



Rajiv Awas Yojana

Detailed Project Report DEWAS



CSMC Meeting Dated: 13th August 2014

Prepared by

Implementing Agency:

**Dewas Municipal Corporation
Dewas**

Nodal Agency:

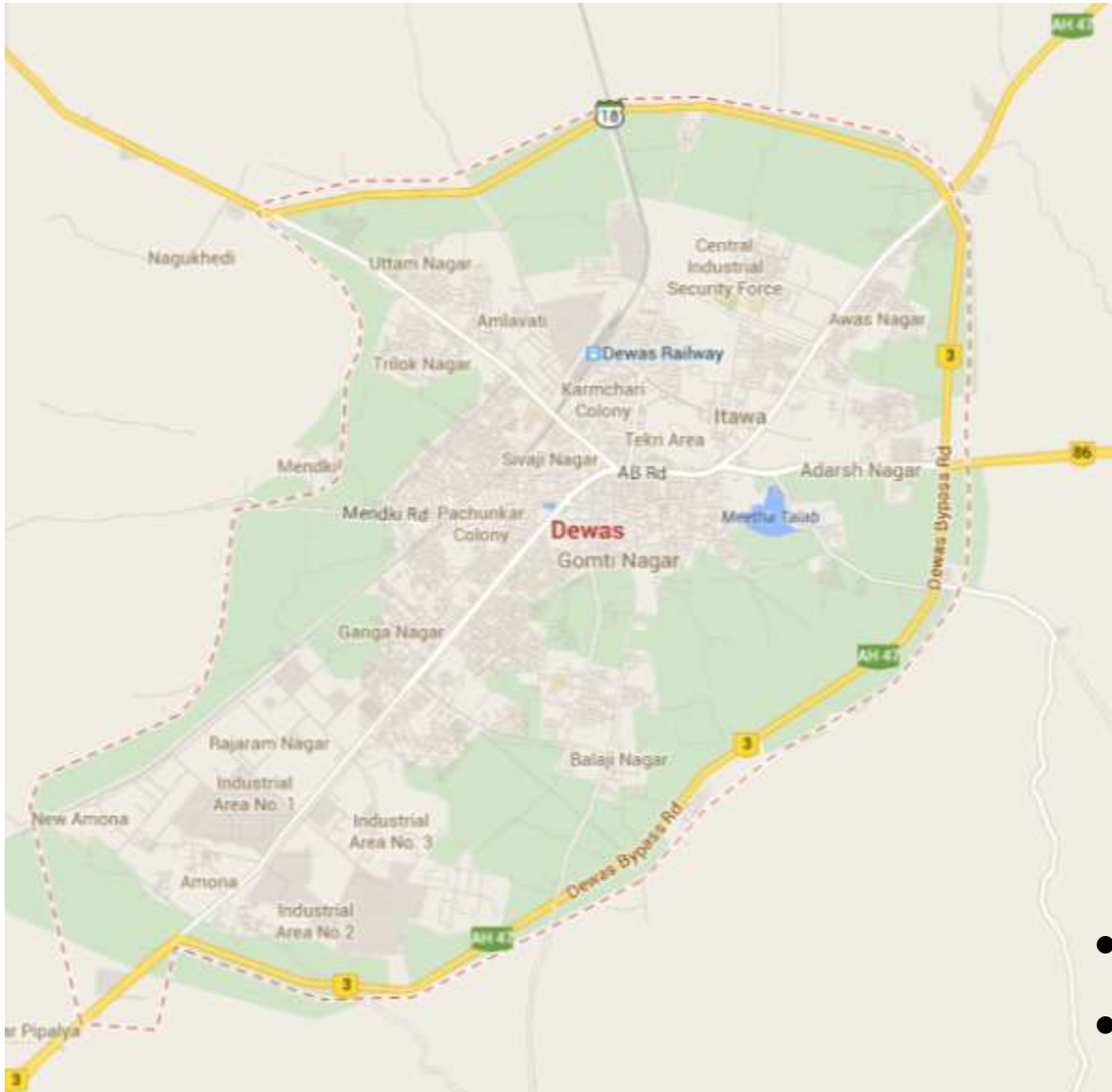
**Govt. of Madhya Pradesh
Urban Development and Environment
Department.**

