

SLUM FREE DEESA

DEESA NAGARPALIKA

Banaskantha District, Gujarat

for

1456 DUs

CSMC Meeting

Ministry of Housing & Urban Poverty
Alleviation (MoHUPA), New Delhi

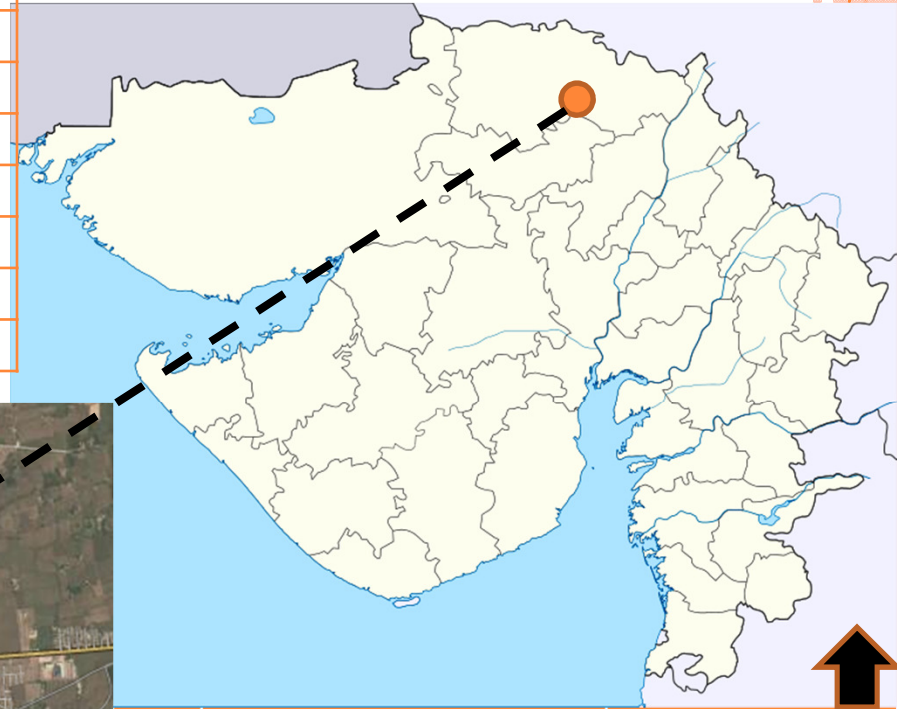
Date: 20.01.2014



PRESENTED BY:
SECRETARY (UD & HD)
GOVT. OF GUJARAT

DEESA – CITY PROFILE

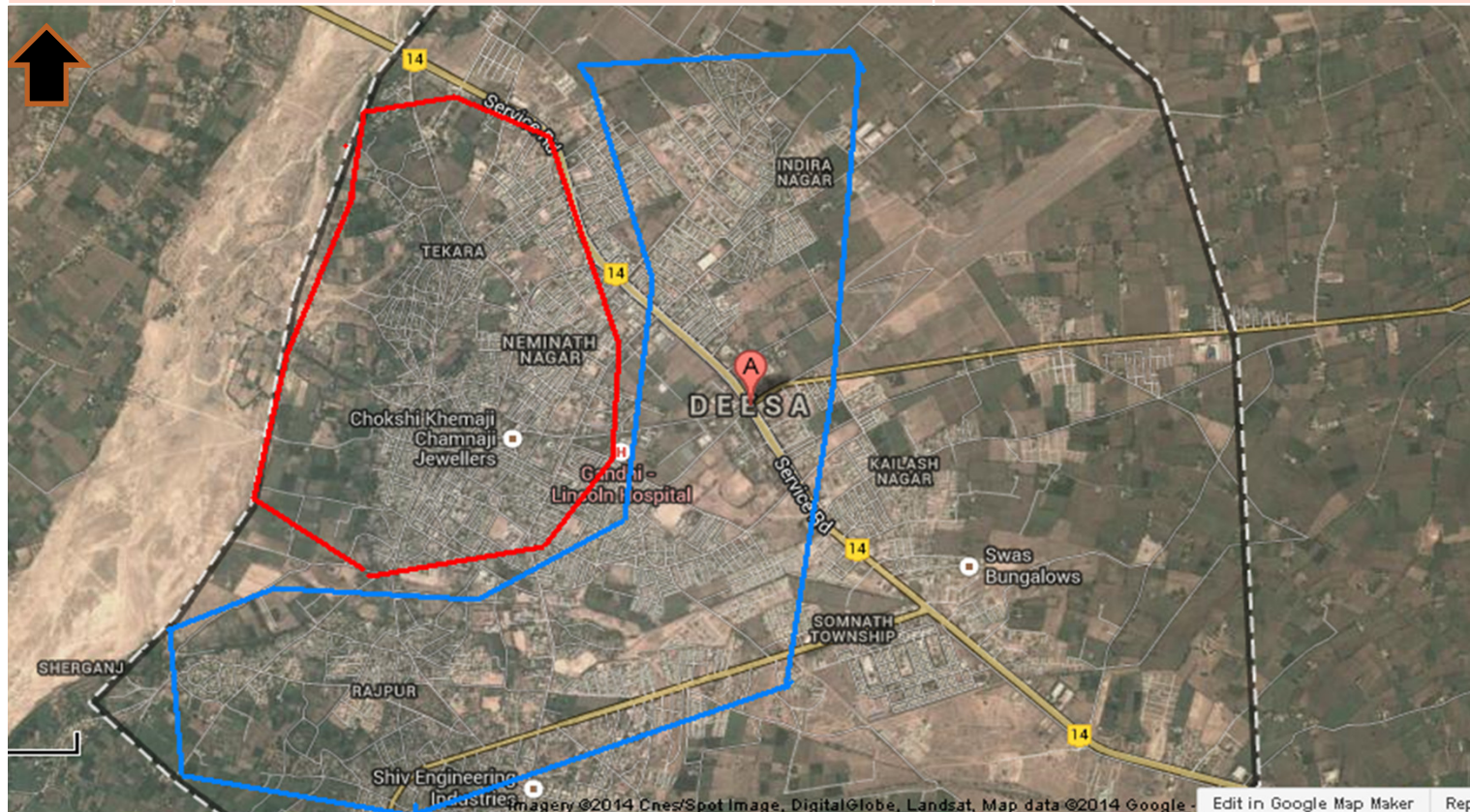
Sr. No.	Census	Population (souls)
1	1941	5638
2	1951	15016
3	1961	18891
4	1971	28324
5	1981	41730
6	1991	62435
7	2001	83382



