

SLUM FREE KALOL

KALOL NAGARPALIKA
District - Gandhinagar
State - Gujarat
for
2421 DUs

CS&MC Meeting

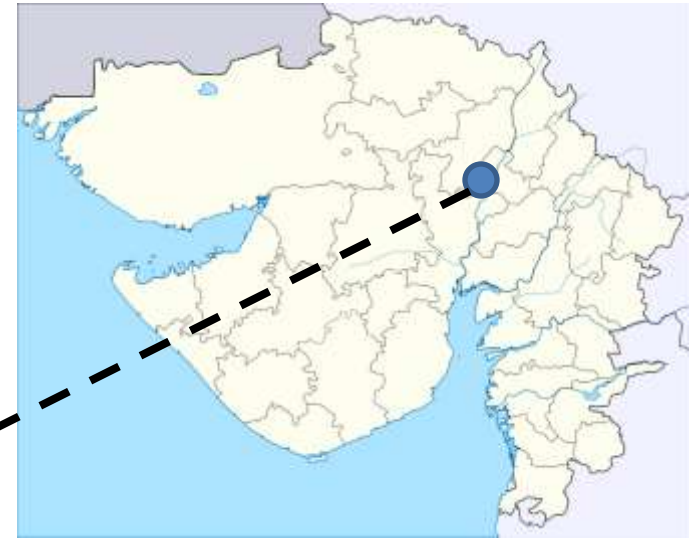
Ministry of Housing & Urban Poverty Alleviation (MoHUPA), New Delhi

Date: 20.01.2015

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

KALOL- CITY PROFILE

Sr. No.	Census	Population (souls)
1	1951	22,432
2	1961	31,940
3	1971	50,321
4	1981	69,946
5	1991	82,137
6	2001	1,00,008
7	2011	1,12,013



Sr. No.	Description	Kalol
1	Population (Census 2011)	1,12,013
2	Households (Census 2011)	22,600
3	Area	36.55 Sq.Km
4	Population Density	31 person/ha
5	No. of Ward	12

KALOL- SLUM PROFILE

Sr. No.	Description	Kalol
1	No of Slum Settlement	21
2	No. of Huts	2421
3	Slum Population	12455
4	Slum Population to City Population	11.11%
5	Area covered by Slum	0.90 sq km



Details of Slum Covered

Sr. No	Population	Slum Name	Pakka	Semi Pakka	Kaccha	Slum H.H
1	402	Lilitalavadi	0	52	28	80
2	351	Karjisan ni Charli	3	22	50	75
3	388	Bangladesh	1	52	26	79
4	522	Raval Vas	11	58	27	96
5	476	Ustadnagar	0	52	44	96
6	535	Bhavani nagar	36	45	15	96
7	476	32 Quater	0	46	32	78
8	324	Mahendrabhai Ni Charli	0	26	41	67
9	297	Anandpura	0	23	37	60
10	769	Vagarivas No Vistar	0	62	67	129
11	1357	Indiranagar	17	139	91	247
12	385	Darbar ni Chali	5	26	46	77
13	505	Kothavali Charli	9	2	94	105
14	443	Daud nu Daferu	3	31	53	87
15	382	Thakorvas -Undrar Vas	5	35	30	70
16	625	Kalyanpura no vistar	5	20	88	113
17	1099	Metropase No vistar	7	165	69	241
18	571	JP ni Lati	0	35	79	114
19	931	Azadnagar	24	64	100	188
20	888	Navjivan ni Charli	9	129	47	185
21	729	Rahimpura	4	91	43	138
	12455		139	1175	1107	2421

