

# Affordable Housing in Partnership (AHP) Scheme

DPR Part –II for Additional 1266 EWS units



## Rajkot Municipal Corporation

Dr. Ambedkar Bhavan,  
Dhebarbhai Road, Rajkot-360001



# Introduction

Affordable Housing in Partnership (AHP) aims 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.

- The present Detailed Project Report (DPR) is prepared in line with the guidelines provided by **Ministry of Housing and Urban Poverty Alleviation (MoHUPA)**, Gol in support of **RAY Scheme 2011**.



# Additional EWS Units

- Originally submitted a DPR under AHP of **6,284 units** consisting of **2,770 EWS** units and 3,514 LIG units.
- Higher response and demand for EWS category, therefore, revised planning of **6,192 units** consisting of **4,036 EWS** (2,770+1,266) and 2,156 LIG units.
- Hence, Central Assistance for **additional 1,266 EWS** units is requested.

Zones	No. of EWS Dwelling Units	
	Original	Additional
East	700	1,098
Central I	1,230	168
Central II	840	-
<b>Total</b>	<b>2,770</b>	<b>1,266</b>



# EWS Housing Planning

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	05	TPS 12	Nr. Madhuvan Park, Kuwadwa Rd	86	8707	8707	378	1.93
2	05	TPS 12	Ramnath Park Man Road	103	7320	7320	140	0.88
3	18	TPS 06	Dev Para 80 Feet Rd	181	3460	3460	140	1.71
4	20	TPS 04	Samrat Industrial Area, Gondal Rd	1221	3840	3840	168	1.73
5	23	TPS 10	Nr. New Radha krishna Society	96/1	11799	11799	440	1.60
Total						<b>35,126</b>	<b>1,266</b>	
Total DU -EWS							<b>1,266</b>	



# Proposed Carpet Area

## FOR CENTRAL ZONE :

<b>Carpet Area</b>	27.62
LESS	
Wash at kitchen (1.67 x 0.92)	-1.54
<b>Total in Sqm =</b>	<b>26.08</b>

## FOR EAST ZONE :

<b>Carpet Area</b>	27.29
LESS	
Wash at kitchen (1.0 x 1.87)	-1.87
<b>Total in Sqm =</b>	<b>25.42</b>

### 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 Beneficiaries

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

Funding Agency	Fund	Conditions
GoI	Rs 75,000/DU	For DUs less than equal to 40 sq mts.
GoG	Rs 1 Lakh/DU+ 50,000/- for Infrastructure	-
Beneficiaries/ ULB	Remaining Cost	Maximum contribution from the beneficiary is limited to Rs. 3.0 Lakh

## 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 sections 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



<b>Tentative Financial Break Up</b>				
<b>Sr No</b>	<b>Description</b>	<b>Number of Units</b>	<b>Cost per Unit (Rs.)</b>	<b>Total Amount (Lakh)</b>
1	Civil Work (EWS)	1266	550000	6963
2	Civil Work (Anganwadi)	-		
3	Civil Work (PHS)	-		
4	Plumbing (EWS)	-	5 % of Total Cost	348.15
5	Electric (EWS)	-	5 % of Total Cost	348.15
6	FIRE & Safety	-	2 % of Total Cost	139.26
7	Civil Work (Site Development, Compound wall, landscape, garden and Entry gate)	35,126.00 Sq Mt For All Plots	Rs.200/Sq mt	70.25
8	<b>Infrastructure</b>			
8.A	Water supply Ext.	-	Rs 438/Sq mt	153.85
8.B	Drainage	-	Rs 159/Sq mt	55.85
8.C	Road Construction	-	Rs 370/Sq mt	129.97
	Total Infrastructure Cost	-	Rs.967/Sq mt	339.67
<b>Total</b>				<b>8208.48</b>
3% Contingency Amount				246.25
<b>Grand Total Rs. In Lakh</b>				<b>8454.73</b>
<b>Total Rs in Crore</b>				<b>84.55</b>