Sr. No	Description	DEESA
1	Population (Census 2011)	1,08,209
2	Households (Census 2011)	21,860
3	Area	8.43 Sq.Km
4	Population Density	128 person/ha
5	No. of Ward	12

DEESA – SLUM PROFILE

Sr. No.	Description	Deesa
1	No of Slum Settlement	16
2	No. of Huts	3634
3	Slum Population	18668
4	Slum Population to City Population	17.25%
5	Area covered by Slum	2.06 sq km



DEESA – SLUM FREE CITY PLANNING

	No of Slum Settlements	No of houses	Population
Deesa (8.43 Sqkm)	16	3634	18668

Sr. No.	Slum Name	H.H	Slum Free Planning
1	Bekarikuva	216	Phase I
2	Indiranagar	318	
3	Naherunagar	84	
4	Rajment	41	
5	Shivnagar	144	
6	Terami Nala	61	
7	Vadi Road	592	
8	Bhopanagar	391	Phase II
9	Gavadi	259	
10	Mohmadpuri Gavadi	49	
11	Pustak Colony	411	
12	Railway Station	52	
13	Rajpura	807	
14	Rajpura Badapura	77	
15	Vadi Road	80	
16	Valmiki Nagar	52	
Total		3634	
Phase-I	Slum areas of North-West Region	1456	

STRATEGY FOR SLUM FREE CITY DEESA

1. **In-situ up-gradation** by providing household level services in slums with housing up gradation
2. **In-Situ Redevelopment** on public land by ULB
3. **Relocation**, wherever the slums are untenable, i.e. located on environmental sensitive zone or infrastructure project affected areas
4. **In-situ redevelopment through PPP** identifying potential sites and will be implemented according to Gujarat slum redevelopment policy 2010 and Rajiv Awas Yojana.

