

Preparation of Detailed Project Report under Rajiv Awas Yojana For Neemuch Municipal Council



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Urban Administration & Development Department
(Government of Madhya Pradesh)

UADD

Government of Madhya Pradesh



जिला नीमच मध्य प्रदेश

Neemuch Municipal Council

Preparation of Detailed Project Report under Rajiv Awas Yojana For Neemuch Municipal Council

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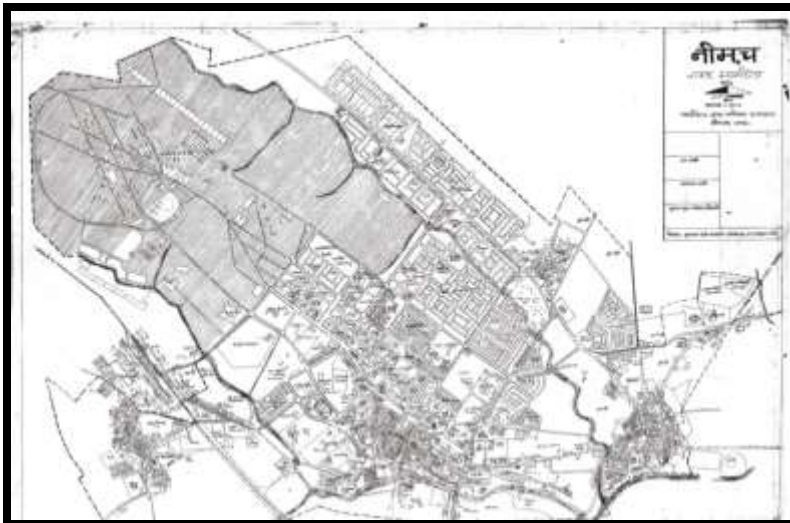
- Slums in Neemuch
- Slum selected for DPR
- Brief profile of slum
- Proposed Plan – Redevelopment
- Proposed Plan – Rental housing
- Estimates

Location of Neemuch

Neemuch borders the Rajasthan state on the west and north, and by Mandsaur district to the east and south

It was split from Mandsaur District on 30 June 1998

Geographically Neemuch is divided into three main parts: Neemuch city, Chhavani, and Baghana.



Slums in Neemuch

S.No.	Ward No.	Area	Name of the Ward	Population
1	2	Complete Area	Shahid Ward	2567
2	4	Complete Area	Kalidas Ward	2098
3	5	MadhavganjNimuch City	Chandrasekhar Azaad Ward	4285
4	5	Scheme No. 26, Nimuch City	Chandrasekhar Azaad Ward	
5	7	YadavMandiNimuch City and Near Planning No. 10	Ambedkar Ward	3363
6	10	Gwaltoli	Gopalkrishnaward	3217
7	12	HarijanBasti	Shastri Ward	2581
8	13	Complete Area	Dr. Bhaba Ward	2725
9	13	Bageecha No. 13, Retired Colony, Nimuch City Road	Dr. Bhaba Ware	
10	14	Complete Area	Tagore Ward	2081
11	17	Ambedkar Colony and behind Shambuvayamshala	Vikram Ware	3514
12	16	Complete Area	MaulanaAzaad Ward	
13	18	Moolchand Marg, Near Bohra Cremation Ground	Vivekanand Ward	2649
14	19	Complete Area	Tilak Ward	1787
15	21	Complete Area	Bhagatsingh Ward	1477
16	27	Behind BhageswarMandir	Radhakrishna Ward	3377
17	26	Risala Ground	Shivaji Ward	4614
18	26	Bangla No. 35, Near Sindhi Colony	Shivaji Ward	
19	33	ZakirHussainMohallaBadhana	Kastruba Ward	3781
20	32	Planning No. 24	Rajgopalacharya Ward	4028
21	35	Near Scheme No. 8 and near Nakha No. 4	Katju Ward	2891
22	35	Complete Area	Katju Ward	
23	36	BadhanaPatari, LogaMohalla and YadavmandiBadhana	Lohia Ward	1506
24	37	RogarMohalla	Kabir Ward	2419
25	37	Complete Area	Kabir Ward	
26	39	Complete Area	Lakshibhai Ward	2082