With Technical Support from



**Mehta and Associates, Urban Planners,
Indore**
hitendramehta.architect@gmail.com,
www.mehtaandassociates.org

City Profile - Dewas

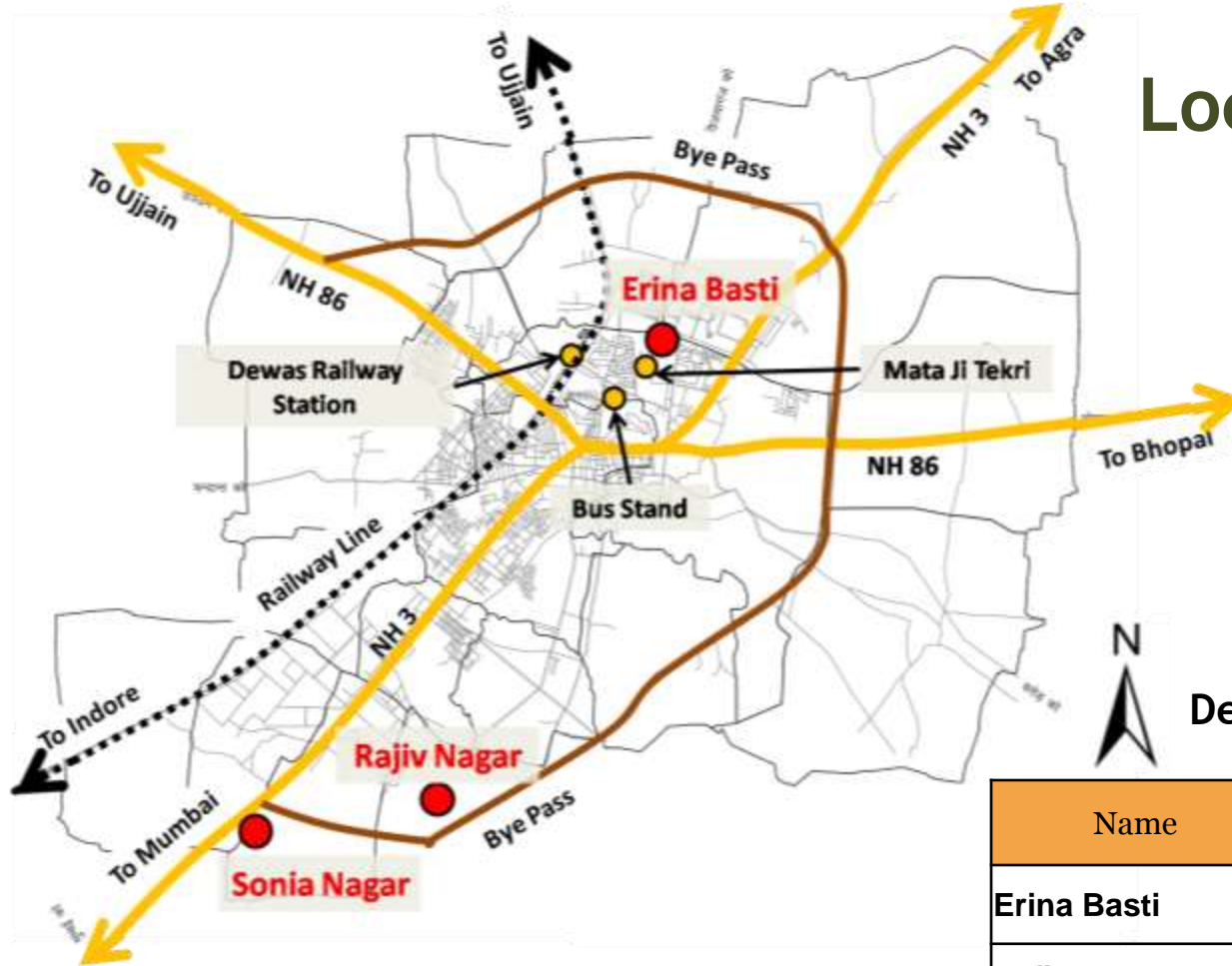


- Dewas is well connected to major cities in state and Central India through extensive network of national and state highways.
- Dewas is well connected with both cities Bhopal and Indore, political and commercial capital of MP.
- NH3 Agra Mumbai National highway (A.B. Road) passes through the town.
- NH 86 starts from Dewas and goes up to Kanpur passing through U.P. via Ashta, Sehore, Bhopal, Raisen, Sanchi, Vidisha, Sagar, Chhatrapur, Malhara.

•Population : 289438

•Municipal Area : 100.22 Sq.Km

Location of Selected Slums for DPR



Details of Land Records

Name	Khasra No.	Area (ha.)	Gram
Erina Basti	265/967	2.975	Dewas Junior
Rajiv Nagar	2/1 and 50	2.663	Palnagar
Sonia Nagar	293 and 304	3.44	Rasoolpur

Land of all proposed sites belongs to GoMP.

Application for Transfer of Land has been submitted to District collector. Transfer of land to ULB is under Process.

Slums Selected for DPR

S N	Name of Slum (Slum ID)	HHs	Population	Housing Condition	Infrastructure Condition	Socio-economic Condition	Land Ownership
1	Erina Basti - (036)	216	1330	Poor	Poor	Poor	GoMP
2	Rajiv Nagar - (080)	382	1864	Very Poor	Very Poor	Poor	GoMP
3	Sonia Nagar - (083)	345	1629	Very Poor	Very Poor	Very Poor	GoMP
Total		943	4823				

Erina Basti - Slum Conditions



Rajiv Nagar - Slum Conditions



Sonia Nagar - Slum Conditions



Photographs of Micro-planning



Focus Group Discussion in the slums



Detail of Proposal in Slums



Erina Basti (036)

Satellite Image- Erina Basti (036)



Location- Erina Basti (036)



- Major part of the land belongs to Government of Madhya Pradesh
- Police Ground and Chamunda Mandir are nearest landmarks.

Total Station Survey- Erina Basti (036)



POND

POLICE STATION

POLICE GROUND

TO POLICE LINE >> HOUSES



<< TO RAILWAY STATION

HOUSES

OPEN

HOUSES

HOUSES RADHA COLONY

LEGEND

S. NO	NAME	SYMBOLS
01	TEMPLE	
02	TREE	
03	ELECTRIC POLI	
04	Ex. WATER TRUNK	
05	HAND PUMP	
06	GROUND LEVEL	
07	KACHCHA HOUSE	
08	SEMI PAKKA	
09	PAKKA	
10	CONTOUR	
11	CONTOUR LEVEL	
12	BENCH MARK	
13	BT ROAD	
14	WHM ROAD	
15	CART ROAD	
16	C. C. ROAD	
17	PR. SEWER LINE	
18	NALLA	
19	SLUM BOUNDARY	
20	WATER TANK	
21	DRAIN	
22	BOUNDARY WALL	
23	BORE WELL	
24	RAILING	

HILL AREA

HILL AREA

SLUM AREA

RADHA GANJ SLUM AREA

HOUSES RADHA COLONY

HOUSES RADHA COLONY

HOUSES

TO AB ROAD

SLUM AREA:- 14804.65 Sq. M.
TOTAL HOUSE 216 HOUSE

Erina Basti - Slum Conditions



Basic Information - Erina Basti (036)

1	Slum Code	036
2	Ward number	Ward No. 30
3	Age of slum	50 years
4	Status of the slum	Notified
5	H.H. in the slum	216 (Pucca 29, Semi-Pucca 99, Kaccha 88)
6	Total Population in the slum	1330
7	Area of the slum	1.48 Ha
8	Approach Road	Cement concrete Road
9	Inner Road	Kaccha

Proposal Details- Erina Basti (036)

- Based on The Total Station Survey & Micro Planning the site was analyzed for existing condition & infrastructure facilities and accordingly the design was developed.
- Erina Basti - Total No of Households 216 Households and 77 adults requiring additional Dwelling Units (Total 293 Dwelling Units) have been considered in the proposal.
- Total Proposed Dwelling Units in Erina Basti is **300** Dus, which is more than the abovementioned requirement of 293 Dus. The additional 7 Dus will be allotted by DMC.