EXISTING HOUSE CONDITION

JP Ni Lati



Metro Area

EXISTING INFRASTRUCTURE CONDITION

Thakor Vas Area



Vaghari Vas Area



Taking Consent from Different Slum areas



KALOL– SLUM FREE CITY PLANNING

SL. NO	SLUM NAME	Slum House Hold	Slum Population	Relocation / In situ
1	Lilitalavadi	80	402	In-Situ at Proposed site-1
2	Karjisan ni Charli	75	351	Relocation at Proposed site-7
3	Bangladesh	79	388	In-Situ at Proposed site-2
4	Raval Vas	96	522	Relocation at Proposed site-2
5	Ustadnagar	96	476	In-Situ at Proposed site-2
6	Bhavani nagar	96	535	Relocation at Proposed site-5
7	32 Quater	78	476	In-Situ at Proposed site-3
8	Mahendrabhai Ni Charli	67	324	Relocation at Proposed site-5
9	Anandpura	60	297	Relocation at Proposed site-7
10	Vagarivas No Vistar	129	769	Relocation at Proposed site-6
11	Indiranagar	247	1357	Relocation at Proposed site-3
12	Darbar ni Chali	77	385	Relocation at Proposed site-1
13	Kothavali Charli	105	505	Relocation at Proposed site-2
14	Daud nu Daferu	87	443	Relocation at Proposed site-2

KALOL– SLUM FREE CITY PLANNING

SL. NO	SLUM NAME	Slum House Hold	Slum Population	Relocation / In situ
15	Thakorvas -Undrar Vas	70	382	Relocation at Proposed site-2
16	Kalyanpura no Vistar	113	625	Relocation at Proposed site-2
17	Metropase No vistar	241	1099	Relocation at Proposed site-4
18	JP ni Lati	114	571	Relocation at Proposed site-1,4 & 7
19	Azadnagar	188	931	Relocation at Proposed site-5 & 6
20	Navjivan ni Charli	185	888	In-Situ at Proposed site-4
21	Rahimpura	138	729	In-Situ at Proposed site-2
TOTAL		2421	12455	
Total In-situ Development		656	3359	6 Slums
Total Relocation Development		1765	9096	15 Slums

Total 21 slum area having 2421 house hold are covered under this scheme at difference 7 locations of kalol city.

STRATEGY FOR SLUM FREE CITY KALOL

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.

KALOL – RAY DPR
for
Kalol Nagapalika
2421 DUs

PROPOSED 7-SITES

Proposed Site No	Name of Proposed Site	No of unit Proposed	Name of Slum Covered	
			Name of Slum	H.Hold
1	At Final Plot - 60 near Lilitalavdi	192 Units	Lilitalavadi	80
			Darbar ni Chali	77
			JP ni Lati	35
2	At Final Plot - 121, 122 & 123 near Rahimpura, Ustadnagar & Bangladesh	784 Units	Bangladesh	79
			Raval Vas	96
			Ustadnagar	96
			Daud nu Daferu	87
			Kothavali Charli,	105
			Thakorvas -Undrar Vas	70
			Kalyanpura no vistar	113
			Rahimpura	138
3	At Final Plot - 78 near 32 Quater	325 Units	32 Quater	78
			Indiranagar	247
4	At Navjivan ni Chali area	496 Units	Navjvan ni Charli	185
			Metropase No vistar	241
			JP ni Lati	70
5	At Final Plot - 80 near Anand Park	320 Units	Bhavani nagar	96
			Mahendrabhai Ni Charli	67
			Azadnagar	157
6	At Final Plot - 25 near Auda Talav	160 Units	Vagarivas No Vistar	129
			Azadnagar	31
7	At Final Plot - 34 behind Railway station near Water tank	144 Units	Karjisan ni Charli	75
			Anandpura	60
			JP ni Lati	9
TOTAL		2421 Units		2421

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
A-HOUSING						
1	New	8108.73	6081.54	1216.31	0.00	810.88
2	Up-Gradation	0.00	0.00	0.00	0.00	0.00
SUB TOTAL-A HOUSING		8108.73	6081.54	1216.31	0.00	810.88
B-Physical infrastructure						
SUB TOTAL-B INFRASTRUCTURE		935.04	691.14	150.40	93.50	0.00
TOTAL COST (A + B)		9043.77	6772.68	1366.71	93.50	810.88
C - Operation & Maintenance of Project cost		361.75	271.31	90.44	0.00	0.00
D - Other Cost						
1	DPR Preparation Project Management Supervision and Quality Control - @ 2.5%	226.09	0.00	226.09	0.00	0.00
2	Capacity Building Community Mobilization Social Audit and TPIM - @ 2.5%	226.09	0.00	226.09	0.00	0.00
SUB TOTAL-D		452.18	0.00	452.18	0.00	0.00
GRAND TOTAL (A+B+C+D)		9857.70	7043.99	1909.33	93.50	810.88

