



Rajiv Awas Yojana

Detailed Project Report RATLAM

Ishwar Nagar Slum _ Ward 18



CSMC Meeting Dated: 27th February 2014

Prepared by

Ratlam Municipal Corporation, Ratlam

With Technical Support from

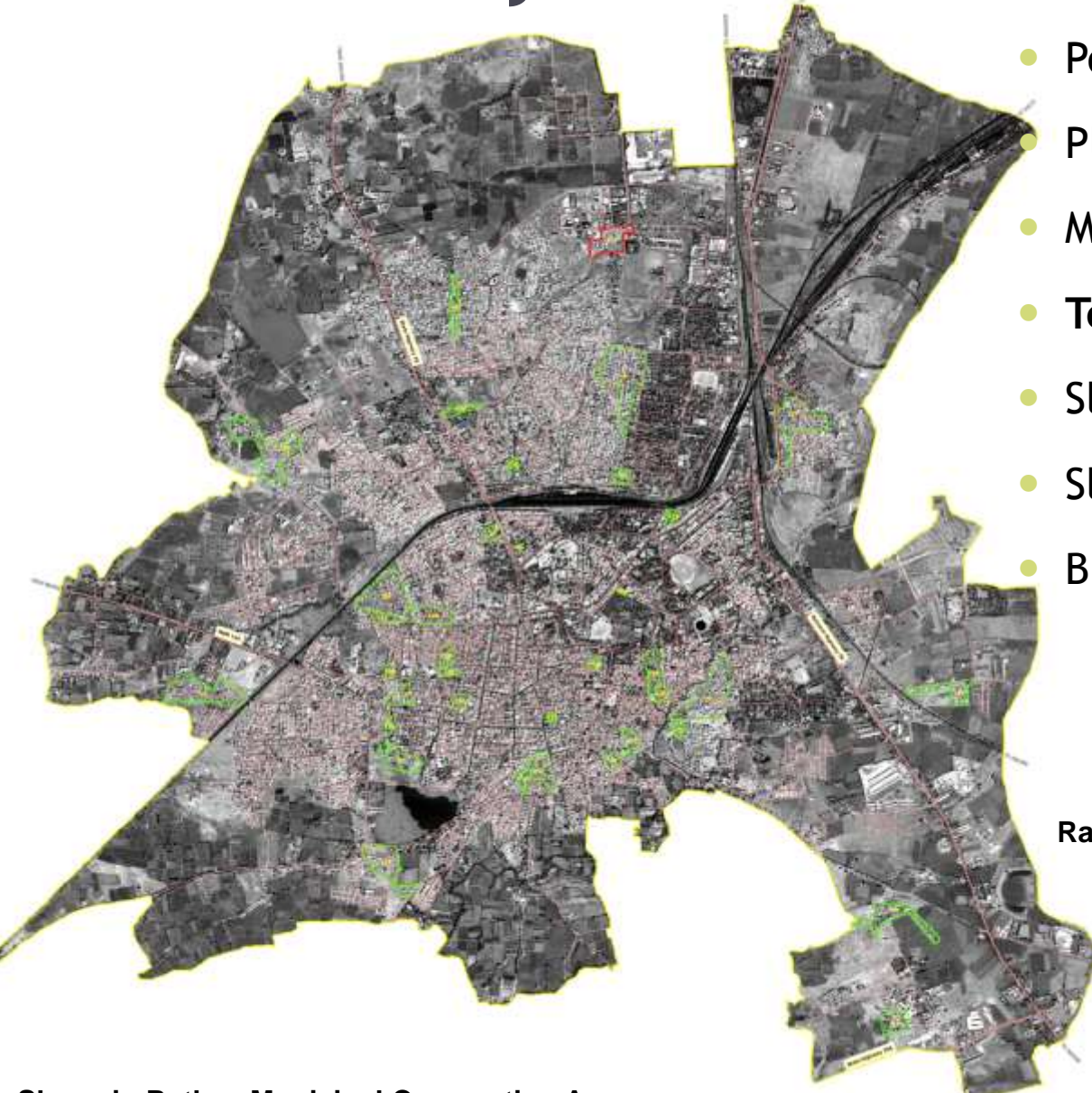


Mehta and Associates, Urban Planners, Indore

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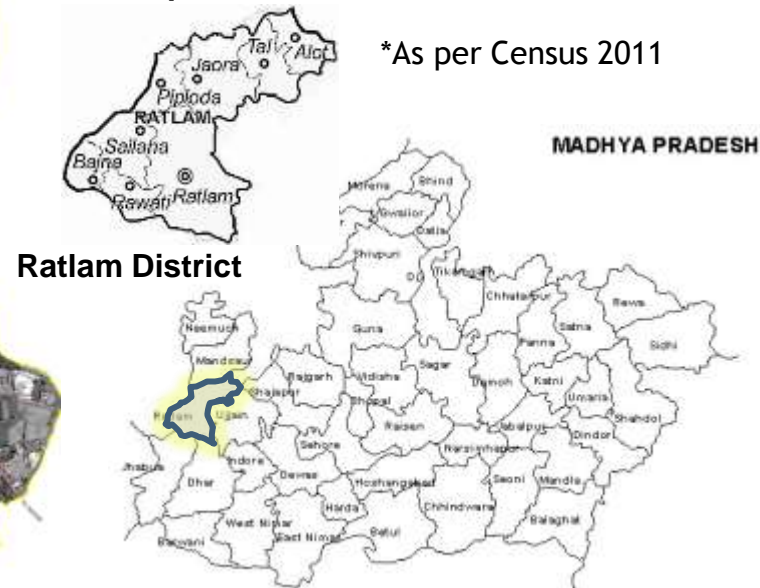
www.mehtaandassociates.org

Ratlam - City Profile



- Population : 264914
- Planning Area : 101.63 Sq.KM
- Municipal Area : 39.19 Sq.KM
- Total No. of Slums : 37
- Slum Population : 50586
- Slum Household : 9620
- BPL Population : 19100

*As per Census 2011



Slums in Ratlam Municipal Corporation Area

Details of Selected Slum for DPR

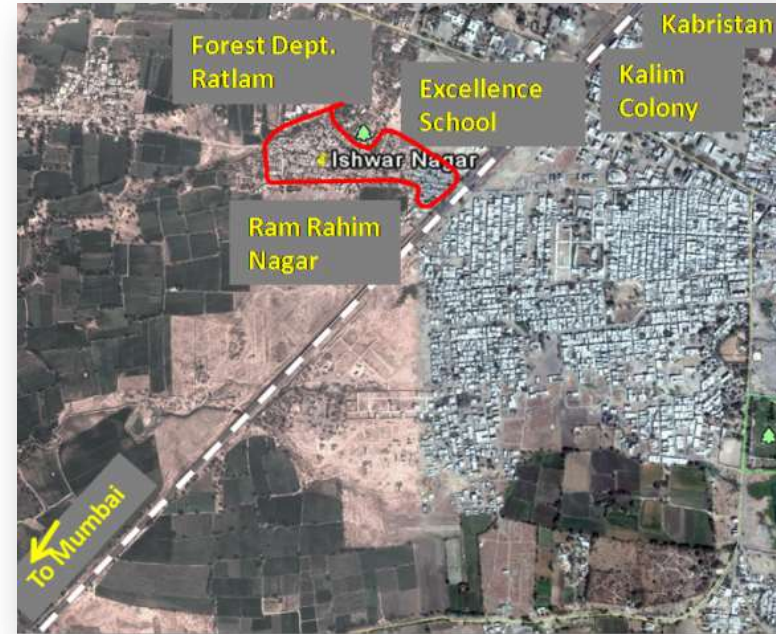
1	Slum Name	Ishwar Nagar
2	Location	Ward NO.18, Khetalpur, Ratlam
3	No. of Households	684
4	Population	3264
5	Housing Condition	Poor
6	Infrastructure Condition	Very Poor
7	Socio-economic Condition	Poor
8	Land Ownership	GoMP
9	Land Use	Residential
10	Assigned Strategy	In-Situ Redevelopment

Ratlam Municipal Area



- Legend**
- Bus Stand
 - Cinema Hall
 - Government Buildings
 - Hospital
 - Industries
 - Mandi
 - Other Landmarks
 - Playgrounds
 - Railway Station
 - Religious Place (Mosque)
 - Religious Place (Temple)
 - School / Colleges
 - NH / SH / Major Town Road
 - Other Roads
 - Railway Network
 - Drain Network
 - Slum Boundary - Notified Slums
 - Slum Boundary - Non-Notified Slums
 - Waterbody
 - Municipal Boundary
 - Ward Boundary

Location Ishwar Nagar



Name	Kh. No.	Area (Ha.)	Gram
Ishwar Nagar	62/1,62/5, 292/324,28 9	9.04	Khetalpur

Land of the Proposed Sites belongs to GoMP.
Transfer of Land to ULB is Under Process.