There are 26 slums identified within the Neemuch Municipal Council limits

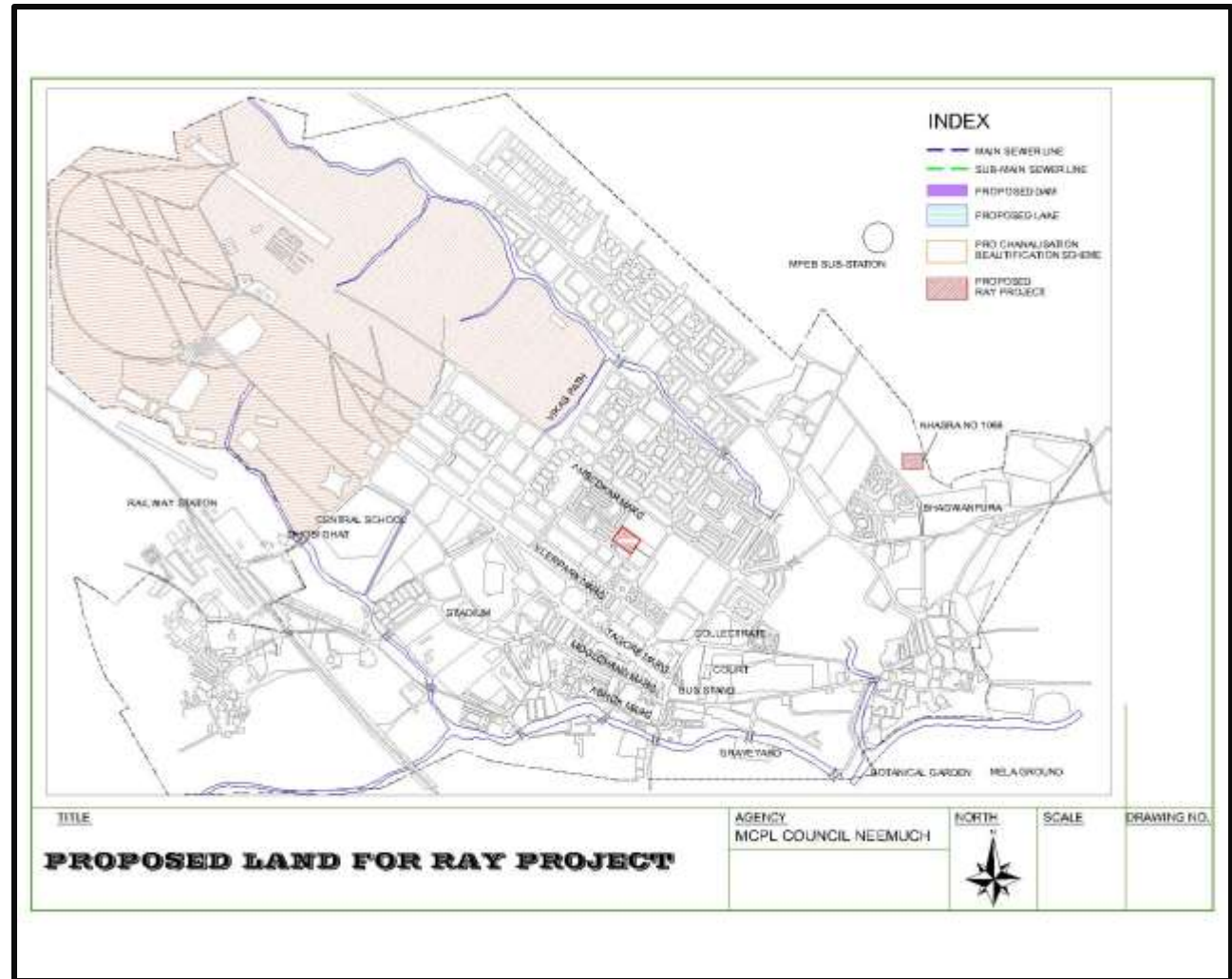
The details are as per mentioned in the table

Identified Slum for RAY

Out of the 26 slums, slum behind Bhageshwar mandir, in Radhakrishna ward was identified as the first slum to be taken up for RAY.

Mainly because of the following –

- Ownership of land is with the Municipal Council
- Willingness of slum dwellers for Redevelopment
- High valued land and possibility of commercial development



Total Station Survey of the Slum-



Name - Behind
Bhageshwar Mandir,
Radhakrishna Ward

Total Area of slum – 0.79
Ha

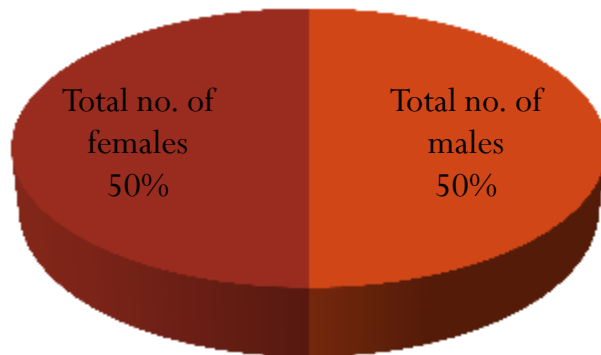
No. of huts – 144

Age of Slum - > 30 years

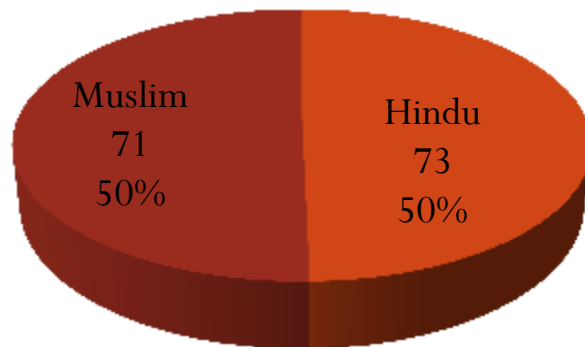
Existing Landuse as per
Development plan –
Residential

