AHP Kumbhari, Solapur RAY NAGAR
RAY OF HOPE – 30000 Families
BROAD OUTLINE -

30000 Houses with Infrastructure
Worlds Largest Affordable Housing Project on PPP basis

- 38000 members already registered
- Land for 30000 houses already acquired with 25% beneficiary contribution and balance by developer
- Ownership will be given to Woman of the House
- Cost per house – 5 Lakhs (27.94 sq mt carpet area comprising of living, kitchen, bed, individual Bathroom and WC facility with water connection.)
- Subsidy per house – 2.5 Lakhs (1.5 Lakhs Centre + 1 Lakh State)
- Beneficiary Contribution – 2.5 Lakhs (0.75 Lakh self contribution + 1.75 Lakhs Housing loan)
- Cost of Infrastructure per Unit – 1 Lakh (State under various schemes)

Infrastructure – Rainwater harvesting, CC Road, Storm water drains, Water supply, WTP, ESR/GSR, Sewerage, STP, external electrification, street lights, solid waste bins etc.

Timeline – 60 months (JANUARY 2018 to DECEMBER 2022)

*not considering land & interest cost*
THE Beneficiaries

MONTHLY INCOME – Rs 10000/- – Rs 15000/-

AGE – 22 to 50 Years

FAMILY MEMBERS – upto 5 members

AFFORDABLE EMI – Rs 1800 – Rs 2500

Category of Beneficiaries- Factory Worker, Peon, Salesman, Auto Rickshaw Driver, Mechanics, Beedi Worker, Vegetable Vendor

In Brief

• First time home buyers.
• Cost of house to ensure EMI = RENT
• Identify land with Walk to work concept
• No awareness about government policies or housing loan
• Fear of being cheated.
• Sincere, hardworking citizens of our country
EXISTING SOCIAL INFRASTRUCTURE

- Close proximity to MIDC – walk to work.
- Close proximity to a new greenfield MIDC
- Close proximity to existing social infrastructure such as schools, hospitals, public utilities
- Land for Small scale industries earmarked in new township
- Land for hospital, schools and public utilities have been earmarked in the new township

<table>
<thead>
<tr>
<th>Amenities</th>
<th>Name</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital</td>
<td>Ashwini Hospital</td>
<td>1.5 Km</td>
</tr>
<tr>
<td>Primary School</td>
<td>Kumbhari Primary School</td>
<td>1 Km</td>
</tr>
<tr>
<td>Market</td>
<td>Beedi Gharkul Market</td>
<td>1.5 Km</td>
</tr>
<tr>
<td>Public Bus Stop</td>
<td>Bidi Gharkul Chowk</td>
<td>1.3 Km</td>
</tr>
</tbody>
</table>
Technology - ALUMINIUM FORM WORK

1. Up to plinth Level Conventional Method
2. Ground Floor Wall Panel Erection
3. Slab Steel, Electrical & plumbing in slab
4. Ground Floor Wall, Slab Panel Erection
5. First Floor Wall Panel Erection
6. Two Floor Completed
7.  
8.  
9.  
CURRENT SITE
MAINTENANCE

SOCIETY ROLE POST HANDING OVER

- Water Treatment and distribution
- Waste collection and disposal
- Sewerage treatment
- Maintenance of common utilities and spaces
- Collection and Payment of electricity bills
- Collection and payment of municipal charges
- Collection and payment of EMI to banks.

Existing Beedi Gharkul society has been acknowledged as a model co-operative housing society by the Municipal Corporation (SMC) and Electricity department.