DEESA - RAY

**DPR for
Deesa Nagapalika
Phase I - 1456 DUs**



DEESA – PHASE - I

List of Slums for In-Situ Redevelopment Option

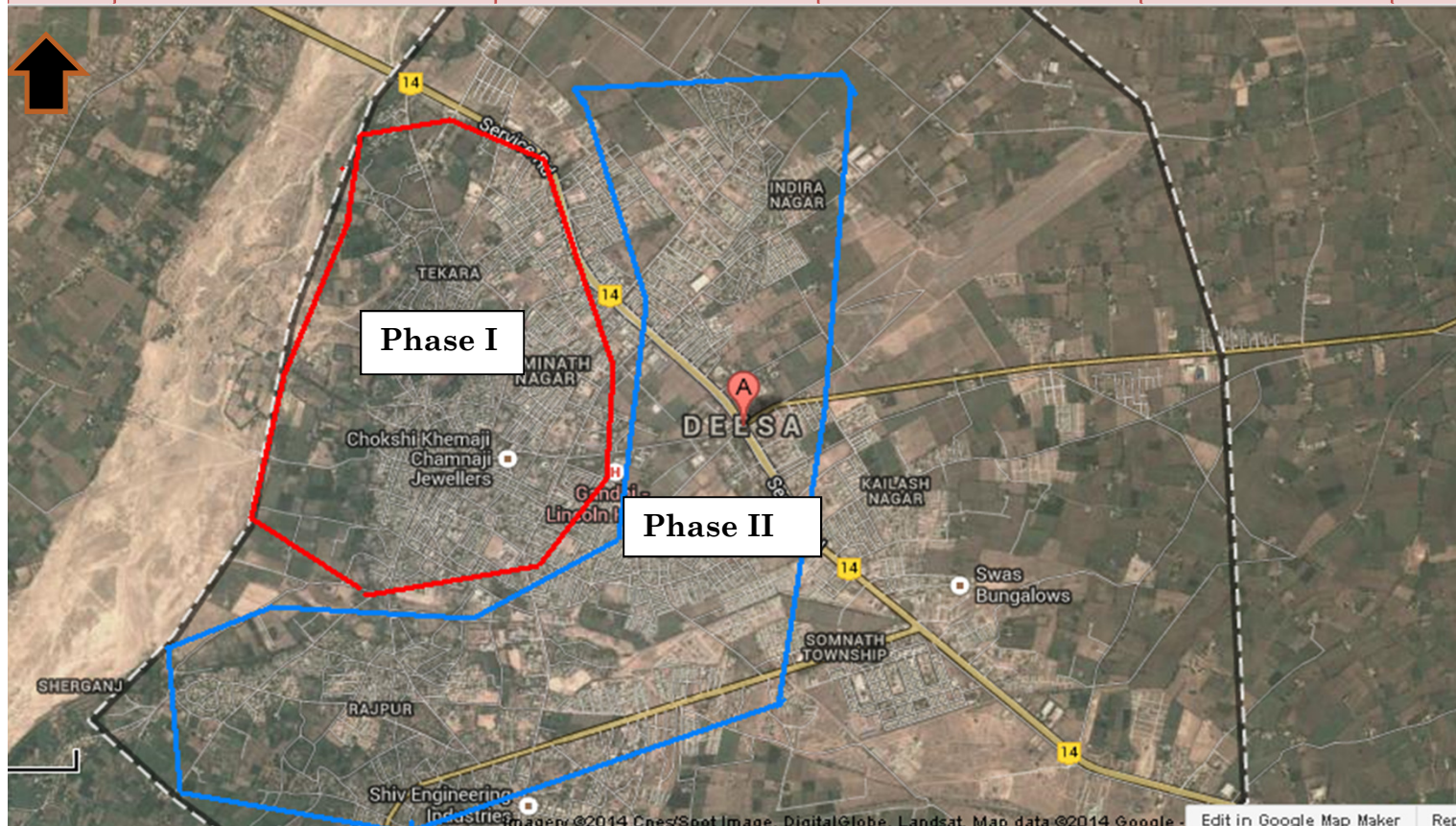
Sr. No	Name of Slum	Population	Total Household
1	Bekarikuva	1100	216
2	Indiranagar	1612	318
3	Naherunagar	464	84
4	Rajment	235	41
5	Shivnagar	786	144
6	Terami Nala	296	61
7	Vadi Road	3366	592
Total		7859	1456



SLUM FREE CITY - DEESA

Details of Slum Covered under Phase-I

Sr. No	Name of Slum	Population	Total Household	Pakka DUs	Semi Pukka DUs	Kaccha DUs
1	Bekarikuva	1100	216	10	150	56
2	Indiranagar	1612	318	55	205	58
3	Naherunagar	464	84	49	12	23
4	Rajment	235	41	41	-	-
5	Shivnagar	786	144	14	39	91
6	Terami Nala	296	61	22	24	15
7	Vadi Road	3366	592	8	49	535



SUMMARY OF TOTAL APPRAISED PROJECT COST

Rs in lakh

Sr. No.	Project Component	Total Project Cost in lacs	Central Share in lacs	State Share in lacs	ULB Share in lacs	Beneficiary Share in lacs
<u>A-HOUSING</u>						
1	New	4348.46	3261.35	652.27	0.00	434.85
2	Up-Gradation	0.00	0.00	0.00	0.00	0.00
SUB TOTAL-A HOUSING		4348.46	3261.35	652.27	0.00	434.85
<u>B-Physical infrastucture</u>						
SUB TOTAL-B INFRASTRUCTURE		421.01	315.76	63.15	42.10	0.00
TOTAL COST (A + B)		4769.47	3577.11	715.42	42.10	434.85
<u>C - Operation & Maintainence of Project cost</u>		190.78	143.08	47.69	0.00	0.00
<u>D - Other Cost</u>						
1	DPR Preparation Project Management Supervision and Quality Control - @ 2.5%	119.24	0.00	119.24	0.00	0.00
2	Capacity Building Community Mobilization Social Audit and TPIM - @ 2.5%	119.24	0.00	119.24	0.00	0.00
SUB TOTAL-D		238.47	0.00	238.47	0.00	0.00
GRAND TOTAL (A+B+C+D)		5198.73	3720.19	1001.59	42.10	434.85