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
<u>B-Physical infrastructure</u>						
1	Roads					
(i)	CC Road	190.29	142.72	28.54	19.03	0.00
2	Water Supply					
(i)	Pipe Line	19.61	14.70	2.95	1.96	0.00
3	Sewerage					
(i)	Pipe Line with Manhole	183.63	137.72	27.55	18.36	0.00
4	Street Light					
(i)	Solar street light	190.49	142.87	28.57	19.05	0.00
5	Solid Waste					
(i)	MS Dustbin Large	11.36	0.00	10.22	1.14	0.00
(ii)	MS Dustbin Small	2.15	0.00	1.94	0.21	0.00
6	Social Infrastructure					
(i)	Park	15.67	11.75	2.35	1.57	0.00
(ii)	Aganwadi	50.86	38.15	7.63	5.08	0.00
(iii)	Boundary Wall	53.71	40.28	8.06	5.37	0.00
(iv)	Transit Accomodation	111.06	83.29	16.66	11.11	0.00
(v)	Community Center	106.21	79.66	15.93	10.62	0.00
SUB TOTAL-B INFRASTRUCTURE		935.04	691.14	150.40	93.50	0.00

COST AS PER DPR

COST OF ONE DU = Rs. 3,34,933

COST OF Infrastructure per DU = Rs. 38,622

TOTAL COST PER DU = Rs. 3,73,555

COST RATIO - HOUSING:INFRASTRUCTURE = 8.67 : 1

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

Layout Plan

Final Plot No-60

SITE – Near Lili Talavdi area

TOTAL BLOCK : 12 BLOCKS

TOTAL UNIT : 192 UNIT

PLOT AREA : 5047 SQ. MT.

PLINTH AREA OF BLOCK : 143.86 SQ. MT.