Proposed In situ slum
redevelopment

General Characteristics of the slum area



Demographic distribution

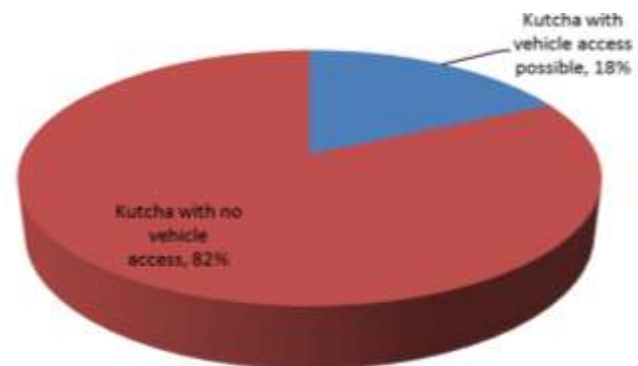


Religion Composition

Total population - 634
50% Male and 50% female population

50% Hindus and 50% Muslims

82% - kutch with no vehicle access and 18% kutch with vehicle access



Housing condition

Site Photographs



Good Power infrastructure



Total Station being carried out at site



Poor housing condition and open defecation



Site Photographs

Presence of Mazaar, which cannot be shifted or displaced – the same has been preserved while proposing redevelopment

Presence of well – the same has been preserved while proposing redevelopment

Open area for festival gatherings, some area preserved while proposing redevelopment



Well located in slum



Open area where small festival gatherings take place



Mazaar located within slum on main road

Site Photographs

It is proposed to establish Slum development committee (Basti Vikas Samiti) Society registration Act , 1973 with the following 6 members -

3 members from Muslim Community
3 Members from Hindu community



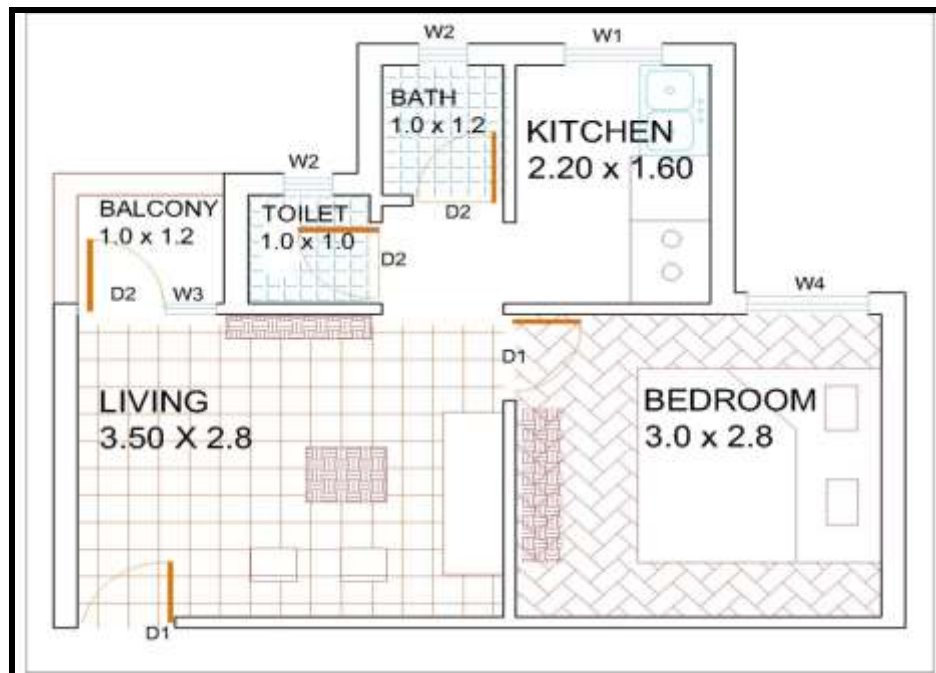
Discussion with the local by Municipal Council officials



