

Welcome

RAJIV AWAS YOJNA (RAY)



Presentation on

In-Situ Development of Slums – Varanasi (UP)

1. Bajardiha, 2.Murgiya Tola, 3. Faruqui Nagar,

Nodal Agency:-

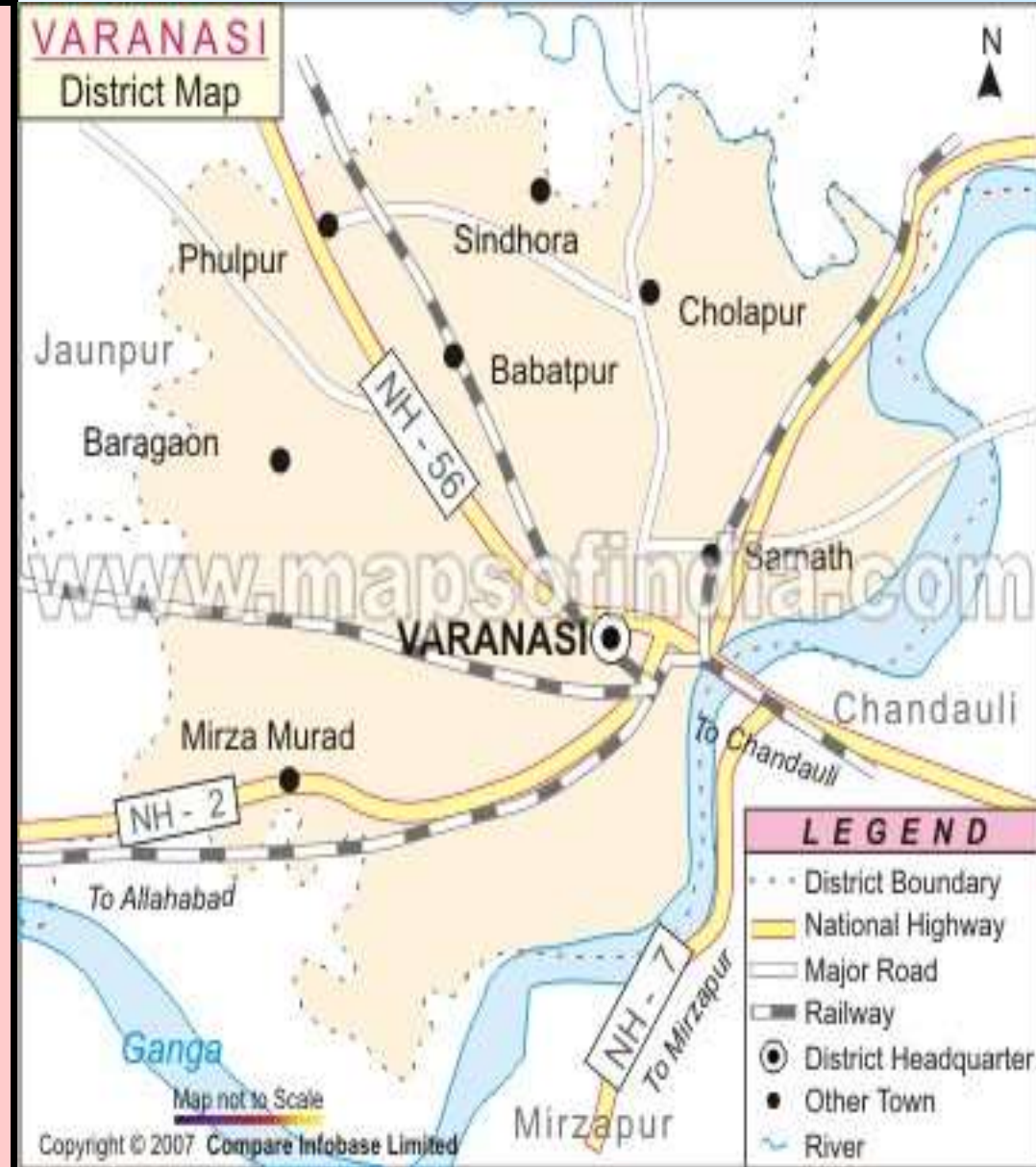
STATE URBAN DEVELOPMENT AGENCY (SUDA), UP
Navchetna Kendra, 10 Ashok Marg, Lucknow

Implementing Agency:-

CONSTRUCTION & DESIGN SERVICES,
U.P. JAL NIGAM , VARANASI

INTRODUCTION

- Situated at 25° 15' N 82° 15' E
- Population of Varanasi(2011)- 1597051
- No. of Slum(2007)- 228
- Total Slum Population(2007) - 456000
- Proposed Slum in this DPR - 3
- Covered population in these Slum - 16908
- No. of House hold - 2868
- Average house hold size – 6
- Decadal Growth Rate – 33%
- Total Area – 79.79 Sq.Km.
- Water Supply:
Surface Water Source : No
Ground Water Source : Deep Tube Well
- Sewerage System:
Area covered = 18%.

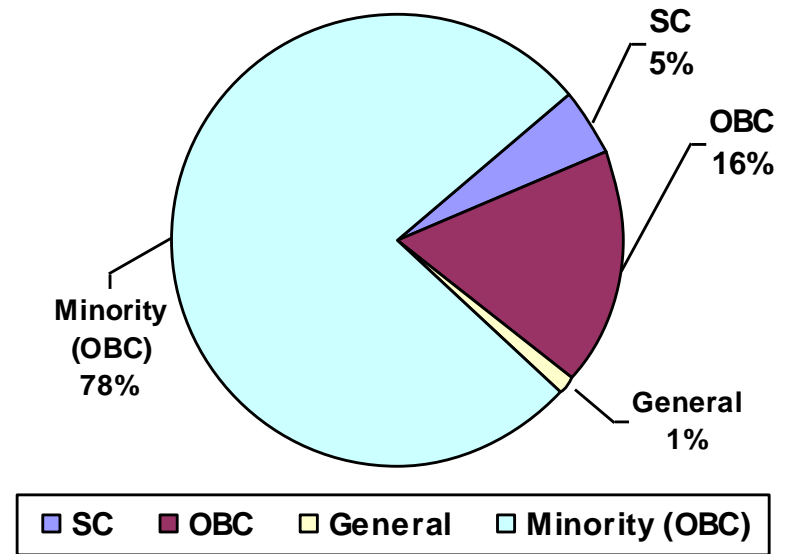


Slums - Issues

- 50 % houses in slums are pucca with brick wall, PCC flooring whereas others people live in Jhopris (Huts).
- Poor sanitation conditions due to clogged drains, collection of household waste water in open pits.
- Poor quality of water supply.
- Slums also lack toilet facility.
- No Pipe water Supply.