Design of Unit Plan

Carpet Area: 26.44 sq mt

Built up area: 31.98 sq mt

COST AS PER DPR

COST OF CONSTRUCTION = Rs.9,313 / Sqmt

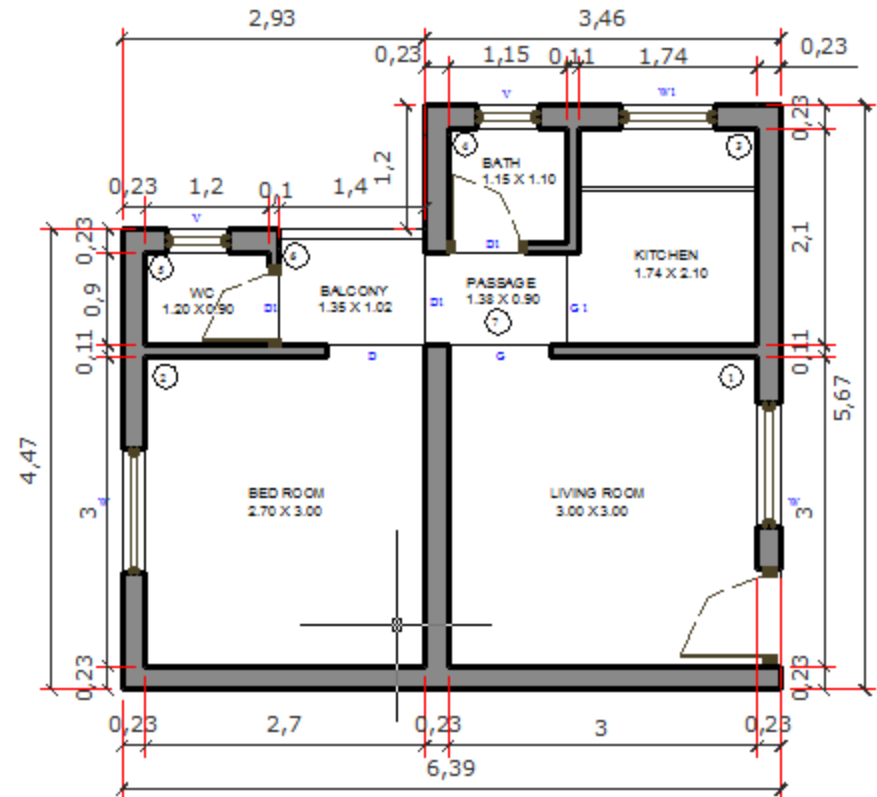
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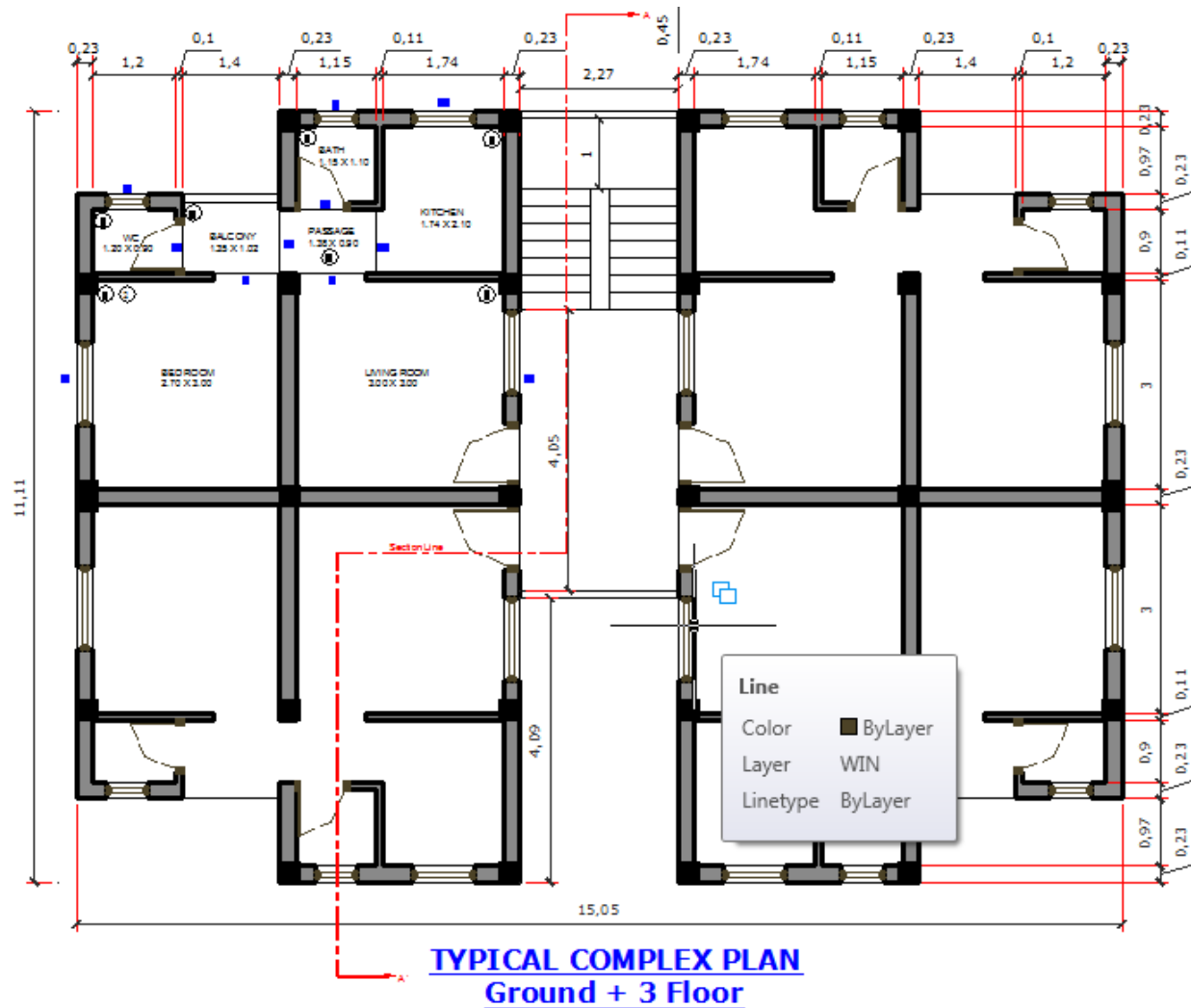
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COST RATIO - HOUSING:INFRASTRUCTURE = 8.67 : 1