Slum Name(ID)	No of HHs	Population	Housing Required for add adults/ married	Total Houses Required	Proposed No of Houses
Erina Basti (036)	216	1330	77	293	300*

*Extra 7 DUs will be extra which will be allotted by DMC

Proposed Layout - Erina Basti (W_02)



ERINA BASTI	Area in Sqm	% of Total	
AREA STATEMENT	10.0 M		
TOTAL LAND AREA (as per survey)	14804.65		
NET PLANNING AREA	14804.65		
PERMISSIBLE GROUND COVERAGE	4895.53	33%	
PROPOSED GROUND COVERAGE	3705.46	25.04	
PROPOSED BUILT UP AREA			
ON GROUND FLOOR	3398		
ON FIRST FLOOR	3398		
ON SECOND FLOOR	3398		
PROPOSED BUILT UP FOR COMMUNITY	148		
PROPOSED BUILT UP FOR COMMERCIAL	183.44		
TOTAL BUILT UP AREA ON ALL FLOOR	16809.54		
FAR CONSUMED	3.28		
NET DENSITY	185 DU'S Per Ha		
TOTAL NO OF UNITS	185		
AREA STATEMENT			
S/N	Land Use	Area in Sqm	% of Total
1	Residential		
a	Multi-story Common Area	1770	12.63%
b	Residential Common Area	1035	7.36%
2	Public Semi Public		
a	Community Hall	148	1.07%
b	Shop	95	0.68%
3	Public Utilities and Facilities		
a	Septic Tank	142	1.03%
b	Water	257	1.81%
4	Recreational		
a	Open Area Park	2015	13.95%
b	Commercial		
a	Convenience Shop	181	1.27%
b	Transportation		
a	Road	5497	37.13%
TOTAL		14809	100.00%

DU Design -

- Dwelling Unit Design

- Total 300 DUs are proposed.
- The size of dwelling units is carpet area 26.21 sqm, and built up area 30.76 sqm

- The dwelling units will be provided with

- Two habitable rooms which include one Living Room and one bed room.
- Cooking Alcove
- Balcony
- Individual toilet will opening in the Hall.



Proposed DU Design



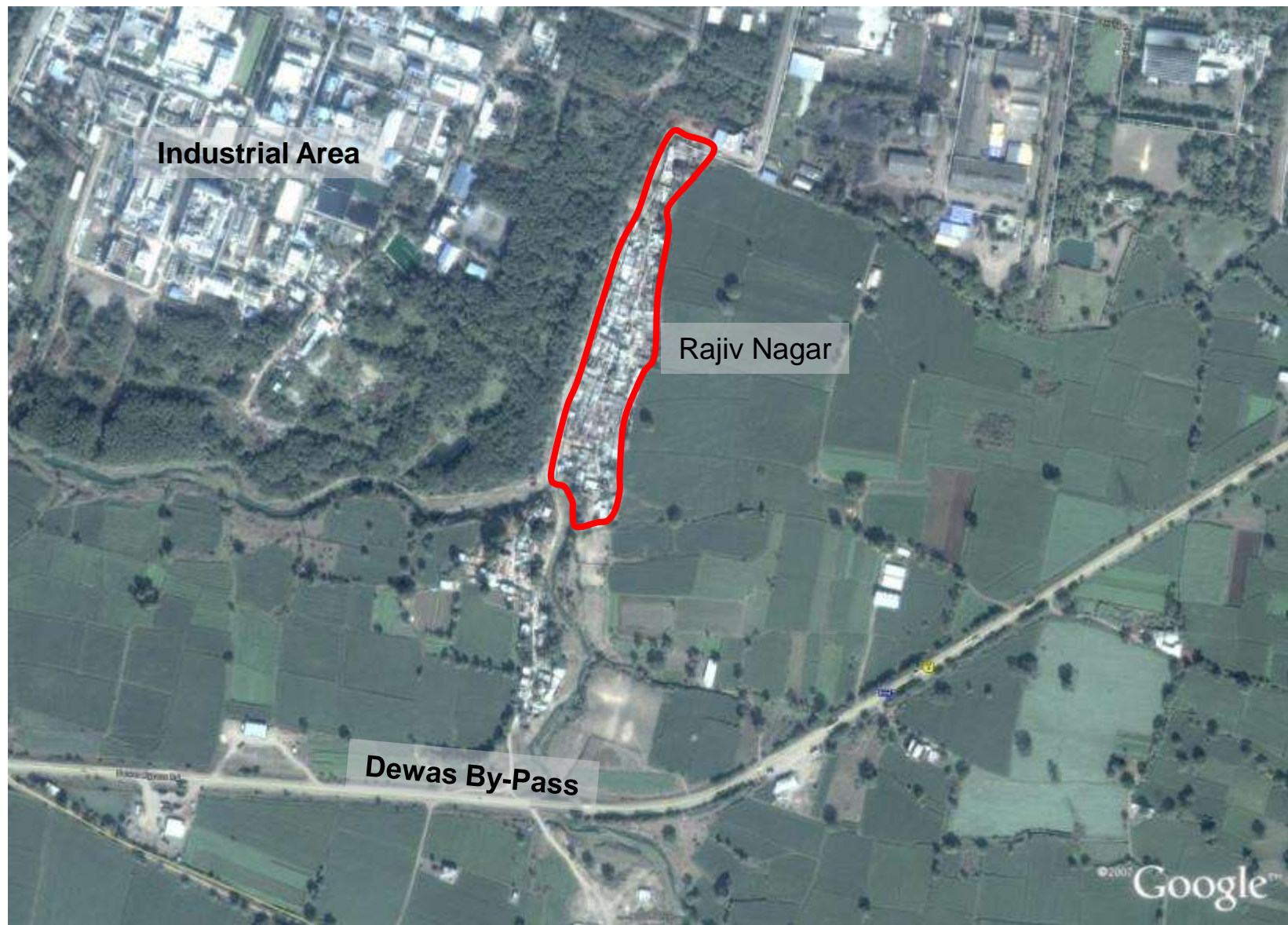
S.N	Details of Dwelling Unit	DU area (Sqm)
1	Carpet Area in Sqm	26.21
2	Built-up Area in Sqm	30.76
3	Super Built-up Area in Sqm (inclusive of Common Areas and Staircase)	33.50