Micro - Planning in form of FGDs



Existing Condition - Ishwar Nagar W_18



Poor Housing & Infrastructure Condition in Ishwar Nagar W_18



Dwelling Unit Design - Ishwar Nagar W_18

- Dwelling Unit Design
 - Total **848** DUs are proposed.
 - The size of dwelling units is **Carpet Area 26.21 Sqm, and built up area of 30.76 Sqm.**
- The dwelling units will be provided with
 - Two habitable rooms which include one Living Room and one bed room.
 - Kitchen
 - Balcony
 - Individual toilet
 - Individual Water connection



Typical Dwelling Unit Plan

Slum Name (ID)	Total Proposed Dwelling Units	Block Layout	Details of Dwelling Unit	Area (Sq.M)
Ishwar Nagar	848	G+1 Layout	Carpet Area in Sqm	26.21
			Built-up Area in Sqm	30.76

Cluster Design - Ishwar Nagar



TYPICAL CLUSTER PLAN

- Proposed no. of dwelling units are **848** which are in **G+1** cluster
- 4 dwelling units will share a common staircase and a lobby 2.2 m wide. Each floor will have 8 Dwelling units.

Proposed Layout - Ishwar Nagar



Perspective View- Typical Block- Ishwar Nagar W_18



Summary of Cost for DPR

Ishwar Nagar (848 DUs)

S N	RAY Project Components	Total Project Cost in Rs La	Center Share in Rs La	State Share in Rs La
A	Housing			
1	Construction of 784 DUs @ Rs. 365236.09/- per DU (G+1) house with carpet area of 26.21 sq.m	2863.45	1764.00	1099.45
2	Rental Housing - Construction of 64 DUs @ Rs. 365236.09/- per DU (G+1) house with carpet area of 26.21 sq.m.	233.75	144.00	89.75
	Sub Total A	3097.20	1908.00	1189.20
B.1	Utility Infrastructure			
1	Water Supply	127.60	73.60	54.00
2	Sewerage	89.16	51.42	37.73
3	Storm Water Drain	36.50	21.05	15.45
4	Roads ,Culvert and Pavements	396.46	228.67	167.79
5	Electrification	129.69	74.80	54.89
6	Solid Waste Management	1.30	0.75	0.55
7	Rain Water Harvesting	3.90	2.25	1.65
8	Transit Housing	136.80	78.90	57.90
	Sub Total B.1	921.40	531.45	389.95
B.2	Social Infrastructure			
1	Community Hall + Aanganwadi + Nursery	87.94	50.72	37.22
2	Informal Sector Market	25.85	14.91	10.94
3	Parks	12.76	7.36	5.40
4	Boundary Wall	54.71	31.56	23.15
	Sub Total B.2	181.26	104.55	76.71
	Sub Total B (B1+B2)	1102.66	636.00	466.66
	Sub Total (A+B)	4199.87	2544.00	1655.87

Summary of Cost for DPR

Ishwar Nagar (848 DUs)

S N	RAY Project Components	Total Project Cost in Rs La	Center Share in Rs La	State Share in Rs La
	Sub Total (A+B)	4199.87	2544.00	1655.87
C	O&M cost (4%) for 5 years as proposed in DPR	167.99	126.00	42.00
	Sub Total (A+B+C)	4367.86	2670.00	1697.86
D	Capacity Building, A & OE and IEC activities			
1	5% of (A+B+C) as Cost of DPR preparation, PMC and SQC, Capacity Building Community Mobilization Social Audit, TPIMA,	218.39	136.79	54.60
	Total Project Cost (A+B+C+D)	4586.25	2833.79	1752.46

*** Total Appraised Cost of the Project is Rs. 4586.25 Lakhs**

Summary of Cost -DPR, Ratlam

S N	Details of State Share	Amount In Rs Lakhs
1	State Grant	605.40
2	ULB Share	400.41
3	Beneficiaries Share	746.65
4	Others	0.00
	Total State Share	1752.46

S N	Per DU Finance (Type A)	Amount In Rs Lakhs
1	Central Grant	2.25
2	State Grant	0.45
3	ULB Share	0.00
4	Beneficiaries Share	0.95
	Total DU Cost Type A	3.65

S N	Per DU Finance (Type B - Rental)	Amount In Rs Lakhs
1	Central Grant	2.25
2	State Grant	0.45
3	ULB Share	0.95
4	Beneficiaries Share	0.00
	Total DU Cost Type B	3.65



Thank You