

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 9 project under vertical AHP

Presented to CSMC held on 30 January, 2019
State Urban Development Authority (SUDA)
Government of Uttarakhand

PROGRESS OF PMAY (U)



Indicators	Current Status (No.)
▪ Cities Approved	91
▪ Demand Survey Completed	91
▪ Total Demand	148322
▪ Demand received through Common Service Centre and Online Application	44119
▪ Cases accepted/rejected	19779/19214
▪ Whether HFAPoA Submitted	NO (30 Submitted for SLSMC)
▪ Whether AIP Submitted	NO (30 Submitted for SLSMC)
▪ Whether HFAPoA & AIP entered in MIS	Dehradun, Roorkee, Rudrapur HFAPoA & AIP entered in MIS
▪ SLTC/CLTC staffs approved vs. placed	Approved – Placed 4 Consultant in SLTC and 3 in CLTC *Rest to Join by Mid of Feb.
▪ Target of DUs in 2018-19	5359
▪ State Budgetary Provision for PMAY (U) in 2018-19	95 Crs

STATUS OF MANDATORY CONDITIONS



Mandatory conditions	Current Status
▪ Dispensing the need for separate Non Agricultural (NA) Permission	Achieved
▪ Prepare/amend their Master Plans earmarking land for Affordable Housing	Achieved
▪ Single-window, time bound clearance for layout approval and building permissions	Achieved
▪ Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans.	Achieved
▪ Amend or legislate existing rent laws on the lines of the Model Tenancy Act.	In Progress
▪ Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms.	Achieved

INTERFACE WITH MIS



Indicators	Current Status (No.)
▪Survey entry made (%)	148438(100%)
▪Projects approved:	126 (6 AHP and 120 BLC)
▪Projects entered (7A/B/C/D)	121
▪DUs approved under BLC	12745
▪Beneficiaries attached	12745
▪Houses geo-tagged	3296
▪Total fund transferred through DBT (Rs. Lakhs)	Rs. 170.40
▪National Electronic Funds Transfer (NEFT)	Rs. 5782.85
▪PFMS/ DBT	
▪Aadhar Payment Bridge (APB)	Rs. 2572.60

PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress					Completed
				Foundation	Lintel	Roof	Super Structure	Total	
▪ISSR	0	0	0	0	0	0	0	0	0
▪AHP	3,972	464	464	0	0	0	240	240	224
▪BLC (New)	12,745	6,189	6189	593	1,598	2,547	1,185	5,923	202
▪BLC (Enhancement)	0	0	0	0	0	0	0	0	0
▪Total	16,717	6,653	6,653	593	1,598	2,547	1,425	6,163	426
▪CLSS	3051								

GLIMPSES OF PROGRESS



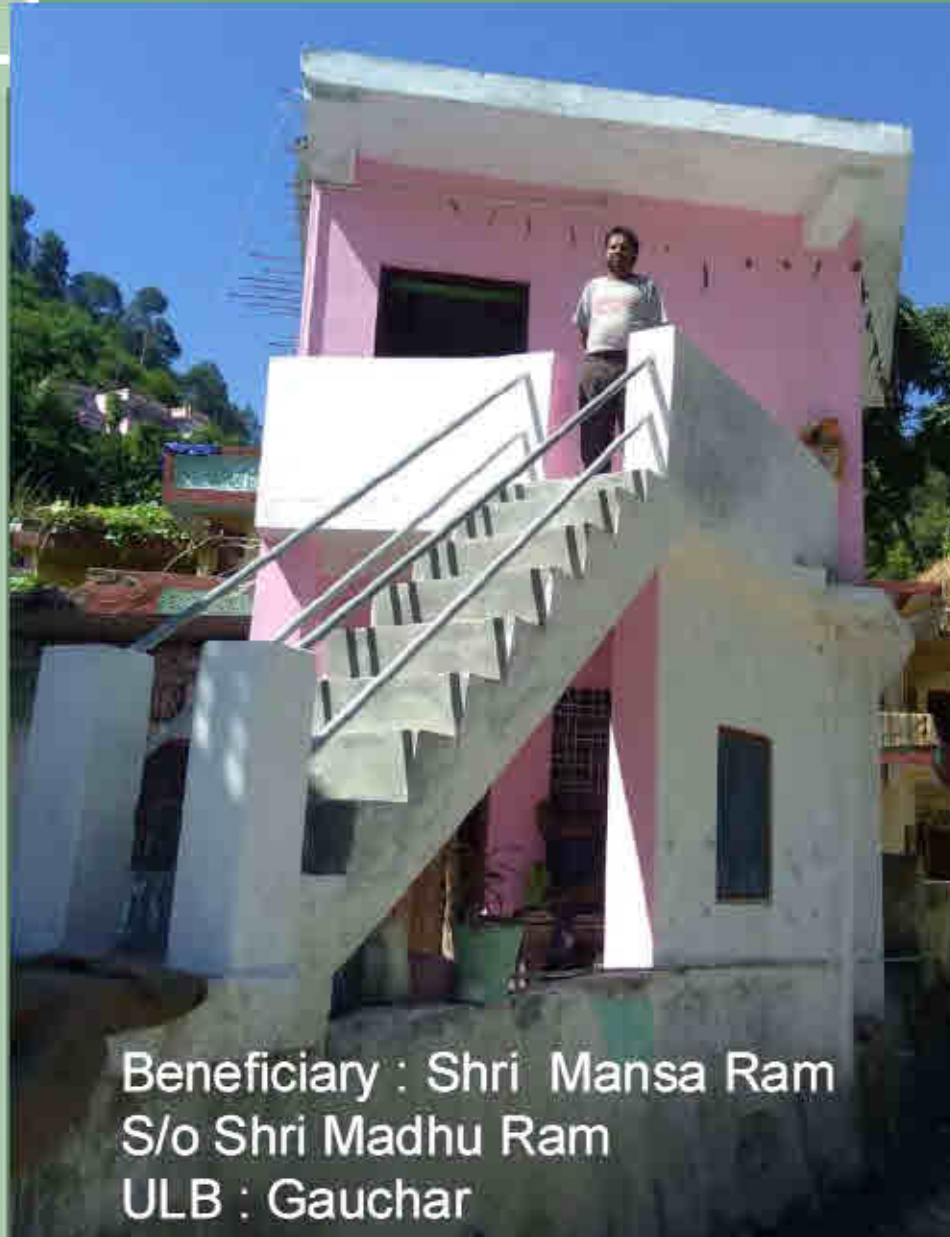
Beneficiary : Smt. Bachna Devi
S/o Late Shri Batheri
ULB : Ciniyalisaur

GLIMPSES OF PROGRESS

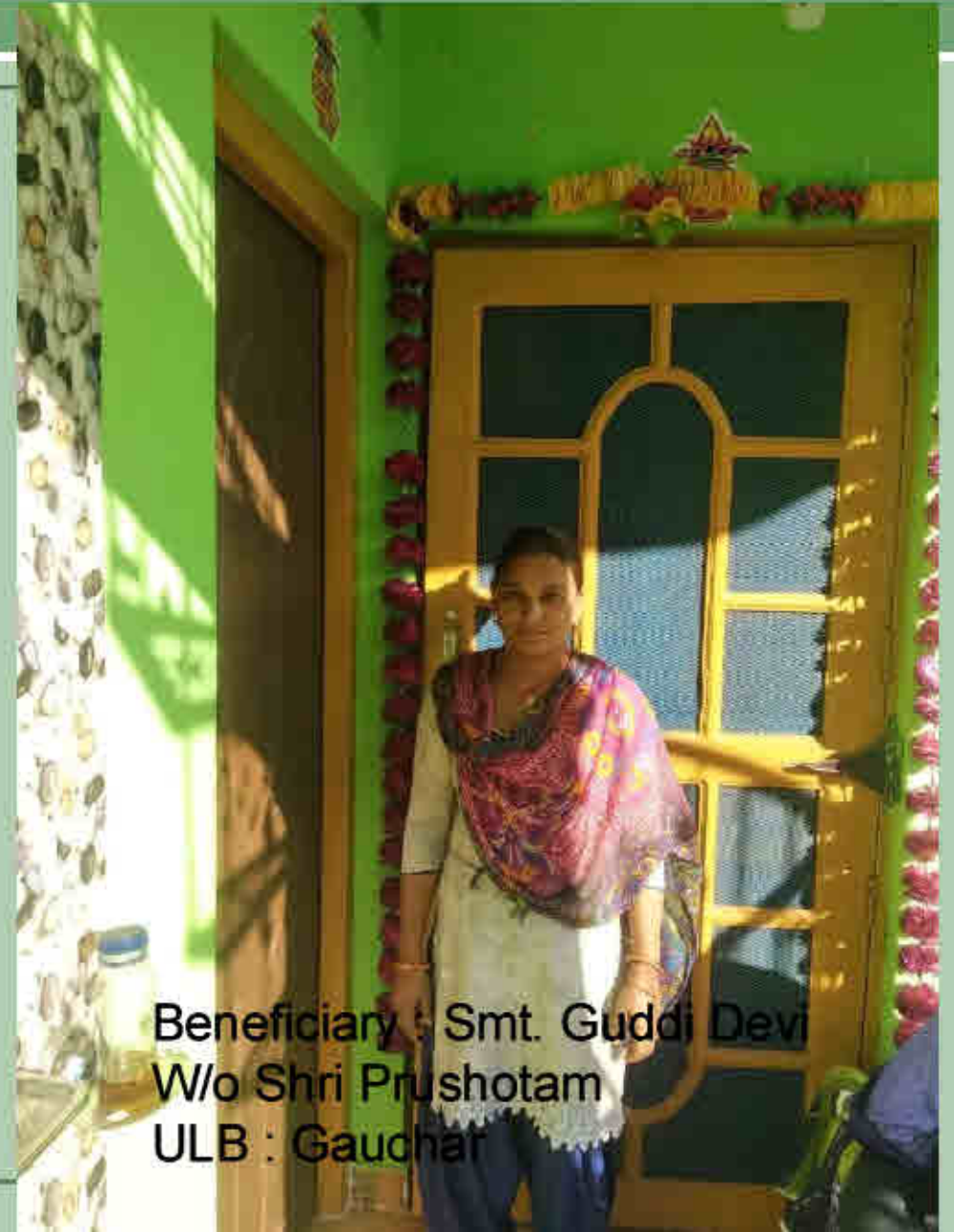


Beneficiary : Smt. Sauni Devi
W/o Shri Shambhu
ULB : Ciniyalisaur

GLIMPSES OF PROGRESS



Beneficiary : Shri Mansa Ram
S/o Shri Madhu Ram
ULB : Gauchar



Beneficiary : Smt. Guddi Devi
W/o Shri Prushotam
ULB : Gauchar

GLIMPSES OF PROGRESS



Beneficiary : Shri Chandan Singh
S/o Late Shri Vishu
ULB : Ciniyalisaur

GLIMPSES OF PROGRESS



Beneficiary : Shri Chaman Lal
S/o Shri Bhigang Lal
ULB : Chiniyalisaur

GLIMPSES OF PROGRESS



Beneficiary : Smt. Basanti Rani
W/o Shri Haridas Haldar
ULB : Dineshpur

GLIMPSES OF PROGRESS



GLIMPSES OF PROGRESS



AHP PROJECT TRANSPORT NAGAR DEHRADUN

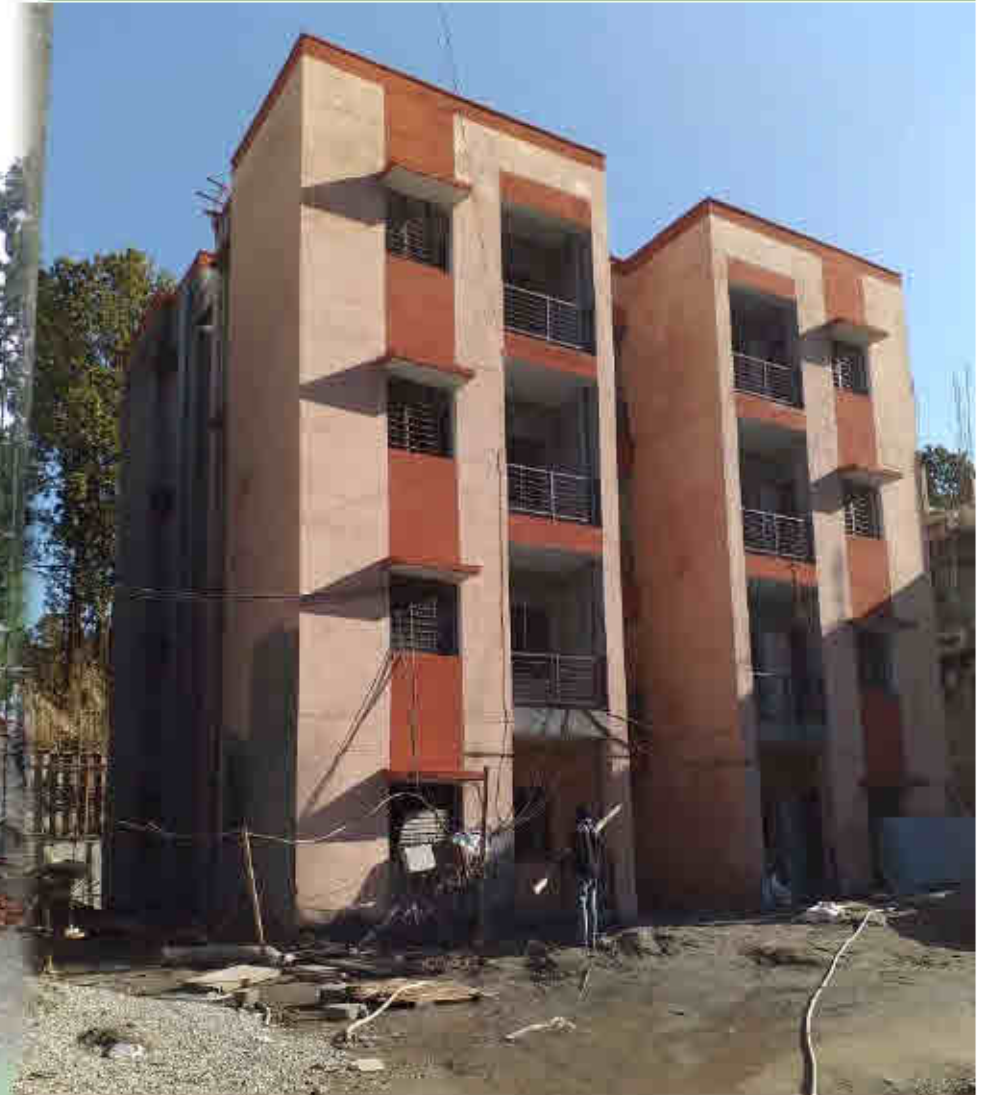


GLIMPSES OF PROGRESS



AHP PROJECT AAMWALA TARLA NAGAR DEHRADUN

GLIMPSES OF PROGRESS



AHP PROJECT AAMWALA TARLA NAGAR DEHRADUN

PROJECT PROPOSAL BRIEF



(Rs. In Crs.)

