

Pradhan Mantri Awas Yojana
Housing For All (Urban)

DPR – 1 Beneficiary Led Construction (BLC)

Municipal Corporation, Akola
Maharashtra

Contents of Presentation



- Slum Profile, Existing Photographs
- Location on Google Earth and Development Plan
- Existing Land Use Map and Proposed Land Use Map
- House Unit Plan and Cluster Design
- Beneficiary Details and Grants
- Project Costing and Implementation Plan

Slum Profiles – Shivsena Vasahat and New Gurudev Nagar



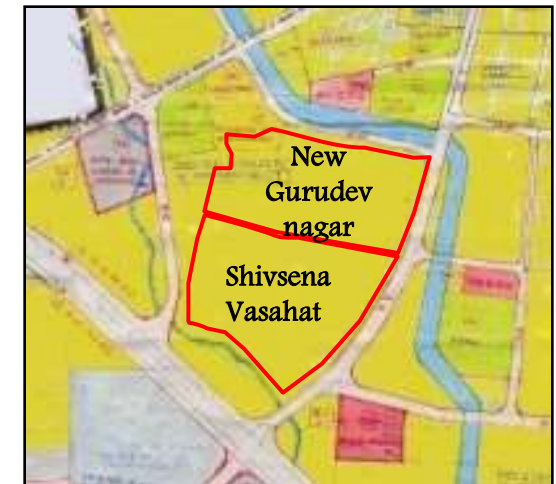
- Located on the outskirts in South – West of Akola city
- 6.0 km from City Railway Station
- 4.50 km from Main Bus Stand.
- Located on ULB land



Slums on Google Map



Development Plan of Akola



Residential Use in Dev. Plan of Akola

Existing Site Plan

Proposed Layout Plan



New Gurudev Nagar



Shivsena Vasahat



Proposed House Plans – Options as per site situations



ALTERNATIVE - 01



ALTERNATIVE - 02



ALTERNATIVE - 03



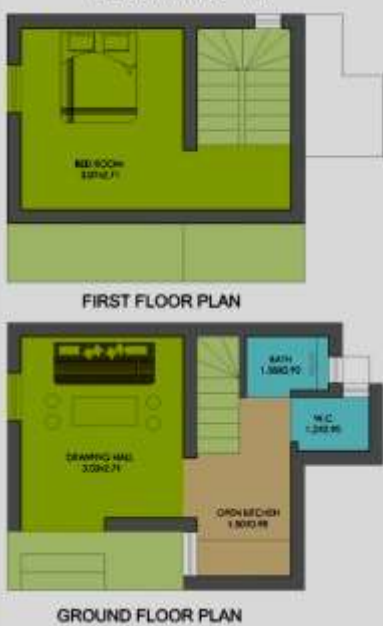
ALTERNATIVE - 04



ALTERNATIVE - 05



ALTERNATIVE - 06



ALTERNATIVE - 07



ALTERNATIVE - 08



ALTERNATIVE - 09



ALTERNATIVE - 10



Slum Profile – Mata Nagar



- Location – 1.0 km from Main Railway Station & 1.8 km from Main Bus Stand
- Covers an area of 0.80 ha
- Surrounded by Public Semi Public Buildings

- Mata Nagar slum was selected under IHSDP scheme and 40 number of dwelling units are constructed on site.
- The rest of the slum dwellers are ready to avail pucca houses under PMAY HFA scheme and ready to be redeveloped on the same site.
- Physical infrastructure like water supply, storm water drainage, electricity etc. available upto the site



Slums on Google Map



Residential Use in Dev. Plan of Akola

Mata Nagar



INDEX

- House Kuccha
- House Pucca
- Community Buildings
- House constructed under IHSDP
- Commercial
- Roads

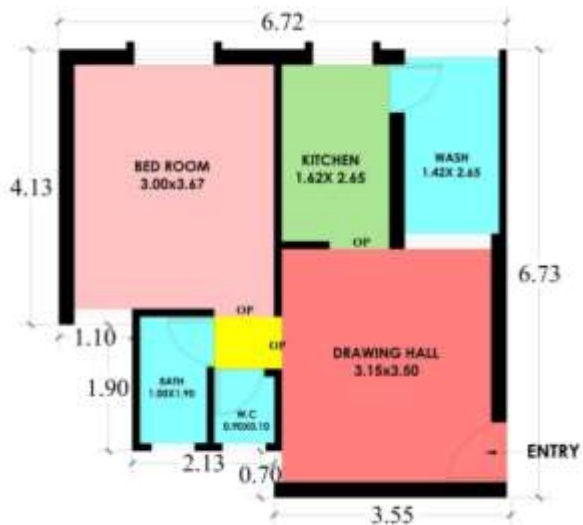
Sr.No	DESCRIPTION	
01	Area of Existing Land Use in Ha	0.80 Hect.
02	Existing House Hold Kaccha	217
03	Existing House Hold Pucca	40 + 3
	Total (2+3)	260