Locals being made aware about RAY

Proposed Plan

Dwelling unit Design



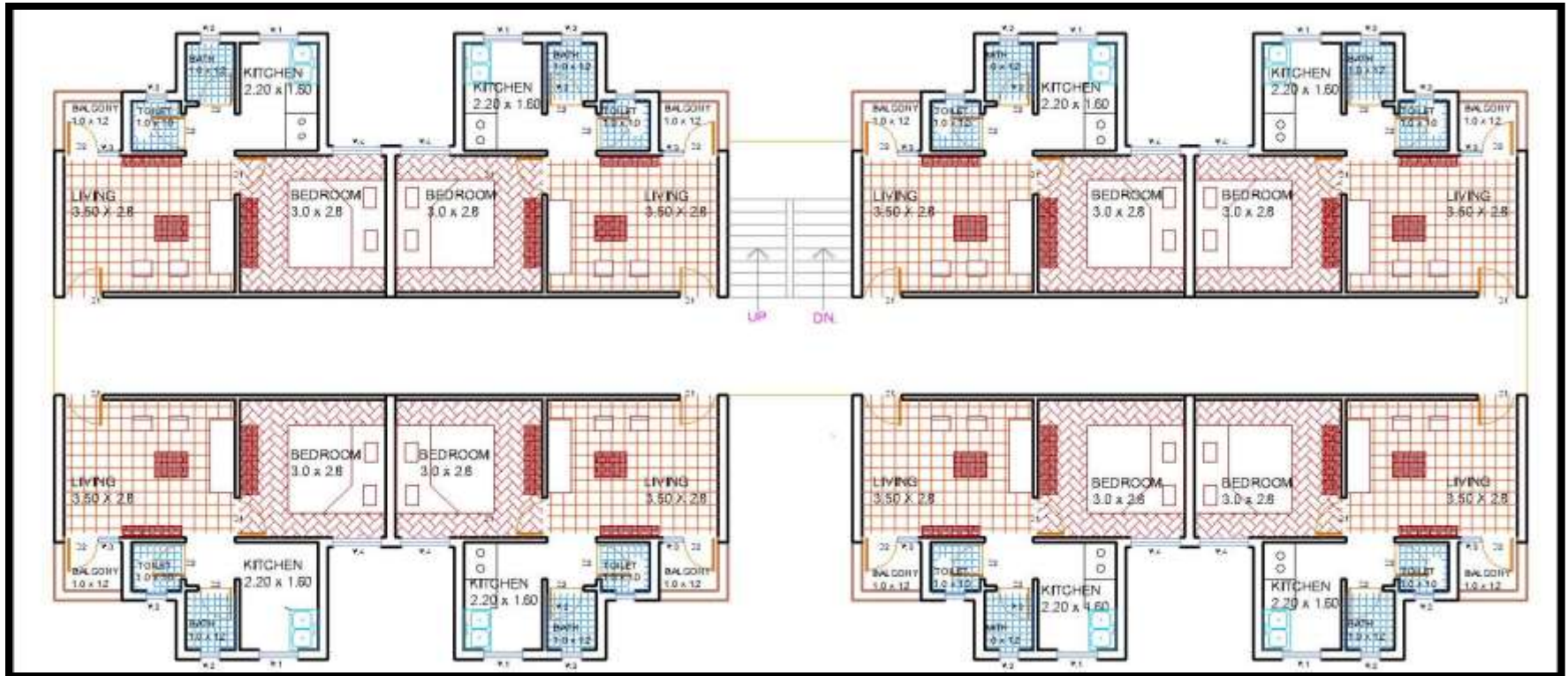
Total units proposed – 144

Carpet Area of each unit – 26.12 sq. m

S.No.	Description	Dimensions	Area (sq Mtrs.)
1	Total Carpet Area		26.12
A	Living Room	3.5 X 2.8	9.80
B	Bedroom	3.0 X 2.8	8.40
C	Kitchen	2.20 X 1.60	3.52
D	Bathing	1.2 X 1.0	1.2
E	Toilet	1.0 X 1.0	1.0
F	Balcony	1.2 X 1.0	1.2
G	Circulation		1.0