Verticals	ISSR	AHP	BLC (New)	BLC (E)	Remarks
▪ No. of Projects		09			All the Projects are in PPP model
▪ No. of DUs		9208			
▪ Project Cost		636.92			
▪ Central Share		138.12			
▪ State Share		92.08			
▪ ULB Share / Cross Subsidy		92.11			
▪ Beneficiary Share		294.33			

PROJECT PROPOSAL BRIEF



Checklist	Status (Y/N)
▪ Layout plan(as per NBC norms) Attached	Yes
▪ SLAC/SLSMC approval/Minutes submitted	SLAC Approved/ SLSMC Proposed/ Yes
▪ Land title status (encumbrance free)	Yes
▪ Beneficiary list (BLC) submitted	In Progress
▪ No. of Beneficiaries with Aadhar ID	
▪ No. of Beneficiaries with other Unique ID	
▪ No. of Aadhar seeded Bank accounts	
▪ Status of physical & social infrastructure	Yes
▪ Implementation plan/Completion period	24 months
▪ Beneficiary consent sought	

AHP Projects Details

(Rs. In Lacs)

Sl No.	Name of Project	Urban Local Body	Total Dwelling Units Proposed	Total Cost of the Project	Cost of per DU	Agency Contribution Per Unit cross subsidise by Commercial Area	Gol and State Share per DU	Cost of DU for Beneficiary
1	MANGLAUR PMAY (EWS) AWASIYA YOJNA (UTTRAKHAND AWAS AVAM VIKAS YOJNA)	Manglore	544	3826.77	7.03	0.98	2.50	3.55
2	MANPUR-KASHIPUR PMAY (EWS) AWASIYA YOJNA (UTTRAKHAND AWAS AVAM VIKAS YOJNA)	Kashipur	512	3560.4	6.95	1.05	2.50	3.40
3	KANAKPUR-KASHIPUR PMAY (EWS) AWASIYA YOJNA (UTTRAKHAND AWAS AVAM VIKAS YOJNA)	Kashipur	1256	8744.63	6.47	1.06	2.50	3.40
4	BANDIYA-KICHHA PMAY (EWS) AWASIYA YOJNA (UTTRAKHAND AWAS AVAM VIKAS YOJNA)	Kichha	984	6737.75	6.85	0.85	2.50	3.50
5	BIGBARA-RUDRAPUR PMAY (EWS) AWASIYA YOJNA (UTTRAKHAND AWAS AVAM VIKAS YOJNA)	Rudrapur	1144	7846.3	6.86	0.91	2.50	3.45

AHP Projects Details

(Rs. In Lacs)								
SI No.	Name of Project	Urban Local Body	Total Dwelling Units Proposed	Total Cost of the Project	Cost of per DU	Agency Contribution Per Unit cross subsidise by Commercial Area	Gol and State Share per DU	Cost of DU for Beneficiary
6	DEVIPURA-BANBASA-TANAKPUR PMAY (EWS) AWASIYA YOJNA (UTTRAKHAND AWAS AVAM VIKAS YOJNA)	Banbasa – tanakpur	1376	9240.94	6.72	0.87	2.50	3.35
7	PADAMPUR REKUNI-CHORGALIYA-HALDWANI PMAY (EWS) AWASIYA YOJNA (UTTRAKHAND AWAS AVAM VIKAS YOJNA)	Haldwani	1320	9033.44	6.84	0.96	2.50	3.38
8	HARSINGPUR - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA, (UTTRAKHAND AWAS AVAM VIKAS PARISHAD)	Haldwani	904	6261.86	6.93	1.05	2.50	3.38
9	UKRAULI SITARGANJPMAY (EWS) AWASIYA YOJANA, (UTTRAKHAND AWAS AVAM VIKAS PARISHAD)	Sitarganj	1168	8439.64	7.23	1.30	2.50	3.43
	TOTAL FLATS		9208	63691.73				

Pradhan Mantri Awas Yojana (PMAY)

AHP (Affordable Housing)

PPP MODEL ADOPTED

- ❑ Board meeting dated 03.08.2018 Chaired by Honbl Cabinet Minister Housing and Urban development department/ Chairman Uttarakhand Awas avam Vikas Parishad decided to invite PMAY (AHP) projects in PPP mode.
- ❑ Expression of interest were invited from land owners and developers for different cities of Uttarakhand.
- ❑ Total 37 applications received.
- ❑ 25 applications were physically verified by committee of concern Tehsildar, Executive engineer/ Executive officer of ULB and executive engineer/assistant engineer of Uttarakhand Awas avam Vikas Parishad.
- ❑ 08 applications were rejected due to unsuitability of land due to various reasons.
- ❑ 11 applications were found suitable on the basis of land feasibility.

Pradhan Mantri Awas Yojana (PMAY)

AHP (Affordable Housing)

PPP MODEL ADOPTED

- ❑ 11 projects were put before the Board meeting of Uttarakhand Awas avam Vikas Parishad on 27.12.2018, chaired by Honbl. Cabinet Minister Housing and Urban Development Department/ Chairman Uttarakhand Awas avam Vikas Parishad.
- ❑ Board decided to make 5 member committee to decide the 11 projects.
- ❑ 5 member committee headed by Additional Secretary (Housing) verified the process and procedure and decided to vat the layout by chief town and country planning. 11 layout were examined by town and country planning, out of which 02 rejected and 09 approved.
- ❑ DPRs of 09 projects were examined by Chief Engineer, Uttarakhand Housing and Urban Development Authority.
- ❑ These 09 DPRs were then send to Urban Development Directorate for PMAY (AHP) approval process.

Pradhan Mantri Awas Yojana (PMAY)

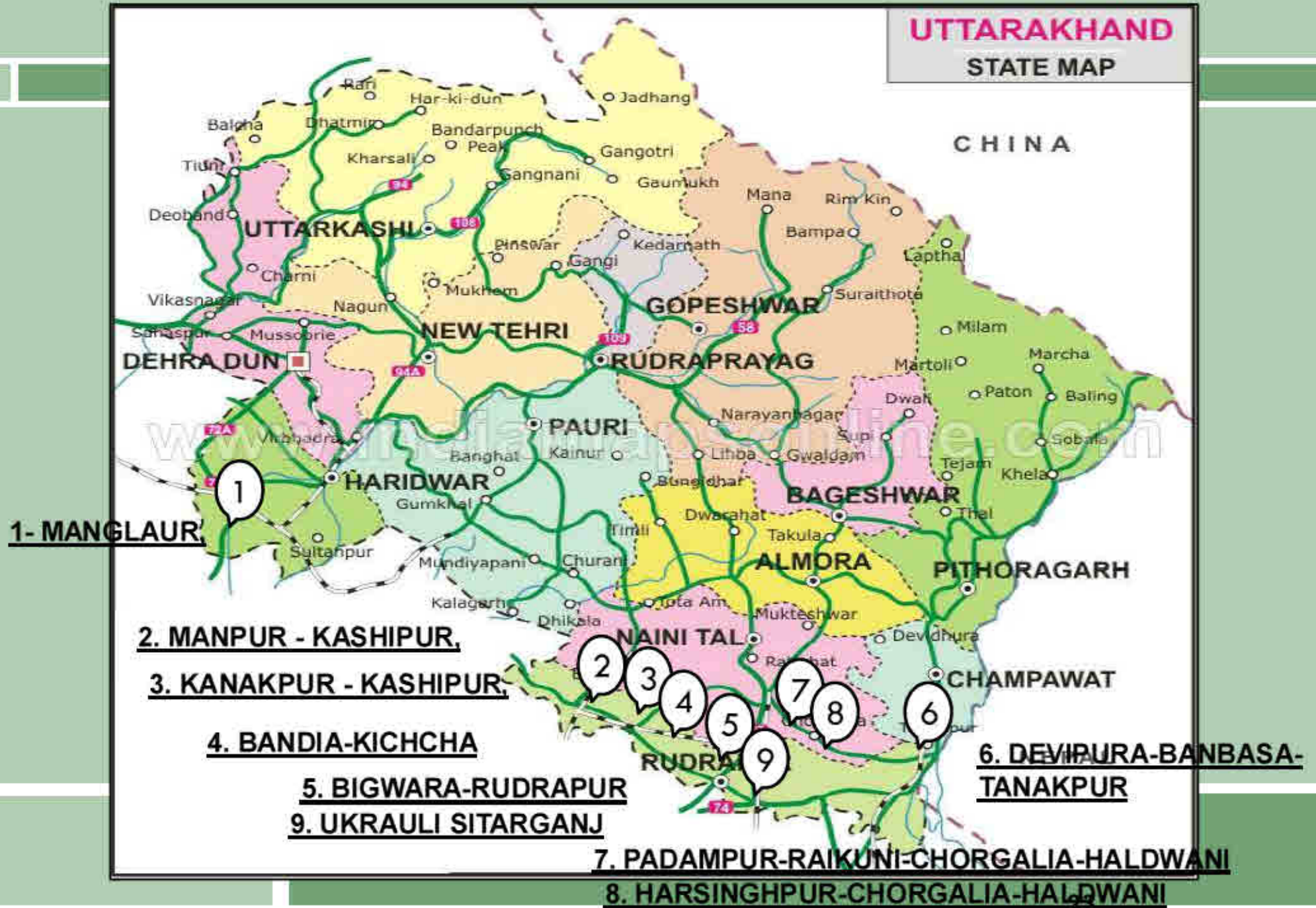
AHP (Affordable Housing)

PPP MODEL ADOPTED

- ❑ These Schemes will be declared under section 32 of the Uttarakhand Awas avam Vikas Parishad Act 1965.
- ❑ Uttarakhand Awas Vikas Parishad will do Tripartite agreement with land owner, developer.
- ❑ Beneficiary share will be collected by Awas Vikas Parishad.
- ❑ Payment to developer and land owner will be done by awas vikas parishad on the basis of physical progress of work.
- ❑ House allotment will be done to beneficiaries by Awas Vikas Parishad, by lottery method.

Pradhan Mantri Awas Yojana (PMAY)

AHP (Affordable Housing)



1- MANGLAUR, PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	13512.41	100%
2	RESIDENTIAL COVERED AREA	5090.033	37.67 %
3	ROAD AREA	3072.412	22.74 %
4	COMMERCIAL AREA/COMMUNITY CENTRE	963.848	7.13 %
5	COMMERCIAL SETBACK AREA	454.278	
6	GREEN AREA/PARK AREA	1447.521	10.71%
7	Open Area	195.864	1.45
8	Total SETBACK AREA	2742.732	20.30%
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R.(RES.)	1.51	
11	TOTAL NUMBER OF FLATS	544	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $544/8 = 68$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

1- MANGLAUR, PMAY (EWS) AWASIYA YOJANA



DISTANCE FROM POST OFFICE:- 1.6KM

SITE LAYOUT PLAN



ABSTRACT SUMMARY COST OF PROJECT

27

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	3266.96
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	4.83
	Internal roads & paths (145/ sqm)	4.86
3	Sewer (110/ sqm.)	3.83
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	4.07
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	3.05
	Unfiltered water supply distribution lines (45/ sqm.)	2.29
5	Storm water drains (85/ sqm.)	4.32
6	Horticulture Operations (80/ sqm.)	4.07
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	40.80

1- MANGLAUR, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	145.79
9	STP (90% of Water Supply)	36.72
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	46.36
12	COMMERCIAL/COMMUNITY CENTER	191.84
	TOTAL EXTERNAL DEVELOPMENT	559.81
TOTAL COST OF THE PROEECT		3826.77
	TOTAL NO.OF UNITS	544
	ESTIMATED COST OF PER UNIT	7.03
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
	PROPOSED COST FOR BENIFICIARIES	6.05
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.55

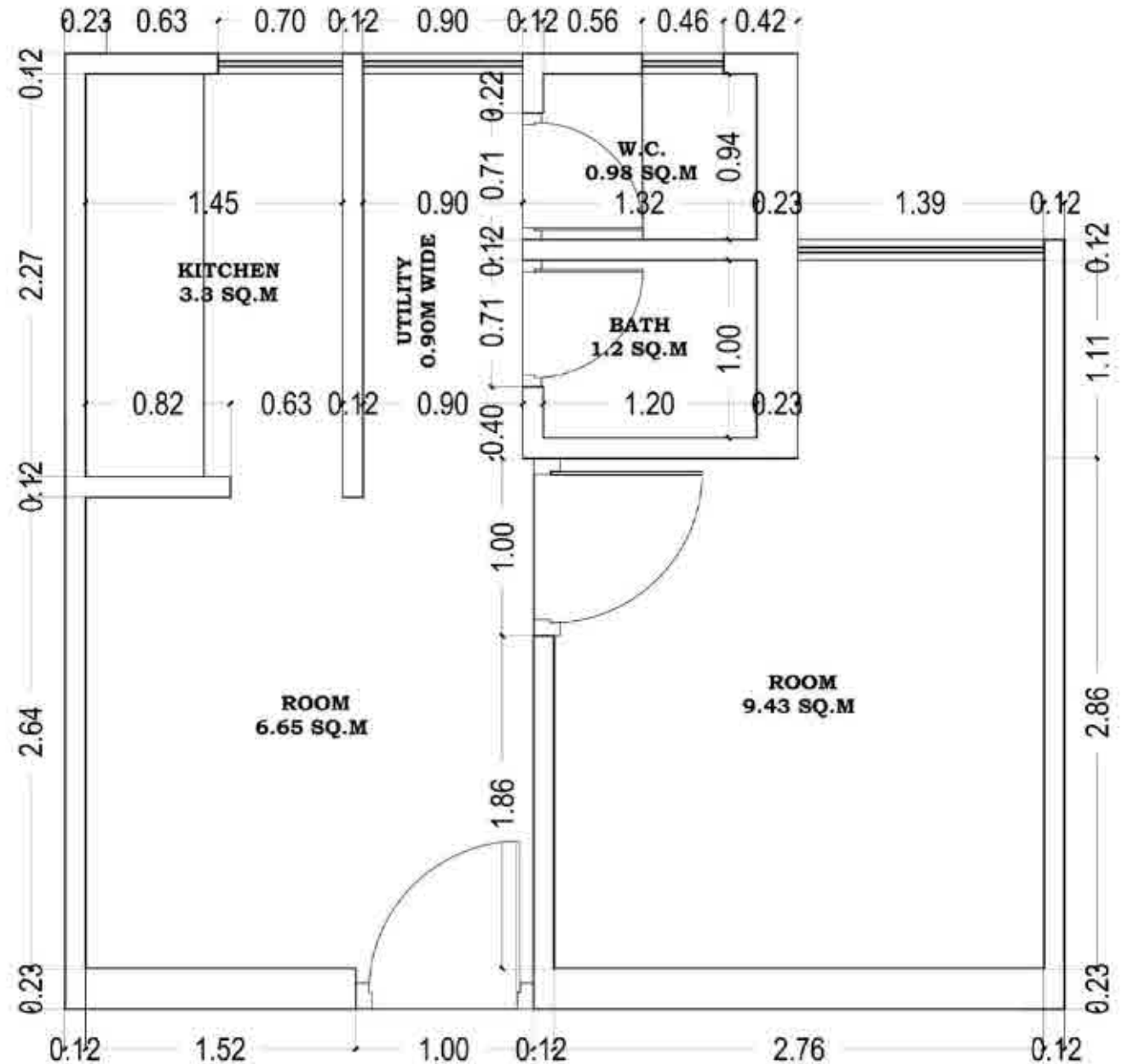
CALCULATION FOR E.W.S

SUMMARY OF PROPOSED BLOCKS WITH EWS UNITS			
EWS BLOCKS (G+3)			
BLOCK-A	NO OF UNITS ON TYPICAL FLOOR		8
	TOTAL NO OF EWS UNITS		32
	GROUND COVERAGE (SQMT)		305.879
BLOCK-B	NO OF UNITS ON TYPICAL FLOOR		10
	TOTAL NO OF EWS UNITS		40
	GROUND COVERAGE (SQMT)		370.757
BLOCK-C	NO OF UNITS ON TYPICAL FLOOR		20
	TOTAL NO OF EWS UNITS		80
	GROUND COVERAGE (SQMT)		738.684
BLOCK-D	NO OF UNITS ON TYPICAL FLOOR		8
	TOTAL NO OF EWS UNITS		32
	GROUND COVERAGE (SQMT)		305.879
BLOCK-E	NO OF UNITS ON TYPICAL FLOOR		18
	TOTAL NO OF EWS UNITS		72
	GROUND COVERAGE (SQMT)		673.767
BLOCK-F	NO OF UNITS ON TYPICAL FLOOR		18
	TOTAL NO OF EWS UNITS		72
	GROUND COVERAGE (SQMT)		673.767
BLOCK-G	NO OF UNITS ON TYPICAL FLOOR		18
	TOTAL NO OF EWS UNITS		72
	GROUND COVERAGE (SQMT)		673.767
BLOCK-H	NO OF UNITS ON TYPICAL FLOOR		18
	TOTAL NO OF EWS UNITS		72
	GROUND COVERAGE (SQMT)		673.767
BLOCK-I	NO OF UNITS ON TYPICAL FLOOR		18
	TOTAL NO OF EWS UNITS		72
	GROUND COVERAGE (SQMT)		673.767
		TOTAL FLATS	544
TOTAL RESIDENTIAL GROUND COVERAGE			5090.033

