

EWS Housing Scheme for Bhavnagar Under Affordable Housing Policy

Bhavnagar Municipal Corporation



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

AIM

- Bhavnagar Municipal Corporation 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.
- 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:

- 6 – 12 Residential units on each floor
- G+5 and G+6 story building structures
- Ground floor is hollow plinth
- 7.5 meters internal road
- Underground sump provided @ 140 lpcd
- Underground drainage network

F.P.No	13	14	30	36	104	106
No. of Blocks	5	1	4 (6 units/F1) 3 (12 units/F1)	12	1 (8 units/F1) 1 (10 units/F1)	5



Social Infrastructure on Proposed Site

- Aanganwadi
- PH Centre
- Children's Play area
- Garden
- Common Plot area
- Covered as well as OTS Parking



LOCATION, LAND OWNERSHIP AND IMPLEMENTING AGENCY

HOUSING PLANNING							
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-B	Chitra, Hadanagar	13/P	4624	4624	200	1.82
2	TPS 1-B	Chitra, Hadanagar	14/P	924	924	40	1.84
3	TPS 2-A	Fulsar, Opp. Primary School	30/P	6745	6745	360	2.30
4	TPS 2-B	Fulsar, B/H Sarkari Vasahat	36/P	12212	12212	576	2.00
5	TPS 3	Ruva, Opp. Leela Udan	104/P	1666	1666	90	2.615
6	TPS 3	Ruva, Opp. Leela Udan	106/P	4806	4806	240	2.75
Total				30977	15128	1506	
Total Dwelling Units –EWS						1506	

- **The agency implementing the Project is Bhavnagar Municipal Corporation**
- **Ownership of the land lies with Bhavnagar Municipal Corporation.**



PROPOSED CARPET AREA AND DU COST

Carpet Area (Sq. mt.)	26.79
LESS	
Balcony at Living	NA
Wash at kitchen	NA
Total in Sq.mt. =	26.79

Plot wise DU cost (with infrastructure)	
Plot No.	Amount in lakhs
Plot-13 (8 units)	5.731
Plot-14 (8 units)	6.166
Plot-30 (6 units)	6.17
Plot-30 (12 units)	5.46
Plot-36 (8 units)	5.649
Plot-104 (8 units)	7.62
Plot-104 (10 units)	7.22
Plot-106 (8 units)	6.536

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 BENEFICIARY

Funding Agency	Fund
GOI	75,000/- per DU
GOG	1 Lakh per DU+ 50,000/- for Infrastructure (only for EWS category)
Beneficiaries	Maximum contribution up to Rs. 3.0 Lacs
ULB	Remaining Amount

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.



PROJECT ESTIMATES: FOR ALL LOCATIONS

Tentative Financial Break Up			
Sr No	Description	Number of Units	Total Amount (Lakh)
1	Civil Work	1506	6421.563
3	Internal Plumbing Works		285.908
4	Internal Electrical Works		1012.297
5	FIRE & Safety Works		305.79
	Infrastructure		
6	Compound wall, paver block & security cabin		6421.563
7	Ext. Water supply & Drainage		285.908
9	Road Works		1012.297
10	External Electrical		305.79
11	Pumping Machinery		6421.563
12	Landscape Development		285.908
	Total Tender Amount		8738.64
	2% for contingency and PMC/TPI charges		174.77
		Total amount=	8913.41




