

EWS AFFORDABLE HOUSING SCHEME FOR JAMNAGAR

Jamnagar Area Development Authority

Affordable Housing Mission, Urban Development and Urban Housing
Department, Gujarat

Aim

Jamnagar Area Development Authority has aimed to emulate **Affordable Housing Scheme for the economic weaker section** recognizing that mere efforts of Government would be insufficient to address the Housing shortage.

Planning and regulations deployed are as per Government of Gujarat, Urban planning and Urban Housing resolution of providing carpet area for EWS between 25 to 30 Sq.m.

Other Facilities like Anganwadi, Health care centre, Children playground, etc. to provided as per norms.

Salient features of the EWS Affordable Housing Scheme:

- Institutionalizing mechanisms for prevention of slums which constitutes creation of affordable housing stock.
- Addressing the **Housing shortage** through development of housing for economic weaker section.
- Stimulating to the activities of the Housing Boards and Development Authorities.
- Encourage State Governments/ Union Territories to provide incentives to facilitate accelerated creation of affordable housing stock.
- Cost of one residential unit with infrastructure : Rs.5.69 Lacs
- For economic criteria, population with total income not exceeding Rs. 1.00 lac per annum are pertained for the EWS Affordable Housing Scheme.

Project features of the EWS Affordable Housing Scheme:

- 8 Residential Units on Each Floor.
- Each building (Block) is G+7, G.F. is Hollow Plinth and 7 Floors of residential units.
- 12 such Blocks in this Plot (F.P. 75/P)
- 7.5 m Internal C.C. Roads
- 5.50 lac Liters capacity Underground Sump
- Overhead Water Tank over each block.
 - 22000Liters capacity for domestic water supply
 - 25000Liters capacity for firefighting
- Underground drainage network

Location, Land Ownership and Implementing Agency

<u>HOUSING PLANNING</u>							
Sr. No.	TPS. Number	AREA / LOCATION	FP No.	Area as per TP (Sq. Mt)	Area Available (Sq. Mt)	No of EWS units	FSI
1	TPS 1	Nr. Shantivan Society, (HAPA) Jamnagar	75/P	15128	15128	672	2.015
Total					15128	672	
Total Dwelling Units -EWS						672	

- The agency implementing the Project is Jamnagar Area Development Authority
- Ownership of the land lies with Jamnagar Area Development Authority.

Proposed Carpet Area and Dwelling Unit Share

* Rs in Lakhs

Sl No	Project Components	Quantity	Unit	Rate(in Rs/ Unit)	Proposed Project cost	Appraised Project cost	Central Share	State Share	ULB Share	Beneficiary Contribution
1	Housing									
	In situ Housing (including Civil work, internal elctriciation, lift, plumbing, Fire safety, QA&QC and Contingency charges	672	No.	5.37	3605.65	3605.65	504.00	790.01	295.64	2016
3	Total				3605.65	3605.65	504.00	790.01	295.64	2016.00

- Cost of one residential unit with infrastructure : Rs.5.69 Lacs**

NOTE:

1. Carpet area of DU is 26.86 sq.mt.
2. Carpet Area including door sills of one single unit
3. Carpet area excluding common areas like corridor / passages at stair/lift, staircase area, lift area (if any) etc.

Project Estimates: All Zones / All Locations

Tentative Financial Break Up			
Sr No	Description	Number of Units	Total Amount (Lakh)
1	Civil Work (EWS Housing)	672	2601.211
2	Civil Work (Aanganwadi & PHC)	-	23.338
3	Plumbing (EWS)	-	132.263
4	Internal Electrical (EWS)	-	581.478
5	FIRE & Safety	-	150.346
Infrastructure			
6	Compound wall, paver block & security cabin		33.523
7	Water supply Ext.	-	14.735
8	Drainage	-	8.224
9	Road Construction	-	23.789
10	External Electrical		80.796
11	Pumping Machinery		15.126
12	Landscape Development		3.974
13	O & M of Elevator for 7 years		6.00
14	Total Project Cost	-	3674.803
15	1 % for QA & QC charges		36.748
16	Total Amount with QA & QC		3711.551
17	2% for contingency charges		74.231
18	Total Amount with contingency		3785.782
19	1% for Electrical connection charges		37.858
20		Total amount=	3823.64