E.W.S SINGLE UNIT PLAN

CALCULATION FOR FOR SINGLE UNIT E.W.S

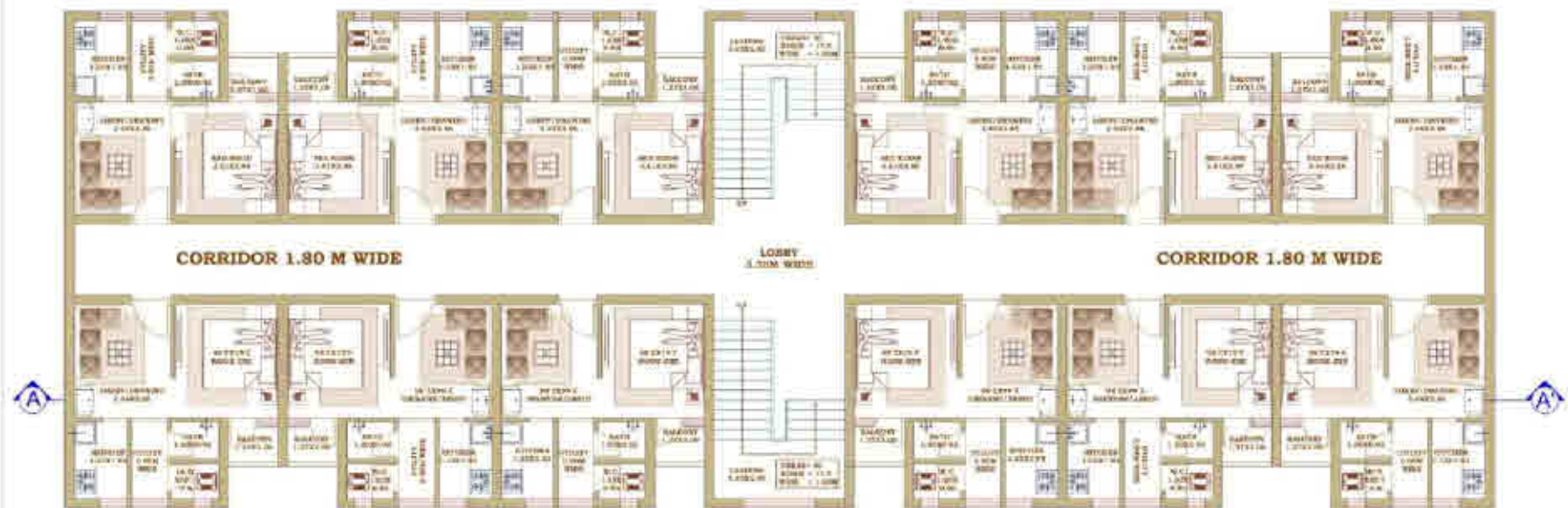
CARPET AREA (SQMT):	24.43
WALL AREA (SQM)T	4.17
UNIT BUILTUP AREA (SQMT.)	28.6
SUPER BUILTUP AREA (SQMT.)	38.05