Proposed Plan

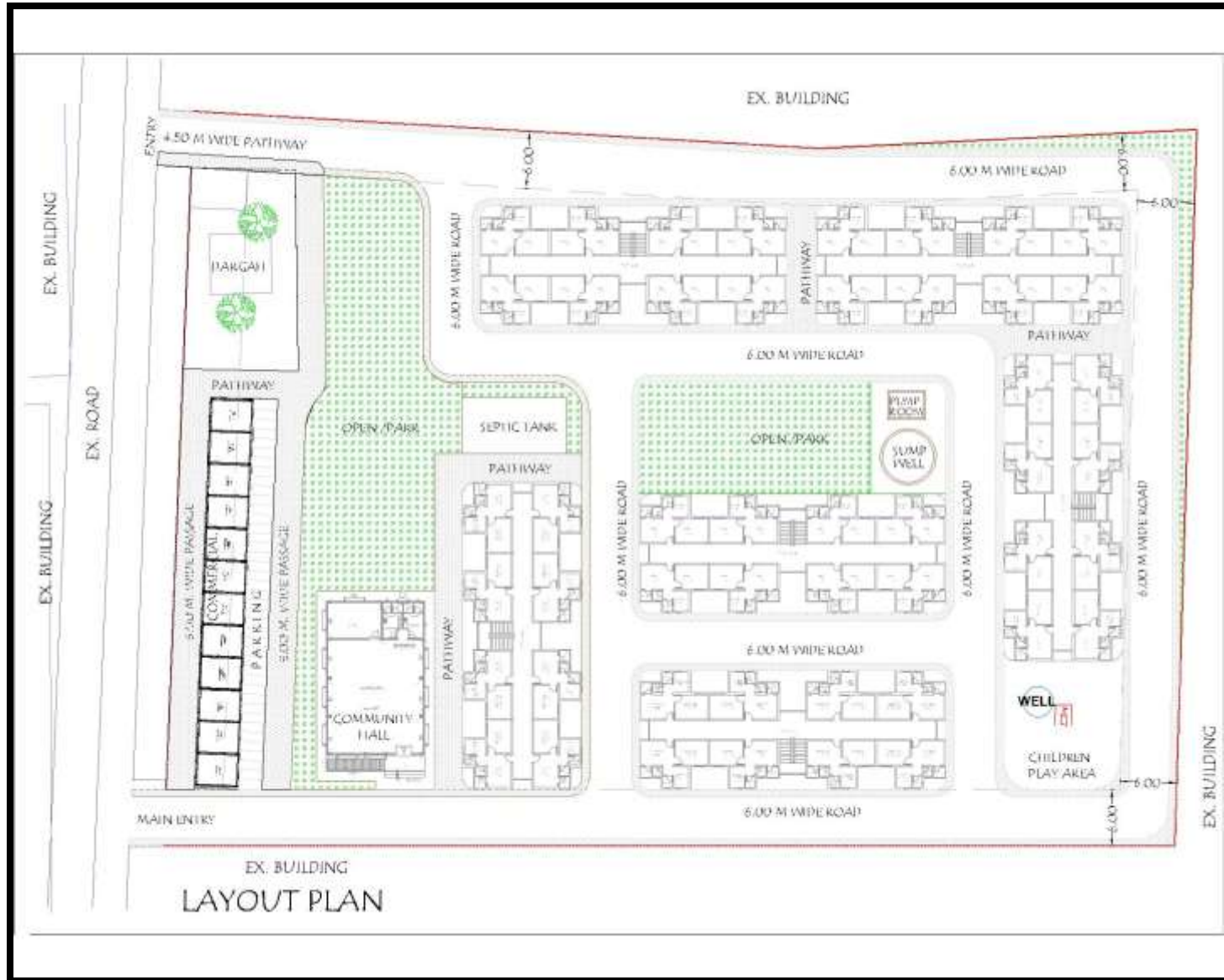
Cluster unit Design



Total units proposed on each floor	-	8 nos.
No. Of floors	-	G+2
Total no. of units in each cluster	-	24
Total no. of clusters	-	6

Proposed Plan

Site Plan



Proposed Plan Major Features

- Total no. of 6 clusters, with 24 nos. flats in each cluster
- All clusters are accessed by minimum of 6 M Road
- Playground around the temple and well
- Both Mazaar and Well have been untouched during the redevelopment proposal. Both have religious sentiments attached to them
- Site services include Tap connection in each dwelling unit
- Sewerage System for individual toilets
- Pathways and road ways occupy 40% of the total area mainly because of consideration of well and Mazaar which were to be preserved.
- Also because of open area if left vacant , then it will be prone to misuse and exploitation
- Water Harvesting and proper drainage
- Street Lighting & Solid Waste disposal
- Provision of Community hall
- Provision of shops facing main roads

Proposed Plan – Rental Housing

Dwelling unit Design

Being the largest producer of opium, neemuch attracts lot workers from neighbour areas of Rajasthan also. It is also headquarter for CRPF thus providing major oppurtunities for employment

Rental housing is been proposed as an preventive strategy for Slums on a land already been earmarked by the council for EWS schemes.

The land is under jurisdiction of the Municipal Council. Detailed estimates and plan have been prepared for the same.

A total of 120 houses are proposed for the area. These would be accommodated in 5 blocks of buildings.

The site plan has been designed with considerations of all safety standards.

