

Affordable Housing in Partnership (AHP) Scheme



Rajkot Municipal Corporation

Dr. Ambedkar Bhavan,
Dhebarbhai Road, Rajkot-360001

Aim

- Affordable Housing in Partnership (AHP) has been aimed to encourage **Private Sector participation** in creation of **Affordable Housing stock** recognizing that mere efforts of Government would be insufficient to address the Housing shortage.
- Detailed Project Report is prepared in line with the guidelines provided by **Ministry of Housing and Urban Poverty Alleviation**, Gol in support of **RAY Scheme 2011**.

Salient features of the AHP Scheme:

- Institutionalizing mechanisms for prevention of slums including creation of affordable housing stock.
- Address the **Housing shortage** through **Public Private Partnership (PPP)**.
- Provide necessary fillip to the activities of the Housing Boards and Development Authorities and
- Encourage State Governments/ Union Territories to provide incentives to facilitate accelerated creation of affordable housing stock.

Location, Land Ownership and Implementing Agency

HOUSING PLANNING - EAST ZONE								
Sr. No.	Ward No.	TPS. Number	AREA / LOCATION	FP No.	Area as per TP (Sq. Mt)	Area Available (Sq. Mt)	No of EWS units	FSI
1	5	TPS 12	Nr. Amrapali Textiles, Kuwadwa Rd	84	5430	5430	230	1.78
2	5	TPS 12	Nr. Gajananad Primary School	98	4209	4209	160	1.66
3	5	TPS 12	Near Satnam Park	99	3482	3482	110	1.35
4	7	TPS 08	Keyur Park Main Road	193	1372	1372	80	2.29
5	23	TPS 10	Nr. New Radha krishna Society	96/2	3700	3700	120	1.47
Total						46159	700	
Total DU -EWS							700	
HOUSING PLANNING - CENTRAL-I ZONE								
Sr. No.	Ward No.	TPS. Number	AREA / LOCATION	FP No.	Area as per TP (Sq. Mt)	Area Available (Sq. Mt)	No of EWS units	FSI
1	3	TPS 23 Rajkot	Ronki Village Rd	26/B	15499	15499	596	1.54
2	3	TPS 23 Rajkot	Narayan Nagar Rd	22/A	2888	2888	120	1.56
3	3	TPS 23 Rajkot	Shital Park	30/A	11884	11884	440	1.56
4	3	TPS 23 Rajkot	Popat Para	42/A	2193	2193	74	1.52
TOTAL						71725	1230	
Total DU -EWS							1230	