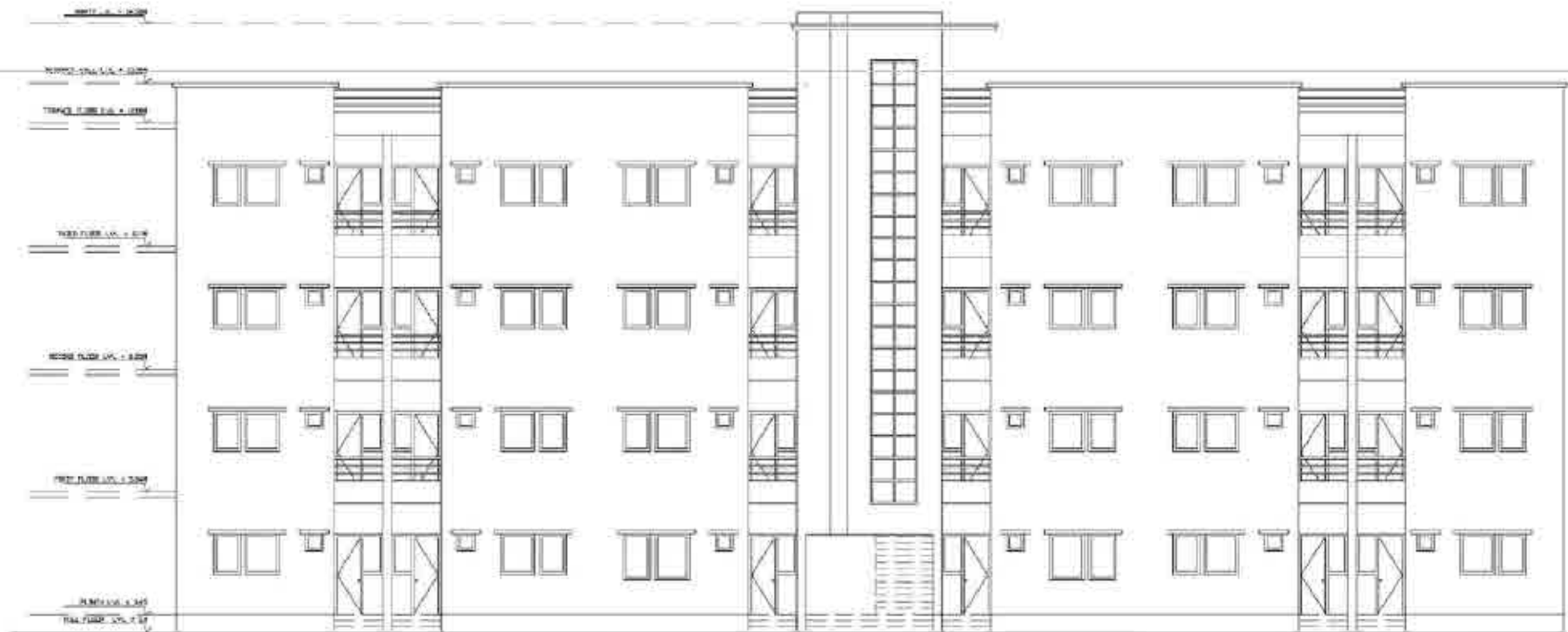
E.W.S SINGLE UNIT 3D VIEW



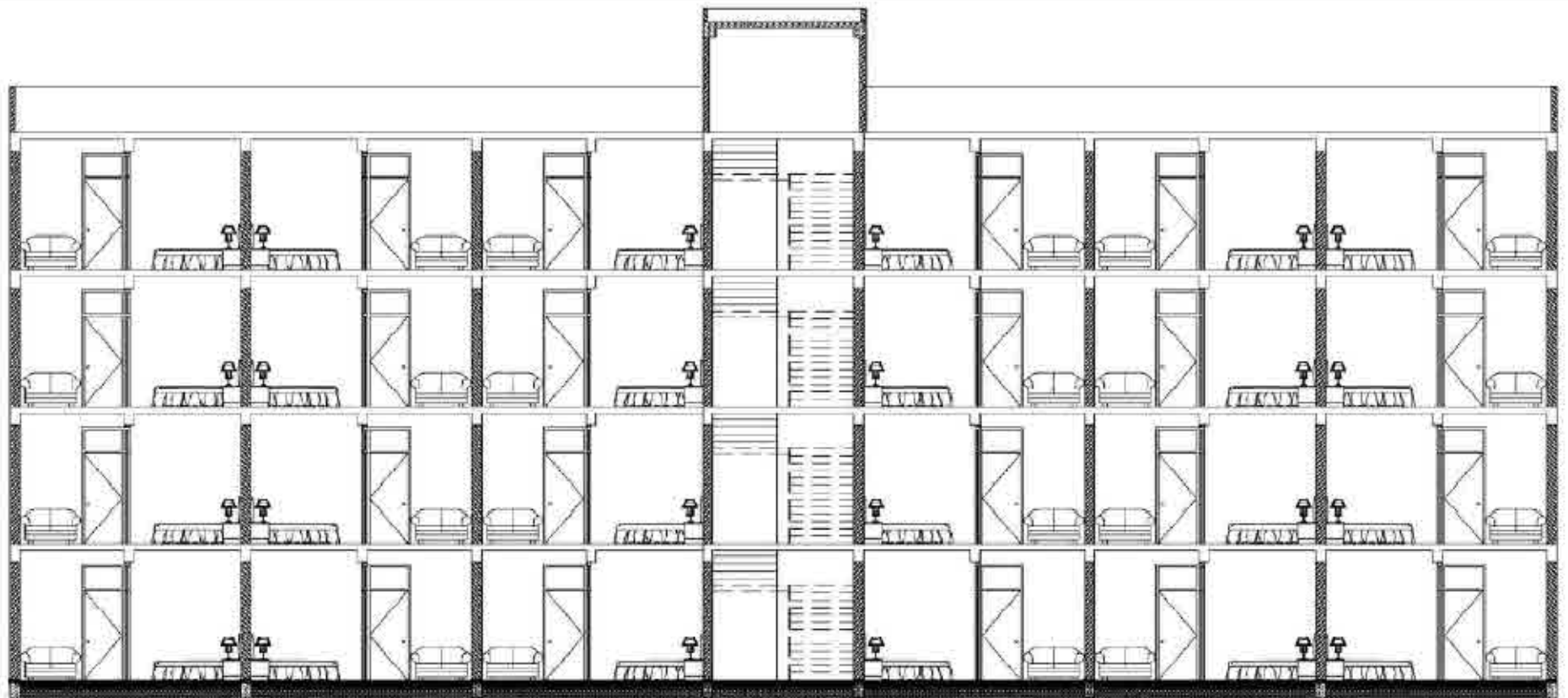
BUILDING BLOCK TYPICAL FLOOR PLAN



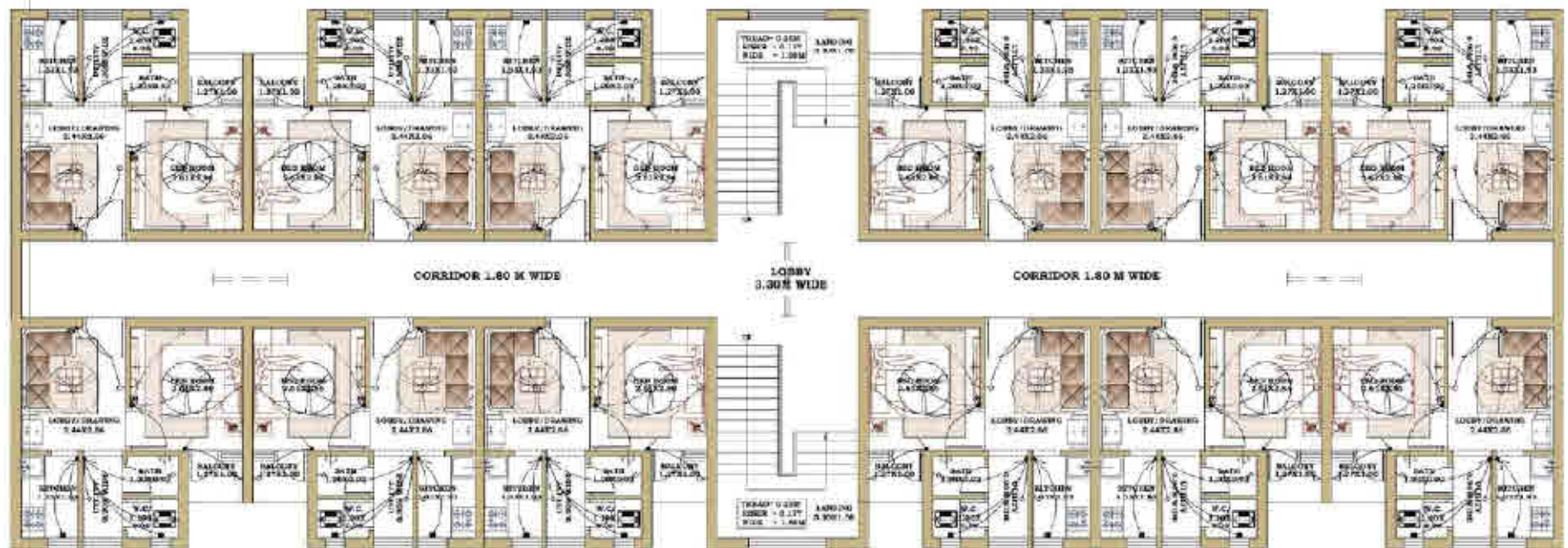
FRONT ELEVATION



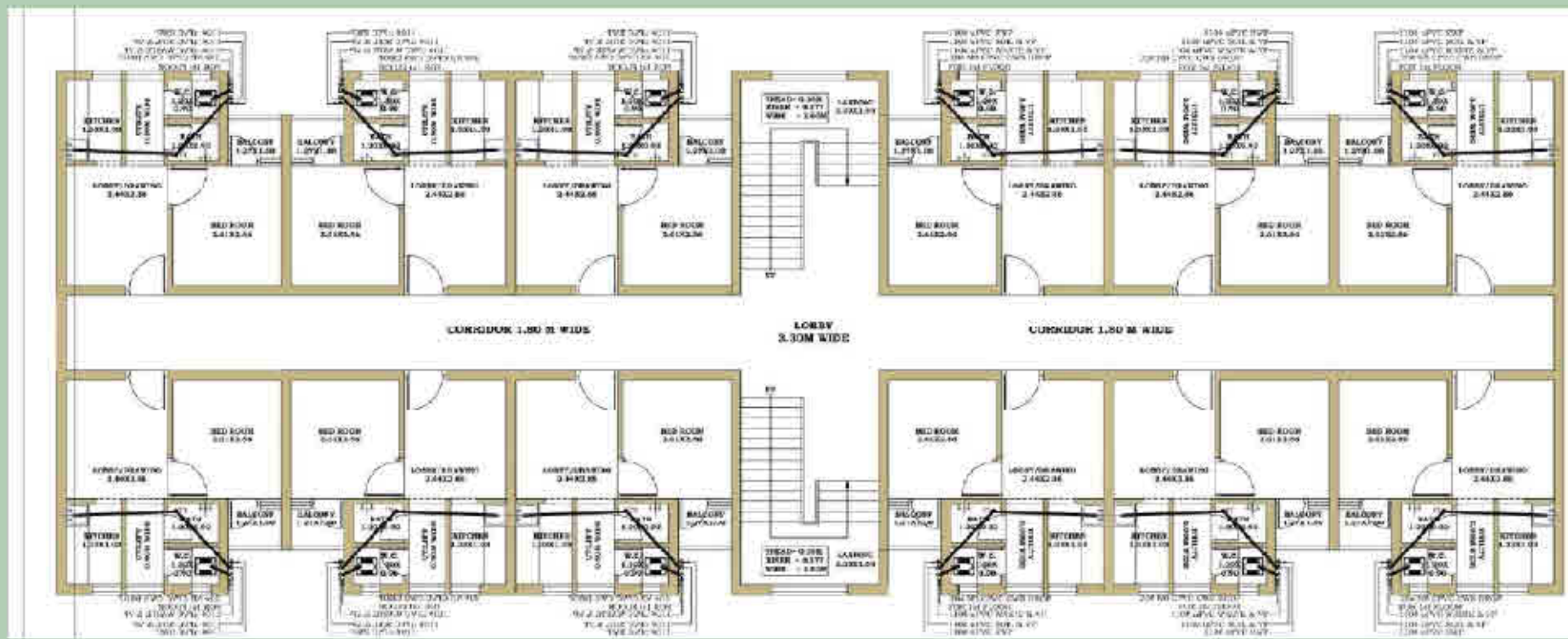
SECTION



ELECTRICAL LAYOUT PLAN



PLUMBING LAYOUT PLAN



E.W.S HOUSING BUILDING BLOCK 3D VIEW



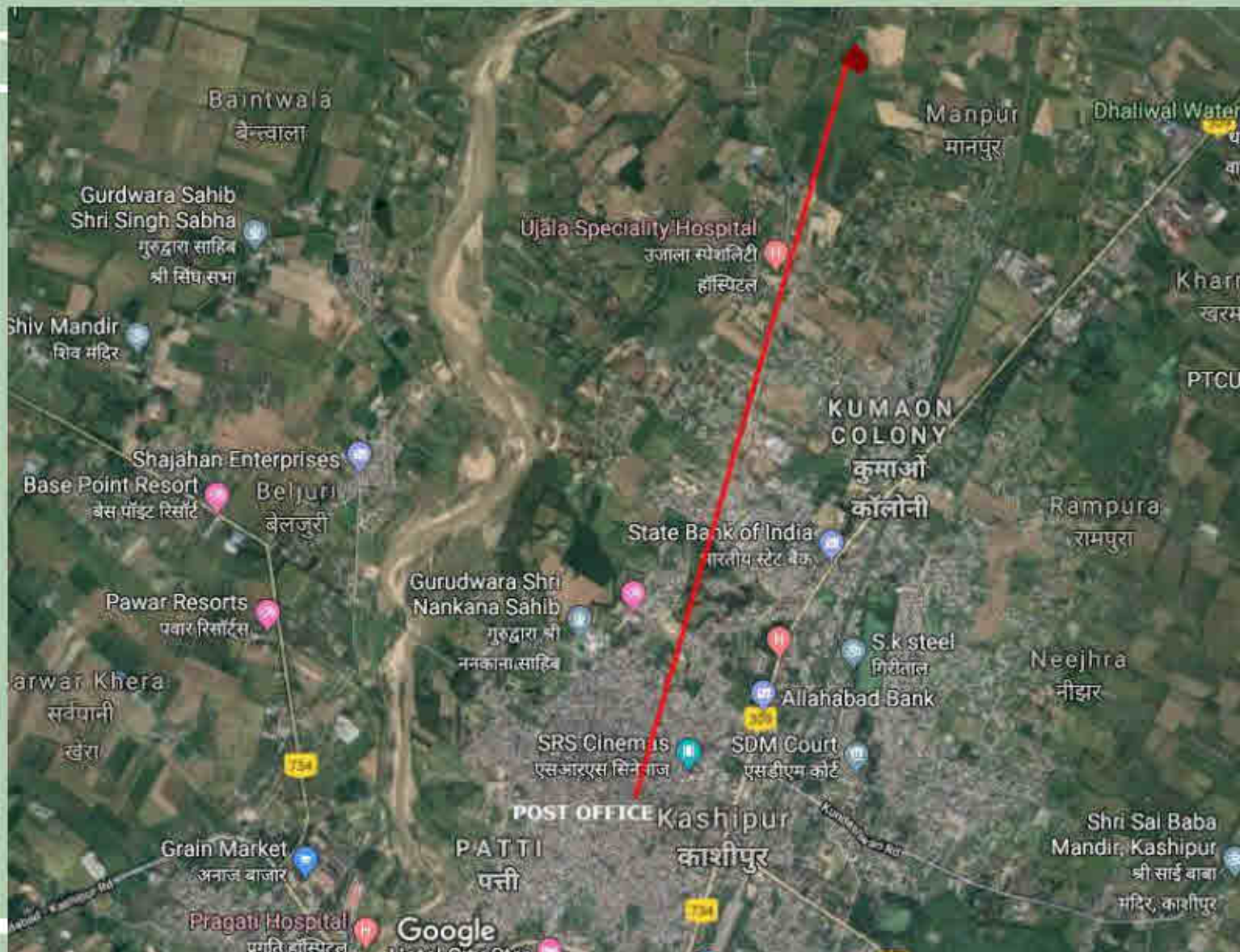
2. MANPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	12140.34	100%
2	RESIDENTIAL COVERED AREA	4678.85	38.54 %
3	ROAD AREA	3357.18	27.65 %
4	COMMERCIAL AREA/COMMUNITY CENTRE	375.91	3.10 %
5	COMMERCIAL SETBACK AREA	190.28	
6	GREEN AREA/PARK AREA	1495.40	12.32 %
7	OPEN AREA	204.00	1.68 %
8	Total SETBACK AREA	2029.00	16.71 %
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R. (RES.)	1.54	
11	TOTAL NUMBER OF FLATS	512	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $512/8 = 64$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

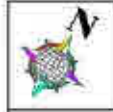
2. MANPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA

SITE LOCATION ON GOOGLE MAP



DISTANCE FROM
POST OFFICE:-
5.0KM

2. MANPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA SITE LAYOUT PLAN

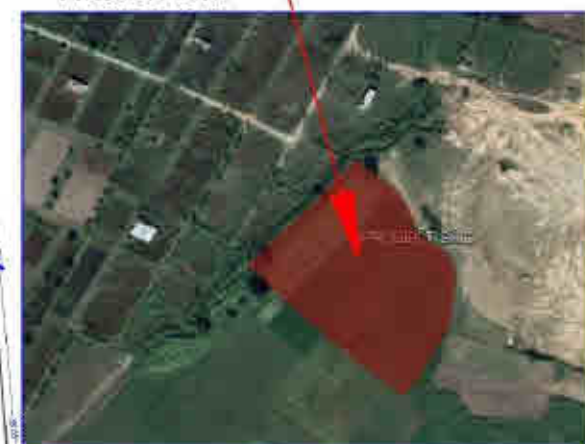


TITLE :- MANPUR-KASHIPUR, PMAY (EWS) AWASIYA YOJANA,
(UTTRAKHAND AWAS AYAM YEKAS PARISHAD)
ADDRESS :- PROPOSED SITE PLAN SITUATED AT MANPUR, KASHIPUR DISTT- UDHAM SINGH NAGAR (U.K.)

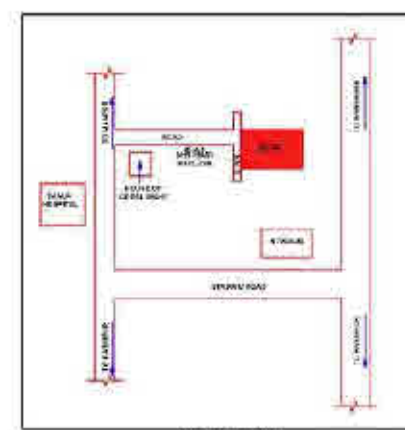
SITE LAYOUT PLAN



PROJECT SITE



SITE LOCATION IN GOOGLE MAP



KEY PLAN
(NOT TO SCALE)

GREEN AREA CALCULATION	
OPEN AREA (A)	15.77
OPEN AREA (B)	15.81
PARK (C)	885.74
GREEN AREA (D)	15.12
GREEN AREA (E)	50.49
GREEN AREA (F)	578.63
TOTAL GREEN AREA	931.76

AREA DETAIL	
	SQ.MT. ACRES
LAND AREA	1210.04 3.01
RES. COVD. AREA	4678.83 38.64%
ROAD AREA	3357.18 27.68%
TOTAL COMM. / COMMUNITY CENTRE AREA	575.81 4.80%
COMM. SET BACK AREA	198.78
GREEN AREA	1495.40 12.31%
OPEN AREA	384.46 3.18%
TOTAL SET BACK AREA	2129.00 16.71%
PERMISSIBLE F.A.R. (max)	2.00
ACHIEVED F.A.R. (avg)	1.48

BLOCK	NO. OF UNITS ON TYPICAL FLOOR	TOTAL NO. OF UNITS (10+1)	GROUND COVERAGE (SQ.MT.)
(1)	36	36	817.24
(2)	36	36	817.20
(3)	36	36	817.15
(4)	36	36	817.10
(5)	36	36	817.05
(6)	36	36	817.00
(7)	36	36	816.95
(8)	36	36	816.90
(9)	36	36	816.85
(10)	36	36	816.80
TOTAL	360	360	8168.00

TOTAL CAR PARKING = 34
Design in Bay (1.80x5 = 2.75 m X 5M)
Design in 50% set back area (used in parking)
WORKS WILL BE PARKED AT THE END OF PARKING ROAD

S.L.P AREA CALCULATION		O.U.T AREA CALCULATION	
Total domestic (raw) water demand = TWD	Liquid Depth L = 3.0 Mtr	Total domestic (raw) water demand = TWD	
Estimated Sewage X = 90 % of TWD	Size Of STP = 250.43-76.8	TWD = 500 L Per Flat X 512 Flats	
Estimated Sewage X = 90% of TWD	= 76.8*12.94 (Depth) = 6.12 Mtr (Width)	TWD = 250,000 L	
TWD = 500 L Per Flat X 512 Flats	TOTAL SPACE = 12.94 X 6.12 X 3.0	TWD = 250 CUM	
TWD = 250,000 L	= 230.4 CUM	Size Of O.M. T = 6.00X10.12X4	
TWD = 256 CUM		= 324.19 CUM	
Capacity Of S.T.P = 90/100 X TWD			
= 90/100 X 256			
= 230.4 CUM			

APPLICANT :-
SHRI HARI INFRAZONE PVT LTD.
MANPUR, KASHIPUR DISTT- UDHAM SINGH NAGAR (U.K.)
LAND OWNER :- SHRI TARSCH SINGH S/O SHRI PAVITRA SINGH,
SHRIDHARTI RAJENDRA (KAUR MIES/O SHRI PAVITRA SINGH



2. MANPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	3074.47
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	4.44
	Internal roads & paths (1 45/ sqm)	5.05
3	Sewer (110/ sqm.)	3.83
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	7.74
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	2.80
	Unfiltered water supply distribution lines (45/ sqm.)	2.10
5	Storm water drains (85/ sqm.)	3.97
6	Horticulture Operations (80/ sqm.)	3.74
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	38.40

2. MANPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

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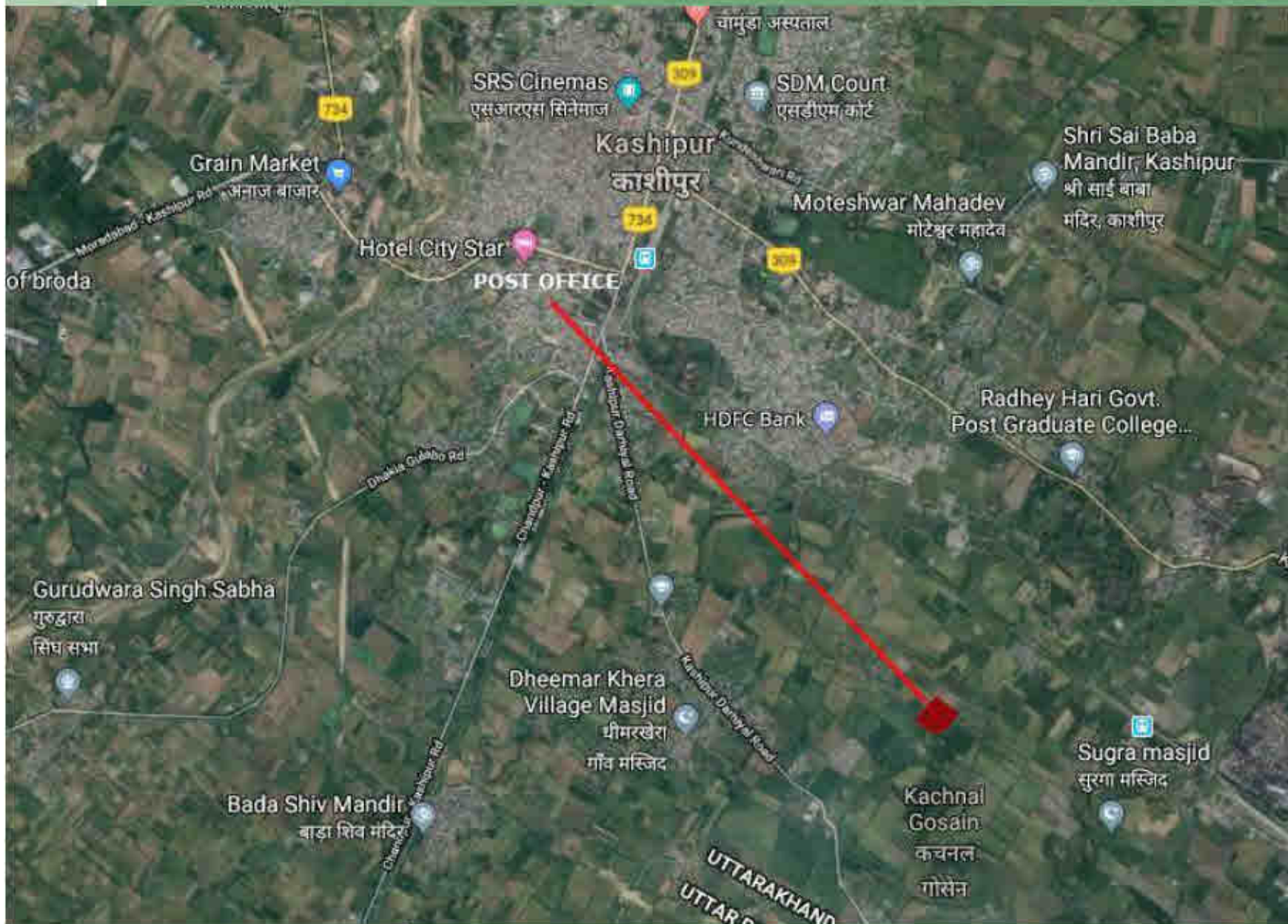
8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	146.57
9	STP (90% of Water Supply)	34.56
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	65.71
12	COMMERCIAL/COMMUNITY CENTER	104.04
	TOTAL EXTERNAL DEVELOPMENT	485.93
	TOTAL COST OF THE PROECT	3560.4
	TOTAL NO.OF UNITS	512
	ESTIMATED COST OF PER UNIT	6.95
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
	PROPOSED COST FOR BENIFICIARIES	5.9
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.40

3. KANAKPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

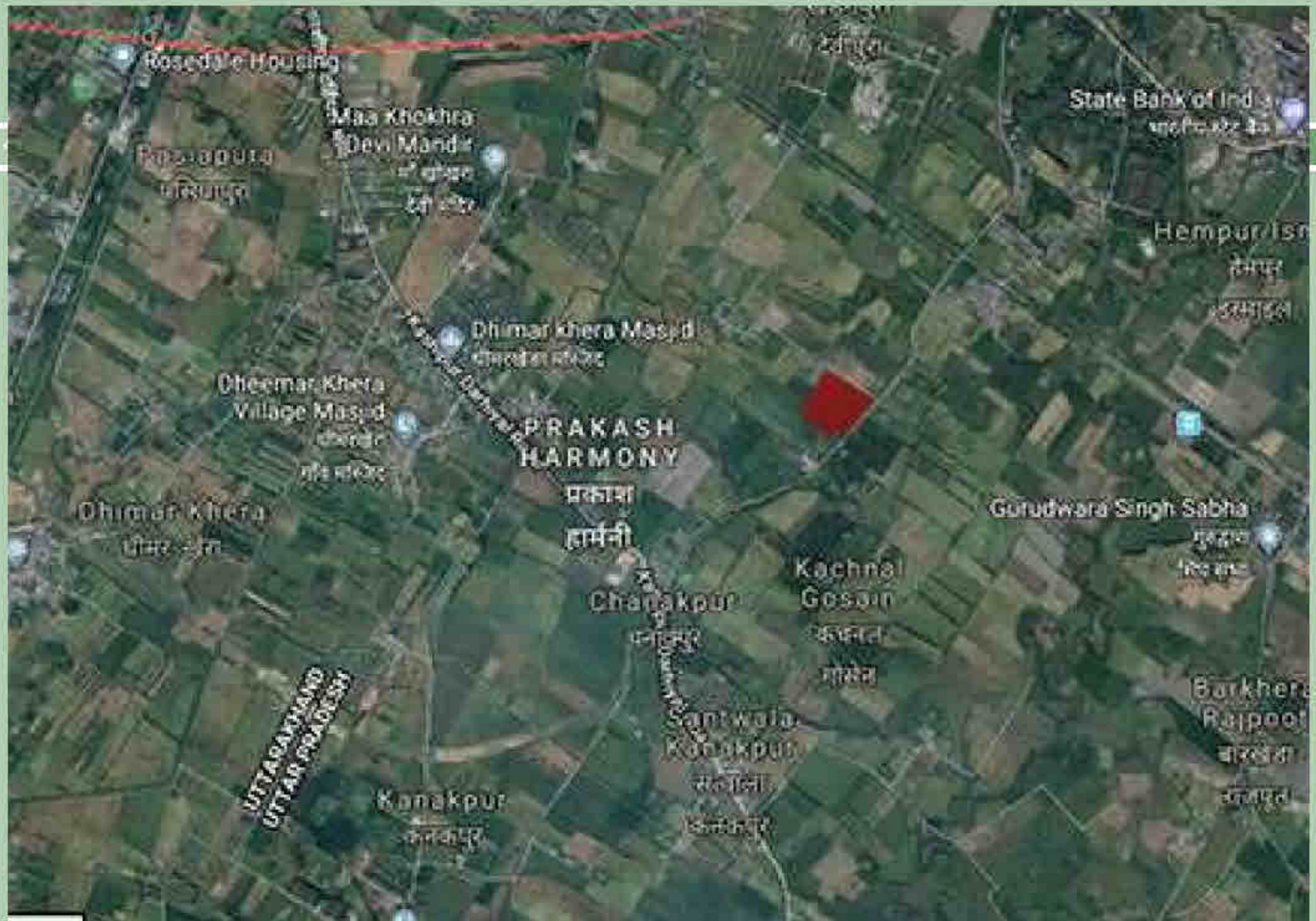
S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	28338.65	100%
2	RESIDENTIAL COVERED AREA	11307.00	(39.90%)
3	ROAD AREA	6656.242	(23.49%)
4	COMMERCIAL/COMMUNITY CENTRE AREA	2198.174	
5	COMMERCIAL SETBACK AREA	1074.398	(7.75 %)
6	GREEN AREA/PARK AREA	3397.804	(10.17%)
7	SET BACK AREA	4320.86	(15.25%)
8	OPEN AREA	458.57	(1.62 %)
9	PERMISSIBLE F.A.R (RESIDENTIAL)	2.00	
10	ACHIEVED F.A.R (RESIDENTIAL)	1.60	
11	TOTAL NUMBER OF FLATS	1256	
	PARKING CALCULATION		
	TOTAL CAR PARKING = $1256/8 = 157$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

3. KANAKPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA SITE LOCATION ON GOOGLE MAP

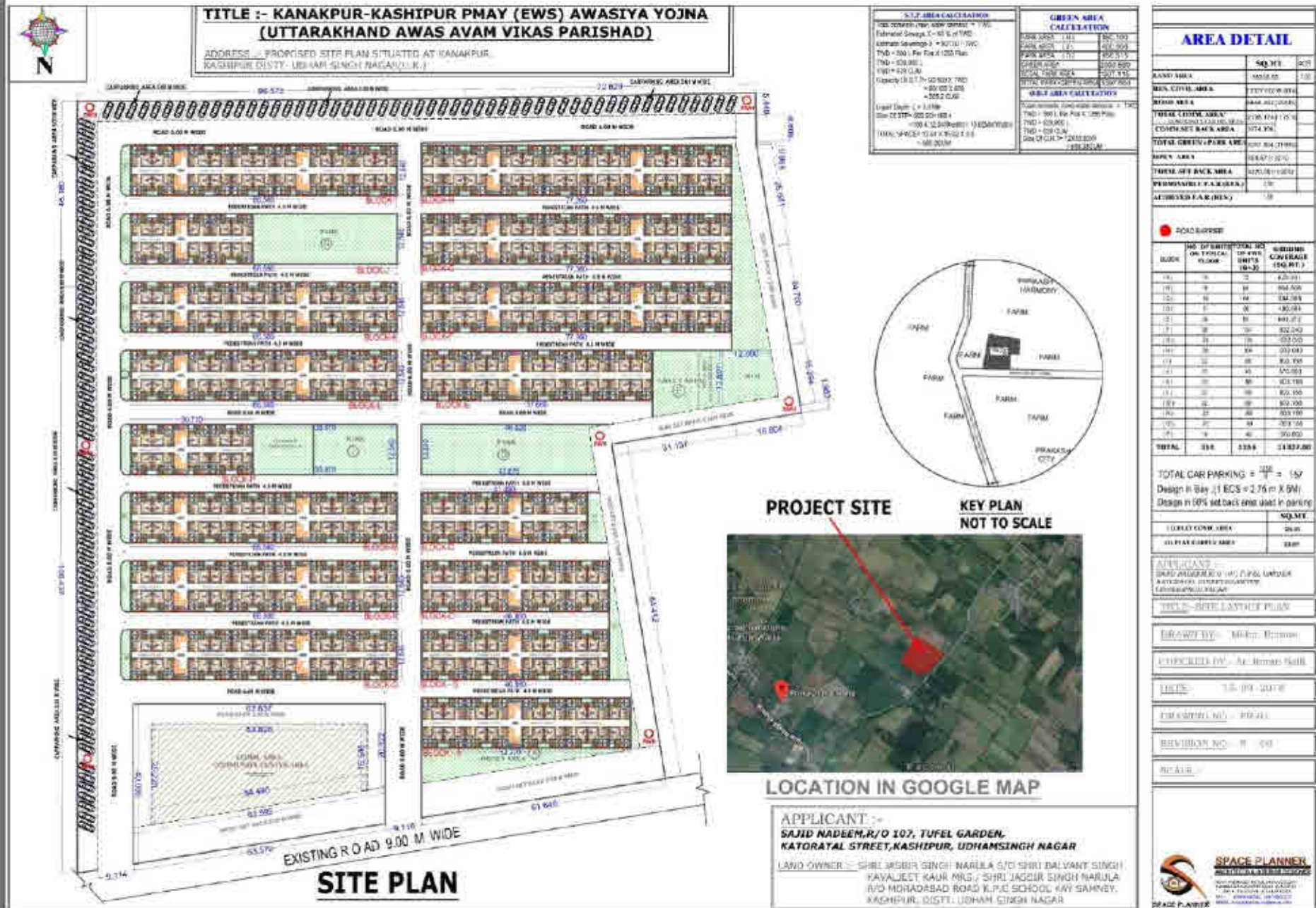


**DISTANCE
FROM POST
OFFICE:- 6.0KM**

3. KANAKPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA



3. KANAKPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA SITE LAYOUT PLAN



3. KANAKPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	7542.85
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	10.74
	Internal roads & paths (145/ sqm)	9.65
3	Sewer (110/ sqm.)	12.43
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	9.04
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	6.78
	Unfiltered water supply distribution lines (45/ sqm.)	5.08
5	Storm water drains (85/ sqm.)	9.61
6	Horticulture Operations (80/ sqm.)	9.04
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	94.20

3. KANAKPUR - KASHIPUR, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	200.85
9	STP (90% of Water Supply)	84.78
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	65.38
12	COMMERCIAL/COMMUNITY CENTER	617.22
	TOTAL EXTERNAL DEVELOPMENT	1201.78
	TOTAL COST OF THE PROEECT	8744.63
	TOTAL NO.OF UNITS	1256
	ESTIMATED COST OF PER UNIT	6.96
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
	PROPOSED COST FOR BENIFICIARIES	5.90
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.40

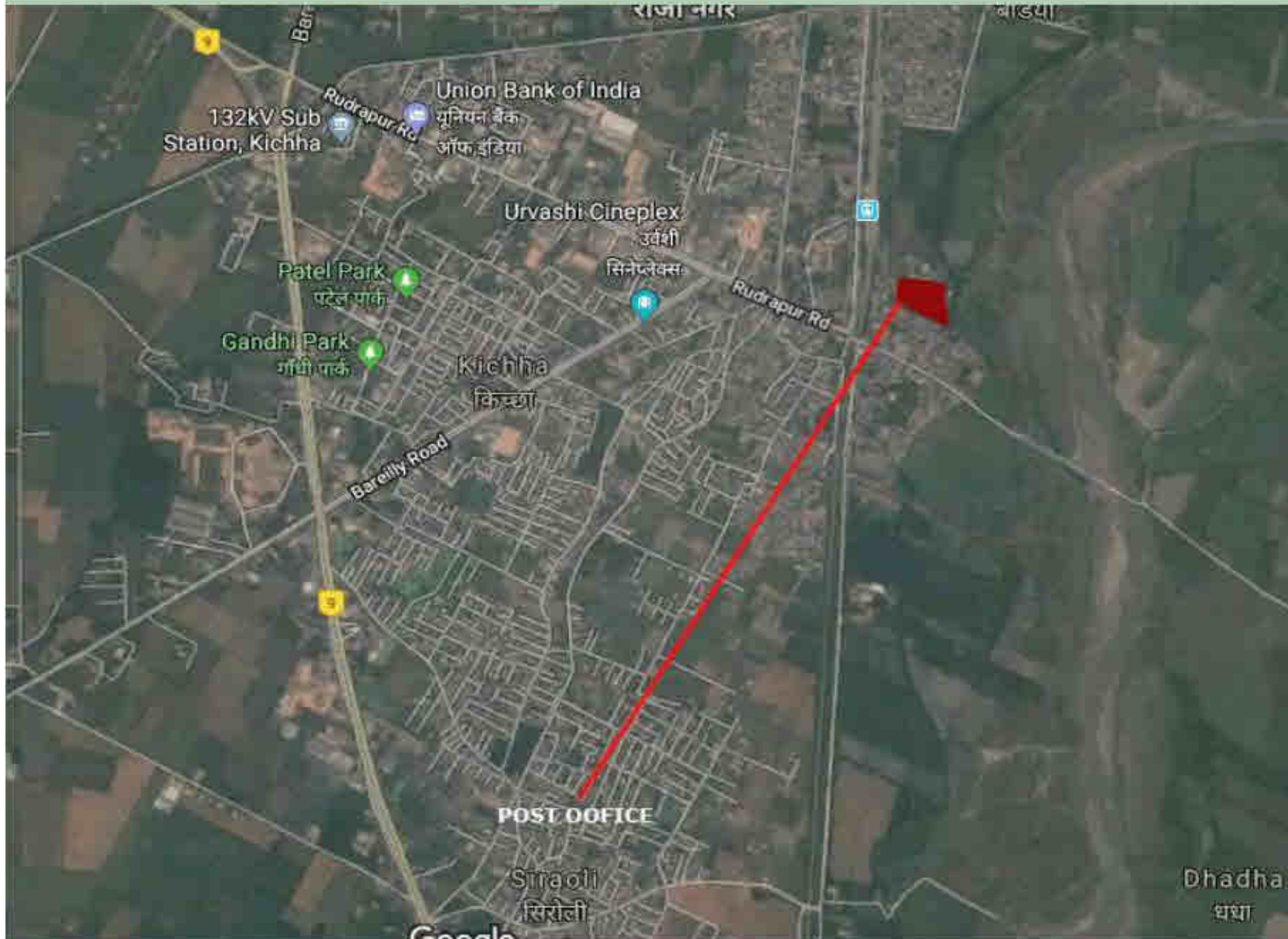
4. BANDIA- KICHHA, PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	24804.95	100 %
2	RESIDENTIAL (16 BLOCKS) COVERED AREA	9204.72	37.11%
3	ROAD AREA	8145.662	32.51%
4	COMMERCIAL AREA/COMMUNITY CENTRE	776.658	
5	COMMERCIAL SETBACK AREA	384.430	3.13%
6	GREEN AREA/PARK AREA	2852.38	11.50%
7	OPEN AREA	350.27	1.41%
8	TOTAL SET BACK AREA	3475.26	14.01%
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R. (RES.)	1.48	
11	TOTAL NUMBER OF FLATS	984	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $984/8 = 123$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

4. BANDIA- KICHHA, PMAY (EWS) AWASIYA YOJANA

SITE LOCATION ON GOOGLE MAP



**DISTANCE
FROM
GPO:-
3.6KM**

4. BANDIA- KICHHA, PMAY (EWS) AWASIYA YOJANA

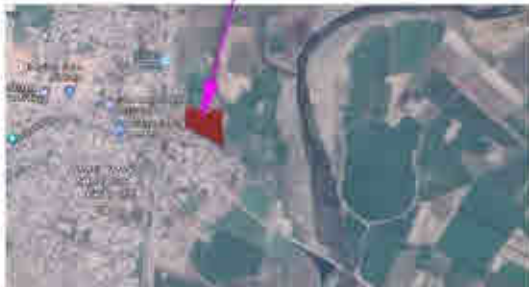
51

SITE LOCATION ON GOOGLE MAP

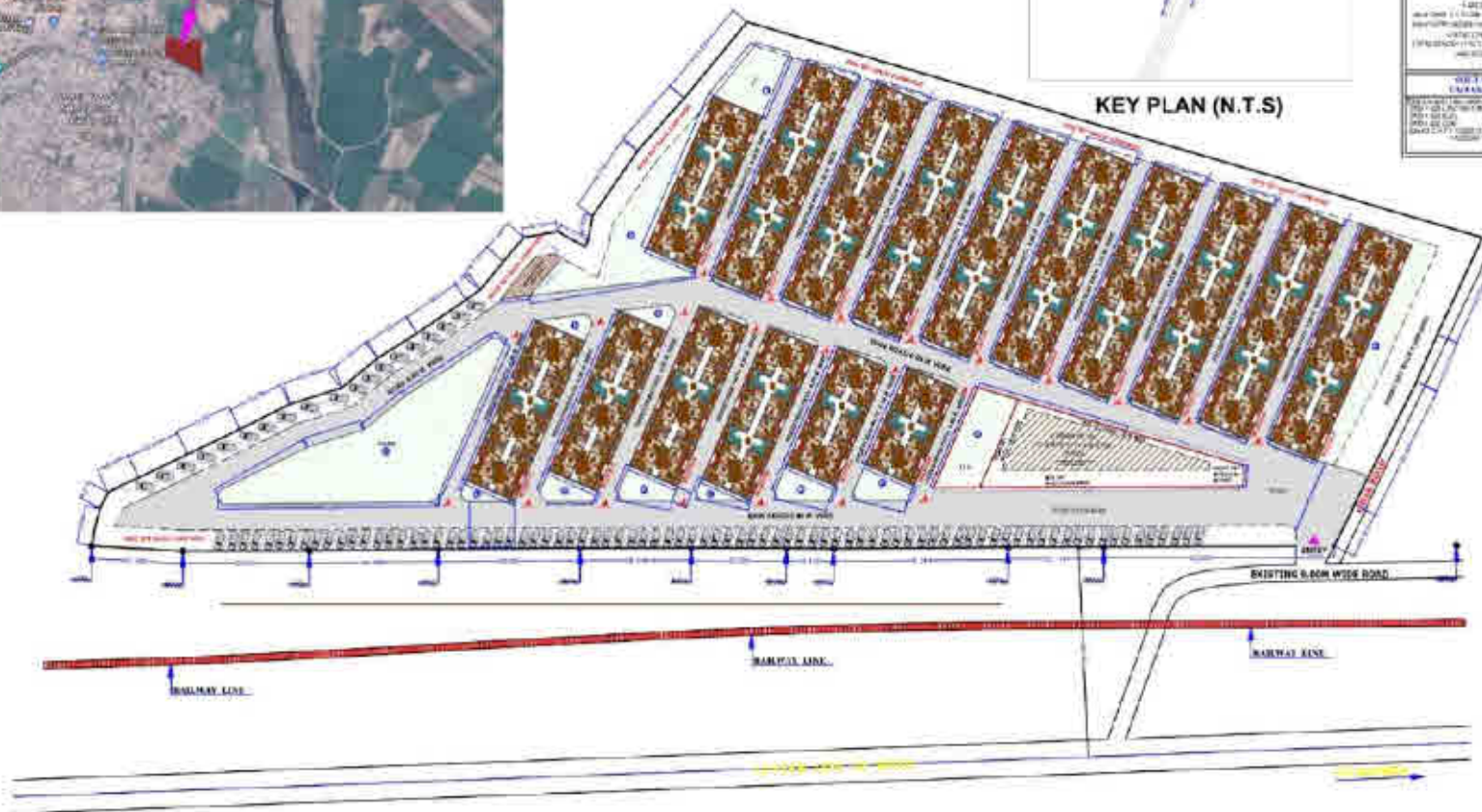


ADDRESS :- PROPOSED SITE PLAN SITUATED AT BANDIYA -KICHHA DISTT.- U.S.NAGAR (U.K.)