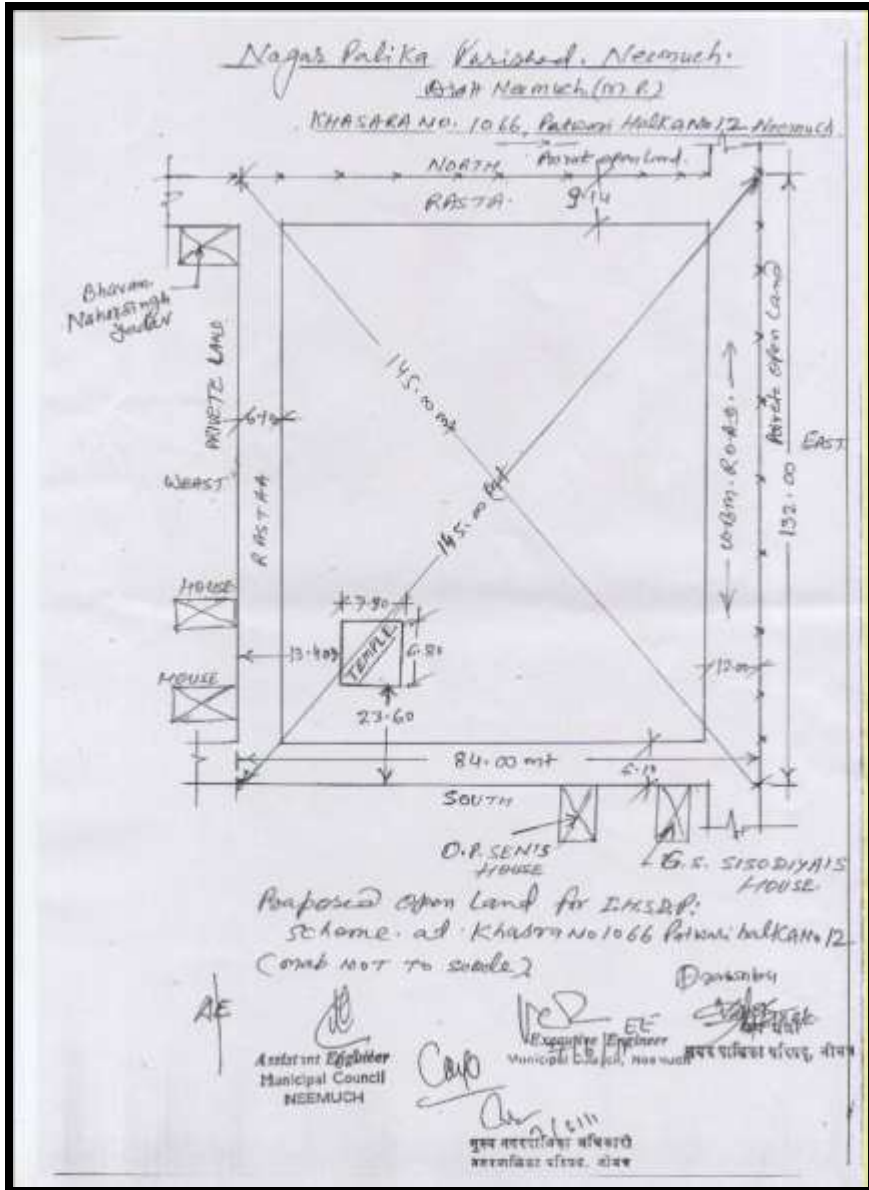
Total units proposed – 120

Carpet Area of each unit – 26.12 sq. m



S.N o.	Description	Dimensi ons	Area (sq Mtrs.)
1	Total Carpet Area		26.12
A	Living Room	3.5 X 2.8	9.80
B	Bedroom	3.0 X 2.8	8.40
C	Kitchen	2.20 X 1.60	3.52
D	Bathing	1.2 X 1.0	1.2
E	Toilet	1.0 X 1.0	1.0
F	Balcony	1.2 X 1.0	1.2
G	Circulation		1.0