Location, Land Ownership and Implementing Agency

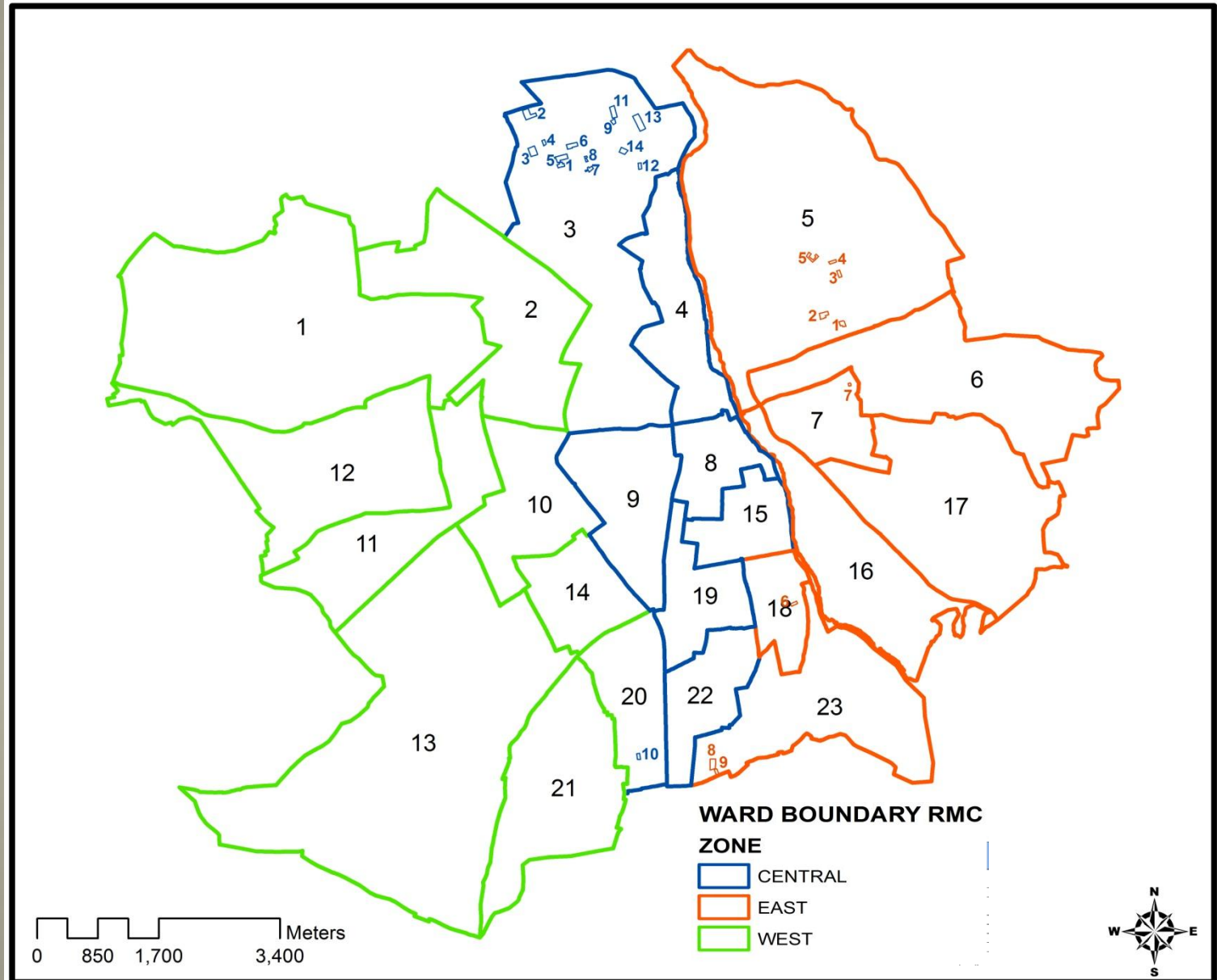
HOUSING PLANNING - CENTRAL-II ZONE								
Sr. No.	Ward No.	TPS. Number	AREA / LOCATION	FP No.	Area as per TP (Sq. Mt)	Area Available (Sq. Mt)	No of EWS Units	FSI
1	3	TPS 24 Rajkot	Popat Para Main Rd	3/B	3678	3678	168	2.03
2	3	TPS 23 Rajkot	Ronki Village Rd	38/A	3475	3475	224	2.4
3	3	TPS 24 Rajkot	Popat Para Main Rd	15/A	19800	19800	448	2.52
TOTAL						51556	840	
Total DU -EWS							840	

Zones	No of Dwelling Units
	EWS
East	700
Central I	1230
Central II	840
Total	2770

***The agency implementing the Project is Rajkot Municipal Corporation**

***Ownership of the land lies with Rajkot Municipal Corporation .**

Location map



Legend

SEWS PLOT FOR MUKHYA-MANTRI GRUH YOJANA

Proposed Carpet Area

FOR ZONE Central I :

Carpet Area	29.45
LESS	
Balcony at Living (2.00 x 1,02)	-2.04
Wash at kitchen (1.45 x 0.90)	-1.31
Total in Sqm =	26.10

FOR ZONE EAST :

Carpet Area	27.96
LESS	
Balcony at Living	NA
Wash at kitchen	-1.54
Total in Sqm =	26.42

FOR ZONE Central II:

Carpet Area	27.96
LESS	
Balcony at Living	NA
Wash at kitchen	-1.54
Total in Sqm =	26.42

NOTE:

1. Carpet Area including door sills of one single unit
2. Carpet area excluding common areas like corridor / passages at stair/lift, staircase area, lift area (if any) etc.

Funding pattern and Selection of Beneficiary

The funding pattern is as per the direction of the AHP guidelines

Funding Agency	Fund	Conditions
GOI	75,000/- of DU Cost	For DUs less than equal to 40 sq mts.
GOG	1 Lakh of DU Cost+ 50,000/- of Infrastructure Cost (only for EWS category)	
Beneficiaries/ ULB	Balance cost	Maximum contribution from the up to Rs. 3.0 Lacs

Selection of Beneficiaries

The beneficiaries selected for the allotment of the houses constructed under the AHP are:

1. EWS- having an annual household income upto 1 Lakh .
2. The preference in allotment are made to The Physically Handicapped (PH), Scheduled Caste (SC), Scheduled Tribe (St), senior citizens, other backward classes, minorities, single women and other weaker section of the society.
3. The allotment of the new dwelling units shall be made in the name of the female member of the household.