Fund Sharing:-

Contribution by Agencies for EWS (Rs.)				
	GoI (Rs.)	GoG (Rs.)	Beneficiaries (Rs.)	ULB (Rs.)
Contribution for Each Unit	75,000	1 Lakh + 0.5* Lakh	3 Lakh	Remaining

**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 672 Units)	504.00
Total GOG Contribution (Rs. 1,00,000/Du + 50,000 for Infra for 672 Units)	1008.00

Funding pattern and Selection of Beneficiary

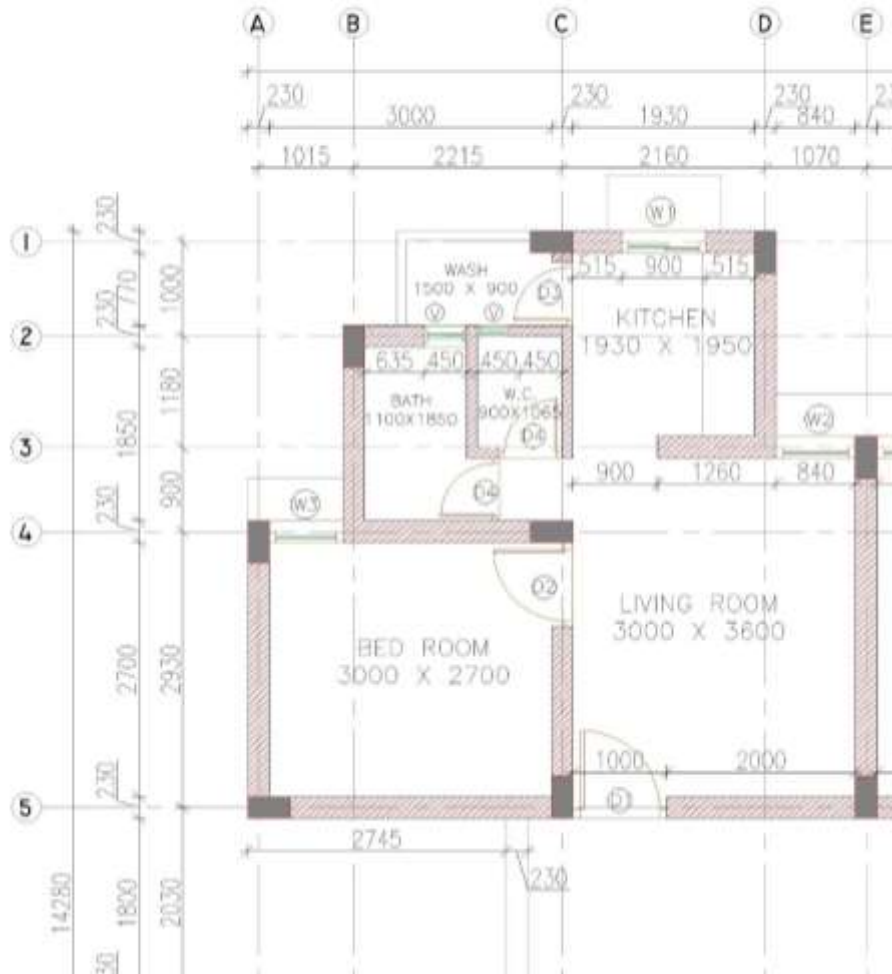
Funding Agency	Fund
GOI	504.00 Lacs
GOG	672.00 Lacs
Beneficiaries	2016.00 Lacs
ULB	295.64 Lacs

Selection of Beneficiaries

The beneficiaries selected for the allotment of the houses constructed under the EWS Affordable Housing Scheme are:

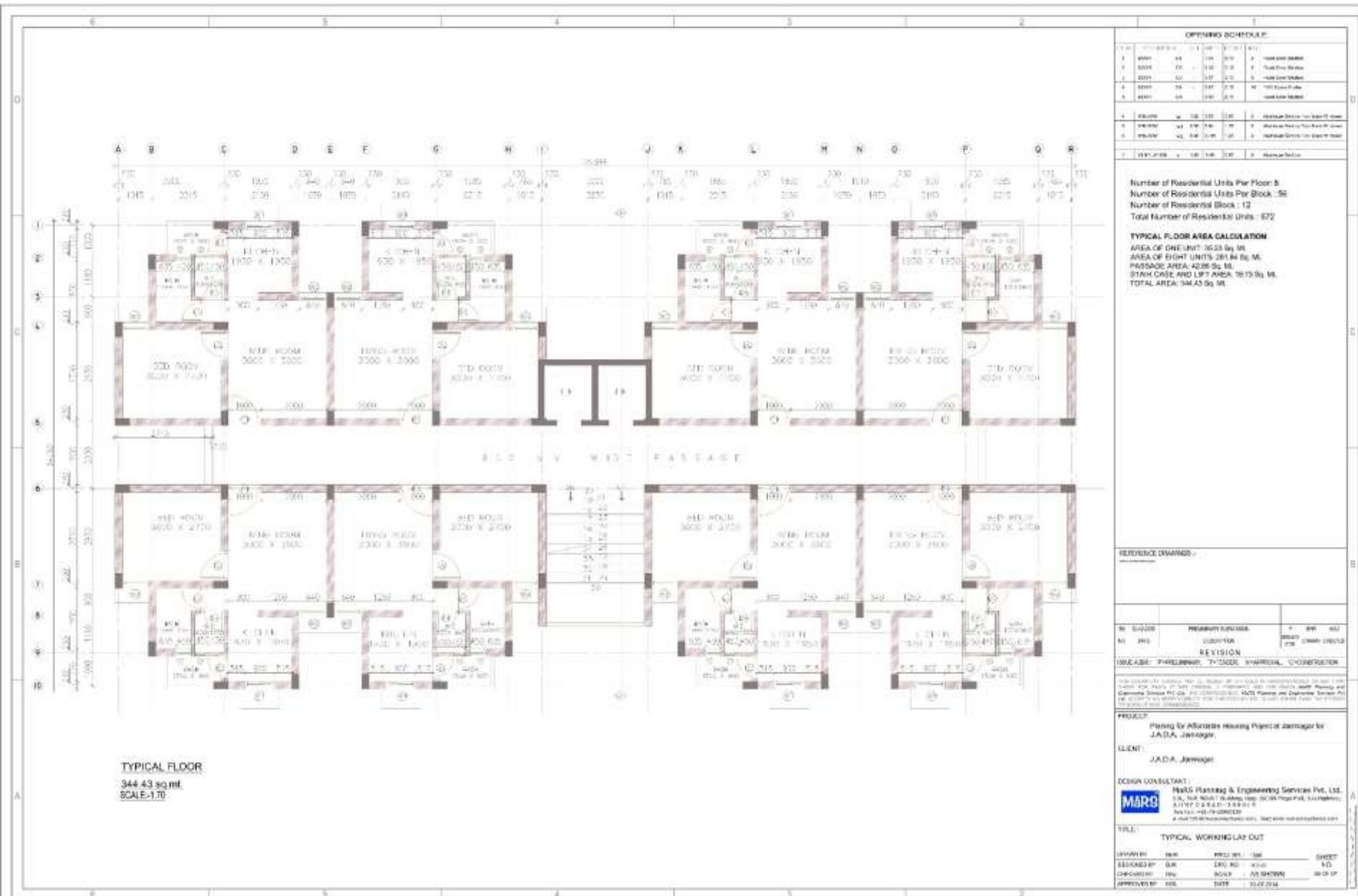
1. Criteria for annual household income for EWS beneficiaries are Rs. 100000.
2. Criteria for annual household income for LIG beneficiaries are Rs. 250000/.
3. The allotment of the new dwelling units shall be made in the name of Wife and Husband of the household.