Beneficiaries	SC/ST	42
	OBC	135
	General	12
	Minority	633
TOTAL		822
Average H. H. Size		6

Social Composition of Slums Farrukhi Nagar,
Bajardiha, Murgiya Tola, Varanasi



SOCIAL PROFILE

LIST OF SLUM FOR WHICH IN-SITU DEVELOPMENT IS PROPOSED

<u>S No</u>	<u>Slum Name</u>	<u>No. of Beneficiaries</u>
1	Bajardiha	498
2	Murgiya Tola	217
3	Faruqui Nagar	107
Total		822

Beneficiaries are identified by DUDA on the basis of their dwelling unit status and BPL status. The pucca house owners are not considered for redevelopment in this phase. A WHOLESUM APPROACH HAS BEEN ADOPTED FOR PROVIDING INFRASTRUCTURE TO THE ENTIRE SLUM.

SLUM PROFILE: LIST OF SLUMS

SOCIAL SURVEY

S.No.	Name of Slums	General	OBC	SC/ST	Minority	Pucca Houses	Total	No of houses to be taken up
1	Bajardiha	12	101	15	370	1480	1978	498
2	Murgiya Tola	0	32	27	158	374	599	217
3	Faruqui Nagar	0	2	0	105	184	291	107
	Total	12	135	42	633	2038	2868	822

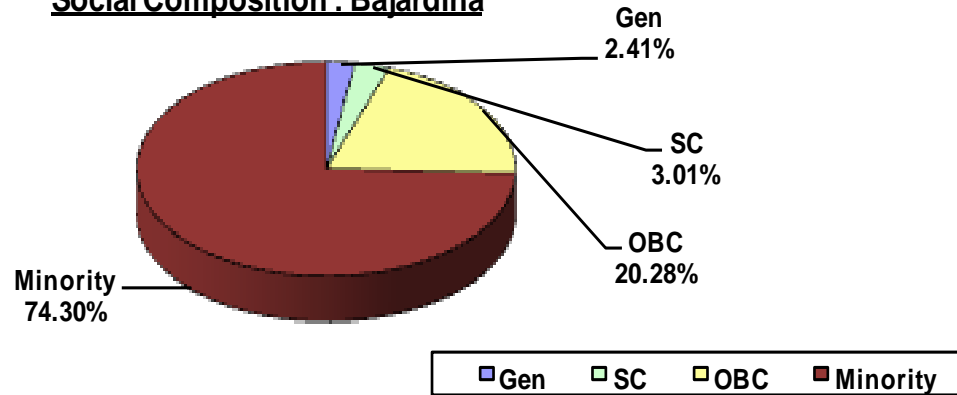
SOCIO ECONOMIC

Livelihood Breakup (Occupational Survey)

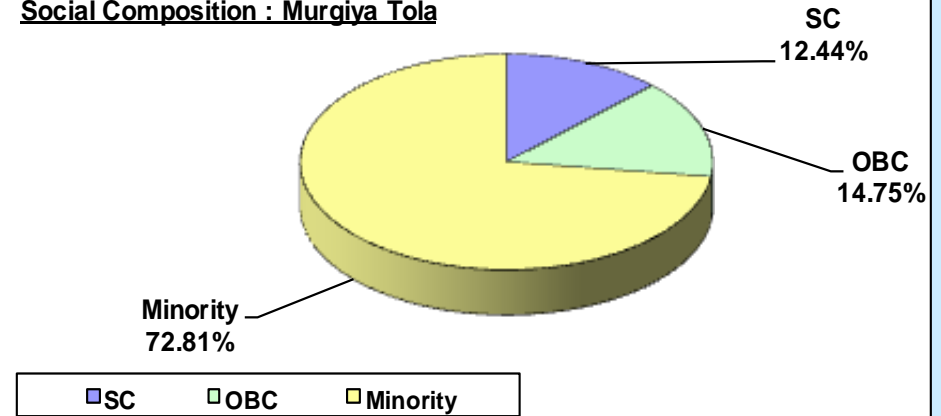
Slum Name		Bajardiha	Murgiya Tola	Faruqui Nagar	Total
Main Occupation					
Sno	Description				
1	Construction Labour	115	58	75	248
2	Driver	3	1	-	4
3	Bunker	354	158	28	540
4	Rickshaw Puller	5	-	2	7
5	Small Shopkeeper	9	-	-	9
6	Animal Husbandry	-	-	2	2
7	Tailor	12	-	-	12
	Total	508	217	107	822