PROJECT SITE



KEY PLAN (N.T.S)

[illegible]

AREA DETAIL		
	SQ. FEET	ACRES
LAND AREA	240,026	5.52
DEVELOP. COV'D AREA	8,021.77	0.18
ROAD AREA	15,562.02	0.35
TOTAL COMML. / COMMUNITY CENTRI AREA	77,658	1.75
COMML. SET BACK AREA	344,336	
GREEN AREA	289,338	6.59
OPEN AREA	120,229	2.73
TOTAL SET BACK AREA	4,072.25	0.09
PERMISSIBLE F.A.R. (max.)		2.00
ACHIEVED F.A.R. (max.)		1.00

* A REVISION TO THE PRESENT ZONING ACT IS REQUIRED

ZONE	NO OF UNITS ON TYPICAL PLOT	TOTAL NO OF UNITS (±10%)	GROUND COVER (±10%)
R-1	10	20	25-35%
R-2	10	20	30-40%
R-3	10	20	35-45%
R-4	10	20	40-50%
R-5	10	20	45-55%
R-6	10	20	50-60%
R-7	10	20	55-65%
R-8	10	20	60-70%
R-9	10	20	65-75%
R-10	10	20	70-80%
R-11	10	20	75-85%
R-12	10	20	80-90%
R-13	10	20	85-95%
R-14	10	20	90-98%
R-15	10	20	95-99%
R-16	10	20	98-99%
R-17	10	20	99-100%
TOTAL	240	480	0.55-1.00

TOTAL CAR PARKING = $\frac{501}{4} = 123$
Design in Bay (1 ECS = 2.75 m X 5M)
Design in 50% off track area used in parking

	50,000
(1) DEBT COSTS: 40%	20,000
(2) DEBT TAX SHIELD: 40%	21,429

APPLICANT: MONY PRIME ASSOCIATES, P.V. LTD.
172 PARKWAY ROAD.

TITLE: SITE PLAN LAYOUT

DRAWN BY: AB. HASREH

CHECKED BY:- A/ Imran Saifi

DATE: 13-11-2018

DRAWING NO:- 01

REVISION NO: 00

SCALE:



SPACE PLANNER

APPLICANT:
DELON PRIME ASSOCIATES PVT LTD, 115-B HARTINGS ROAD
LAND OWNER :- SHRI TRILOK SINGH S/O SHRI GURU DATT SINGH,
SMT. KULDEEP KAUR W/O SHRI JASPAL SINGH,
SMT. PREETAN KAUR W/O SHRI GURU DATT SINGH.

4. BANDIA- KICHHA, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	5909.36
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	8.7
	Internal roads & paths (145/ sqm)	11.81
3	Sewer (110/ sqm.)	10.12
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	7.36
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	5.52
	Unfiltered water supply distribution lines (45/ sqm.)	4.14
5	Storm water drains (85/ sqm.)	7.82
6	Horticulture Operations (80/ sqm.)	7.36
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	74.25

4. BANDIA- KICHHA, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

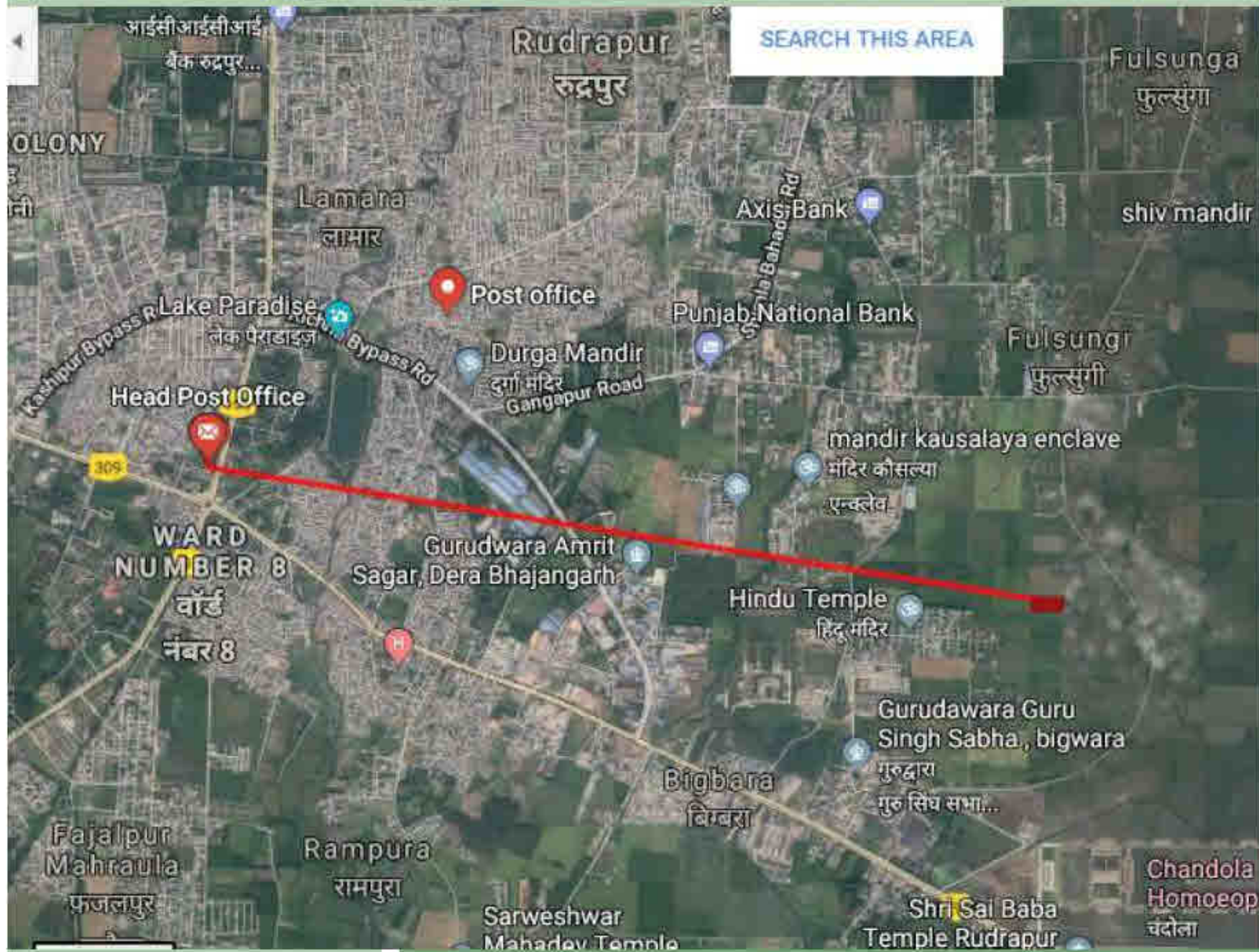
8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	271.45
9	STP (90% of Water Supply)	66.82
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	67.94
12	COMMERCIAL/COMMUNITY CENTER	218.08
	TOTAL EXTERNAL DEVELOPMENT	888.39
	TOTAL COST OF THE PROEECT	6737.75
	TOTAL NO.OF UNITS	984
	ESTIMATED COST OF PER UNIT	6.85
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
	PROPOSED COST FOR BENEFICIARIES	6.00
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.50

5. BIGBARA-RUDRAPUR , PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

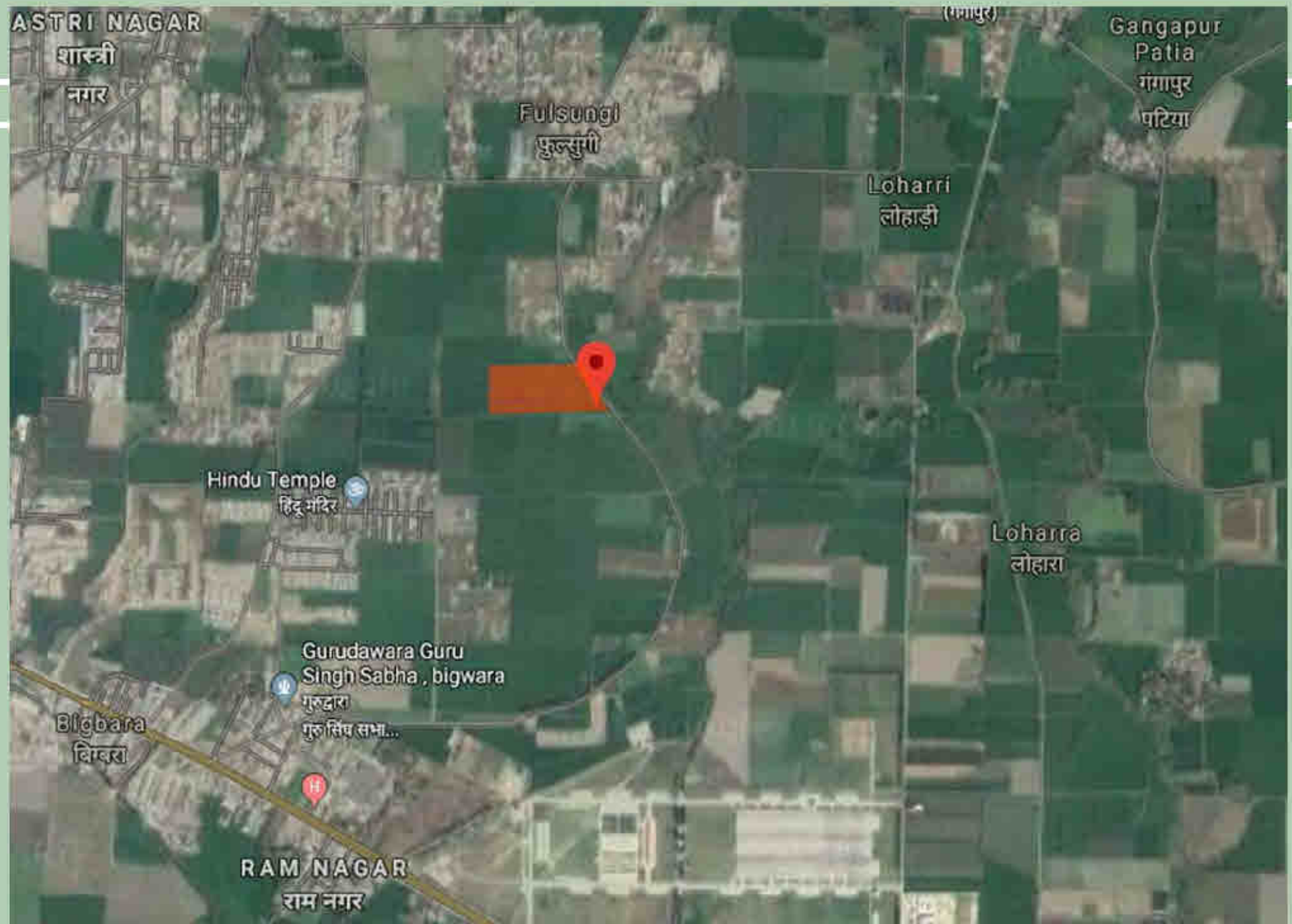
S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	26299.83	100%
2	RESIDENTIAL (22 BLOCKS) COVERED AREA	10951.90	41.64 %
3	ROAD AREA	7114.33	27.06 %
4	COMMERCIAL /COMMUNITY AREA	1191.972	4.53 %
5	COMMERCIAL SET BACK AREA	647.627	
6	GREEN AREA/PARK AREA	2672.93	10.16 %
7	OPEN AREA	407.99	1.55%
8	TOTAL SET BACK AREA	3960.70	15.06 %
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R.(RES.)	1.64	
11	TOATAL NUMBER OF FLATS	1144	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $1144/8 = 143$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

5. BIGBARA-RUDRAPUR , PMAY (EWS) AWASIYA YOJANA SITE LOCATION ON GOOGLE MAP

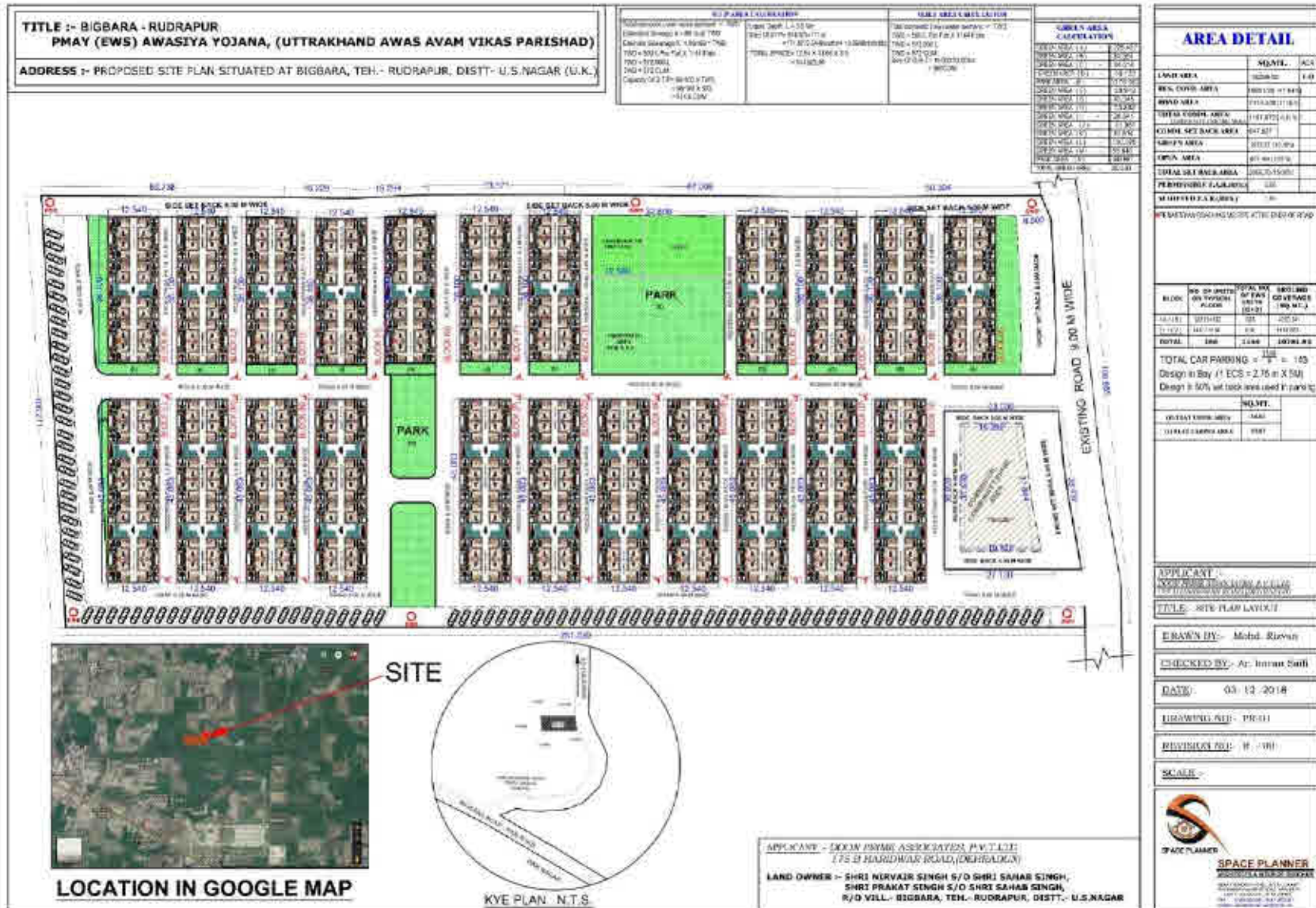


**DISTANCE
FROM
GPO:-
5.5KM**

5. BIGBARA-RUDRAPUR , PMAY (EWS) AWASIYA YOJANA



5. BIGBARA-RUDRAPUR , PMAY (EWS) AWASIYA YOJANA SITE LAYOUT PLAN



5. BIGBARA-RUDRAPUR , PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	6870.24
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	10.40
	Internal roads & paths (145/ sqm)	10.31
3	Sewer (110/ sqm.)	12.04
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	8.76
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	6.57
	Unfiltered water supply distribution lines (45/ sqm.)	4.93
5	Storm water drains (85/ sqm.)	9.30
6	Horticulture Operations (80/ sqm.)	8.76
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	85.80

5. BIGBARA-RUDRAPUR , PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	272.36
9	STP (90% of Water Supply)	77.22
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	67.94
12	COMMERCIAL/COMMUNITY CENTER	334.70
	TOTAL EXTERNAL DEVELOPMENT	976.06
	TOTAL COST OF THE PROEECT	7846.30
	TOTAL NO.OF UNITS	1144
	ESTIMATED COST OF PER UNIT	6.86
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
	PROPOSED COST FOR BENIFICIARIES	5.95
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.45