Beneficiary contribution taken as 10% for dwelling unit construction cost (As per State Policy)

SUMMARY OF TOTAL APPRAISED PROJECT COST

Rs in lakh

Sr. No	Project Component	Total Project Cost in lacs	Central Share in lacs	State Share in lacs	ULB Share in lacs	Beneficiary Share in lacs
B-Physical infrastucture						
1	Roads					
(i)	CC Road	124.74	93.56	18.71	12.47	0.00
2	Water Supply					
(i)	Pipe Line	5.80	4.35	0.87	0.58	0.00
4	Sewerage					
(i)	Pipe Line with Manhole	90.18	67.64	13.53	9.02	0.00
5	Street Light					
(i)	Solar street light	50.66	38.00	7.60	5.07	0.00
6	Solid Waste					
(i)	MS Dustbin Large	8.33	6.25	1.25	0.83	0.00
(ii)	MS Dustbin Small	1.29	0.97	0.19	0.13	0.00
7	Social Infrastructure					
(i)	Park	21.47	16.10	3.22	2.15	0.00
(ii)	Aganwadi	17.73	13.30	2.66	1.77	0.00
(iii)	Boundary Wall	58.42	43.82	8.76	5.84	0.00
(iv)	Transit Accomodation	42.39	31.79	6.36	4.24	0.00
SUB TOTAL-B INFRASTRUCTURE		421.01	315.76	63.15	42.10	0.00

COST AS PER DPR

COST OF ONE DU	= Rs. 298658
COST OF Infrastructure per DU	= Rs. 28915
TOTAL COST PER DU	= RS. 327573
COST RATIO - HOUSING:INFRASTRUCTURE	= 9.68%

FINANCING PATTERN	Housing	Infrastructure
Central Grant (%)	75	75
State Grant (%)	15	15
NP Share (%)	0	10
Beneficiary share (%)	10	0

Layout Plan – Site-1

R.S. no. 5278 (320 DUs)