Beneficiary contribution per DU: Rs.33493

Design of Cluster Plan



Per Block Plinth area 143.86 sqmt

Elevation



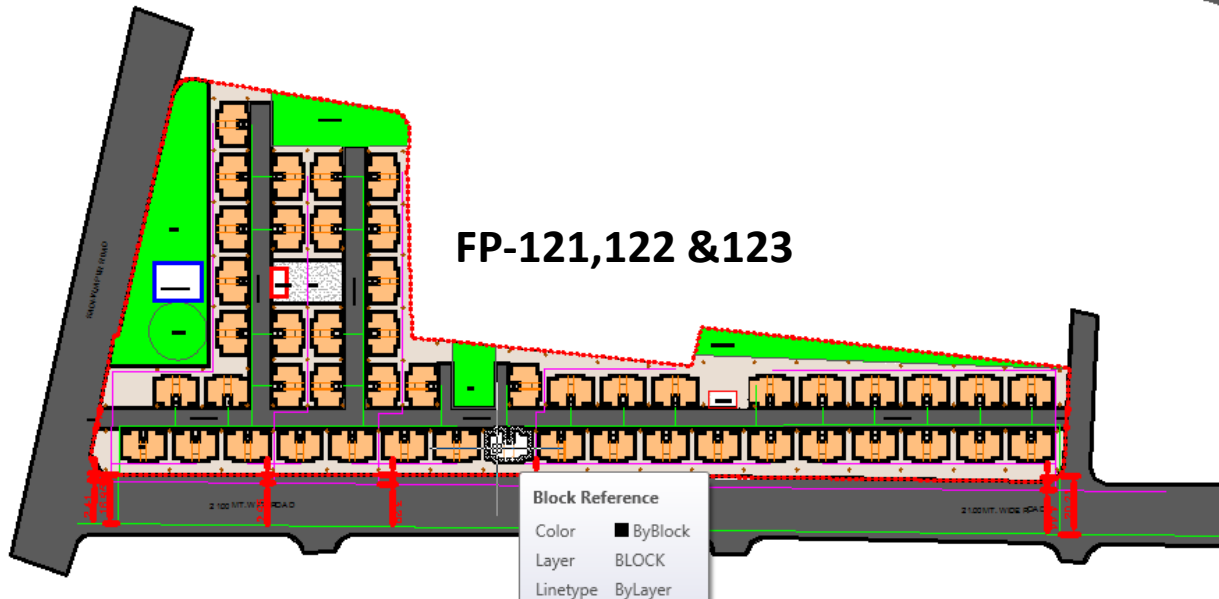
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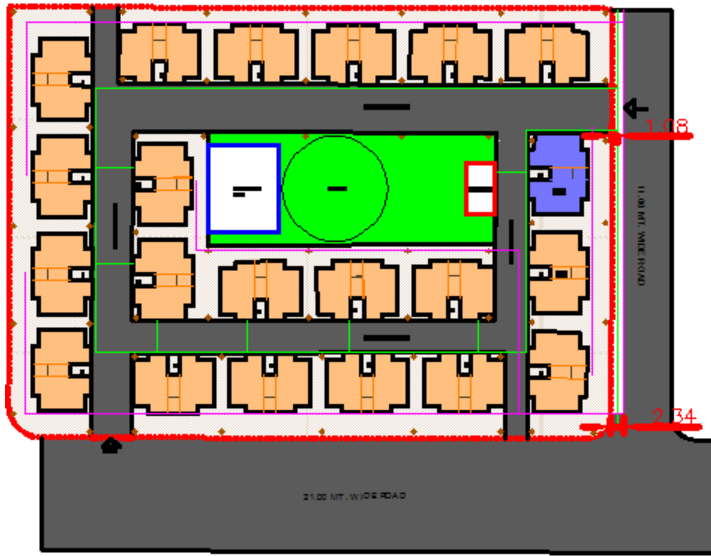


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Block Reference	
Color	■ ByBlock
Layer	BLOCK
Linetype	ByLayer



FP-78



NAVJIVAN



FP-34