

PROPOSALS FOR SCHEME FOR ECONOMICALLY WEAKER SECTION UNDER AFFORDABLE HOUSING IN PARTNERSHIP (AHP) FOR 5082 DWELLING UNIT AT 15 LOCATIONS IN AHMEDABAD

AMDAVAD MUNICIPAL CORPORATION



JAYESH A DALAL
PROJECT MANAGEMENT
CONSULTANT

AMDAVAD: City Profile

Sr No	Description	Amdavad
1	Area (sq km)	466
2	Number of Municipal Wards	64
3	Current Population (Census 2011) in Lakh	55.51
4	Current Number of Households (Census 2011) in lakh	12.37



Zone wise Distribution of Slums

Zone	No of Slum Settlements	No of huts	Slum Population	% Share of Slum Population
Central	112	18817	82418	10.33
East	54	10943	47930	6.00
North	94	17496	76632	9.60
South	191	45341	198594	24.88
West	137	45554	199527	25.00
Extended AMC limit*	124	24000	123647	24.19
AMC Total	712	162151	728749	100.00

*Slum Survey is underway for extended AMC limit*Slum Survey is underway for extended AMC limit



Affordable Housing in Partnership (AHP)

- Looking to the Growth of Urban Population, Demand of EWS and LIG Houses increases. To cope up with this demand and to increase the stock of affordable houses Government of Gujarat have introduced the GRUH yojana under 12th 5 year plan.
- Under this Scheme Amdavad Municipal corporation has taken initiative to Construct 5082 EWS Houses on 15 Locations in Amdavad
- Government of India will provide subsidy of Rs. 75000 per House
- Government of Gujarat will provide subsidy Rs.150000 per House
- AMC will provide land and Social Infrastructure Facility to Each plot
- Allotment of the houses to beneficiary will be done through transparent Computerized Draw



EWS Housing- 5082



Amdavad Municipal Corporation

Location for New EWS Housing Construction at EWS Plot

Sr. No.	T.P.S. No.	F.P. No	Area in Sq mt	No of Unit Proposed
Package-1				
1	16-Rakhiyal	211	5,585	288
2	106 - Vastral	152	6,782	220
3	113- Vastral	188/A	11,355	656
Package-2				
4	102- Nikol	90	10,204	1,024
5	110- Nikol	132	10,432	
Package-3				
6	2- Central Zone	192,193,194	8,436.7	282
7	14- Central Zone	9,11,12,13	6,586.9	168



Location for New EWS Housing Construction at EWS Plot

Sr. No.	T.P.S. No.	F.P. No	Area in Sq mt	No of Unit Proposed
Package-4				
8	19-kali	50	4,063	168
9	19-kali	52	6,501	276
10	28- Vadaj	407/2,408	5,101	190
11	28- Vadaj	824	6,421	276
Package-5				
12	38- Thaltej	280	3504	192
13	45- Chandlodia-Gota	193	11870	528
14	27-Vejalpur	78	3,332	144
15	27-Vejalpur	77	9,636	480
	Total		96,580	5082



Unit Cost of Dwelling Unit – In INR

	Description	Cost per Unit
A	Building Work	
1	Cost of Civil Work	399784.10
2	Cost of Electrical Work	16386.96
3	Cost of P&S Work	15859.74
4	Cost of Lift	27279.90
	Total Amount (A)	459310.7
B	Infrastructural Works	
	Cost of Infrastructure work	
1	Cost of Water Supply	2660.00
2	Cost of Sewerage	2600.00
3	Cost of Roads and Paver Block	19500.00
4	Cost of SWM system	1350.00
5	Cost of Streetlights	12951.75
6	Cost of Rain Water Harvesting	1135.00
7	Cost of Landscaping work	639.45
	Total Amount (B)	40836.20
	Total Amount (A+B)	500,146.90



