. + 2 STORIED) 12 DU'S



PLAN OF "B" TYPE BLOCK (G.F. + 2 STORIED) 24 DU'S

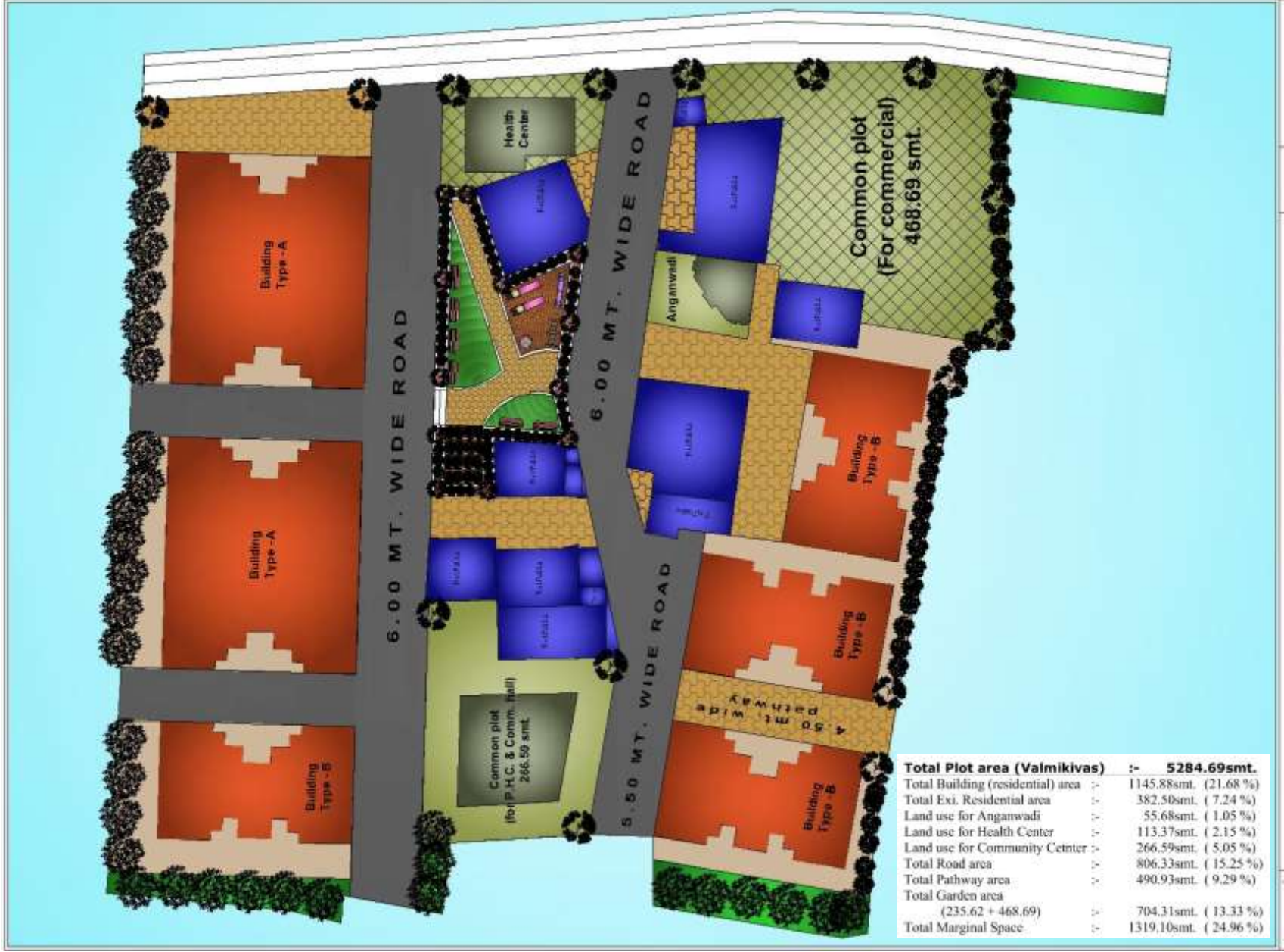