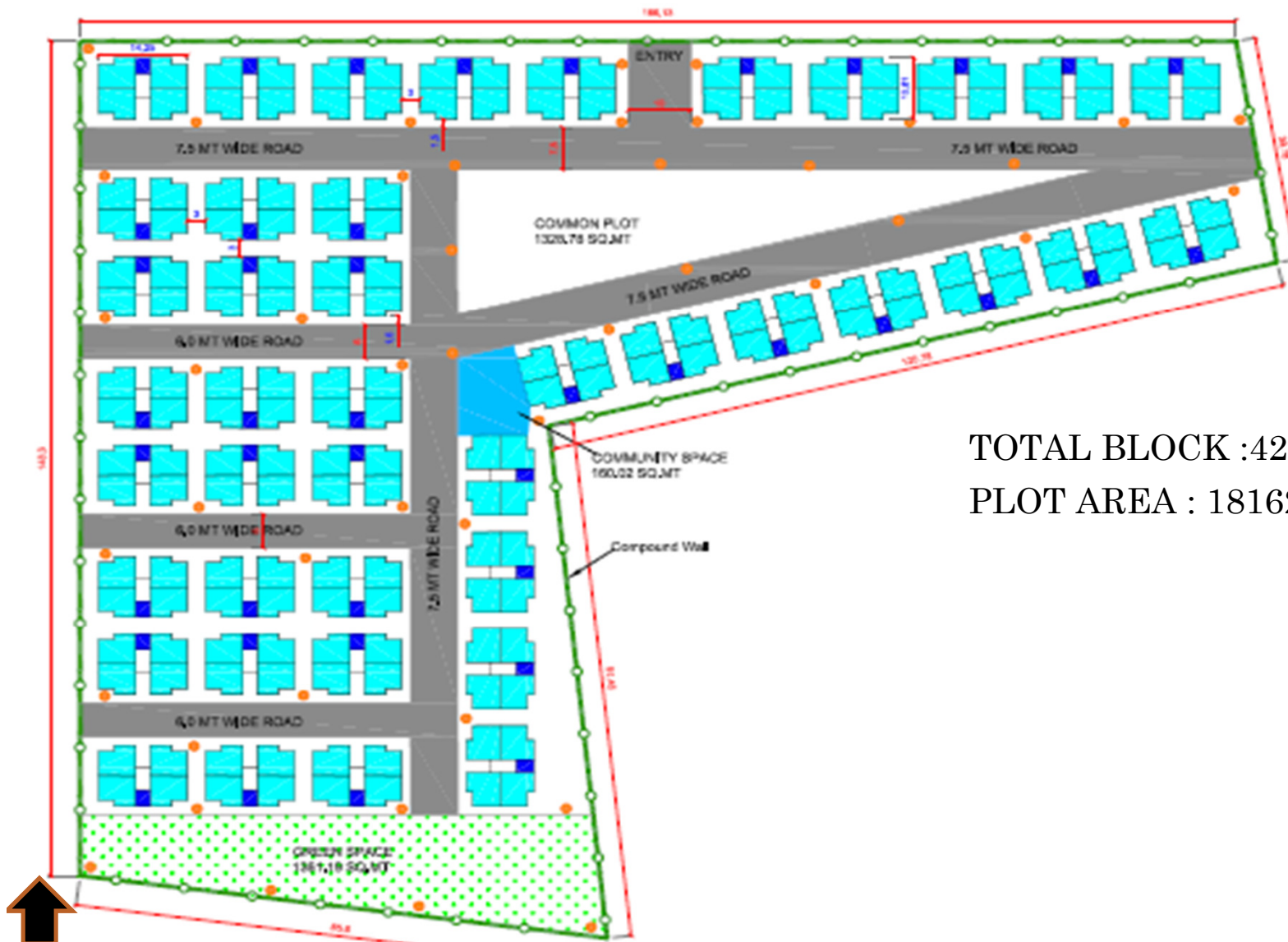
TOTAL BLOCK:20 BLOCK

PLOT AREA : 7896.75 SQ.MT.



Layout Plan – Site-2

R.S. no. 5279 & 5280(672 Dus)



TOTAL BLOCK :42 BLOCK
PLOT AREA : 18162.54 SQ.MT.

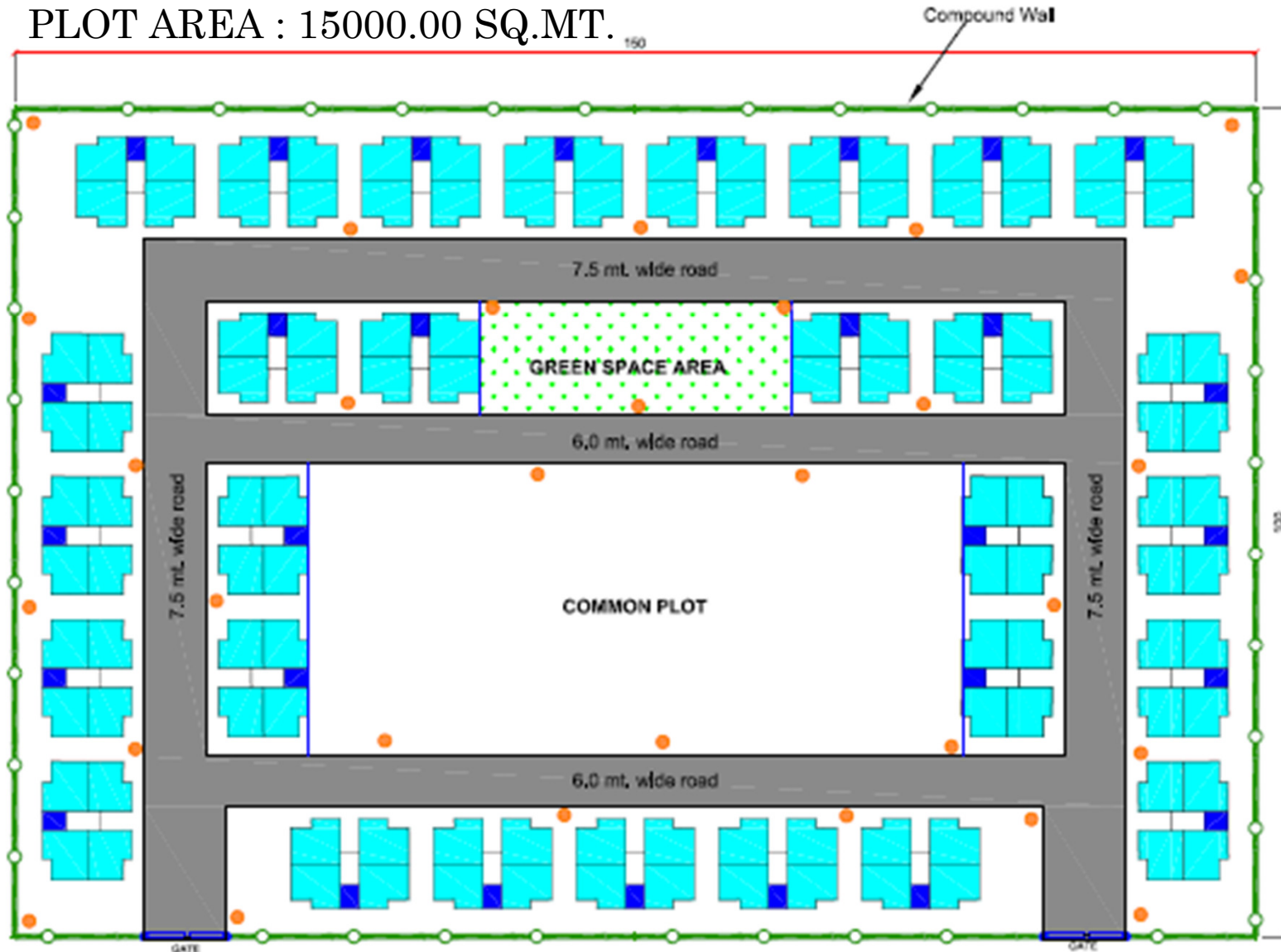


Layout Plan – Site- 3

R.S. no. 4896 (464 Dus)

TOTAL BLOCK : 29

PLOT AREA : 15000.00 SQ.MT.