SLUM WISE SOCIO-ECONOMIC SURVEY

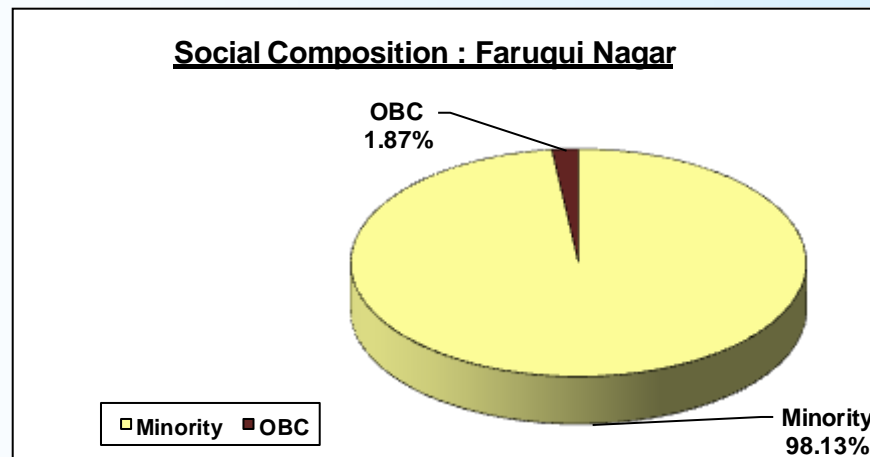
Social Composition : Bajardiha



Social Composition : Murgiya Tola

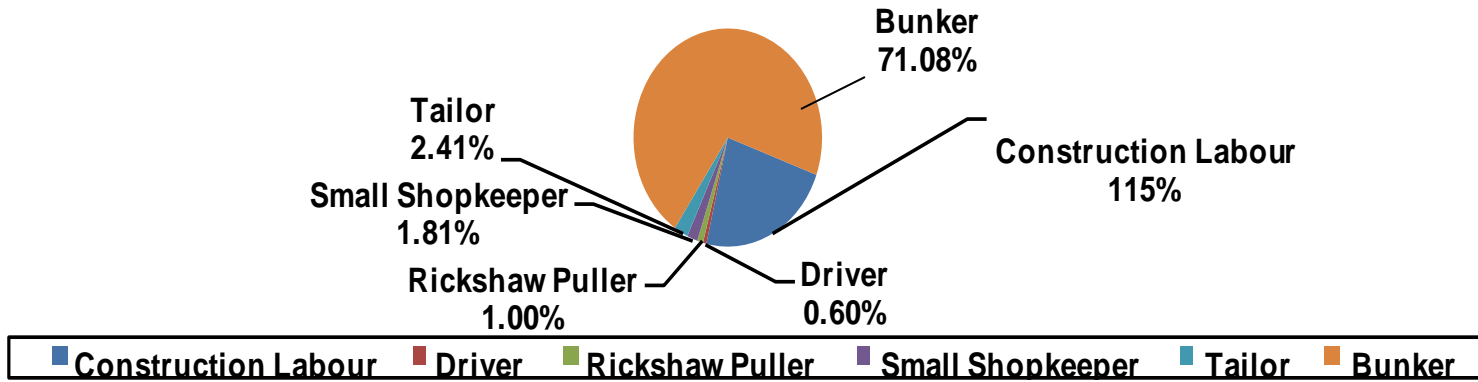


Social Composition : Faruqui Nagar

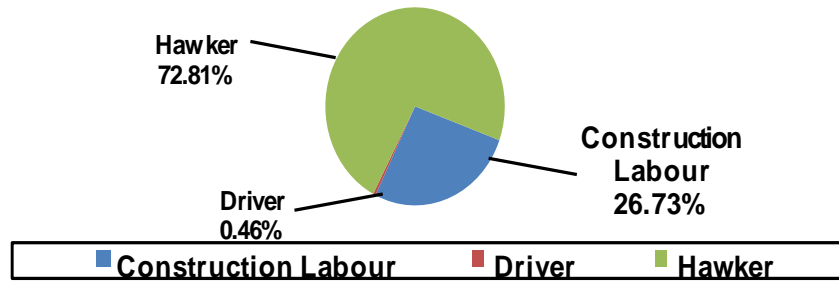


SLUM WISE LIVELIHOOD SURVEY

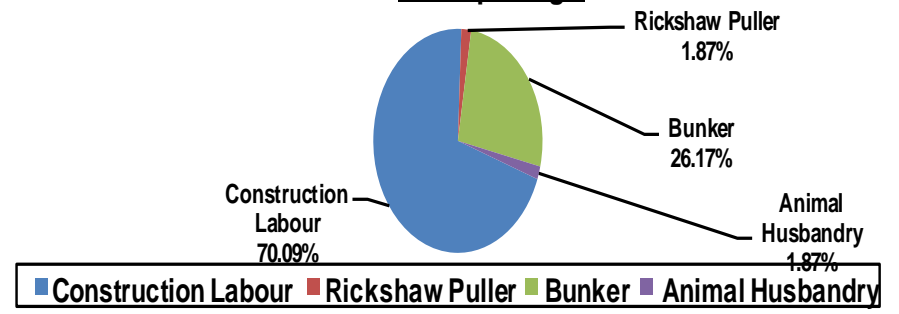
Livelihood Survey Result (Primary Occupation)-Bajardiha