Total Cost of DPRs Appraised – Rs in Lakh

Sr. No.	Particulars	Total Project Cost (Lakhs)	Central Share (Lakhs)	State Share (Lakhs)	ULB Share (Lakhs)	Beneficiary Share (Lakhs)	Central Share In Lakhs/DU	State Share In Lakhs/DU	ULB Share In Lakhs/DU	Beneficiary Share In Lakhs/DU
1	Cost of Dwelling Units									
a	Construction of 5082 No. of Dwelling Units of Carpet Area 27.00 sq.m/DU	23374.67								
	Total (A)	23374.67								
2	Physical Infrastructure									
a	Water Supply	135.18								
b	Sewerage	132.13								
c	Roads and Paver Block	990.99								
d	Streetlights	658.21								
e	SWM system	68.61								
f	Rain Water Harvesting	57.68								
	Development of Garden and Open Space	32.49								
	Total (B)	2075.27								
	Net Project Cost (A) + (B)	25417.47								
4	Cost of DPR Preparation, Project Management, Supervision and Quality Control @ 3%	762.52								
	Total (C)	762.52								
	Total (A) + (B) + (C)	26179.99	3811.5	7623	000	14745.49	0.75	1.5		3.00 (MAXIMUM)



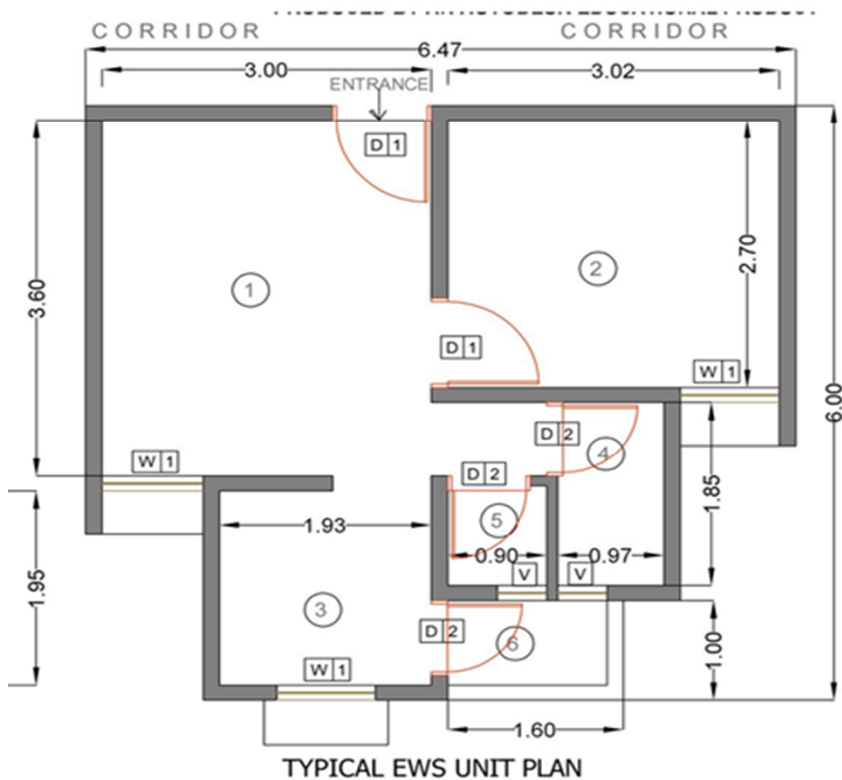
Beneficiary contribution taken as Max Rs. 3 Lakh only for dwelling unit construction cost

Sharing of Cost Mechanism

Component	Amount in Rs. Lakh
Total No's of Dwelling Unit	5082
No of Plots	15
Project Cost in Lakhs	26179.99
Central Share in Lakhs (RS.75000 per Each Dwelling Unit)	3811.5
State Share in Lakhs (RS.150000 per Each Dwelling Unit)	7623
ULB Share in Lakhs	Land & Social Infrastructure
Beneficiary Share in Lakhs	14745.49