Design of Unit Plan

Carpet Area: 23.70 sq mt

Built up area: 29.71 sq mt

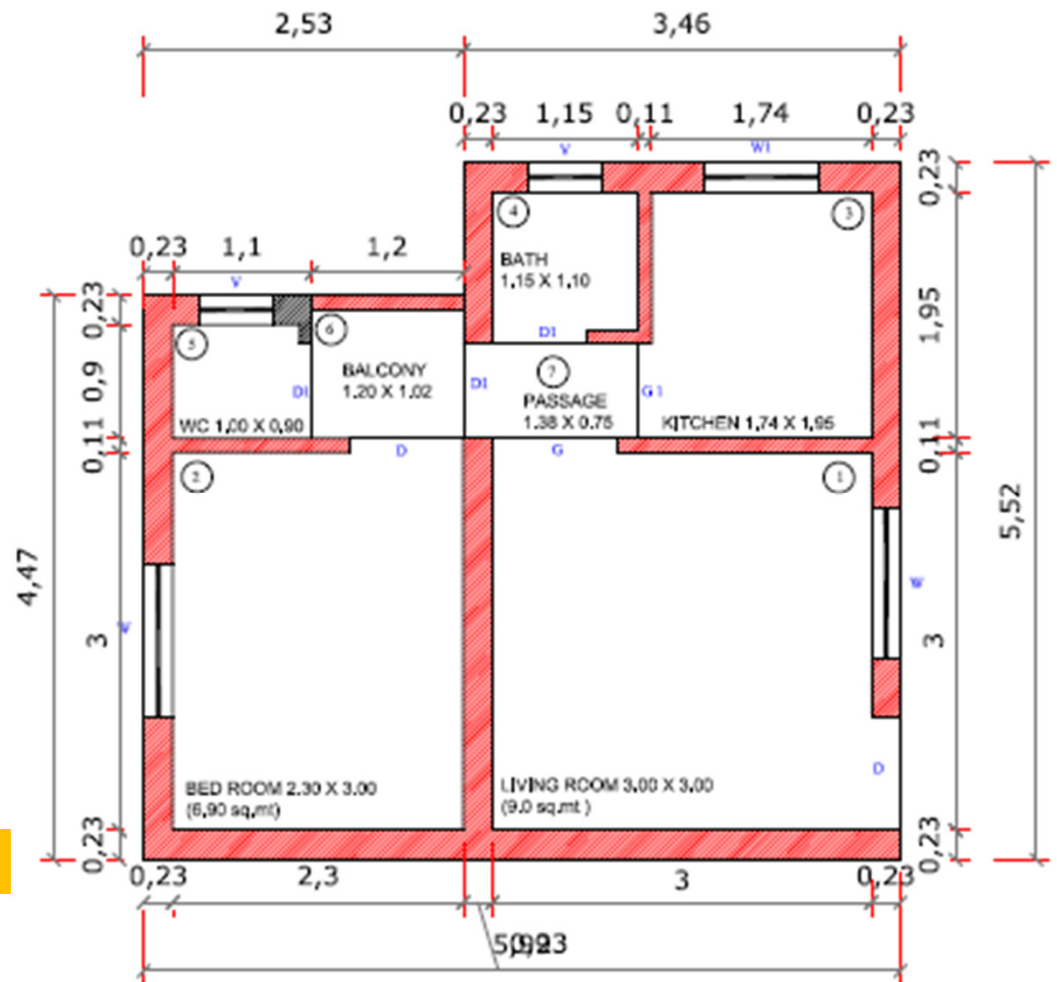
COST AS PER DPR

COST AS PER DPR

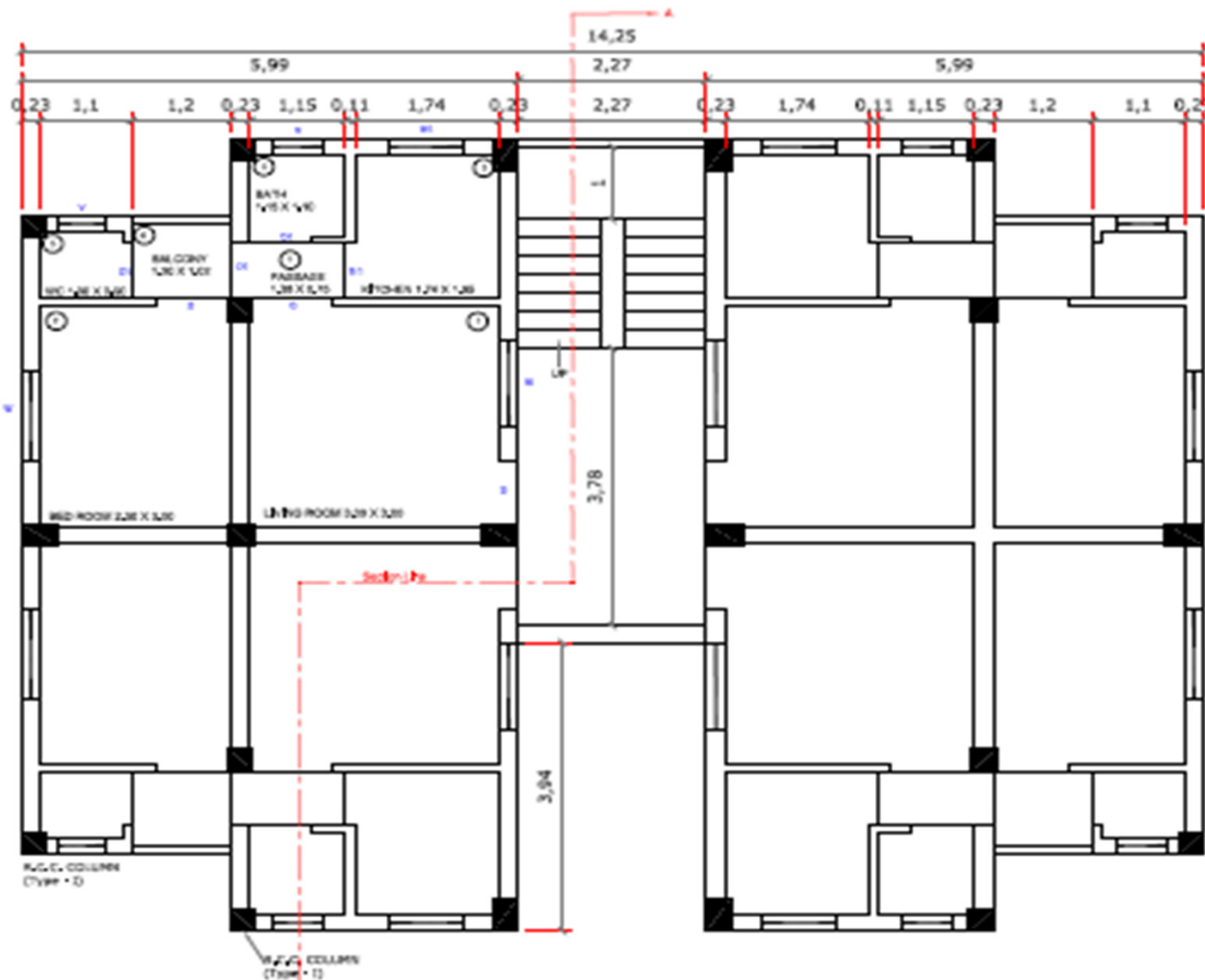
COST OF ONE DU = Rs. 298658

COST of Construction (per sq mt) = Rs. 10052

Beneficiary contribution per DU:Rs. 29866