PERSPECTIVE VIEW OF BLOCK

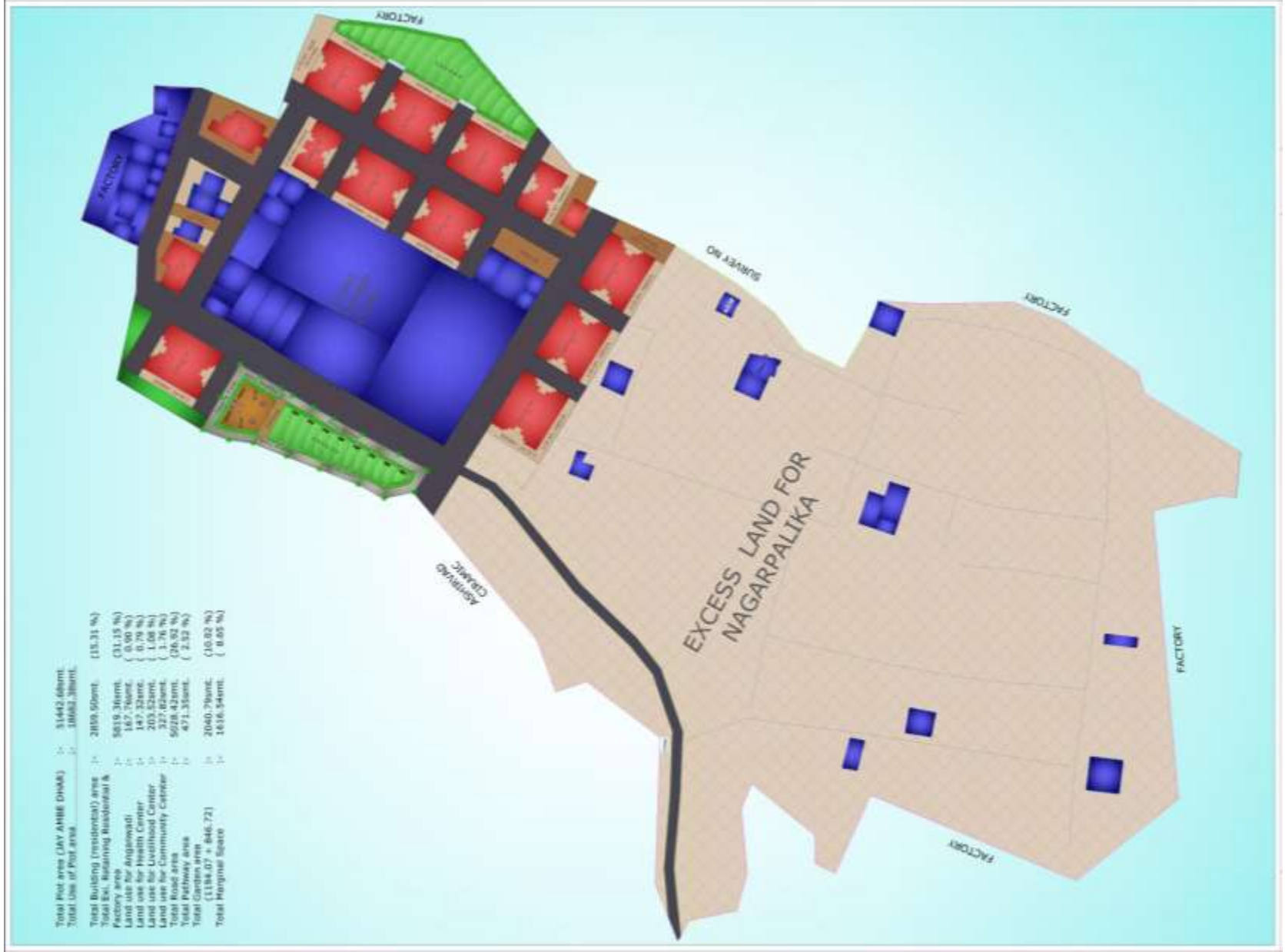
Proposed Housing Scheme under "RAY" for In-Situ Development for Thangadh