Project Estimates: All Zones / All Locations

Tentative Financial Break Up				
Sr No	Description	Number of Units	Cost per Unit (Rs.)	Total Amount (Lakh)
1	Civil Work (EWS)	2770	@ 5,50,000	16163.16
2	Civil Work (Anganwadi)	4	800000	32.00
3	Civil Work (PHS)	4	1000000	40.00
4	Plumbing (EWS)	-	5 % of Total Cost	808.16
5	Electric (EWS)	-	5 % of Total Cost	808.16
6	FIRE & Safety	-	2 % of Total Cost	323.26
7	Civil Work (Site Development, Compound wall, landscape, garden and Entry gate)	66867.00 Sq.Mt. For All Plots	Rs.200/Sq mt.	133.73
8	Infrastructure			
8.A	Water supply Ext.	-	438	292.88
8.B	Drainage	-	159	106.32
8.C	Road Construction	-	370	247.41
	Total Infrastructure Cost	-	Rs.967/Sq mt	646.61
9	Civil Work (Schools)	2	20000000	400.00
10	Civil Work (Commercial Shops)	Approximate 205 Shops	Rs.1700/Sq ft.	873.47
11	Civil Work (Community Halls)	4	3500000	140.00
Total				20368.55
3% Contingency Amount				611.05
Grand Total Rs. In Lakhs				20979.60
Total Rs in Crores				209.80