Detail of Proposal in Slums

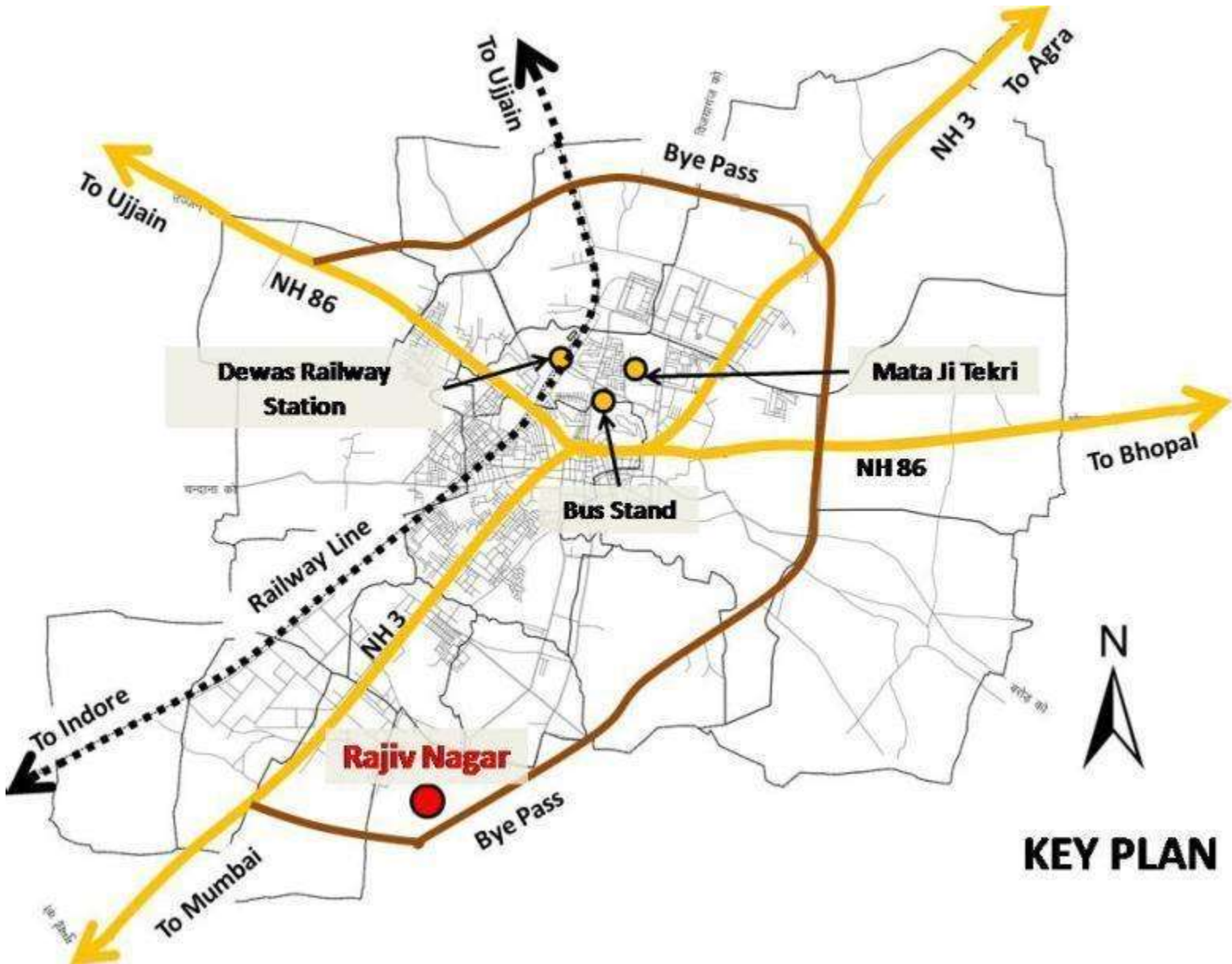


Rajiv Nagar (080)

Satellite Image- Rajiv Nagar (080)

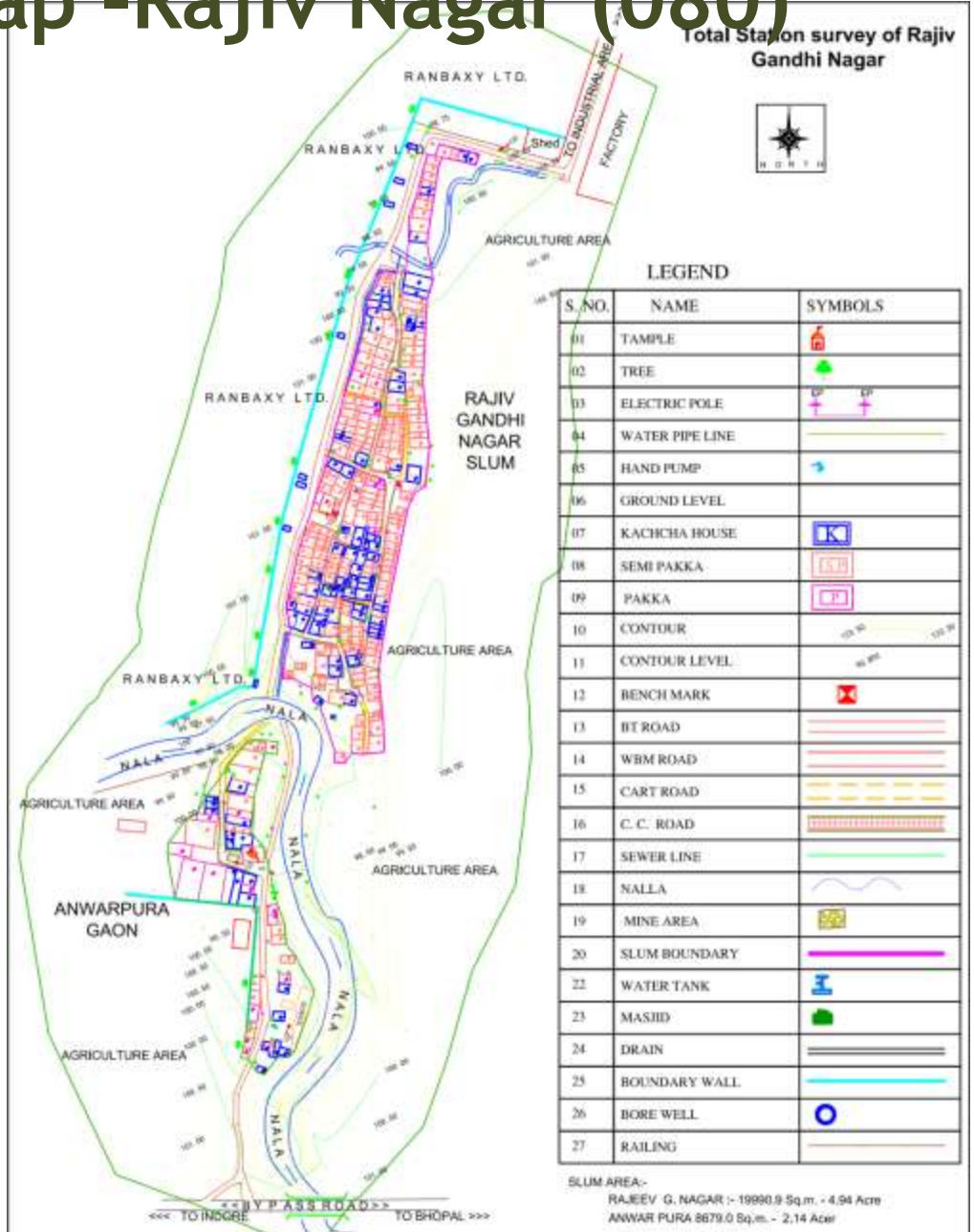


Location-Rajiv Nagar (080)