LAY OUT PLAN - VALMIKINAGAR



LAY OUT PLAN – JAY AMBE DHAR



LAY OUT PLAN - JAY AMBE DHAR (ENLARGE VIEW)



LAY OUT PLAN - VANZARAVAS

Total Plot area (VANJARAVAS) :-	4191.39smt.
Total Building (residential) area :-	1003.62smt. (23.95 %)
Total Exi. Retaining Residential area :-	362.09smt. (8.64 %)
Land use for Anganwadi :-	186.82smt. (4.45 %)
Total Road area :-	191.45smt. (4.56 %)
Total Pathway area :-	757.85smt. (18.08 %)
Total Garden area :-	
(559.92 + 294.42 + 43.15)	887.53smt. (21.18 %)
Total Marginal Space :-	802.03smt. (19.14 %)



DETAILS OF HOUSING PROJECT PROJECT HIGHLIGHTS WITH COST INVOLVEMENT

- Location: Thangadh
- G.F. + 2 storied RCC Frame Structure
- Living room, Kitchen, Bed room, Bath, W.C. & Balcony area
- Total No. of Units (Flats) : 420 DU's
- Carpet Area of Unit (Flat) : 26.70 Sqm
- Cost of Construction per Unit : Rs. 357100.00
- Cost per Sqm of Unit (Carpet area) : Rs. 13375.00
- **Total cost of Housing : 1500.014 Lacs**

DETAILS & SPECIFICATIONS OF DU'S

Sr. No.	Dwelling units details	Description
1	No of rooms	02
2	Living Space- One	2.74m x 3.66m
3	Kitchen- One	1.84m x 1.90m
4	Bed Space-One	2.74m x 2.90m
5	Bath	0.98m x 1.07m
6	W.C.	1.00m x 0.90m
7	Balcony	1.84m x 1.00m
8	Ceiling height	2.90mt.
9	Internal wiring	Provided
10	Plumbing & Sanitation Facilities	As per requirement

PROVISION FOR BASIC PHYSICAL INFRASTRUCTURE

- Provision for external Sewerage & Drainage system with common Septic Tank.
- Provision of external Water supply systems with O.W.R. & U.G. Sump of 15000 liter capacity for each block & individual water connection.
- Provision for well designed Storm Water drainage system with rain water harvesting system.
- Internal C.C. Roads and Pathway paving with Concrete Block.
- Provision for Compound Wall around the Scheme.
- Street Lighting, Tree Plantation & Solid Waste Management are also provided.

SOCIAL INFRASTRUCTURE

- Provision of Community Hall.
- Provision for Primary Health Centre.
- Provision for Anganwadi with Play area.
- Provision for Gardens & Children's Play area.

LAND USE DETAILS FOR VALMIKI NAGAR

Particulars	Area in Sq mt.	%
Total Residential B. Up Area on G.F.	1145.88	21.68 %
Total Existing Residential B. Up	382.50	7.24 %
Marginal & other Open Spaces	1319.10	24.96 %
Road area	806.33	15.25 %
Path ways area	490.93	9.29 %
Green Space (Garden) area	704.31	13.33 %
Community Center	266.59	5.05 %
Primary Health Center	113.37	2.15 %
Anganwadi	55.68	1.05 %
Total Land Area	5284.69	100.00 %

LAND USE DETAILS FOR JAY AMBE DHAR

Particulars	Area in Sq mt.	%
Total Residential B. Up Area on G.F.	2859.50	15.31 %
Total Exi. Retaining Residential & Factory Building B. Up	5819.36	31.15 %
Marginal & other Open Spaces	1616.54	8.65 %
Road area	5028.42	26.92 %
Path ways area	471.35	2.52 %
Green Space (Garden) area	2040.79	10.92 %
Community Center	327.82	1.76 %
Primary Health Center	147.32	0.79 %
Anganwadi	167.76	0.90 %
Livelihood & Training Center	203.52	1.08 %
Land Area Used for RAY	18682.38	100.00%
Excess Land for Nagarpalika	32760.30	
Total Land Area	51442.68	

