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Detailed Project Report SINGRAULI



CSMC Meeting Dated: 27th February 2014

Prepared by



Singrauli Municipal Corporation, Singrauli

With Technical Support from

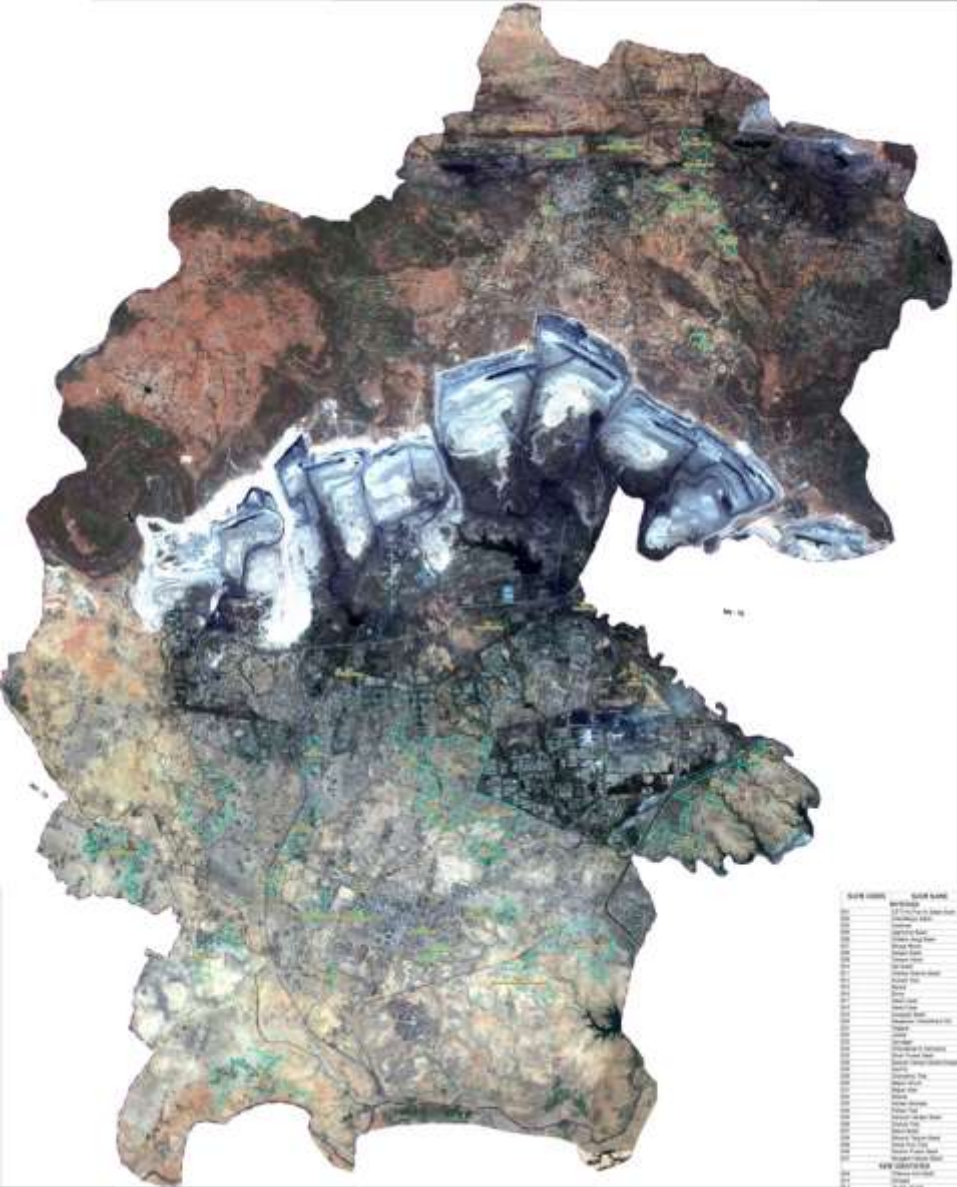


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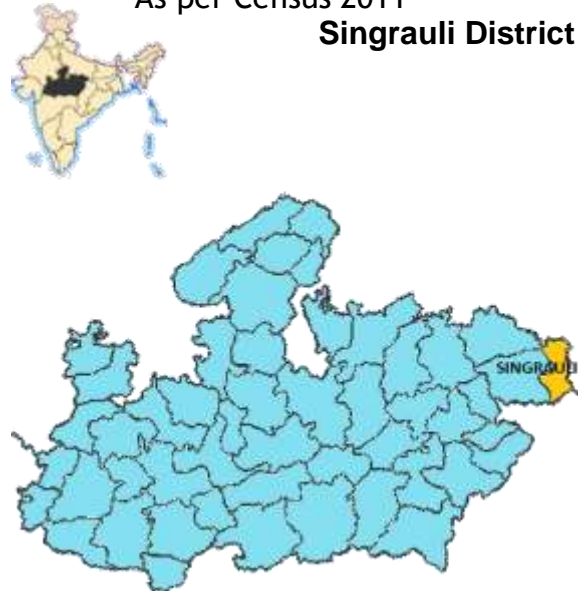
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Singrauli - City Profile



- Population : 220257
- Planning Area : 537.55 Sq.KM
- Municipal Area : 280.66 Sq.KM
- **Total No. of Slums : 43**
- Slum Population : 33670
- Slum Household : 6211
- BPL Population : 15209