Livelihood Survey Result (Primary Occupation) -Murgiya Tola



Livelihood Survey Result (Primary Occupation) - Faruqui Nagar



EXISTING CONDITION

BAJARDIHA



BAJARDIHA



MURGIYA TOLA



FARUQUI NAGAR



COMMUNITY PARTICIPATION



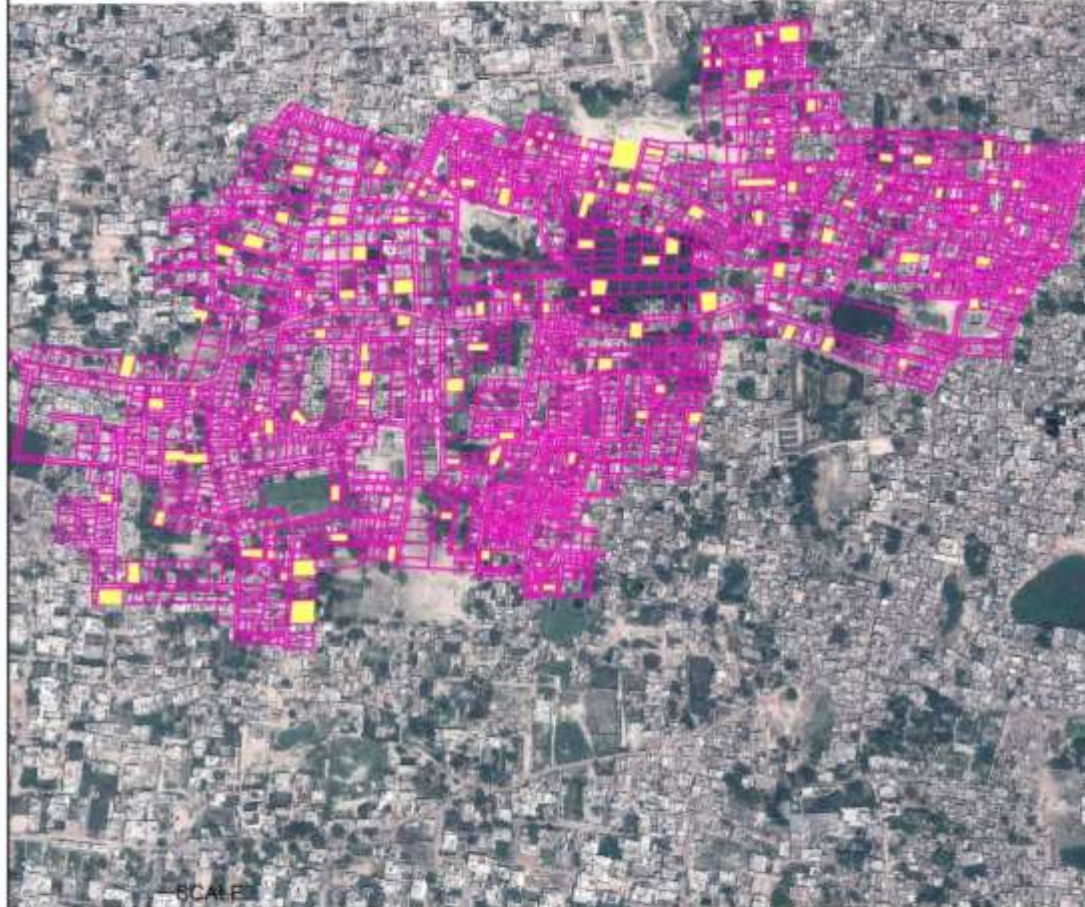


SLUM LOCATION MAP

STATE URBAN DEVELOPMENT AGENCY (SUDA)

SLUM NAME : BAJARDIHA (BHELUPUR WARD VARANASI)

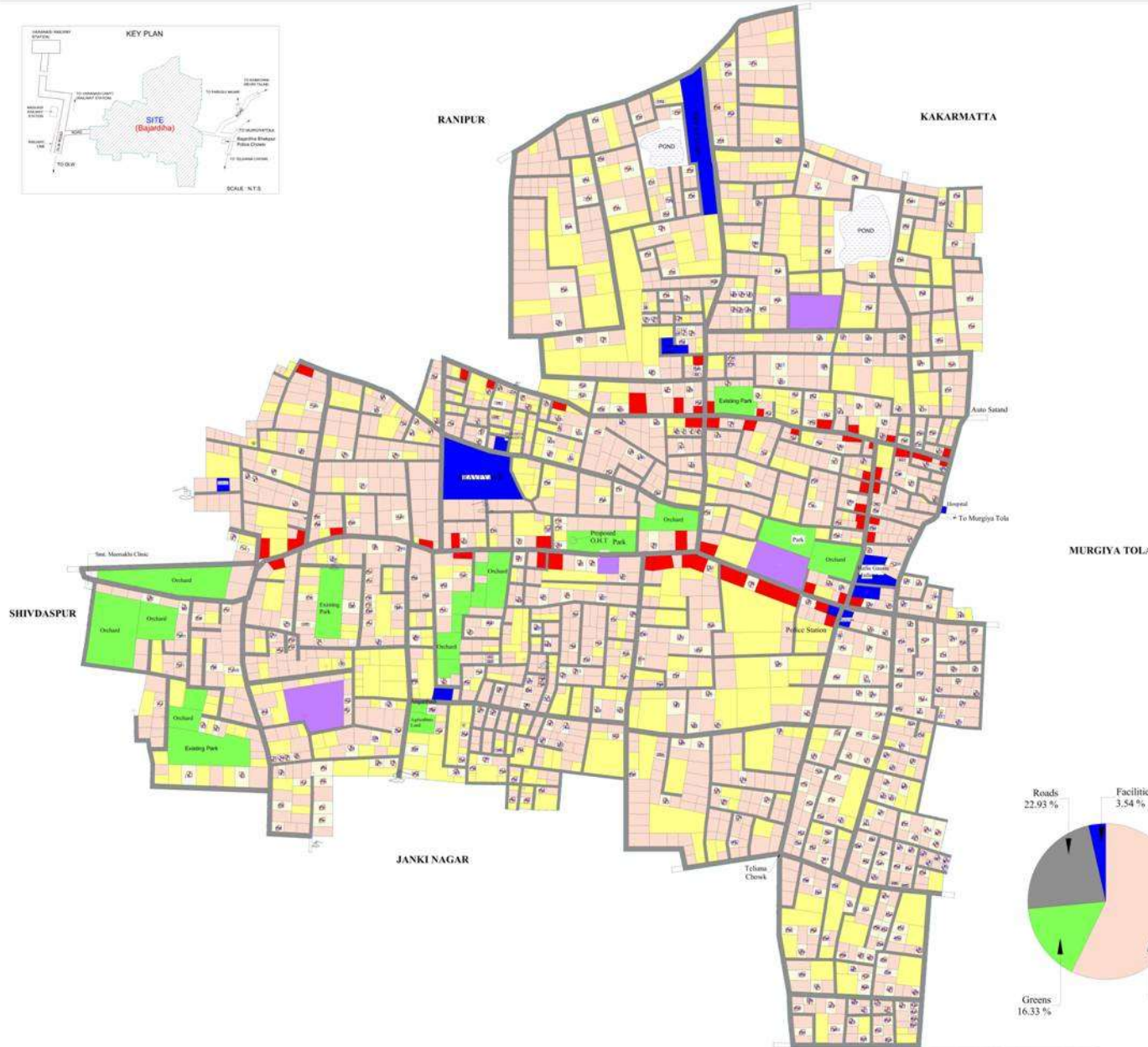
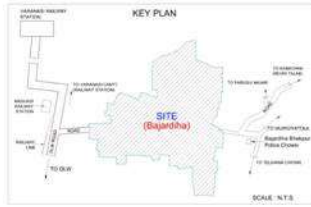
TYPE OF DEVELOPMENT :- IN-SITU DEVELOPMENT



