Houses for living in Habitat that enlivens

RAY Project at Gangimadhi Nagar, GADAG
Ph- I  504 units
# PROJECT COST & Means of Finance, RAY Gangimadhi Nagar, Phase-1

<table>
<thead>
<tr>
<th>Name of the City</th>
<th>Sl No</th>
<th>RAY Project Name / Components</th>
<th>Total Project Cost</th>
<th>Central Share</th>
<th>State Share</th>
<th>Beneficiary contribution @ 12%</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GADAG</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>HOUSING</strong></td>
<td>1</td>
<td>Relocation - Construction of 504 new dwelling units in G+1 floors @ Rs. 399353/- per DU having carpet area 26 Sqm, comprising of 2 rooms (one hall, one bedroom), kitchen and with independent access to separate WC &amp; bath room with provision for future expansion space in the same floor.</td>
<td>2012.74</td>
<td>1342.47</td>
<td>428.74</td>
<td>241.53</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>TOTAL HOUSING COST (A)</td>
<td>2012.74</td>
<td>1342.47</td>
<td>428.74</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Per unit</td>
<td>399353.00</td>
<td>299514.75</td>
<td>51915.89</td>
</tr>
<tr>
<td><strong>B INFRASTRUCTURE</strong></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>UTILITY INFRASTRUCTURE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Water supply</td>
<td></td>
<td></td>
<td>25.14</td>
<td>18.86</td>
<td>3.77</td>
<td>2.51</td>
</tr>
<tr>
<td>2. Sewerage</td>
<td></td>
<td></td>
<td>69.58</td>
<td>52.19</td>
<td>10.44</td>
<td>6.96</td>
</tr>
<tr>
<td>3. Storm water drains &amp; Culverts</td>
<td></td>
<td></td>
<td>15.16</td>
<td>11.37</td>
<td>2.27</td>
<td>1.52</td>
</tr>
<tr>
<td>4. Roads, walkways &amp; others</td>
<td></td>
<td></td>
<td>60.07</td>
<td>45.05</td>
<td>9.01</td>
<td>6.01</td>
</tr>
<tr>
<td>5. Electrification &amp; street lighting</td>
<td></td>
<td></td>
<td>52.18</td>
<td>39.14</td>
<td>7.83</td>
<td>5.22</td>
</tr>
<tr>
<td>6. Solid waste Management</td>
<td></td>
<td></td>
<td>2.46</td>
<td>1.84</td>
<td>0.37</td>
<td>0.25</td>
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<tr>
<td>7. Landscaping &amp; Arboriculture</td>
<td></td>
<td></td>
<td>1.45</td>
<td>1.09</td>
<td>0.22</td>
<td>0.15</td>
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<tr>
<td><strong>Sub Total (2)</strong></td>
<td></td>
<td></td>
<td>226.04</td>
<td>169.53</td>
<td>33.91</td>
<td>22.60</td>
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<tr>
<td><strong>Base Cost Total (Housing A +Infrastructure B)</strong></td>
<td></td>
<td></td>
<td>2238.78</td>
<td>1512.00</td>
<td>462.65</td>
<td>22.60</td>
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<td><strong>Ratio of housing to infrastructure</strong></td>
<td></td>
<td></td>
<td>90:10:00</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>C</strong></td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHERS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. O&amp;M @ 4% of base cost</td>
<td></td>
<td></td>
<td>89.55</td>
<td>0.00</td>
<td>22.39</td>
<td>0.00</td>
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<tr>
<td>2. DPR/TPIM/ PMC &amp; other charges @ 3% of base cost</td>
<td></td>
<td></td>
<td>67.16</td>
<td>0.00</td>
<td>67.16</td>
<td>0.00</td>
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<tr>
<td><strong>Sub Total (C)</strong></td>
<td></td>
<td></td>
<td>156.71</td>
<td>67.16</td>
<td>89.55</td>
<td>0.00</td>
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<tr>
<td><strong>Grand TOTAL Project Cost (A+B+C)</strong></td>
<td></td>
<td></td>
<td>2395.49</td>
<td>1579.16</td>
<td>552.20</td>
<td>241.53</td>
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</tbody>
</table>
The Community & their life style
similar populace

Children playing in front of their homes besides the main vehicular road.
Their present environment
Their spill over activities

Autos parked in the front set back space.
Their homes inside
Their house extensions
Their sense for trees & plants
THE HOUSING CONTINUUM
LOCATION

Hubli Gadag Road

New DC’s Office

Peripheral Ring Road
LAND

SITE

SITE
Proposed RAY, GANGIMADHI, Phase-I

Proposed LIDKAR Housing

Existing ASHRAYA housing
LAYOUT PLAN
RAY Gagimadhi Nagar,
Phase- I (10 acres)
504 Units
Space for Neighbourhood shops, parking for emergency vehicles along main roads

Space for pedestrian walkways, avenue trees along main roads
TYPICAL UNIT PLAN, RAY Gangimadhi Nagar, Phase-1

TYPICAL UNIT
Carpet Area = 26 Sqm
Plinth Area = 31 SQm
Common Area = 3 Sqm
Future Buildable Area = 7.20 Sqm
Total Unit Title Area = 6.7m x 5.7 m = 38.20 Sqm

Room Legend:
- Bath
- Bed Room
- Hall
- Kitchen
- Lobby
- Utility
- WC

RAJIV AWAS YOJANA (RAY) for URBAN POOR HOUSING at GANGIMADHI NAGAR, Phase -I (504 Dwelling Units)
RAY Redevelopment

No. Description Date

Housing and Urban Development Corp. Ltd.
Bangalore Regional Office, BriKIP, Centre
Grokness Road, Faith Block 753-754
Bangalore - 560042

Consultancy

2014.11.16 04 PM
TYPICAL UNIT VIEW, RAY Gangimadhi Nagar, Phase-1

3D Views

RAJIV AWAS YOJANA (RAY) for URBAN POOR HOUSING at GANGIMADHI NAGAR, Phase-I (504 Dwelling Units)
RAY Redevelopment

No. Description Date

3 Hall Entry Kitchen WC Room Bath Space for future room

1:1

150 02.01.2014

U 11

Hudco Consultancy

Housing and Urban Development Corp Ltd
Bangalore Regional Office, Birla Pal Centre, Correctional Road, North Block 753-754, Bangalore - 560042
TYPICAL PLAN, RAY Gangimadhi Nagar, Phase-I

NO OF UNITS
Ground Floor = 3
First Floor = 3
TOTAL PLINTH AREA = 204 Sqm for 6 units
BLOCK PLAN, RAY Gangimadhi Nagar, Phase-I
CLUSTER PLAN , RAY Gangimadhi Nagar, Phase- I

TYPICAL CLUSTER
Total No Of Units = 24
Total Blt Up Area = 816 Sqm
ONE HOUSE ONE TREE
Setback space near railway track
Used for mini forestry & recreation

Central open space where the community meets
Entrance from cluster court

One can walk from one cluster to another
Though we plan the houses, it is the people and the community who can enliven the habitats and strive towards better living.

THANK YOU