*As per Census 2011
Singrauli District

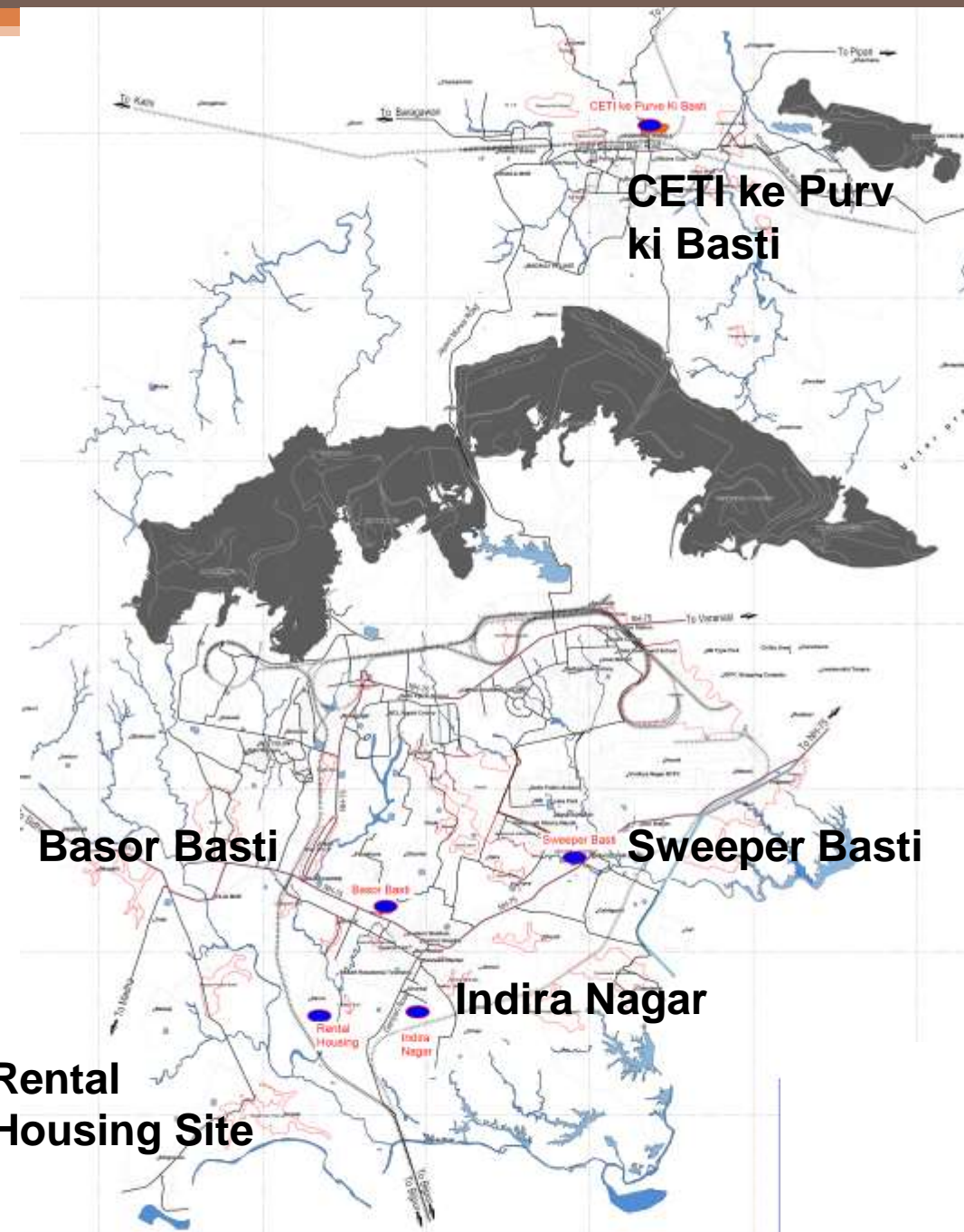


Slums in Singrauli Municipal Corporation Area

Slums Selected for DPR

| S N | Name of Slum (Slum ID) | HHs | Population | Housing Condition | Infrastructure Condition | Land Ownership | Assigned Strategy |
|-----|-----------------------------|------------|-------------|-------------------|--------------------------|----------------|--------------------------------|
| 1 | CETI ke Purv ki Basti (001) | 136 | 679 | Poor | Very Poor | GoMP | Redevelopment + Rental Housing |
| 2 | Sweeper Basti (019) | 24 | 131 | Very Poor | Very Poor | SMC/ULB | Relocation |
| 3 | Basor Basti (037) | 22 | 97 | Very Poor | Very Poor | SMC/ULB | Relocation |
| 4 | Indira Nagar (043) | 54 | 190 | Poor | Very Poor | GoMP | Redevelopment |
| | Total | 236 | 1097 | | | | |

Also In addition one Vacant land site at Ganiyari is taken for Rental Housing.



Location of Selected Slums for DPR

Details of Land Records

| Name | Khasra No. | Area (ha.) | Gram |
|---------------------------------|------------|------------|----------|
| CETI ke Purv ki Basti | 8/8 | 3.642 | Panjreh |
| Indira Nagar | 959 | 1.364 | Ganiyari |
| Rental housing site at Ganiyari | 1683 | 2.121 | Ganiyari |

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.