KEY PLAN

Survey Map -Rajiv Nagar (080)



Rajiv Nagar - Slum Conditions



Basic Information - Rajiv Nagar (080)

1	Slum Code	080
2	Ward number	Ward No. 44
3	Age of slum	50 years
4	Status of the slum	Notified
5	H.H. in the slum	382 (Pucca 48, Semi-Pucca 235, Kaccha 99)
6	Total Population in the slum	1864
7	Area of the slum	2.22 Ha
8	Approach Road	Cement concrete Road
9	Inner Road	Kaccha

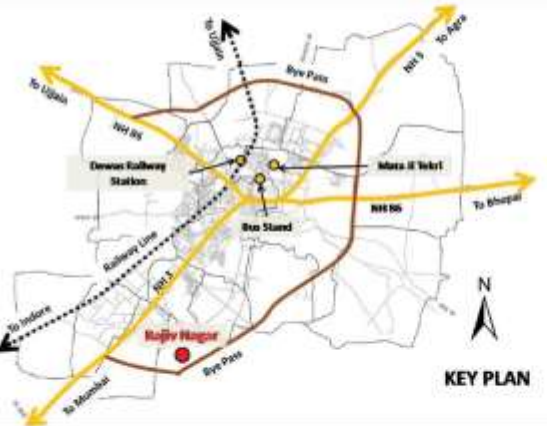
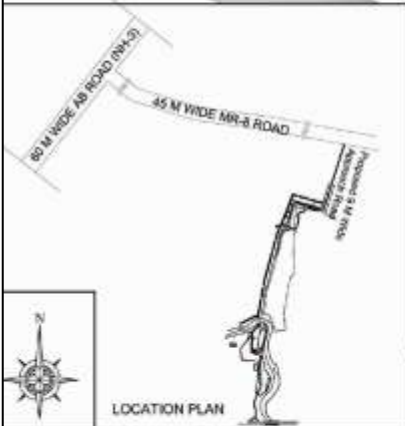
Proposal Details- Rajeev Nagar (080)

- Based on The Total Station Survey & Micro Planning the site was analyzed for existing condition & infrastructure facilities and accordingly the design was developed.
- Rajeev Nagar - Total No of Households 382 Households and 112 adults requiring additional Dwelling Units (Total 494 Dwelling Units) have been considered in the proposal.
- Total Proposed Dwelling Units in Rajeev Nagar is 432 Dus which is less than abovementioned requirement of 494.
- Due to space constraint in Rajeev Nagar redevelopment proposal 62 Households from Rajeev Nagar are proposed to be relocated in the nearby Sonia Nagar redevelopment Site.

Slum Name(ID)	No of HHs	Population	Housing Required for add adults/ married	Total Houses Required	Proposed No of Houses
Rajeev Nagar (080)	382	1864	112	494	432* (62 less than required)

*62 Households will be relocated in nearby Sonia nagar Redevelopment Site

Proposed Layout - Rajiv Nagar(W_080)



SL. NO.	DESCRIPTION	AREA (sq. m)	% OF TOTAL
1	AGRICULTURE AREA	10000	10.00
2	ROADS	20000	20.00
3	OPEN SPACES	15000	15.00
4	RESIDENTIAL	55000	55.00
5	UTILITIES	10000	10.00
6	WATER TREATMENT PLANT	5000	5.00
7	SEWERAGE TREATMENT PLANT	5000	5.00
8	COMMERCIAL	10000	10.00
9	TRANSPORTATION	10000	10.00
10	OTHER	10000	10.00
TOTAL		100000	100.00

DU Design -

- Dwelling Unit Design

- Total 432 DUs are proposed.
- The size of dwelling units is carpet area 26.21 sqm, and built up area 30.76 sqm

- The dwelling units will be provided with

- Two habitable rooms which include one Living Room and one bed room.
- Cooking Alcove
- Balcony
- Individual toilet will opening in the Hall.



Proposed DU Design



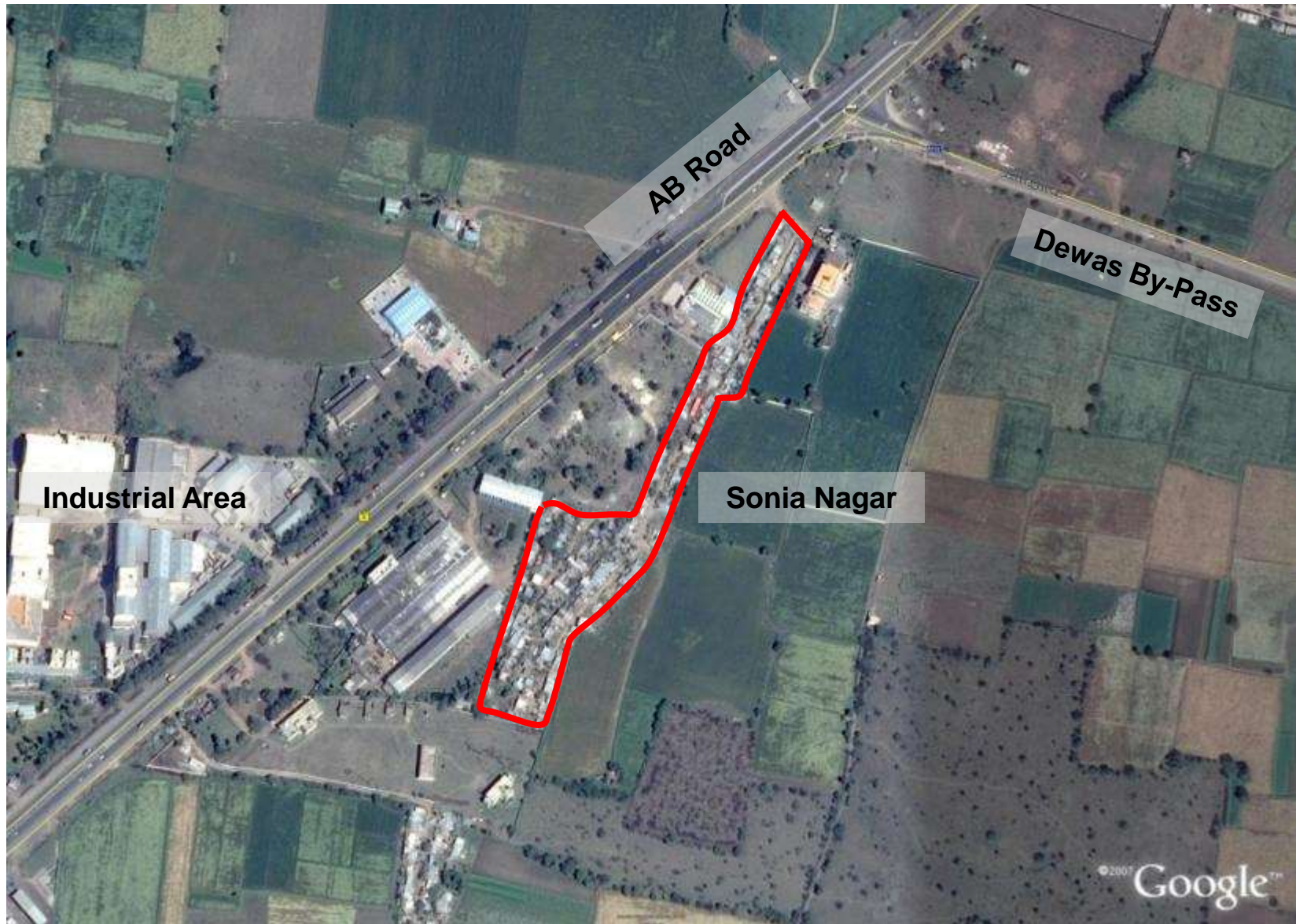
S.N	Details of Dwelling Unit	DU area (Sqm)
1	Carpet Area in Sqm	26.21
2	Built-up Area in Sqm	30.76
3	Super Built-up Area in Sqm (inclusive of Common Areas and Staircase)	33.50