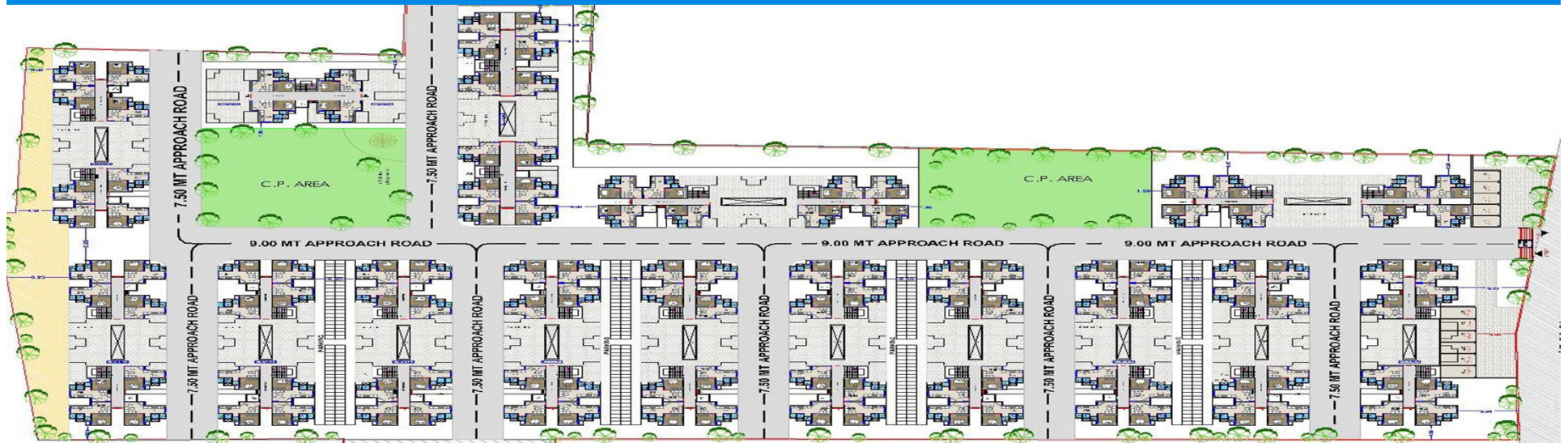
EWS HOUSING: UNIT PLAN & CLUSTER PLAN PKG-2