Proposed Plan – Rental Housing Location

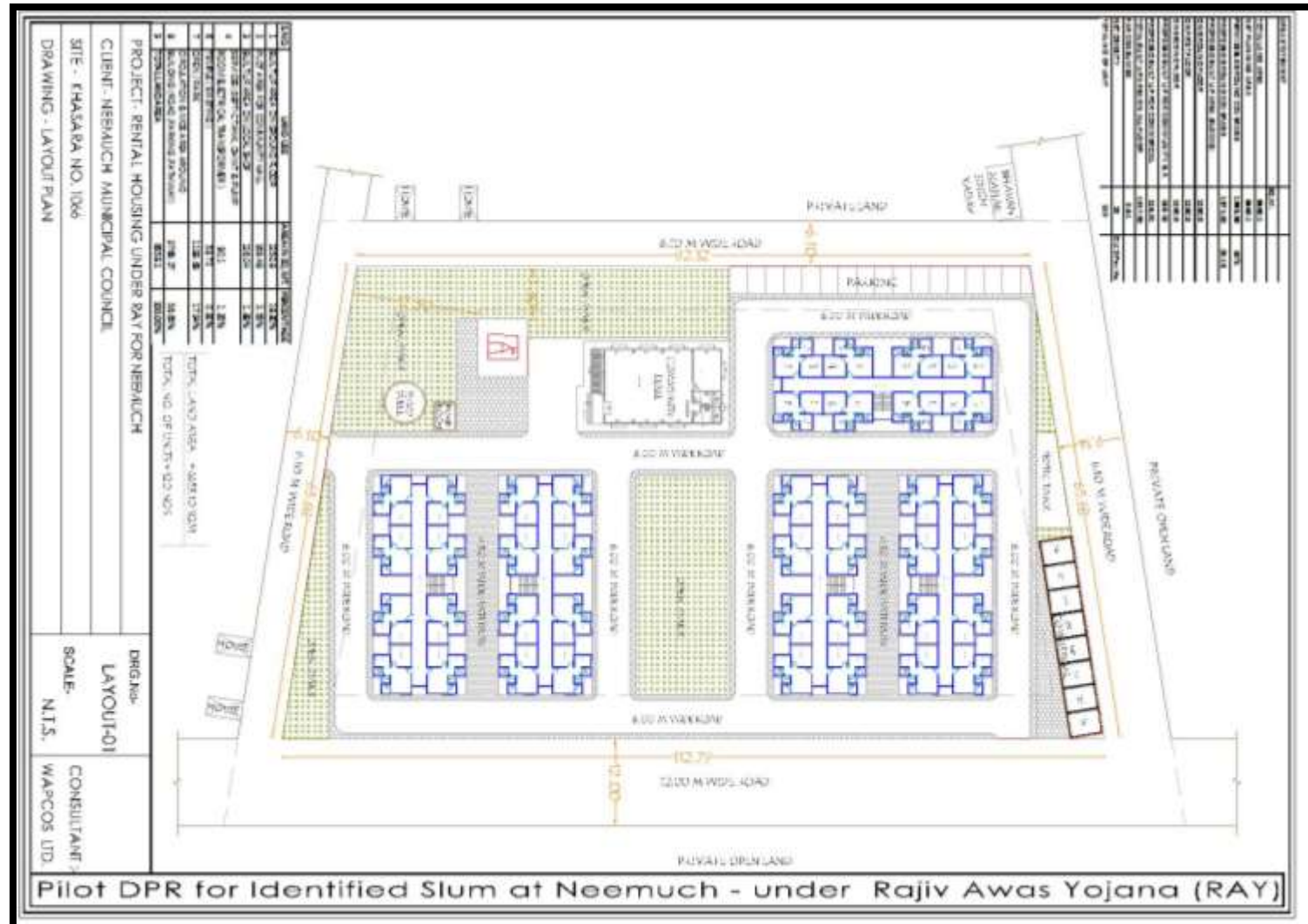


The land is under jurisdiction of the Municipal Council. The area was earmarked for IHSDP development

Total area – 0.66 Ha

Vacant land with no structure on land observed

Proposed Plan – Rental Housing Site Plan



Proposed Plan – Rental Housing

Major features

- Total no. of 5 clusters, with 24 nos. flats in each cluster
- All clusters are accessed by minimum of 6 M Road
- Playground
- Site services include Tap connection in each dwelling unit
- Sewerage System for individual toilets
- Water Harvesting and proper drainage
- Street Lighting & Solid Waste disposal
- Provision of Community hall
- Provision of shops facing main roads – 8 nos. for revenue

Proposed Plan - Estimate

Cost Per Dwelling Unit

S. No	Particulars	Amount (Rs)
1	Cost of Housing	3,63,709.98/-
2	Cost of Infrastructure	1,31,219.69/-
	TOTAL	4,94,929.67/-

Cost Sharing under the Project

S. No.	Particulars	Amount (in Lakhs)
1	Government of India	831.20
2	Government of Madhya Pradesh	236.80
3	Neemuch Municipality Council (ULB)	221.27
4	Beneficiary	134.94
	TOTAL	1424.21

Cost Sharing per Dwelling Unit

S. No.	Particulars	Slum Redvelopment		Rental Housing		Infrastructure Development	
		Share (in percentage)	Amount (Rs)	Share (in percentage)	Amount (Rs)	Share (in percentage)	Amount (Rs)
1	Government of India	75	2,25,000/-	75	2,25,000/-	75	75,000/-
2	Government of Madhya Pradesh	15	45,000/-	15	45,000/-	15	15,000/-
3	Neemuch Municipality Council (ULB)	0	--	10	93,709/-*	10	31,219.69/-*
4	Beneficiary	10	93,709/-*	-	-	-	-
	TOTAL	100	3,63,709.98/-	100	3,63,709.98/-	100	1,31,219.69