FUND SHARING:-

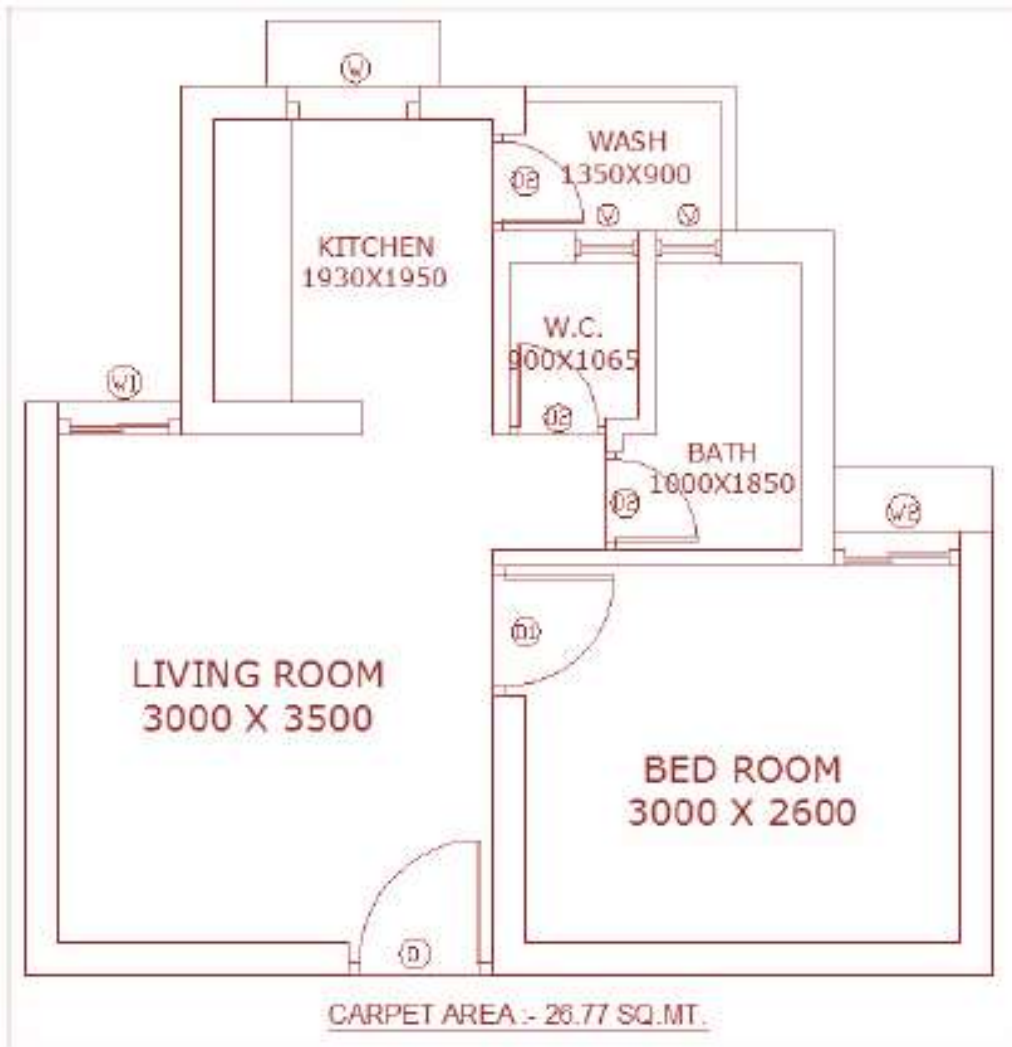
Contribution by Agencies for EWS (Rs.)				
	GoI (Rs.)	GoG (Rs.)	Beneficiaries (Rs.)	ULB (Rs.)
Contribution for Each Unit	75,000	1 Lakh	3 Lakhs	Remaining

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 lakhs
Total GOI Contribution Requested (Rs. 75,000/Du for 1506 Units)	1129.50
Total GOG Contribution (Rs. 1,00,000/Du + 50,000 for Infra for 1506 Units)	2259.00
Benefeciary Share (Rs. 3,00,000/Du for 1506 Units)	4518.00
ULB Share (Remaining Amount)	1006.915
Total	8914.51



DWELLING UNIT PLANS



Carpet Area of DU – 26.77 sq.mt



PROJECT LAYOUTS – EWS



PROJECT LAYOUTS – EWS

ટી.પી. સ્કીમ નં. ૧/બી, ચિત્રા,
ફા. પ્લોટ નં. ૧૪, ગુરૂનગર પાછળ,
સત્યનારાયણ સોસાયટી નં. ૧ સામે,
રાજકોટ રોડથી હાદાનગર જતા, ભાવનગર.



45.0 mt. Road

Reserve for Nagar Palika

ટી.પી. સ્કીમ નં. ૩ - રૂવા, ફા. પ્લોટ નં. ૧૦૪,
સીતારામ નગર, લીલા ઉદાન સામે, મ્યુ. પંખીગ
સ્ટેશનની બાજુમાં, ૧૫૦ ફુટ રીંગ રોડ,
એરોડ્રામ રોડ, ભાવનગર.



PROJECT LAYOUTS – EWS



PROJECT 3D LAYOUTS – EWS



PROJECT 3D LAYOUTS – EWS



THANK YOU