Detail of Proposal in Slums

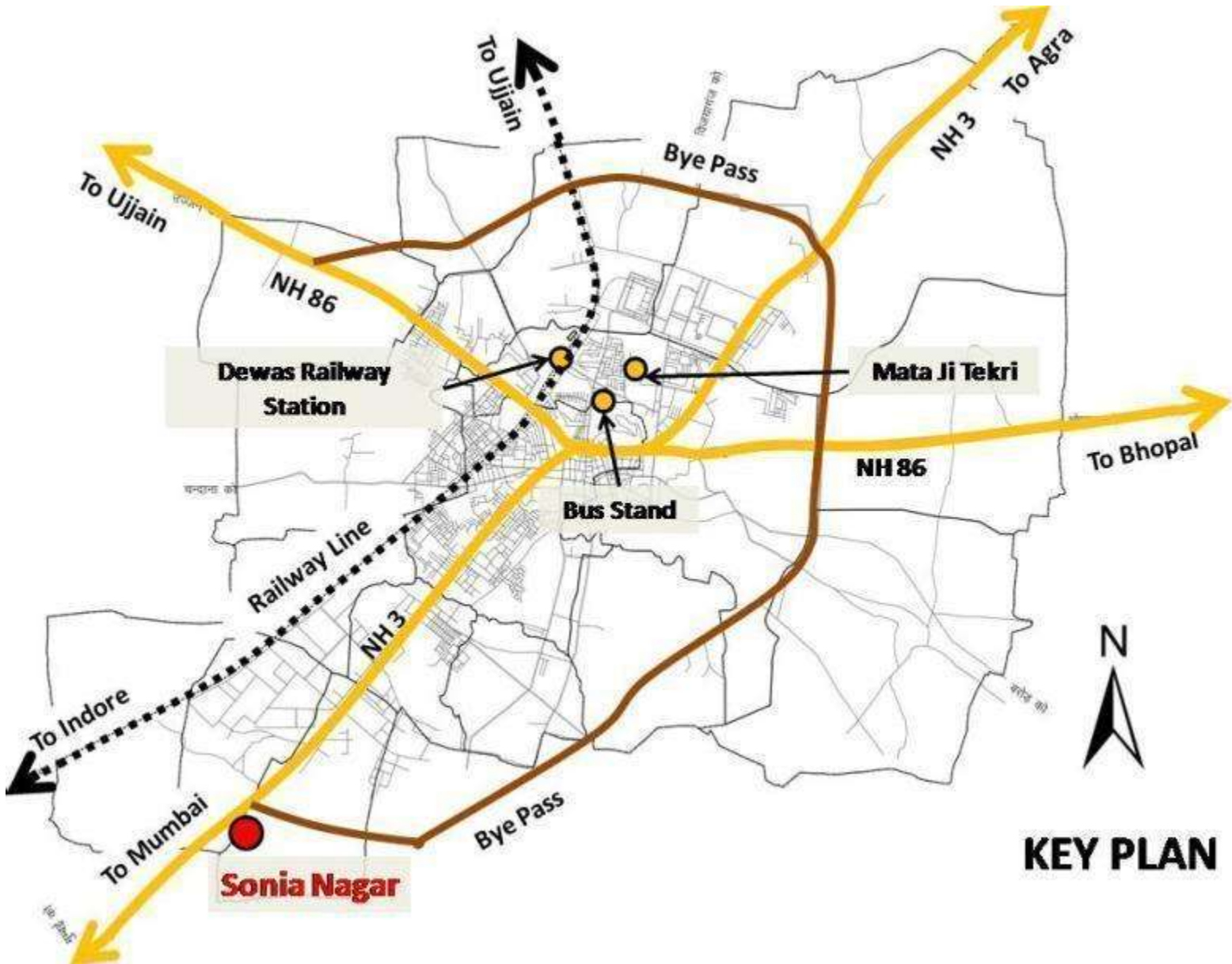


Sonia Nagar (083)

Satellite Image- Sonia Nagar (083)