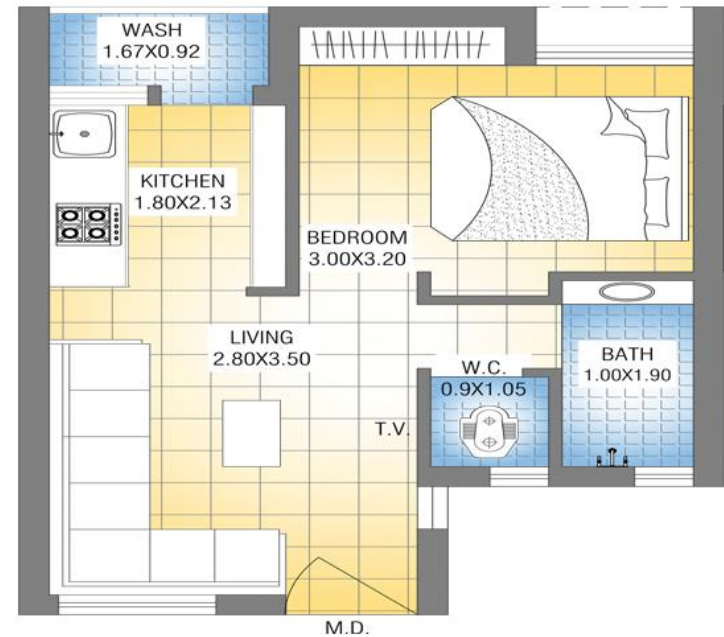
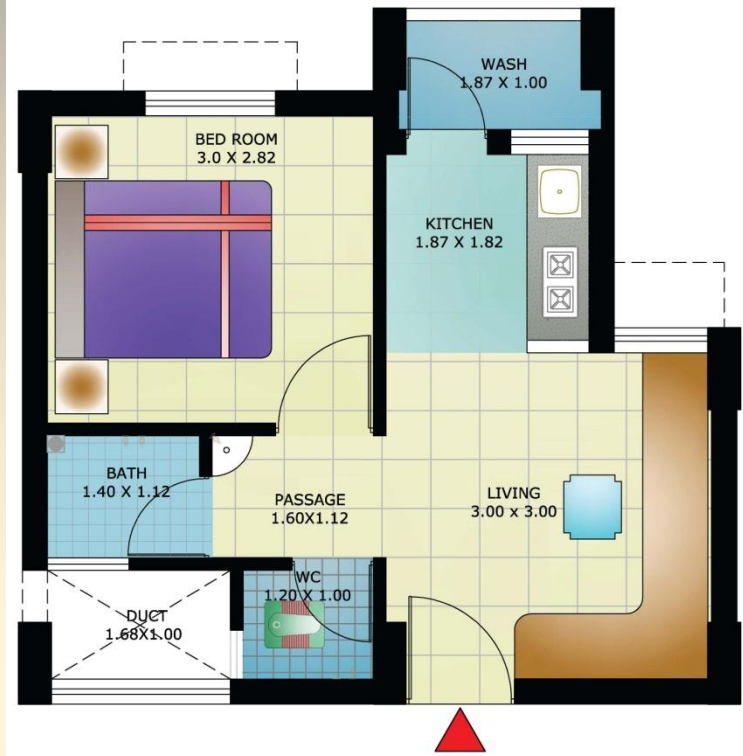
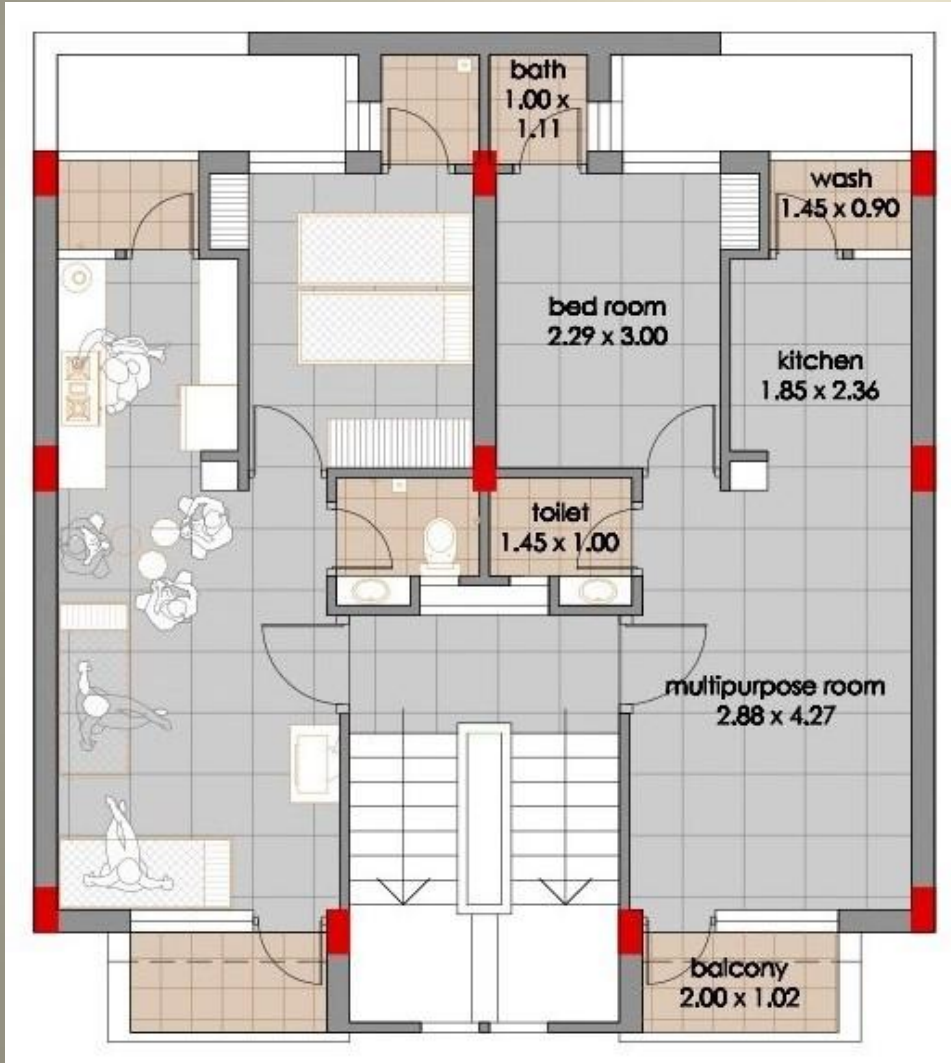
Fund Sharing:-

Contribution by Agencies for EWS (Rs.)					
Contribution for Each Unit	GoI (Rs.)	GoG (Rs.)	Beneficiaries (Rs.)	ULB (Rajkot Municipal Corporation) (Rs.)	Approximate Average Total (Rs.)
		75,000	1 Lakh	3 Lakh	1,25,000

An Additional Grant of Rs.50,000 / Du's is committed by Government of Gujarat for Infrastructure Development for EWS Category

Contribution Sought from State & Central Govt. for EWS	
Agency	Rs in lakh
Total GOI Contribution Requested (Rs. 75,000/Du for 2770 Units)	2077.50
Total GOG Contribution (Rs. 1,00,000/Du + 50,000 for Infra for 2770 Units)	4155.00

Project Layouts – Unit Plan for EWS



Project 3D Layouts – EWS



Project 3D Layouts – EWS



Thanks!!!!