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EXECUTIVE SUMMARY

COST OF DEVELOPMENT FOR PROPOSED HOUSING SCHEME FOR IDENTIFIED SLUMS AT NEEMUCH (M.P.) UNDER RAJIV AWAS YOJNA										
S. NO.	PROJECT COMPONENTS	UNIT	QTY.	RATE (IN RS./ UNIT)	PROPOSED COST (IN LAKHS)	TOTAL COST (IN LAKHS)	CENTRAL SHARE (IN LAKHS)	STATE SHARE (IN LAKHS)	NMC SHARE (IN LAKHS)	BENEFICIAR IES SHARE (IN LAKHS)
A	HOUSING									
1	Construction of 144 DUs @ Rs. 363709.98/- per DU (G+2) house with carpet area of 26.11 sq.m. having 2 Rooms, Kitchen, Balcony, WC and Bath.	NOS.	144	363709.98	516.44	523.74				
	Share as per RAY Guidelines (Considering Rs. 3.0 Lacs per DU) for 144 DUs				432.00	432.00	324.00	64.80	0.00	43.20
	Additional Share above RAY Guidelines for 144 DUs				84.44	91.74	0.00	0.00	0.00	91.74
2	Rental Housing - Construction of 120 DUs @ Rs. 363709.98/- per DU (G+2) house with carpet area of 26.11 sq.m. having 2 Rooms, Kitchen, Balcony, WC and Bath.	NOS.	120	363709.98	430.36	436.45				
	Share as per RAY Guidelines (Considering Rs. 3.0 Lacs per DU) for 120 DUs				360.00	360.00	270.00	54.00	36.00	0.00
	Additional Share above RAY Guidelines for 120 DUs				70.36	76.45	0.00	0.00	76.45	0.00
	SUB TOTAL (A)				946.80	960.19	594.00	118.80	112.45	134.94
B	UTILITY INFRASTRUCTURE									
1	Roads				72.61					
(i)	CC Road	SQM	5196	1221.61		63.47				
(ii)	Interlocking Blocks	SQM	1179.45	774.21		9.13				
2	Water Supply				34.99					
(i)	Pipe Line (Rising Main & Distribution)	RM	738	1616.01		11.93				
(ii)	Underground Sump Reservoir	NOS.	2	880000.00		17.60				
(iii)	Pump Stations	NO.	2	103760.00		2.08				
3	Sewerage				36.89					
(i)	Pipe Line (Main Trunk Line & Distribution)	RM	1132	1190.73		13.48				
(ii)	Septic Tank	NO.	2	1155363.49		23.11				
4	Storm Water Dain	RM	1566	976.44	15.29	15.29				
5	External Electrifications	NO.	55	128171.35	70.49	70.49				
6	Solid Waste Management	NO.	5	22327.58	1.12	1.12				
7	Boundary Wall	RM	600	3847.52	43.20	23.09				
8	Transit Housing	NOS.	144	19999.99	28.80	28.80				
	SUB TOTAL (B)				303.38	279.58				
	TOTAL COST (A+B+C+D+E)				1526.94	1424.21	831.20	236.80	221.27	134.94

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C	SOCIAL INFRASTRUCTURE									
1	Community Hall	NO.	2	2064955.15	42.44	41.30				
2	Informal Sector Market	SQM	330.2	4500.00	31.44	14.86				
3	Parks	SQM	2638.85	404.87	10.68	10.68				
	SUB TOTAL (C)				84.56	66.84				
	TOTAL FOR INFRASTRUCTURE (B+C)				387.93	346.42				
	Share as per RAY Guidelines (Considering Rs. 1.0 Lacs per DU) for 264 DUs					264.00	198.00	39.60	26.40	0.00
	Additional Share above RAY Guidelines for 264 DUs					82.42	0.00	0.00	82.42	0.00
	TOTAL FOR INFRASTRUCTURE (B+C)				387.93	346.42	198.00	39.60	108.82	0.00
	TOTAL COST (A+B+C)				1334.74	1306.62	792.00	158.40	221.27	134.94
D	O&M COST (@ 4% OF TOTAL COST) FOR MAINTENANCE OF ASSETS CREATED FOR FIVE YEARS				53.39	52.26	39.20	13.07	0.00	0.00
	TOTAL COST (A+B+C+D)				1388.12	1358.88	831.20	171.47	221.27	134.94
E	OTHER									
1	DPR Preparation, Project Management, Supervision, Quality Control, Capacity Building, Community Mobilization, Social Audit and TPIM - @ 5%				138.81	65.33	0.00	65.33	0.00	0.00
	SUB TOTAL (E)				138.81	65.33	0.00	65.33	0.00	0.00
	TOTAL COST (A+B+C+D+E)				1526.94	1424.21	831.20	236.80	221.27	134.94

Thank you

WAPCOS Ltd.