Legend
BAJARDIHA

GEO-REFERENCED DATA, SURVEYED BY T.S. AND DUAL FREQUENCY DGPS AND CREATION OF GEO-REFERED DIGITIZED MAP BY LICENCED SOFTWARE OF ARC INFO GIS

BAJARDIHA LAYOUT PLAN



RAJIV AWAS YOJNA (RAY)

State Urban Development Agency (SUDA)

Slum Name :- BAJARDIHA

BAJARDIHA WARD VARANASI

Type of Development: In-situ Development

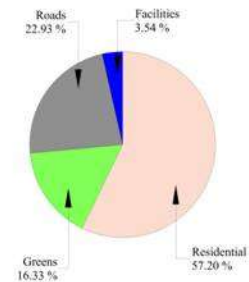
INFRASTRUCTURE DETAILS

Total Area	73.31 Hect.
No of Houses to be constructed	498
No. of Existing BT Houses	1480
Total Houses	1978
No. of Vacant Plots	423

House Details : Total House = 498

Model-1	= 475	Model-2	= 23
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DESCRIPTION	SYMBOL
Existing Features	
Katcha House	W/12.3.4
Existing Existing BT House	
Existing Private Vacant Land	
Existing School/Hospital	
Existing water bodies	
Existing shops	
Existing park/ Orchard	
Existing old well	
Existing Temple/Marti	
Proposed Road	
Slum Property	
Hand Pump	
Electric Pole	
Government Land	
Proposed Infrastruc:	
Proposed Units	
Proposed Community Centre / Rickshaw Stand / Livelihood Centre / water works / Diagester	
Proposed O.H.T./ Diagester	



Implementing Agency -
Construction & Design Services
U.P. Jal Nigam Varanasi

Name of the Slum	Site Area	Residential Area	Green Area	Road Area	Facilities Area
Bajardiha	73310.00	41820.00	11970.00	16620.00	2100.00

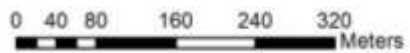
STATE URBAN DEVELOPMENT AGENCY (SUDA)

SLUM NAME :-MURGIYA TOLA (NAGWA WARD VARANASI)

TYPE OF DEVELOPMENT :- IN-SITU DEVELOPMENT



SCALE

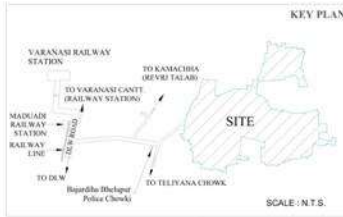


Legend

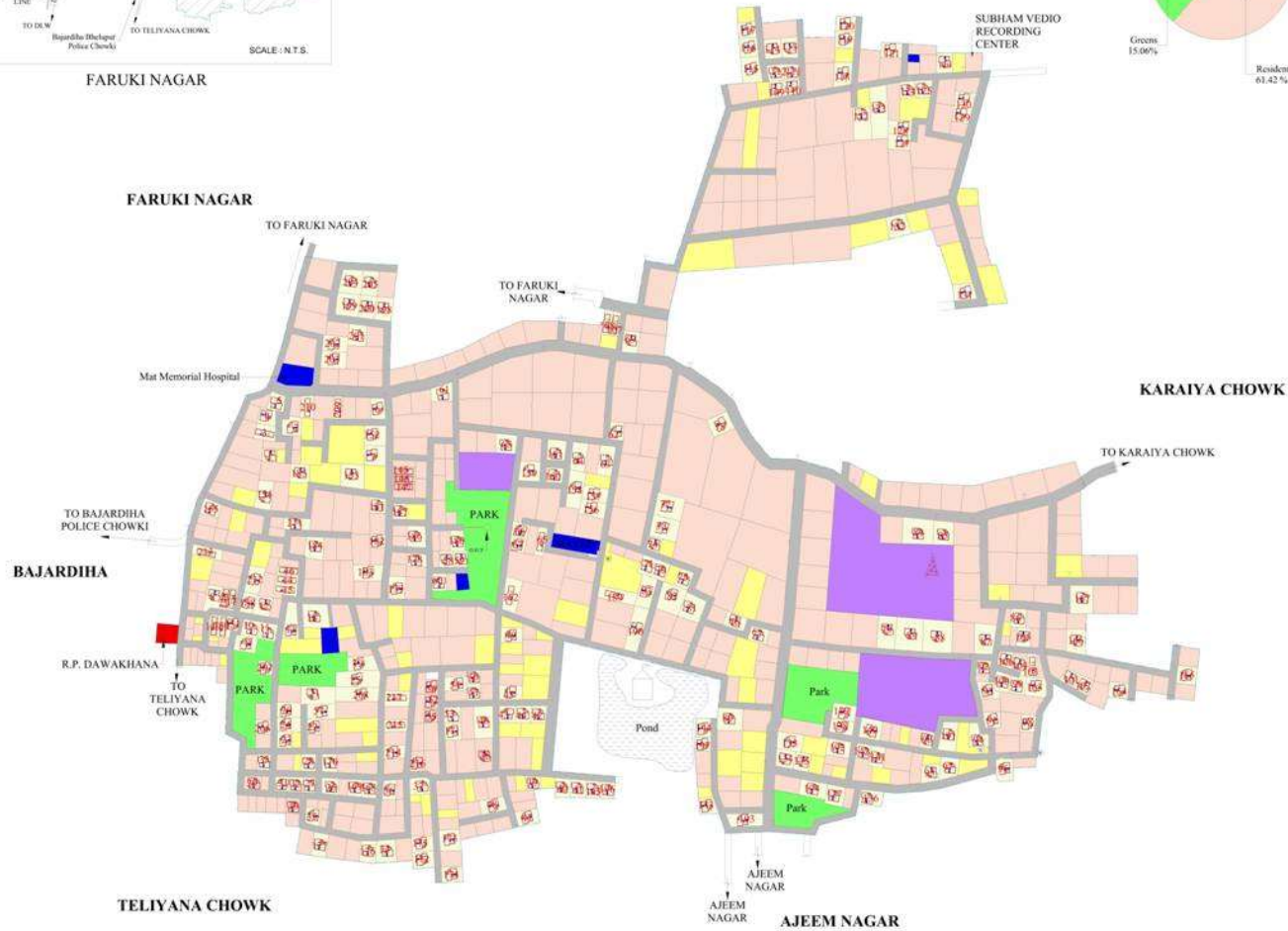
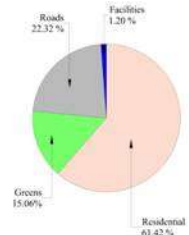
 MURGIYA_TOLA