# Contribution by Agencies

	GoI (Rs.)	GoG (Rs.)	Beneficiaries (Rs.)	ULB (Rajkot Municipal Corporation) (Rs.)	Approximate Average Total (Rs.)
Contribution for Each Unit	75,000	1 Lakh	3 Lakh	1.25 Lakh	6 Lakh

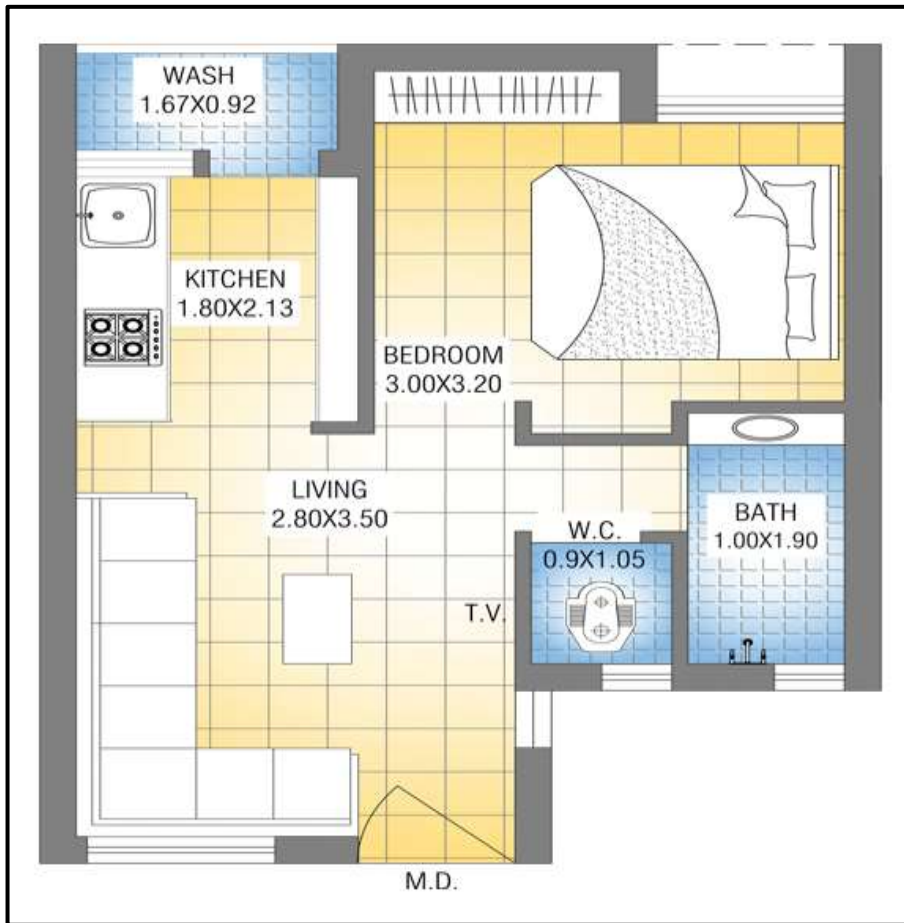
*An Additional Grant of Rs.50,000 / DU is committed by Government of Gujarat for Infrastructure Development for EWS Category Units.*

Contribution Sought from State & Central Govt. for EWS	
Agency	Rs in lakh
Total GoI Contribution Requested (Rs 75,000/DU for 1,266 Units)	949.50
Total GoG Contribution (Rs 1,00,000/DU + Rs 50,000 for Infra for 1,266 Units)	1899.00



# Unit Plan for EWS

## Central Zone



## East Zone



# Project 3D Layouts – EWS



# Project 3D Layouts – EWS





➤ Thank you...

Alpana Mitra  
*City Engineer (Housing)*  
*Rajkot Municipal Corporation*

*Contact: +91 97145 03710*  
*Email: [alpanamitra@gmail.com](mailto:alpanamitra@gmail.com)*