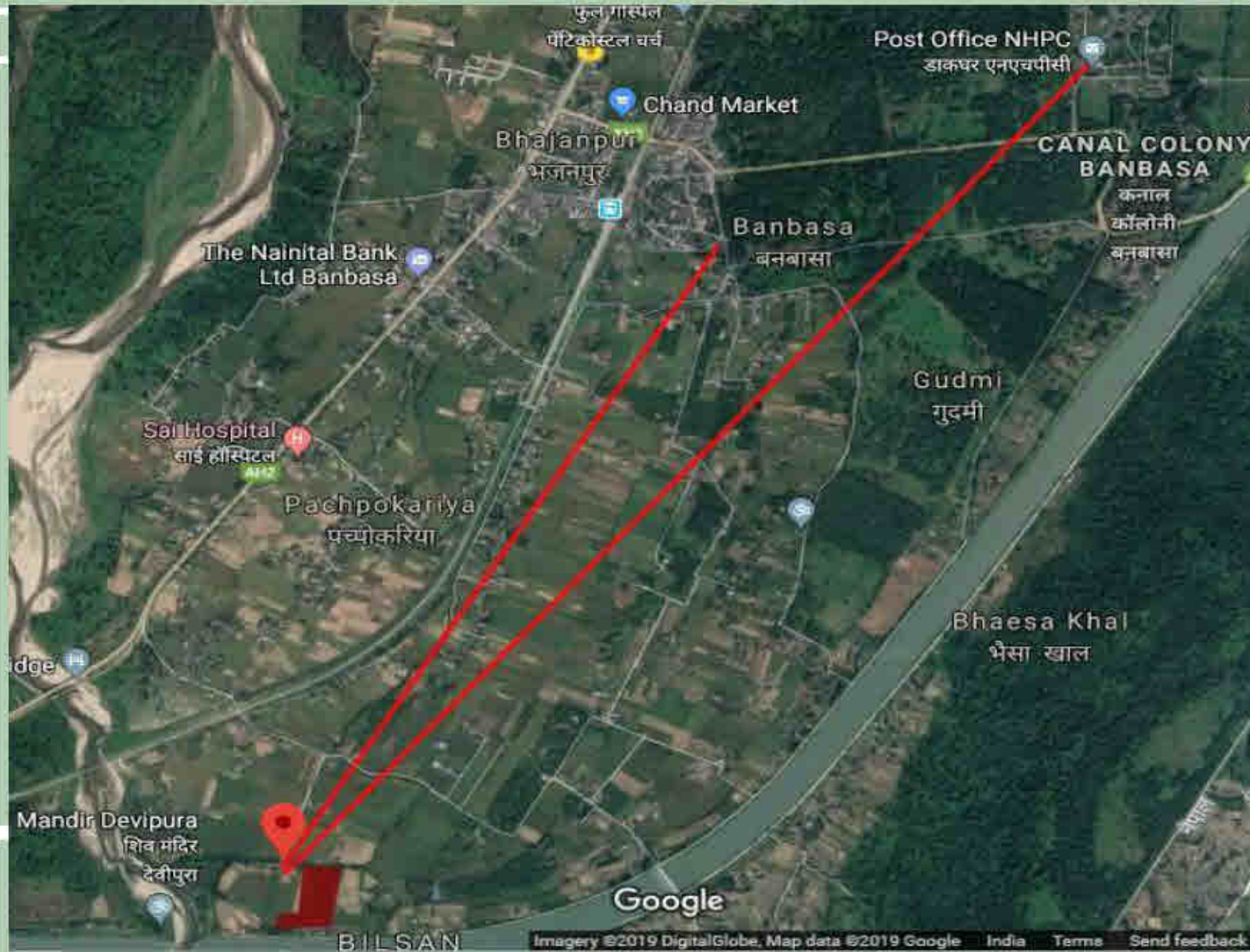
6. DEVIPURA - BANBASA - TANAKPUR, PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	31734.50	100%
2	RESIDENTIAL COVERED AREA	13009.19	40.99 %
3	ROAD AREA	8137.765	25.64 %
4	COMMERCIAL AREA/COMMUNITY CENTRE	1497.95	4.72 %
5	COMMEERCIAL SETBACK AREA	862.264	
6	GREEN AREA/PARK AREA	3794.824	11.95 %
7	Open Area	493.48	1.55 %
8	TOTAL SETBACK AREA	4801.295	15.13 %
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R. (RES.)	1.64	
11	TOTAL NUMBER OF FLATS	1376	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $1376/8 = 172$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

6. DEVIPURA - BANBASA - TANAKPUR, PMAY (EWS) AWASIYA YOJANA

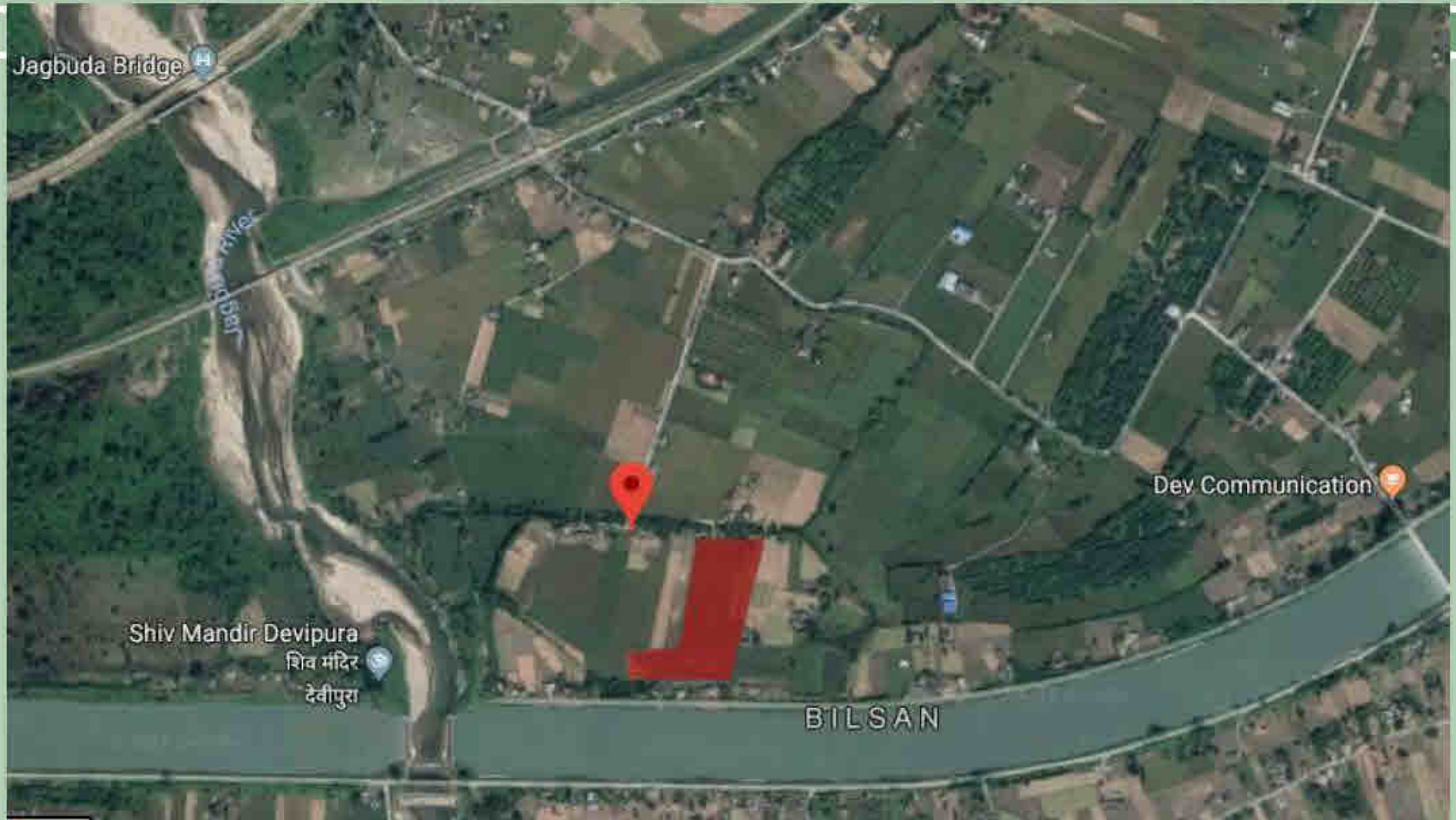
SITE LOCATION ON GOOGLE MAP



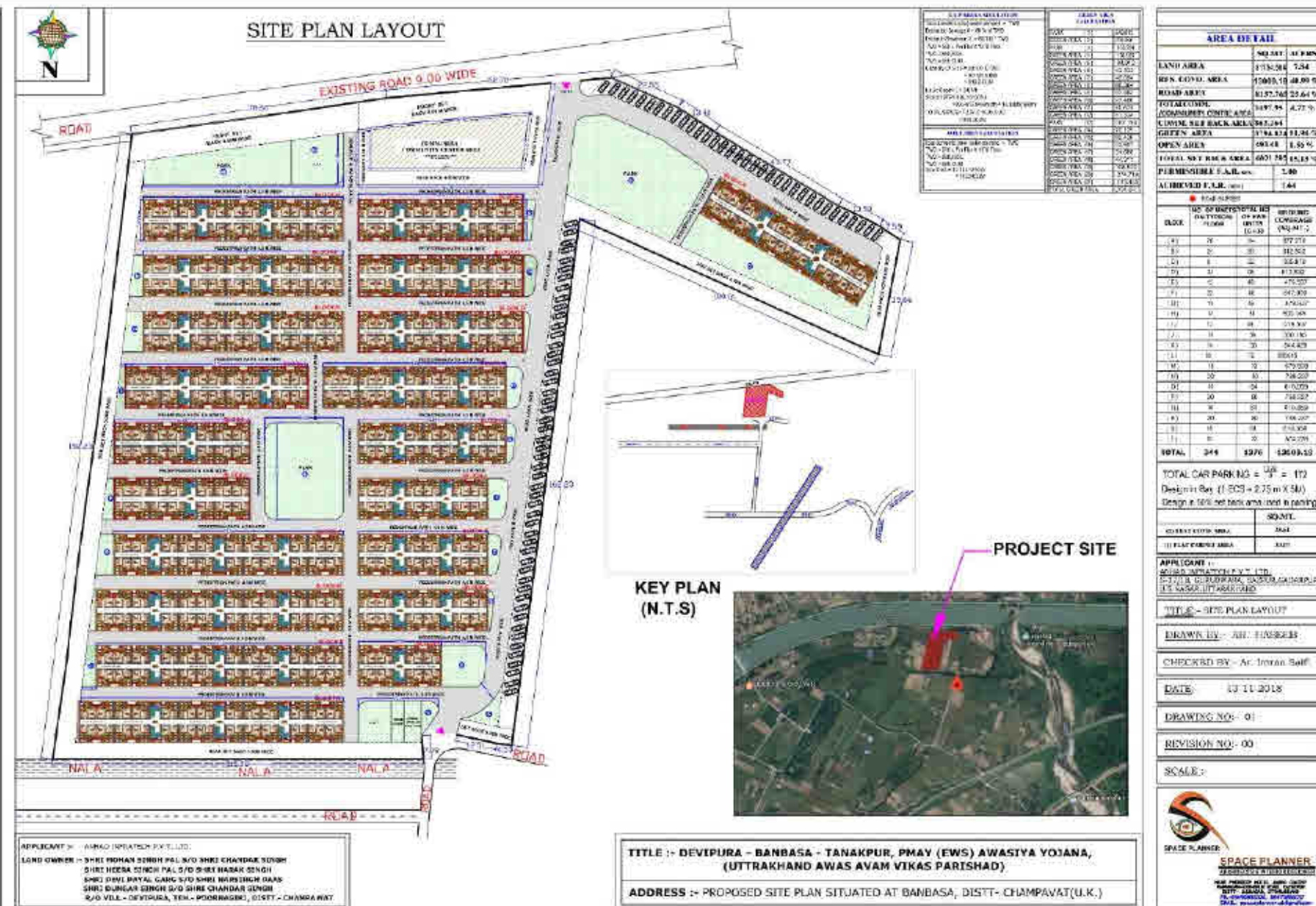
**DISTANCE
FROM POST
OFFICE:-
5.5KM
Distance from
Banbasa:
4.5KM
Distance from
Tanakpur: 11.5
KM**

6. DEVIPURA - BANBASA - TANAKPUR, PMAY (EWS) AWASIYA YOJANA

SITE LOCATION ON GOOGLE MAP



6. DEVIPURA - BANBASA - TANAKPUR, PMAY (EWS) AWASIYA YOJANA SITE LAYOUT PLAN



6. DEVIPURA - BANBASA - TANAKPUR, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	8263.51
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	12.36
	Internal roads & paths (1 45/ sqm)	11.78
3	Sewer (1 10/ sqm.)	14.31
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	10.40
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	7.80
	Unfiltered water supply distribution lines (45/ sqm.)	5.85
5	Storm water drains (85/ sqm.)	11.05
6	Horticulture Operations (80/ sqm.)	10.40
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	74.25

6. DEVIPURA - BANBASA - TANAKPUR, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	271.45
9	STP (90% of Water Supply)	66.83
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	79.25
12	COMMERCIAL/COMMUNITY CENTER	334.70
	TOTAL EXTERNAL DEVELOPMENT	977.43
	TOTAL COST OF THE PROEECT	9240.94
	TOTAL NO.OF UNITS	1376
	ESTIMATED COST OF PER UNIT	6.72
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
	PROPOSED COST FOR BENIFICIARIES	5.85
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.35

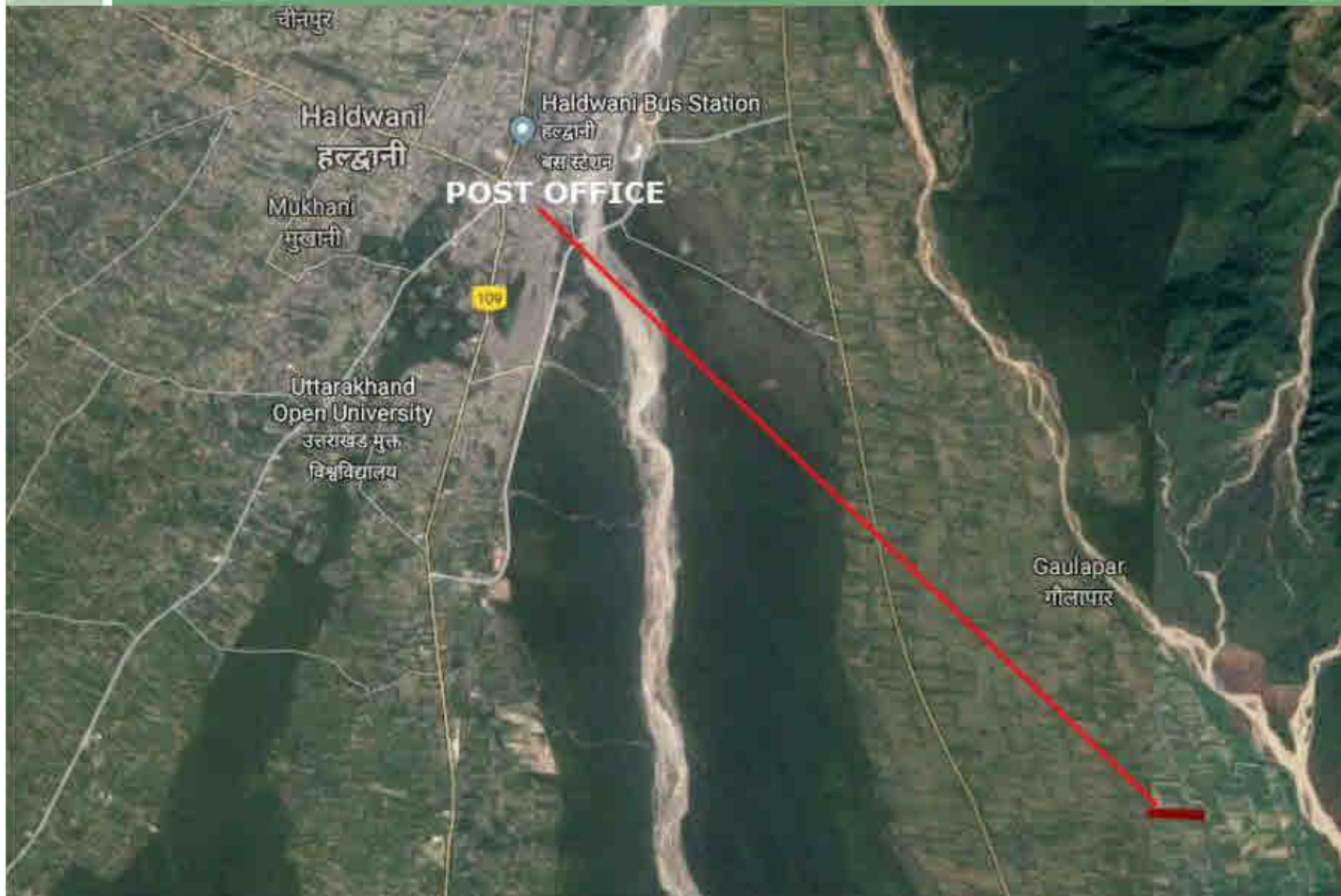
7. PADAMPUR REKUNI - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	38822.05	100%
2	RESIDENTIAL COVERED AREA	11696.93	30.13 %
3	ROAD AREA	11382.53	29.32 %
4	COMMERCIAL/COMMUNITY CENTRE AREA	1422.87	3.66 %
6	GREEN AREA/PARK AREA	4165.456	10.73 %
7	OPEN AREA	482.347	1.25 %
8	TOTAL SET BACK AREA	9670.73	24.91 %
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R. (RES.)	1.21	
11	TOTAL NUMBER OF FLATS	1320	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $1320/8 = 165$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