GEO-REFERENCED DATA, SURVEYED BY T.S. AND DUAL FREQUENCY DGPS AND CREATION OF GEO-REFERED DIGITIZED MAP BY LICENCED SOFTWARE OF ARC INFO GIS

MURGIYA TOLA LAYOUT PLAN



FARUKI NAGAR



RAJIV AWAS YOJNA (RAY)

State Urban Development Agency (SUDA)

Slum Name: MURGIYA TOLA

Type of Development: In-situ Development

INFRASTRUCTURE DETAILS

No of Houses to be constructed	217
No. of Pucca Houses	382
Total House	599
No. of open plots	87

House Details : Total House = 155

Model-1 = 195 Model-1 = 22

Total Area 12.83 Hect.

Existing Features

DESCRIPTION	SYMBOL
Katcha House	K-1,2,3,4
Semi Pucca House	SP-1,2,3,4..
Existing Pucca House	[Red Box]
Existing Private Vacant Land	[Yellow Box]
Existing Hospital	[Blue Box]
Existing water bodies	[Blue Wavy Box]
Existing Shop	[Red Box]
Existing Temple/Murti	[Temple Icon]
Hand Pump	[Hand Pump Icon]
Electric Pole	[Electric Pole Icon]
Slum Property	[Dashed Line]
Government Land	[Purple Box]

Proposed Infrastruc.

DESCRIPTION	SYMBOL
Proposed Units	13
Proposed Community Centre / Rickshaw Stand/ Livelihood Centre/ water works/Diagester	[Hatched Box]
Proposed Road	[Grey Box]
Proposed Park / Green Areas	[Green Box]
Proposed O.H.T./ Diagester	[Red Circle]

Population : 3594

Density: 47 DUs /Hectare



Implimenting Agency -
Construction & Design Services
U.P. Jal Nigam Varanasi

Name of the Slum	Site Area	Residential Area	Green Proposed	Road Proposed	Facilities Proposed
Murgiya Tola Varanasi	128320.06	78812.04	19325.00	28643.87	1539.15

Sq Mt

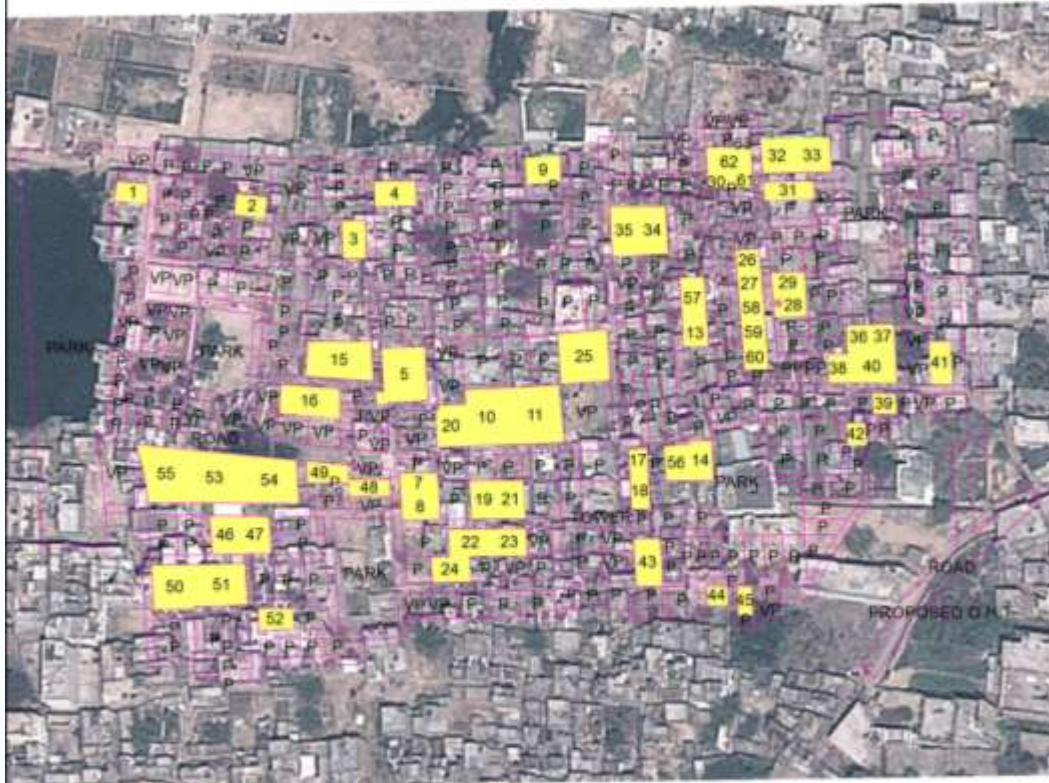


Base map - Geo Referenced Data, Surveyed by T.S. & Dual Frequency DGPS & Creation of Geo refered digitised map