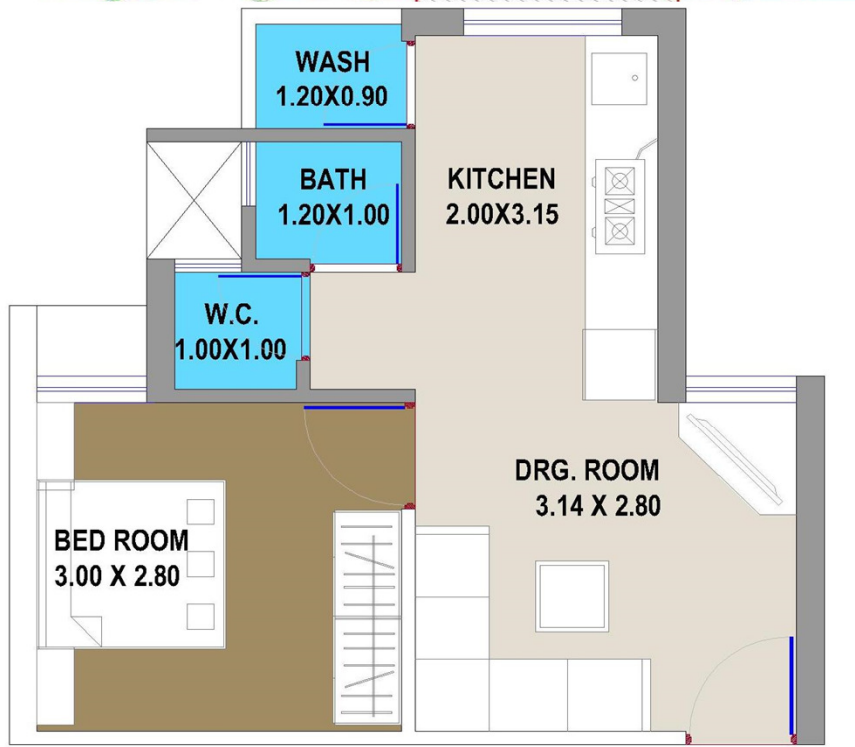
Detail of Dwelling Unit Package-2

Sr.No.	Name	Size in Mts
1	Hall	3.00 X 3.60
2	Room	3.02 X 2.70
3	Kitchen	1.93 X 1.95
4	Bath	0.97 X 1.85
5	W.C	0.90 X 1.00
6	Carpet Area	26.35 Sq. Mts
7	Built Up Area	33.24 Sq Mts

EWS HOUSING: UNIT PLAN & CLUSTER PLAN PKG-2



Detail of Dwelling Unit Package-2

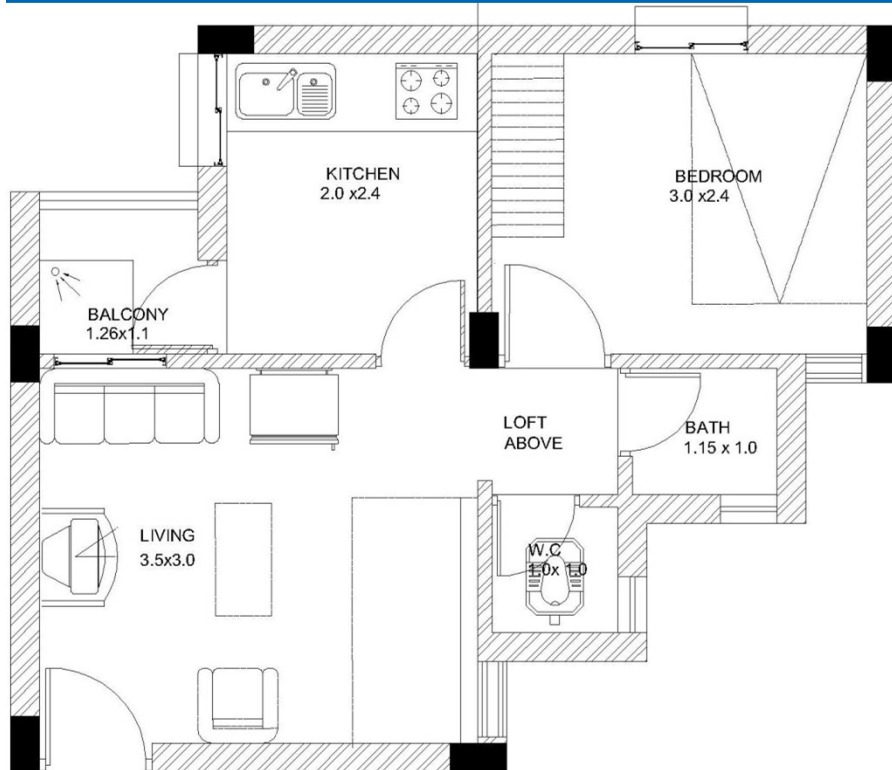


Sr.No.	Name	Size in Mts
1	Hall	3.14 X 2.80
2	Room	3.00 X 2.80
3	Kitchen	2.00 X 3.15
4	Bath	1.2 X 1.00
5	W.C	1.00 X 1.00
6	Carpet Area	26.92 Sq. Mts