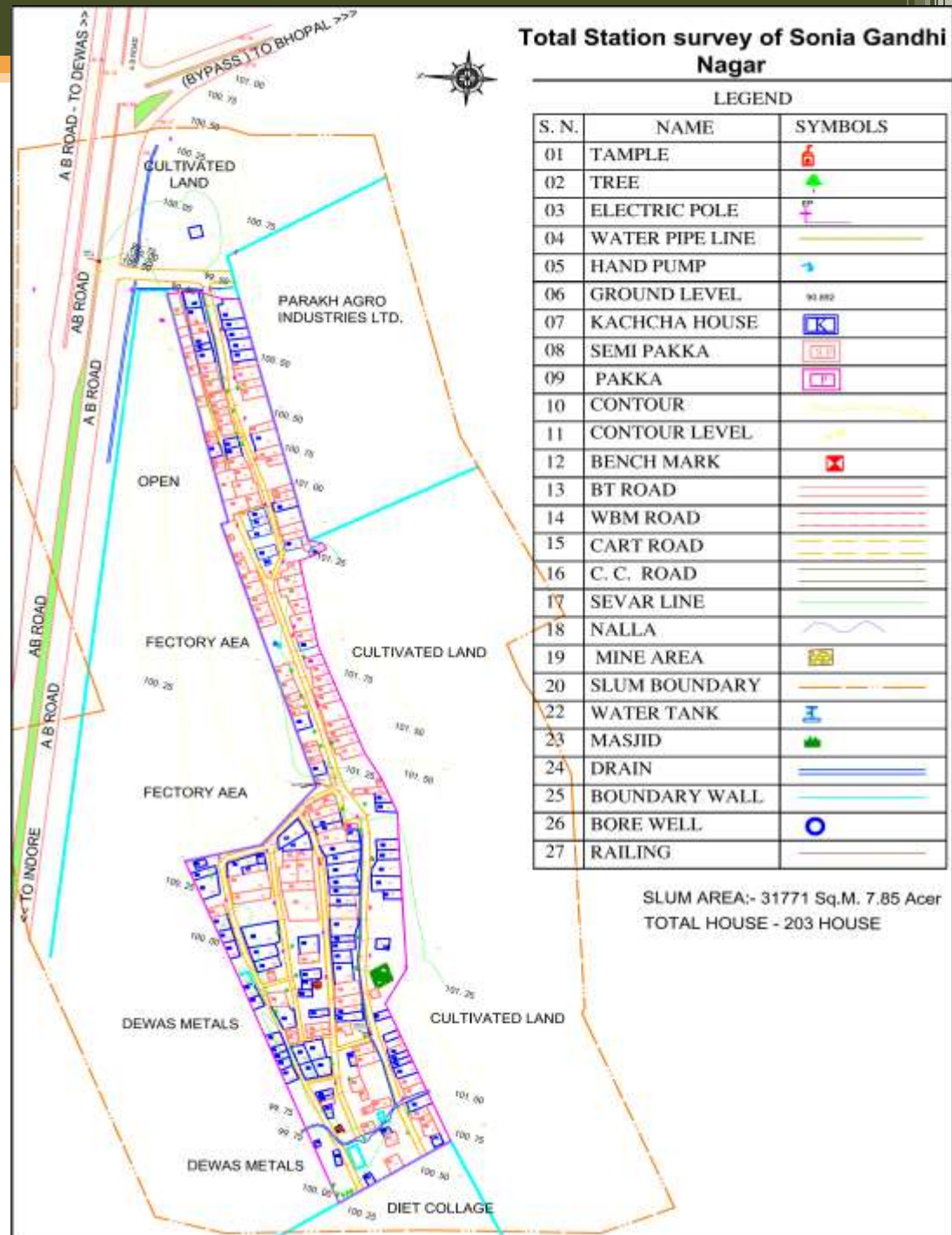


Location- Sonia Nagar (083)



KEY PLAN

Survey Map - Sonia Nagar (083)



Sonia Nagar - Slum Conditions



Basic Information - Sonia Nagar (083)

1	Slum Code	083
2	Ward number	Ward No. 15
3	Age of slum	50 years
4	Status of the slum	Notified
5	H.H. in the slum	345 (Pucca 48, Semi-Pucca 143, Kaccha 154)
6	Total Population in the slum	1629
7	Area of the slum	3.56 Ha
8	Approach Road	Cement concrete Road
9	Inner Road	Kaccha

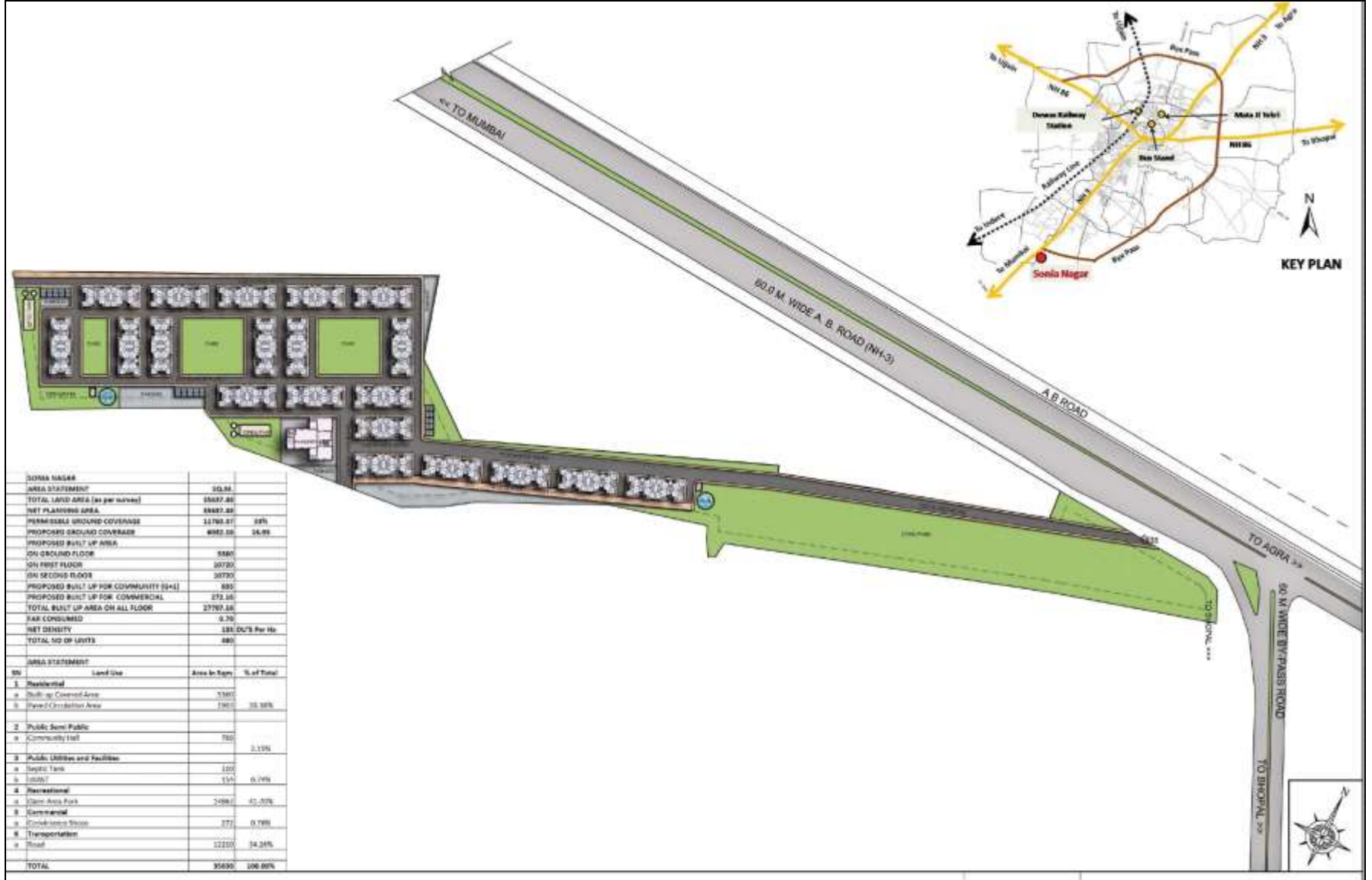
Proposal Details- Sonia Nagar (083)