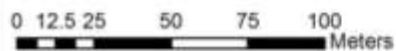
STATE URBAN DEVELOPMENT AGENCY (SUDA)

SLUM NAME :- FARUQUI NAGAR (NAGWA WARD VARANASI)

TYPE OF DEVELOPMENT :- IN-SITU DEVELOPMENT



SCALE

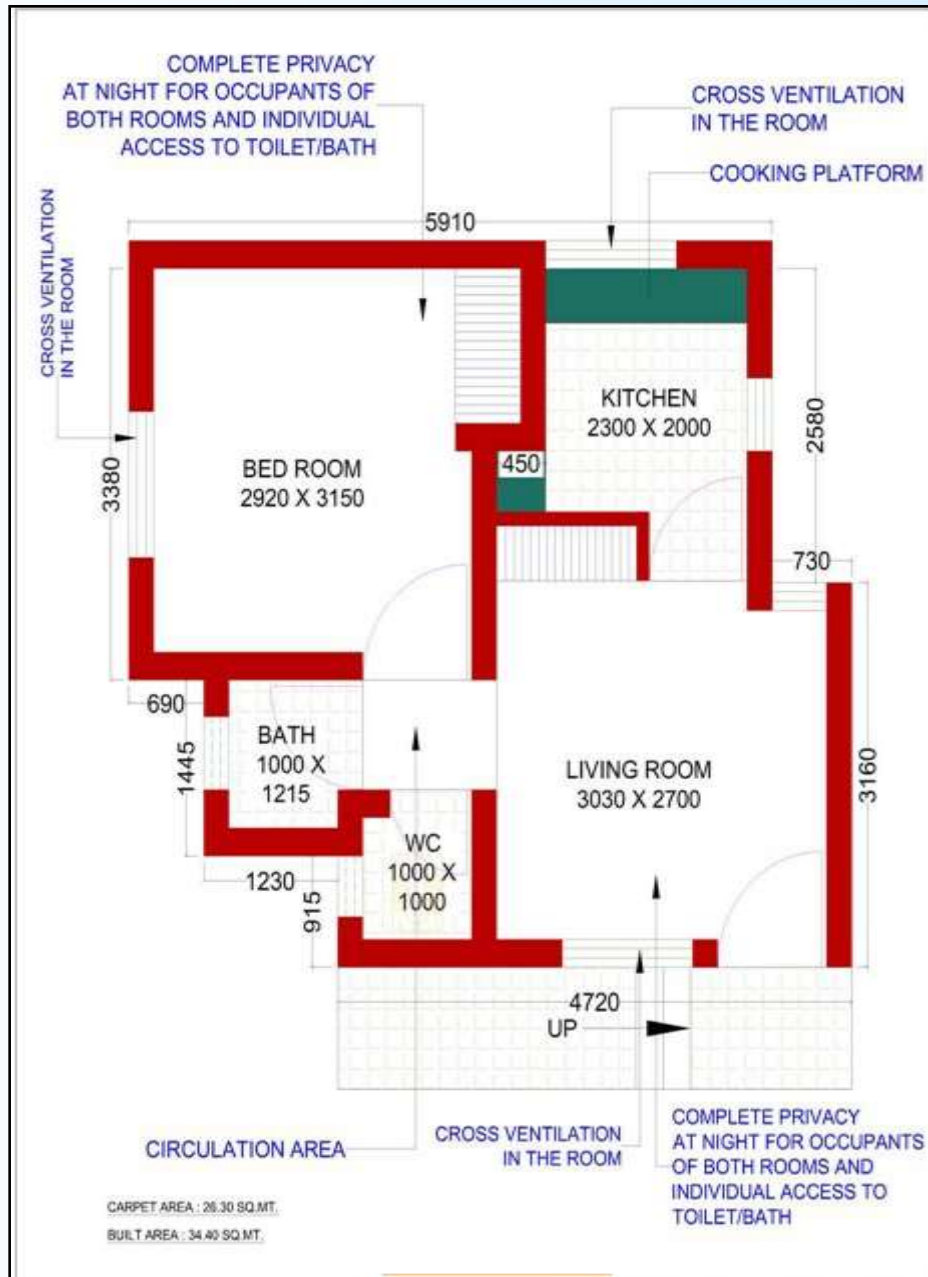


Legend

 Faruqui_Nagar

GEO-REFERENCED DATA, SURVEYED BY T.S. AND DUAL FREQUENCY DGPS AND CREATION OF GEO-REFERED DIGITIZED MAP BY LICENCED SOFTWARE OF ARC INFO GIS