EWS HOUSING: UNIT PLAN & CLUSTER PLAN PKG-3

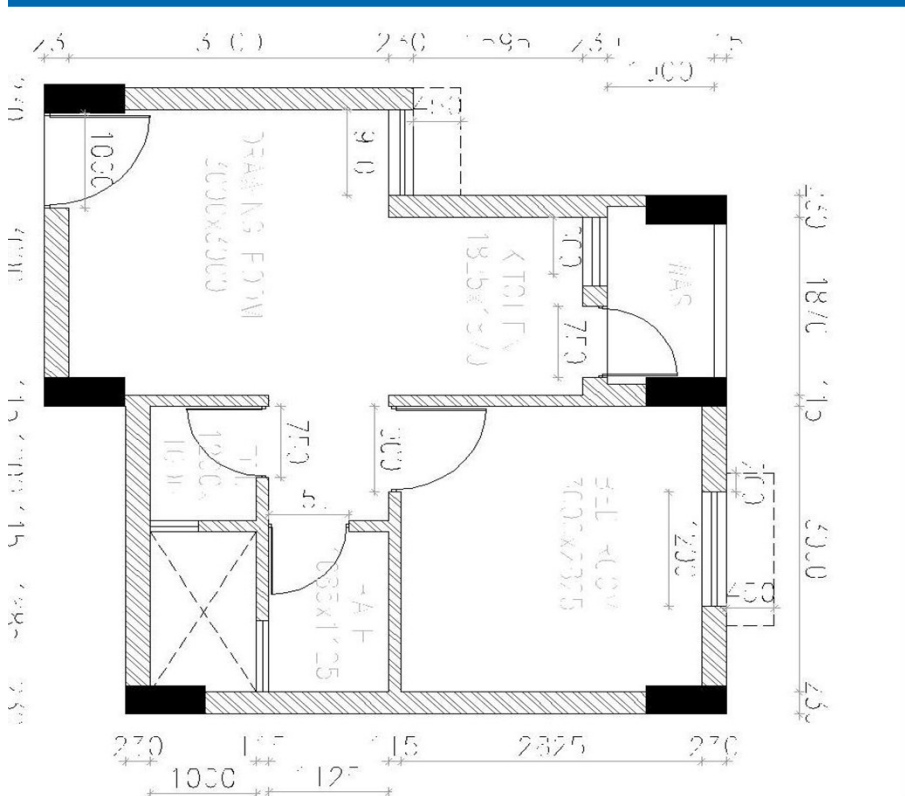
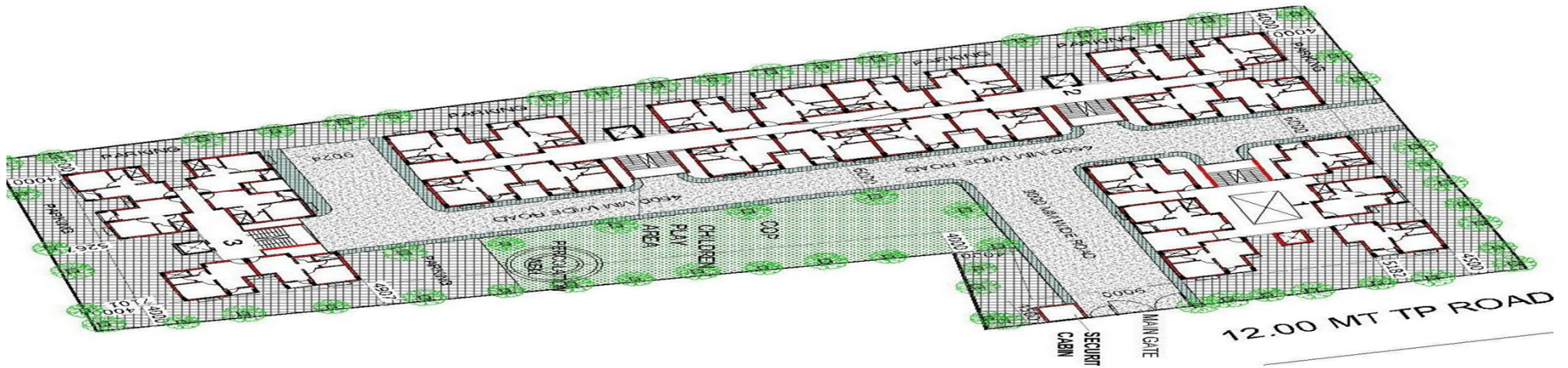