Dwelling Unit Plan

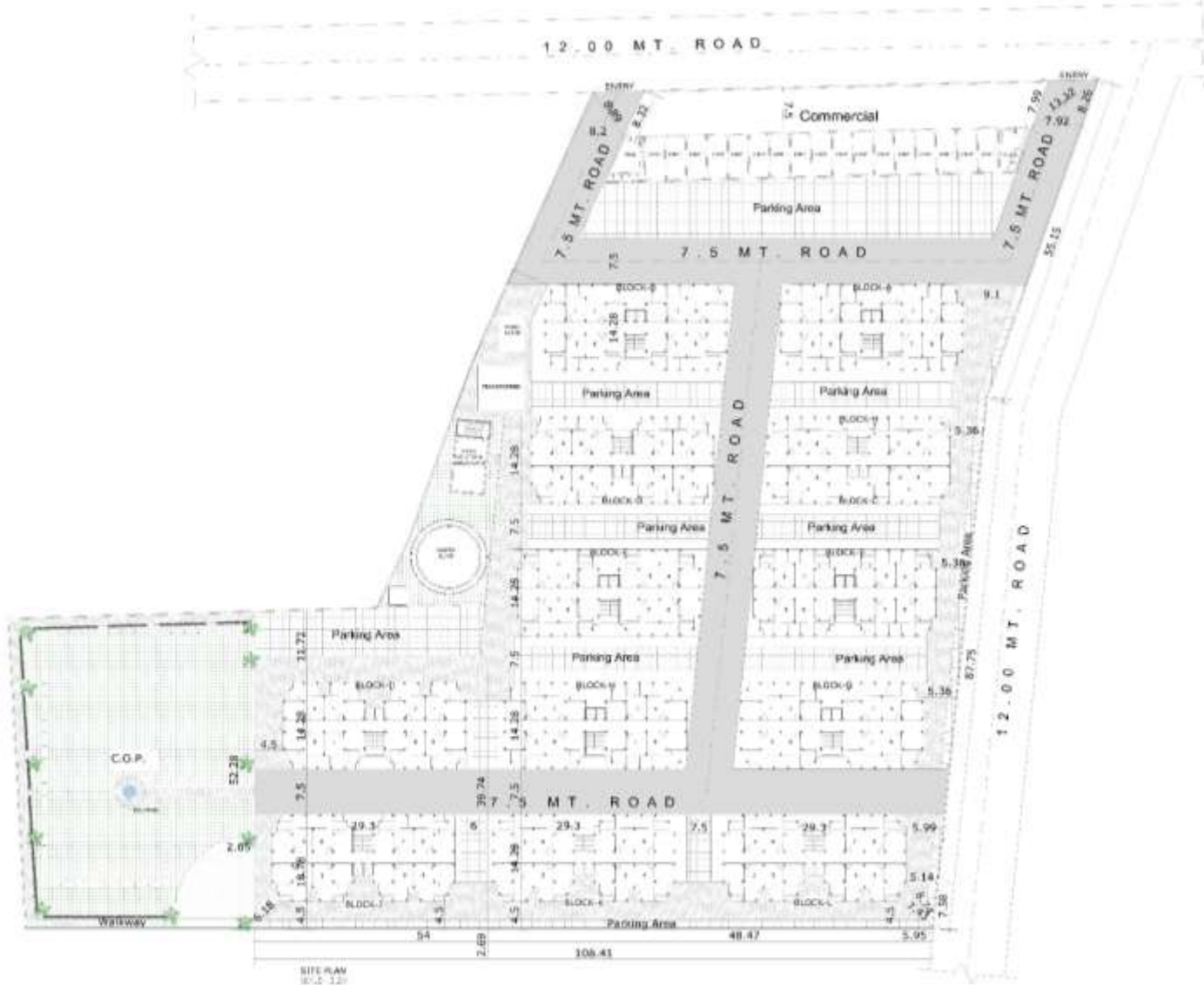


1. Carpet area of DU is 26.86 sq.mt.

Individual Block Layout



Layout Plan



- NOTES**
- F.P. No: 75P
 - T.P.S. No: 1 of Jamnagar
 - Total Road Length: 320.10 m.
 - Ground Coverage (Residential): 4477.20 sq.m.
 - Plot Area: 16127.76 sq.m.
 - Ground Coverage (Commercial): 400.10 sq.m.
 - Total Ground Coverage: 4987.30 sq.m.
 - C.O.P. Area: 1973.42 sq.m.
 - Road Area: 2450.53 sq.m.
 - Number of Residential Units Per Floor: 8
 - Number of Residential Units Per Block: 50
 - Number of Residential Block: 12
 - Total Number of Residential Units: 672
 - Total Parking Area: 6757.56 sq.m.
 - Built-up Area of Commercial: 490.10 sq.m.
 - Total Built-up Area - 24267.83 sq.m. (Including Anganwadi)
 - PHC Centre and Commercial
 - Total Super Built-up Area: 30470.28 sq.m.
 - Carpet Area: 25.86 sq.m.
 - F.S.I.: 2.015 sq.m.

REFERENCE DRAWING(S)

REVISIONS

NO.	DATE	REVISION/ISSUES	BY	CHKD.
01	20.12.2023	ISSUED FOR PERMIT	ANIL	ANIL

ISSUABLE: PERMITTING, TENDER, APPROVAL, CONTRACTION