IN SITU HOUSING UNIT



Model – 1

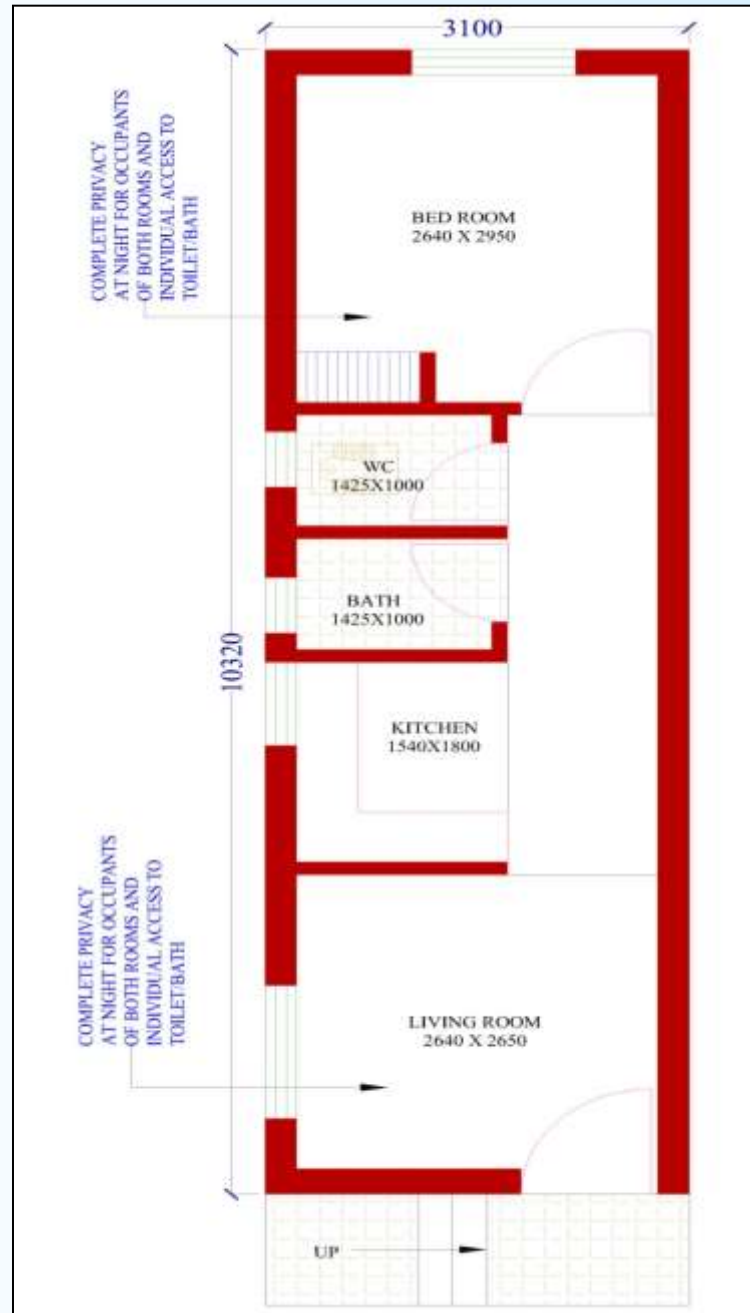
Built-up area - 34.40 Sqm.

Carper area - 26.30 Sqm.

Model House Proposed

Construction Cost- Rs. 3,74,890/-

IN SITU HOUSING UNIT



Model – 2

Built-up area - 31.99 Sqm.

Carper area - 25.31 Sqm.

Model House Proposed

Construction Cost- Rs. 3,41,699/-

Infrastructure promoting Physical Fitness (Playing Space, Parks and Greens)

More than 15-20% space in the Slum has been reserved for green areas

Provision of tree guards for shrubs and trees along the internal roads of the Slum

Well thought out plantation of trees along the boundary of the Slum and planting of out flowing/out drooping creepers or bushes alongside enclosures

Preservation of Pond as Park

Financial Statement

Particulars	Unit	Qty.	Amount Rs. In Lakhs	Central Share	State Share	Benefici aries Share
Housing Cost						
Model - 1 (778 Dus @ 374890/ -)	Each	778	2916.64	1458.32	1458.32	0.00
Model - 2 (44 Dus @341699 /-)	Each	44	150.35	75.17	75.17	0.00
Housing (822 DUs)	Each	822	3066.99	1533.50	1533.50	0.00
Infrastructure Cost						
Interlocking concrete block pavement for 3.0 m ROW	Rmt.	20771.00	326.94	163.47	163.47	
Strom Water Drain (KC Drain)	Rmt.	41543.00	167.42	83.71	83.71	
Water Supply System	Job.	3	305.21	152.61	152.61	
Septic Tank with Sock Pit Tank	Each	822	156.52	78.26	78.26	
Street Lighting	Each	80	33.42	16.71	16.71	
Transit Housing for Temporary accommodation	Each	206	30.90	15.45	15.45	
Total Infrastructure			1020.40	510.20	510.20	
Total Housing + Utility Infrastructure			4087.39	2043.70	2043.70	0.00
Operation and Maintenance charges @ 4%	Job.	1	163.50	81.75	81.75	
Total Housing + Utility Infrastructure + Operation and maintenance			4250.89	2125.44	2125.44	
Total Other	Job.	1	689.75	0.0	689.75	
Grand Total			4940.64	2125.44	2815.99	0.00

Percentage of Housing Cost : 75.04 %

Percentage of Infrastructure Cost : 24.96 %

IMPLEMENTATION PLAN

Implementation Plan for RAY – Bajardiha, Murgiya Tola and Faruqui Nagar							
S.No.	Description of Activity	Year I				Year II	
		Ist Quarter	IInd Quarter	IIIrd Quarter	IVth Quarter	Vth Quarter	VIth Quarter
Activity 1	Preparation of Tender Documents- General & Commercial Conditions						
Activity 2	Tendering						
Activity 3	Contractor Selection						
Activity 3.1	Finalizing the conditions of contract						
Activity 3.2	Negotiations of terms						
Activity 3.3	Awarding of contract						
Activity 4	Construction						
Activity 4.1	Monitoring and Supervision						
Activity 4.2	Scrutiny of Quantities						
Activity 4.3	Quality Control						
Activity 5	Assessment and final billing						
Activity 6	Defect Liability						
Activity 7	Closure of Accounts						

Thanking You.....