- Based on The Total Station Survey & Micro Planning the site was analyzed for existing condition & infrastructure facilities and accordingly the design was developed.
- Sonia Nagar - Total No of Households 345 Households and 62 adults requiring additional Dwelling Units (Total 407 Dwelling Units) have been considered in the proposal.
- Total Proposed Dwelling Units in Sonia Nagar is 480 Dus which is More than the abovementioned requirement of 407.
- 62 of the Additional Dwelling Units will be allotted to 62 Households from nearby Rajeev Nagar which are proposed to be relocated here in Sonia Nagar redevelopment Site due to space constraint in the Rajeev Nagar Redevelopment Site

Slum Name(ID)	No of HHs	Popul ation	Housing Required for add adults/ married	Total Houses Required	Proposed No of Houses
Sonia Nagar (083)	345	1629	62	407	480* (73 more than required)

*62 Households from Rajiv Nagar Redevelopment Site will be relocated here in Sonia Nagar Redevelopment Site and rest 11 DUs will be allotted by DMC

Layout Map- Sonia Nagar (083)



DU Design -

- Dwelling Unit Design
 - Total 480 DUs are proposed.
 - The size of dwelling units is carpet area 26.21 sqm, and built up area 30.76 sqm
- The dwelling units will be provided with
 - Two habitable rooms which include one Living Room and one bed room.
 - Cooking Alcove
 - Balcony
 - Individual toilet will opening in the Hall.



Proposed DU Design



S.N	Details of Dwelling Unit	DU area (Sqm)
1	Carpet Area in Sqm	26.21
2	Built-up Area in Sqm	30.76
3	Super Built-up Area in Sqm (inclusive of Common Areas and Staircase)	33.50

Proposal Summary

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Project Summary

Slum ID	Slum Name	No of HHs	Population	Housing Required for add adults/ married	Total Houses Required	Proposed No of DUs	Extra DUs
036	Erina	216	1330	77	293	300	7
080	Rajiv Nagar	382	1864	112	494	432	-62
083	Sonia Nagar	345	1629	62	407	480	73
Total		943	4823	251	1194	1212	18

*62 HHs of Rajiv Nagar are to be relocated in the Sonia Nagar.
other 18 Additional Dwelling units will be allotted by DMC*

Summary of Cost for DPR

Erina Basti (300 DUs), Rajiv Nagar (432 DUs) and Sonia Nagar (480 DUs)

S N	RAY Project Components	Total Project Cost in Rs Lakhs	Center Share in Rs Lakhs	State Share in Rs Lakhs
A	Housing			
1	Construction of 1212 DUs @ Rs.344614.58/- per DU (G+2) house with carpet area of 26.21 sq.m. having 2 Rooms, Kitchen, Balcony, WC and Bath.	4176.73	2727.00	1449.73
	Sub Total A	4176.73	2727.00	1449.73
B.1	Utility Infrastructure			
1	Water Supply	226.58	129.12	97.46
2	Sewerage	113.86	64.89	48.97
3	Storm Water Drain	28.65	16.33	12.32
4	Roads ,Culvert and Pavements	433.70	247.15	186.54
5	Electrification	238.95	136.17	102.78
6	Solid Waste Management	2.41	1.37	1.04
7	Rain Water Harvesting	4.80	2.74	2.06
8	Transit Housing	188.60	107.48	81.12
	Sub Total B.1	1237.55	705.25	532.30
B.2	Social Infrastructure			
1	Community Hall + Aanganwadi + Nursery	160.04	91.20	64.84
2	Informal Sector Market	53.14	30.28	22.85
3	Parks	12.92	7.36	5.56
4	Boundary Wall	131.44	74.90	56.54
	Sub Total B.2	357.53	203.75	153.78
	Sub Total B (B1+B2)	1595.09	909.00	686.09
	Sub Total (A+B)	5771.82	3636.00	2135.81

Summary of Cost for DPR

Erina Basti (300 DUs), Rajiv Nagar (432 DUs) and Sonia Nagar (480 DUs)

S N	RAY Project Components	Total Project Cost in Rs Lakhs	Center Share in Rs Lakhs	State Share in Rs Lakhs
	Sub Total (A+B)	5771.82	3636.00	2135.81
C	O&M cost (4%) for 5 years as proposed in DPR	230.87	173.15	57.72
	Sub Total (A+B+C)	6002.69	3809.15	2193.53
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	288.59	0.00	288.59
	Total Project Cost (A+B+C+D)	6291.28	3809.15	2482.13

Total Appraised cost of the Project is Rs. 6291.28 Lakhs

Summary of Cost for DPR

Erina Basti (300 DUs), Rajiv Nagar (432 DUs) and Sonia Nagar (480 DUs)

S N	Details of State Share	Amount In Rs Lakhs
1	State Grant	1073.51
2	ULB Share	504.29
3	Beneficiaries Share	904.33
4	Other Charges	0.00
	Total State Share	2482.13

S N	Per DU Finance	Amount In Rs Lakhs
1	Central Grant	2.25
2	State Grant	0.45
3	ULB Share	0.00
4	Beneficiaries Share	0.75
	Total	3.45



Thank You