Micro Planning - Photographs



Existing Slum Conditions



CETI ki Purv ki Basti



CETI ki Purv ki Basti



Basor Basti



Indira Nagar



Sweeper Basti



Basor Basti

Project Summary

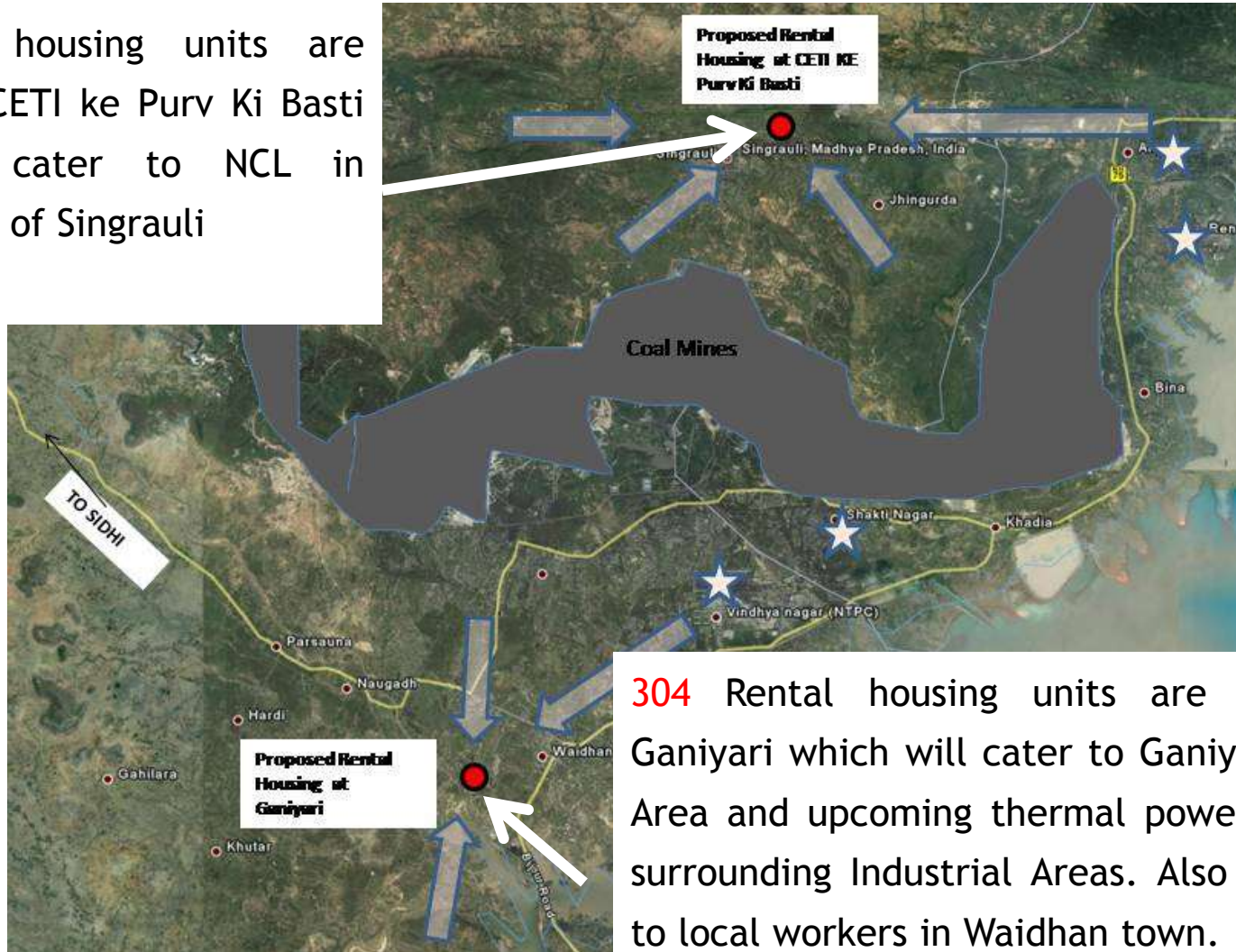
| S.N | Slum Name(ID) | Total Proposed Dwelling Units | Proposed Dwelling Units | Cluster Type | Block Layout |
|-------|--------------------------------------------|-------------------------------|-------------------------|--------------|---------------------------------------|
| 1 | CETI ke Purv ki Basti W_01 (001) | 560 | 144 | A | Plotted Development for slum dwellers |
| | | | 416 | B | G+1 Layout for Rental Housing |
| 2 | Indira Nagar - Ganiyari Basti - W_41 (043) | 123 | 123 | A | Plotted Development for slum dwellers |
| 3 | Rental Housing at Ganiyari W_42 | 304 | 304 | B | G+1 Layout for Rental Housing |
| Total | | 987 | 267 | A | Plotted Development for slum dwellers |
| | | | 720 | B | G+1 Layout for Rental Housing |

Need for Rental housing in Singrauli

- After the establishment of coal mining and thermal power plants in 1962, **rapid growth of industries** has been noticed in this area This has resulted in large scale **influx of worker population**.
- Of total work force in Singrauli, **40% are industrial workers**. At present there are more than **16000 workers in NCL alone**.
- About **11 thermal power projects** and coal mines are proposed in the region. This will result into creating **20,000 jobs** apart from indirect employment opportunities.
- Present Housing Policy and Stock of NCL, NTPC and Other Power Stations and Industries have **failed to meet the demand** and thus resulting in creation of new Slums.
- **Construction laborers and unskilled labours working in these** large scale projects are primary beneficiaries for rental housing as presently they do not seek any permanent housing.

Proposal for Rental housing in Singrauli

416 Rental housing units are provided at CETI ke Purv Ki Basti which will cater to NCL in northern part of Singrauli



304 Rental housing units are provided at Ganiyari which will cater to Ganiyari Industrial Area and upcoming thermal power projects in surrounding Industrial Areas. Also it will serve to local workers in Waidhan town.

Cluster Design

TYPE A

- Proposed no. of dwelling units are **267** which are of A type cluster and having Ground Storied Structure.



Typical DU: Type A

TYPE B

- Proposed no. of dwelling units are **720** which are of B type cluster and having **G+1**.
- 4 dwelling units will share a common staircase and a lobby 2.2 m wide. Each floor will have 8 Dwelling units.