Design of Cluster Plan

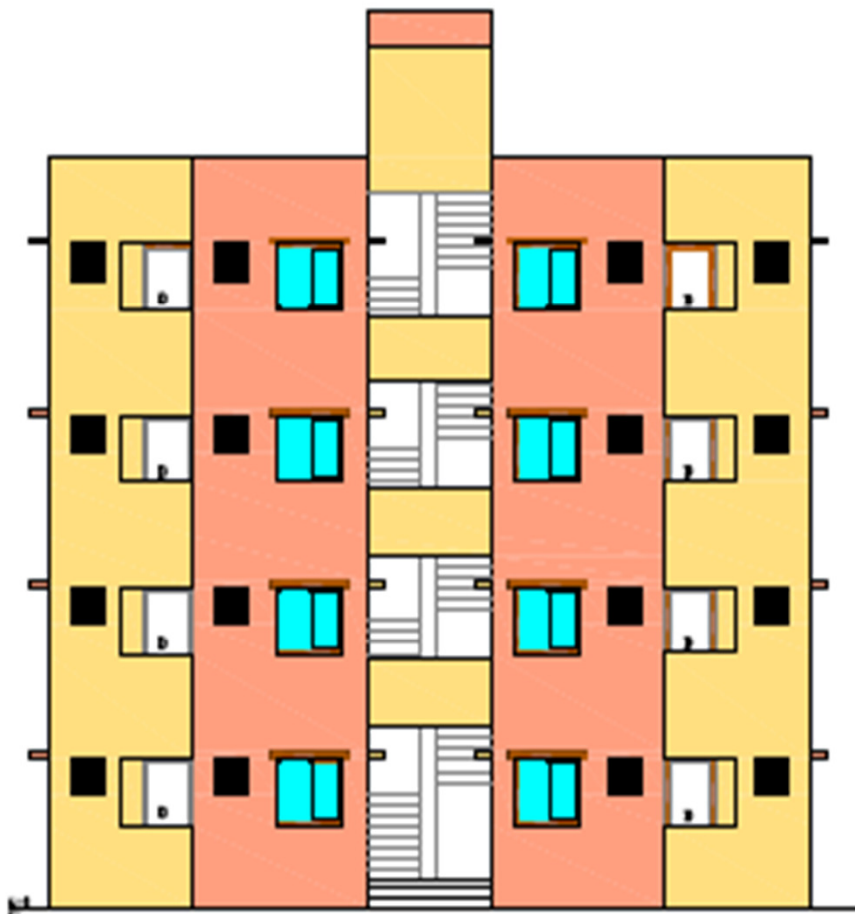


TYPICAL COMPLEX PLAN
Ground + 3 Floor

Per Block Plinth area 134.47 sqmt

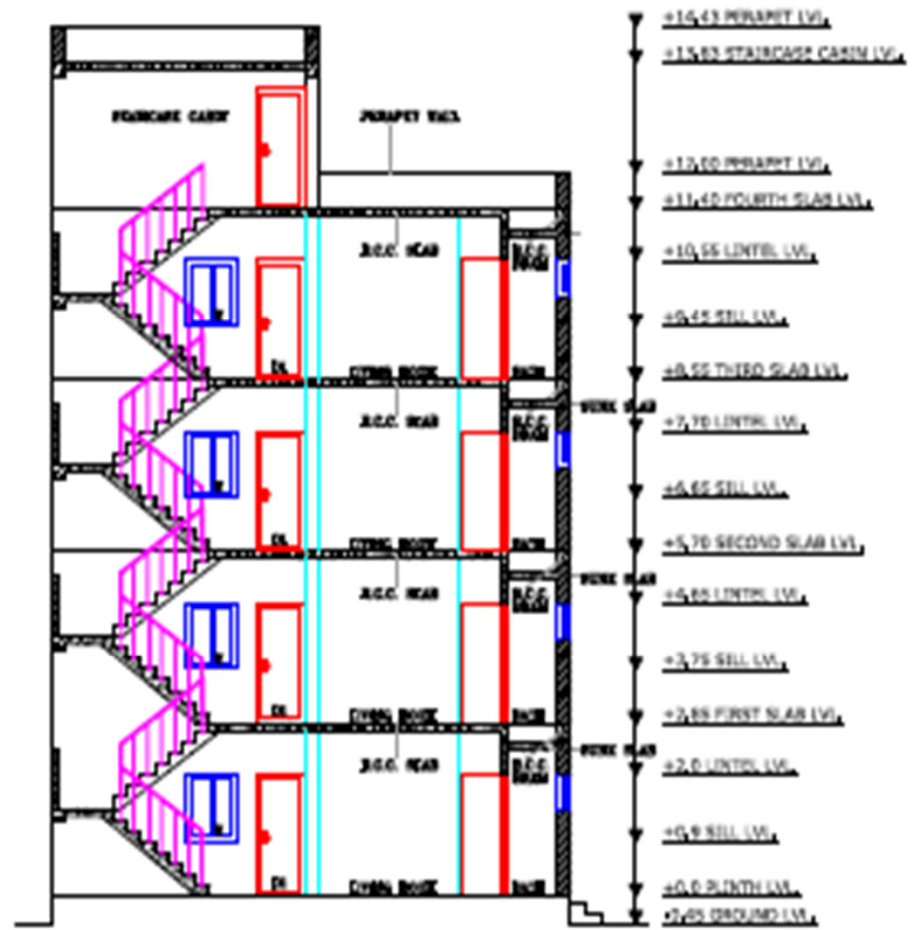


Elevation



2020/09/01 10:00 AM

ELEVATION



Section I = AA'

- +15.63 ROOF TOP LV.
- +15.53 STAIRCASE CORE LV.
- +13.50 ROOF TOP LV.
- +11.40 FOURTH SLAB LV.
- +10.55 LINTEL LV.
- +9.45 SILL LV.
- +8.55 THIRD SLAB LV.
- +7.70 LINTEL LV.
- +6.65 SILL LV.
- +5.70 SECOND SLAB LV.
- +4.85 LINTEL LV.
- +3.75 SILL LV.
- +2.85 FIRST SLAB LV.
- +2.0 LINTEL LV.
- +0.9 SILL LV.
- +0.0 FIFTH LV.
- 1.05 GROUND LV.

Thank You!