Detail of Dwelling Unit Package-3



Sr.No.	Name	Size in Mts
1	Hall	3.00 X 3.50
2	Bed Room	3.00 X 2.40
3	Kitchen	2.0 X 2.4
4	Bath	1.15 X 1.00
5	W.C	1.00 X 1.00
6	Carpet Area	26.35 Sq. Mts

EWS HOUSING: UNIT PLAN & CLUSTER PLAN PKG-4



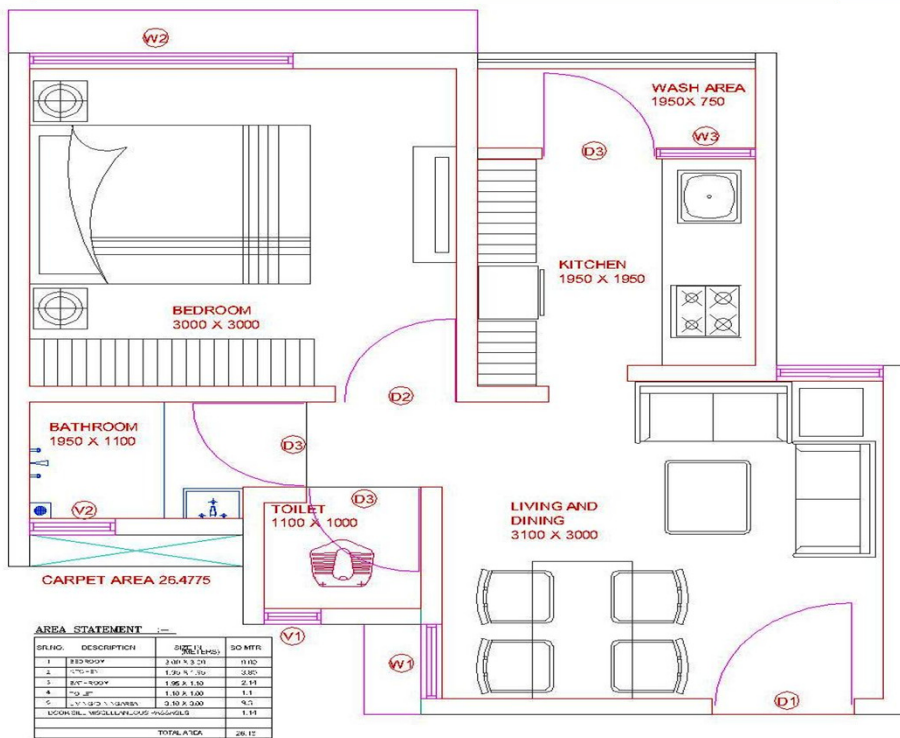
Detail of Dwelling Unit Package-4

Sr.No.	Name	Size in Mts
1	Hall	3.00 X 3.60
2	Bed Room	3.02 X 2.70
3	Kitchen	1.93 X 1.95
4	Bath	0.97 X 1.85
5	W.C	0.90 X 1.00
6	Carpet Area	26.35 Sq. Mts

EWS HOUSING: UNIT PLAN & CLUSTER PLAN PKG-5



Detail of Dwelling Unit Package-5



Sr.No.	Name	Size in Mts
1	Hall	3.10 X 3.00
2	Bed Room	3.00 X 3.00
3	Kitchen	1.95 X 1.95
4	Bath	1.95 X 1.10
5	W.C	1.10 X 1.00
6	Carpet Area	26.12 Sq. Mts