Typical DU: Type B

DU Design -

- Dwelling Unit Design
 - Total 720 DUs are proposed.
 - The size of dwelling units of Type A is Carpet Area 26.61 Sqm, and built up area of 28.49 Sqm and of Type B 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.



Typical Cluster Plan of Type B DUs

| Dwelling Unit | A Type (Sq.M) | B Type (Sq.M) |
|---------------|---------------|---------------|
| Carpet Area | 26.61 | 26.21 |
| Built-up Area | 28.49 | 30.76 |

Proposed Layout - CETI ke Purv ki Basti (001)



TO JAYANT SINGRAULI MAIN ROAD

Proposed Layout - Indira Nagar (043)



Proposed Layout - Rental Housing at Ganiyari



Perspective View- Typical Block

Type A Housing



Perspective View- Typical Block

Type B Housing



Summary of Cost for DPR

CETI ke Purv ki Basti (560 DUs), Indira Nagar (123 DUs) and Rental Housing site at Ganiyari (304 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 267 DUs (Type A) @ Rs. 368057.18/- per DU (Gr. Floor) house of carpet area 26.61 sqm) | 982.71 | 600.75 | 381.96 |
| 2 | Rental Housing - Construction of 720 DUs (Type B) @ Rs.366688.53/- per DU in G+1 storied Block (Carpet Area 26.21 sq.m.) | 2640.16 | 1620.00 | 1020.16 |
| | Sub Total A | 3622.87 | 2220.75 | 1402.12 |
| B.1 | Utility Infrastructure | | | |
| 1 | Water Supply | 175.74 | 108.26 | 67.48 |
| 2 | Sewerage | 121.45 | 74.82 | 46.63 |
| 3 | Storm Water Drain | 39.37 | 24.25 | 15.12 |
| 4 | Roads ,Culvert and Pavements | 383.17 | 236.05 | 147.21 |
| 5 | Electrification | 178.18 | 109.77 | 68.41 |
| 6 | Solid Waste Management | 2.32 | 1.43 | 0.89 |
| 7 | Rain Water Harvesting | 5.40 | 3.33 | 2.07 |
| 8 | Transit Housing | 38.00 | 23.41 | 14.59 |
| | Sub Total B.1 | 943.63 | 581.32 | 362.31 |
| B.2 | Social Infrastructure | | | |
| 1 | Community Hall + Aanganwadi + Nursery | 107.11 | 65.98 | 41.12 |
| 2 | Informal Sector Market | 47.39 | 29.20 | 18.20 |
| 3 | Parks | 19.22 | 11.84 | 7.38 |
| 4 | Boundary Wall | 86.71 | 53.42 | 33.29 |
| | Sub Total B.2 | 260.43 | 160.43 | 99.99 |
| | Sub Total B (B1+B2) | 1204.06 | 741.75 | 462.31 |
| | Sub Total (A+B) | 4826.93 | 2962.50 | 1864.43 |

Summary of Cost for DPR

CETI ke Purv ki Basti (560 DUs), Indira Nagar (123 DUs) and Rental Housing site at Ganiyari (304 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) | 4826.93 | 2962.50 | 1864.43 |
| C | O&M cost (4%) for 5 years as proposed in DPR | 193.08 | 144.81 | 48.27 |
| | Sub Total (A+B+C) | 5020.00 | 3107.31 | 1912.70 |
| 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, | 241.35 | 181.01 | 60.34 |
| | Total Project Cost (A+B+C+D) | 5261.35 | 3288.32 | 1973.03 |

Total Appraised Cost of the Project is Rs. 5261.35 Lakhs

Summary of Cost for DPR

CETI ke Purv ki Basti (560 DUs), Indira Nagar (123 DUs) And Rental housing site at Ganiyari (304 DUs)

| S N | Details of State Share | Amount In Rs Lakhs |
|-----|--------------------------|-----------------------|
| 1 | State Grant | 701.11 |
| 2 | ULB Share | 1010.11 |
| 3 | Beneficiaries Share | 261.81 |
| 4 | Other Charges | 0.00 |
| | Total State Share | 1973.03 |

| 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 | 0.98 |
| | Total | 3.68 |

| 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 | 0.97 |
| 4 | Beneficiaries Share | 0.00 |
| | Total | 3.67 |



Thank You