LAND USE DETAILS FOR VANZARAVAS

Particulars	Area in Sq mt.	%
Total Residential B. Up Area on G.F.	1003.62	23.95 %
Total Exi. Retaining Residential B. Up	362.09	8.64 %
Marginal & other Open Spaces	802.03	19.14 %
Road area	191.45	04.56 %
Path ways area	757.85	18.08 %
Green Space (Garden) & Open Space	887.53	21.18 %
Anganwadi	186.82	4.45 %
Total Land Area	4191.39	100.00%

**PROJECT HIGHLIGHTS WITH COST INVOLVEMENT
TOTAL COST OF HOUSING PROJECT**

Sr. No.	Project	Amount (Rs. in Lacs)
A	IN SITU REDEVELOPMENT OF 420 DU'S	1500.014
B	PHYSICAL & SOCIAL INFRASTRUCTURE	317.360
C	OPERATION & MAINTENANCE	72.695
D	OTHER CHARGES	274.137
	SUB TOTAL(A)	2164.205

PROJECT HIGHLIGHTS WITH COST INVOLVEMENT

TOTAL COST OF BASIC INFRASTRUCTURE PROJECT

Sr. No.	Project	Amount (Rs. in Lacs)
1(i)	FOR ROAD NETWORK	41.672
1(ii)	FOR PATHWAYS PAVING	17.589
3.0	FOR COMPOUND WALL AROUND THE SLUM	54.294
2.0	FOR WATER SUPPLY NETWORK	13.690
3.0	FOR STORM WATER DRAINAGE NETWORK	6.829
4.0	FOR DRAINAGE & SEWERAGE NETWORK	33.550
5.0	FOR SOLID WASTE MANAGEMENT	1.698
6.0	FOR STREET LIGHT	9.328

..To be cntd.

PROJECT HIGHLIGHTS WITH COST INVOLVEMENT TOTAL COST OF SOCIAL INFRASTRUCTURE PROJECT

Sr. No.	Project	Amount in Rs. Lacs
7(i)	FOR COMPOUND WALL AROUND THE SCHEME	54.294
7(ii)	FOR GARDEN & CHILDREN PLAY AREA	36.001
7(iii)	FOR COMMUNITY CENTER - 2 Nos.	56.702
7(iv)	FOR LIVELIHOOD & TRAINING CENTER - 1 Nos.	14.483
7(v)	FOR PRIMARY HEALTH CENTER - 2 Nos.	14.280
7(vi)	FOR ANGANWADI - 3 Nos.	17.244
	SUB TOTAL (C)	317.360

TOTAL PROJECT COST WITH INFRASTRUCTURE WORK

Sr. No.	Details	Amount in Rs. Lacs
A	Cost of Housing Units (420 DU's)	1500.013
B	Cost of Physical & Basic Infrastructure	317.360
	Total Cost of the Housing & Infra. is Rs.	1817.373
C	Operation & Maintenance cost	72.695
D	Other Charges	
I	Rental Transit Housing (Rs. 22000/DU)	92.400
II	PMC, DPR, QC, Supervision @ 5%	90.869
III	Community Mobilization, Social Audit, TPIM @ 5%	90.869
	SAY (A+B+C+D)	2164.205

Rupees Twenty One Crore Sixty Four Lacs Twenty Thousand only.

FINANCIAL ALLOCAITON FOR PROJECT

Sr. No.	Details	Amount in Rs. Lacs
Sources:		
1	Central Government Contribution (75 % of cost)	1313.247
2	State Government Contribution (15 % of cost)	544.311
3	ULB's Contribution (10% of Basic & Social Infrastructure cost)	33.010
4	Beneficiary Contribution (10 % of Housing cost only)	273.638
	TOTAL	2164.205

Rupees Twenty One Crore Sixty Four Laces Twenty Thousand only.

THANK YOU.