INDEX

- Proposed Housing Clusters
- Staircase
- Existing Houses constructed under IHSDP
- Proposed Road
- Open Space
- Existing Community Buildings

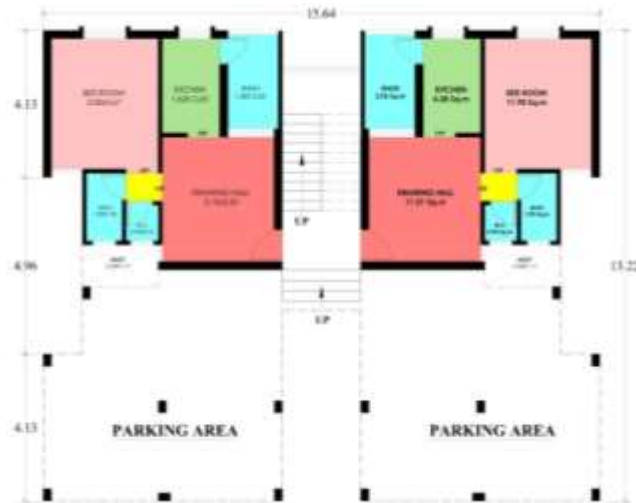
Sr. No.	Land Use	Area in Sq.M.	Area in ha	Percentage
1	EWS	3497.34	0.35	43.94
2	Amenities	156.88	0.02	1.97
3	Open Space	823.56	0.08	10.35
4	Roads	2280.94	0.23	28.66
5	Area Under IHSDP	1199.96	0.12	15.08
	TOTAL	7958.68	0.80	100.00

Proposed Cluster Design



Carpet Area = 30.25 Sq.m
 BUA per Unit = 40.31 Sq.m

Total DUs per Cluster = 14 No.
 BUA per Cluster = 564.34 ha



Ground Floor Plan



Front Elevation of Cluster



Typical Floor Plan



Side View of Cluster
 (Common sharing side walls with dead facade)

Project Costing and Implementation Plan



- **Beneficiaries covered** = **New Houses + VAMBAY Enhancement**
- **Area in Sqm** = **(30.0 Sqm) + (11.50 original + 18.50 enhancement)**

Total Beneficiaries = **1241 Nos. + 388 Nos. = 1629 Nos.**

- **Shivsena Vasahat** 779 = 618 + 161
- **New Gurudev Nagar** 633 = 406 + 227
- **Mata Nagar** 217

• **Project Cost :** **: 6265.44 Lakhs**

- **Housing EWS Houses** : 4448.95 Lakhs
- **Housing VAMBAY Enhancement** : 849.72 Lakhs
- **Infrastructure** : 397.18 Lakhs
- **ULB Share** : 092.60 Lakhs
- **Beneficiary share** : 2472.05 Lakhs

A. **Quality Monitoring and Assurance Plan.**

- ULB will establish Material testing Lab with Rs. 8.00 lakhs capital investment & Rs. 8.40 yearly running cost.
- 70% material test will be done at Municipal Laboratory with nominal running cost charges.
- 30% material test will be done through PWD Laboratory

B. **Project Sustainable, Operation & Maintenance**

- Amount generated through property tax & water tax Rs. 42,85,476 will be use for operation & Maintenance of the scheme.
- The Beneficiary welfare organization will be promoted for regular operation& maintenance.

Beneficiary Details and Grants



Name of Slum	Caste wise Beneficiary Details						Land Ownership
	Gen	SC	ST	OBC	Person with Disability	Total	
Shivsena Vashat, New Gurudev Nagar, Mata Nagar	98	338	40	1153	4	1629	ULB Land /Govt. Land

• GRANTS

Shivsena Vashat & New Gurudev Nagar

Grants	No of Beneficiaries	New Houses	VAMBAY Enhancement
No of Houses	1412 (1024 + 388)	1024 (618 + 406)	388 (161 + 227)
GOI	1	1,50,000	92,500
GOM	1	1,00,000	61700
Beneficiaries	1	1,62,500	108700
Per House	1	4,12,500	2,62,900

Mata Nagar

Grants	No Of Beneficiaries	New Houses
No of Houses	217	217
GOI	1	1,50,000
GOM	1	1,00,000
Beneficiaries	1	2,09,000
Per House	1	4,59,000

- VAMBAY Enhancement GOI & GOM Share is consider in proportion to the Carpet Area Enhancement i.e from 11.50 Sqm to 18.50 Sqm