PROJECT: Planning for Affordable Housing Project at Jamnagar for J.A.D.A. Jamnagar

CLIENT: J.A.D.A. Jamnagar

DESIGN CONSULTANT: MIRD Planning & Engineering Services Pvt. Ltd.
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Elevation and Section



REFERENCE DRAWINGS:

NO.	DATE	BY	REVISION	BY	DATE
01	2021	MAR	ISSUED FOR PERMIT	MAR	2021

REVISION

NO.	DATE	BY	REVISION	BY	DATE
01	2021	MAR	ISSUED FOR PERMIT	MAR	2021

PROJECT: Planning for Affordable Housing Project at Jernigan for J.A.O.A. Jamaica

CLIENT: J.A.O.A. Jamaica

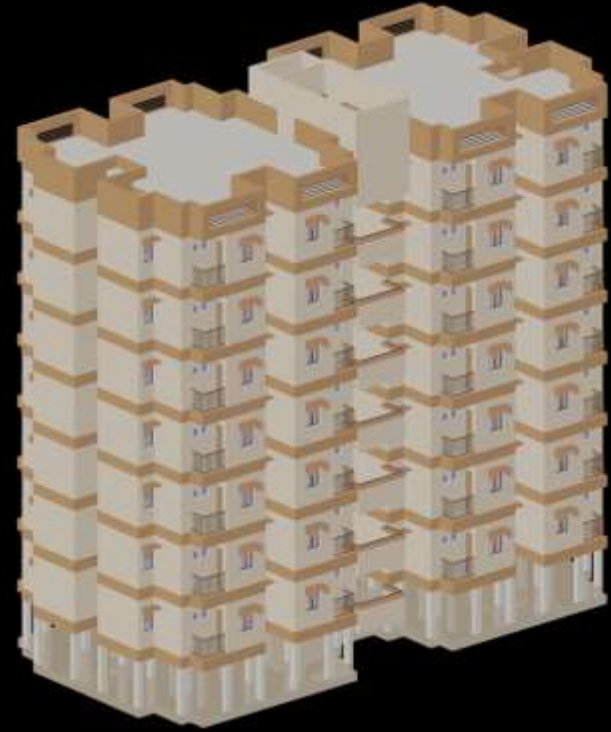
DESIGN CONTRACTOR: MAR'S Planning & Engineering Services Pvt. Ltd., 824, 102nd St. West, Suite 1000, North York, ON M2W 6G9, Canada. Tel: 416-291-1011, Fax: 416-291-1012, Email: info@mar-s.com, www.mar-s.com

FILE: SIDE ELEVATION & SECTION A-A'

NO.	DATE	BY	REVISION	BY	DATE
01	2021	MAR	ISSUED FOR PERMIT	MAR	2021

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	SHEET NO.:	TOTAL SHEETS:
MAR	MAR	2021	AS SHOWN	1	1

Project 3D Layouts – EWS



Project 3D Layouts – EWS



Site Photographs



Project 3D Layouts – EWS



Thanks!!!!