7. PADAMPUR REKUNI - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

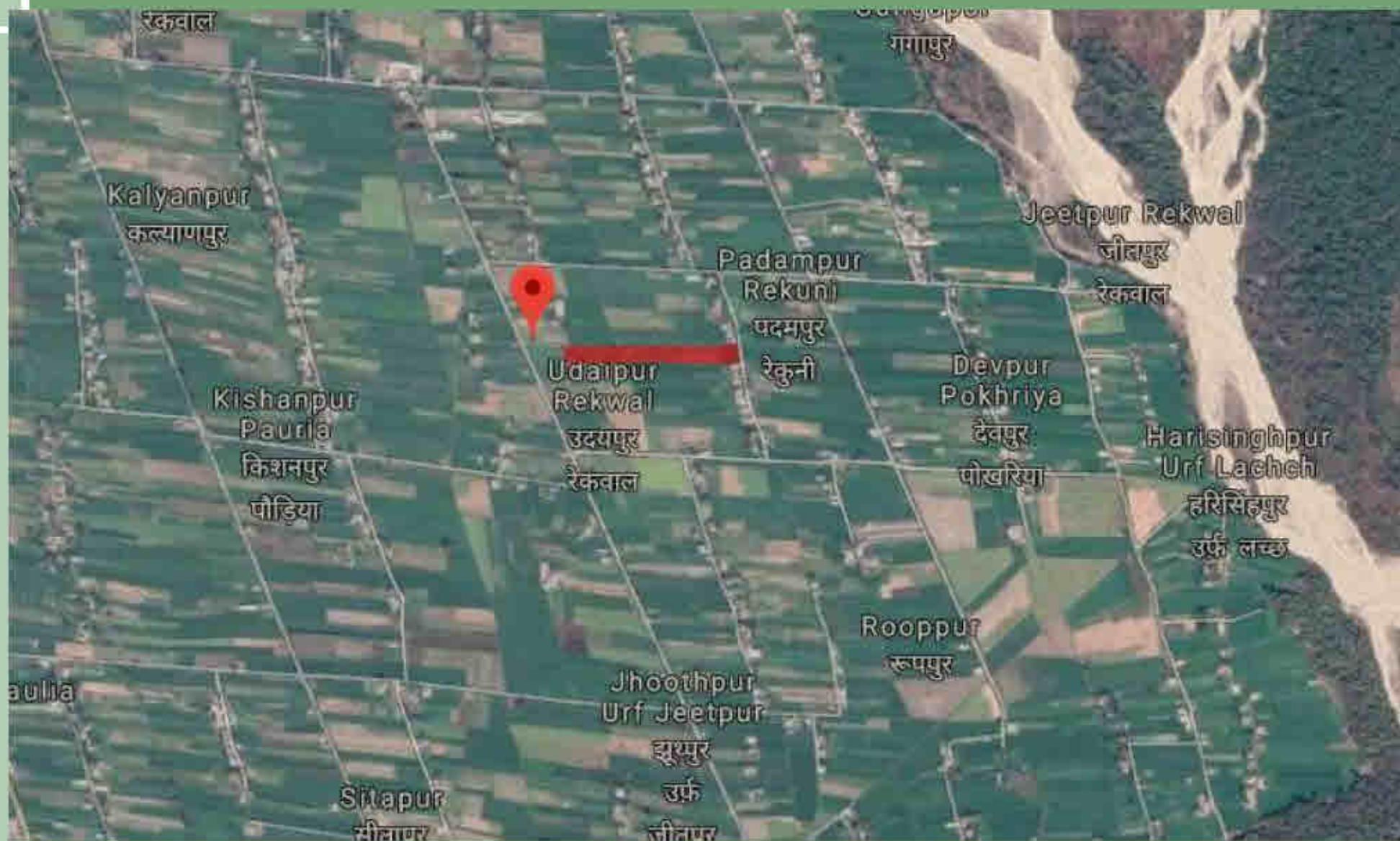
SITE LOCATION ON GOOGLE MAP



**DISTANCE
FROM POST
OFFICE:-
12.8KM**

7. PADAMPUR REKUNI - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

SITE LOCATION ON GOOGLE MAP



7. PADAMPUR REKUNI - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

SITE LAYOUT PLAN



7. PADAMPUR REKUNI - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	7927.2
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	11.11
	Internal roads & paths (145/ sqm)	16.50
3	Sewer (110/ sqm.)	12.86
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	9.3
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	7.01
	Unfiltered water supply distribution lines (45/ sqm.)	5.26
5	Storm water drains (85/ sqm.)	9.94
6	Horticulture Operations (80/ sqm.)	9.35
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	99.00

7. PADAMPUR REKUNI - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	218.16
9	STP (90% of Water Supply)	89.10
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	152.08
12	COMMERCIAL/COMMUNITY CENTER	399.54
	TOTAL EXTERNAL DEVELOPMENT	1106.24
	TOTAL COST OF THE PROEECT	9033.44
	TOTAL NO.OF UNITS	1320
	ESTIMATED COST OF PER UNIT	6.84
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
	PROPOSED COST FOR BENIFICIARIES	5.88
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.38

8. HARISINGPUR - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	21624.92	100%
2	RESIDENTIAL COVERED AREA	8147.46	37.68 %
3	ROAD AREA	6086.458	28.15 %
4	COMMERCIAL/COMMUNITY CENTRE AREAS	1778.082	
5	COMMERCIAL SETBACK AREA	919.179	8.21 %
6	GREEN AREA/PARK AREA	2162.29	10.00 %
7	OPEN AREA	319.84	1.48
8	TOTAL SETBACK AREA	3130.79	14.48 %
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R. (RES.)	1.51	
11	TOTAL NUMBER OF FLATS	904	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $904/8 = 113$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area used in parking		

8. HARISINGPUR - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

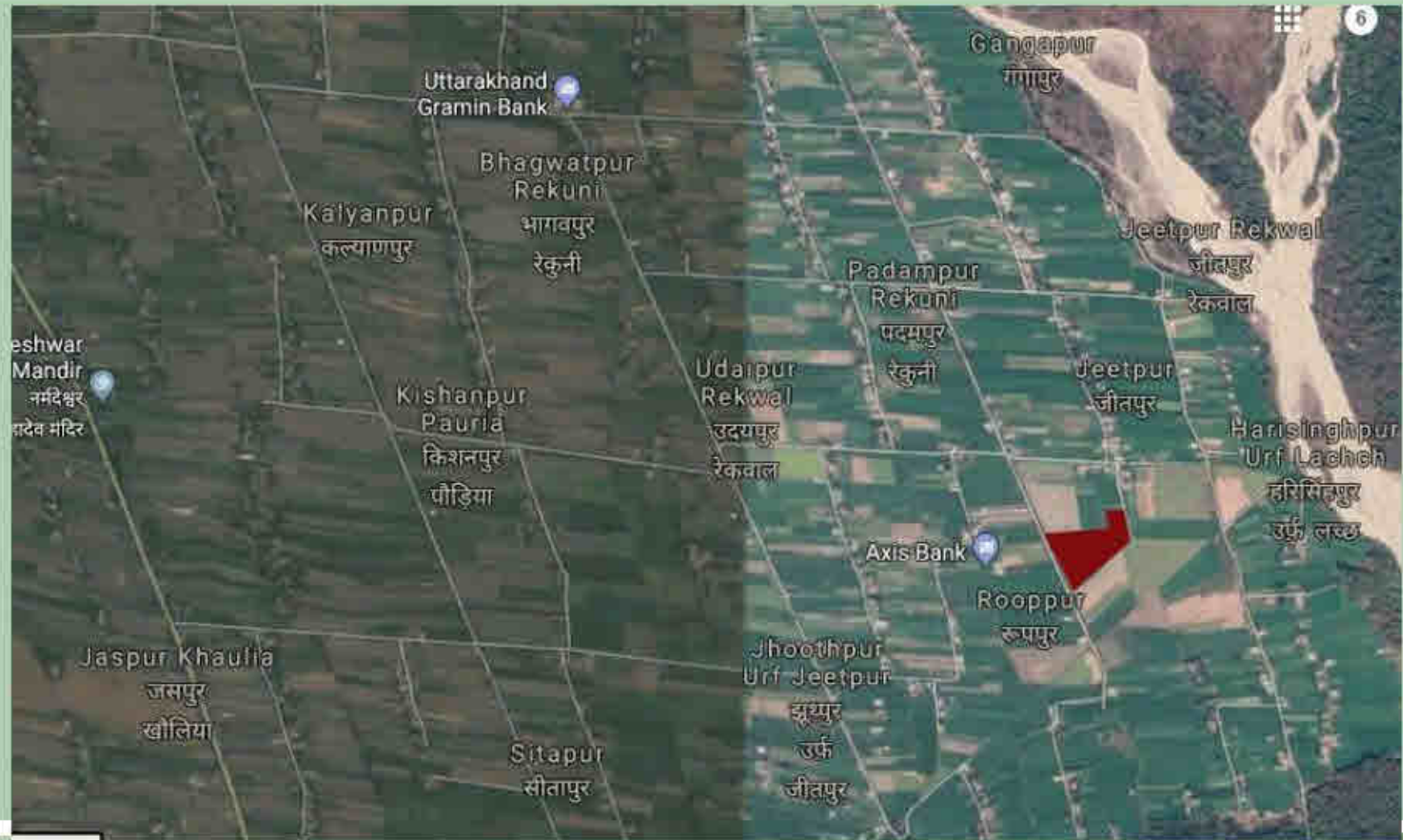
SITE LOCATION ON GOOGLE MAP



**DISTANCE FROM
POST OFFICE:-
12.9KM**

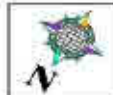
8. HARISINGPUR - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

SITE LOCATION ON GOOGLE MAP



8. HARISINGPUR - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

SITE LAYOUT PLAN



**TITLE :- HARISINGPUR - CHORGALIYA - HALDWANI,
PMAY (EWS) AWASIYA YOJANA,
(UTTRAKHAND AWAS VIKAS PARISHAD)**

ADDRESS :- HARISINGPUR SITE PLAN (EWS) (UTTRAKHAND AWAS VIKAS PARISHAD)

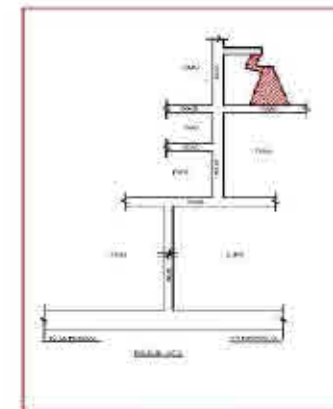


**SITE LOCATION IN
GOOGLE MAP**

GREEN AREA CALCULATION	
Plot Area (sq. m)	10000
Area of Road (sq. m)	1000
Area of Building (sq. m)	1000
Area of Open Space (sq. m)	1000
Area of Green Space (sq. m)	1000
Area of Water Body (sq. m)	1000
Area of Other (sq. m)	1000
Total Green Area (sq. m)	10000

GREEN AREA CALCULATION	
Plot Area (sq. m)	10000
Area of Road (sq. m)	1000
Area of Building (sq. m)	1000
Area of Open Space (sq. m)	1000
Area of Green Space (sq. m)	1000
Area of Water Body (sq. m)	1000
Area of Other (sq. m)	1000
Total Green Area (sq. m)	10000

AREA DETAIL	
LAND AREA	50.00 ACRES
ROAD AREA	10.00 ACRES
GREEN AREA	10.00 ACRES
OPEN SPACE	10.00 ACRES
WATER BODY	10.00 ACRES
OTHER	10.00 ACRES
TOTAL GREEN AREA	10.00 ACRES
PERMISSIBLE F.A.R.	1.0
ACHIEVED F.A.R.	1.0



**KEY PLAN
(NOT TO SCALE)**

NO. OF UNITS ON TYPICAL FLOOR	TOTAL NO. OF UNITS	GROUND FLOOR AREA (sq. m)
10	10	1000
20	20	2000
30	30	3000
40	40	4000
50	50	5000
60	60	6000
70	70	7000
80	80	8000
90	90	9000
100	100	10000
TOTAL	220	22000

TOTAL CAR PARKING = 110
Design in Bay 41 ECS = 2.75 M X 5M
Design in 50% set back area used in parking

TOTAL AREA	
Plot Area	10000
Area of Road	1000

APPLICANT :-
ANAND INFRASTRUCTURE PVT. LTD.
G-17/18, GURUKUL, BANGALORE, KARNATAKA
INDIA

TITLE :- SITE PLAN (NOT TO SCALE)

DRAWN BY :- ANAND INFRASTRUCTURE

CHECKED BY :- ANAND INFRASTRUCTURE

DATE :- 13-11-2018

DRAWING NO :- PMAY

REVISION NO :- R - 01

SCALE :-

SCALE :-

SCALE :-

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8. HARISINGPUR - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	5428.93
2	EXTERNAL DEVELOPMENT OF SITE	
	Levellling (95/ sqm.)	7.74
	Internal roads & paths (145/ sqm)	8.79
3	Sewer (110/ sqm.)	8.96
4	Filter Water Supply	
	Distribution lines 100 mm dia and below (80/ sqm.)	6.51
	Peripheral grid 150 mm to 300 mm dia pipes (60/ sqm.)	4.88
	Unfiltered water supply distribution lines (45/ sqm.)	3.66
5	Storm water drains (85/ sqm.)	6.92
6	Horticulture Operations (80/ sqm.)	6.51
7	WATER TANK (RCC ONLY)	
	Overhead tank without independent staging (15 / Litre.)	74.25

8. HARISINGPUR - CHORGALIYA - HALDWANI, PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

8	External electrical Work (As per DSR 16-17 BOQ sheet Attached)	272.36
9	STP (90% of Water Supply)	66.82
10	FIRE(as per MR BOQ Item Sheet Attached)	66.94
11	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	80.45
12	COMMERCIAL/COMMUNITY CENTER	218.0
	TOTAL EXTERNAL DEVELOPMENT	832.93
	TOTAL COST OF THE PROEECT	6261.86
	TOTAL NO.OF UNITS	904
	ESTIMATED COST OF PER UNIT	6.93
	*DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	6261.86
	PROPOSED COST FOR BENIFICIARIES	5.88
	Central Share	1.50
	State Share	1.00
	Beneficiary Share	3.38

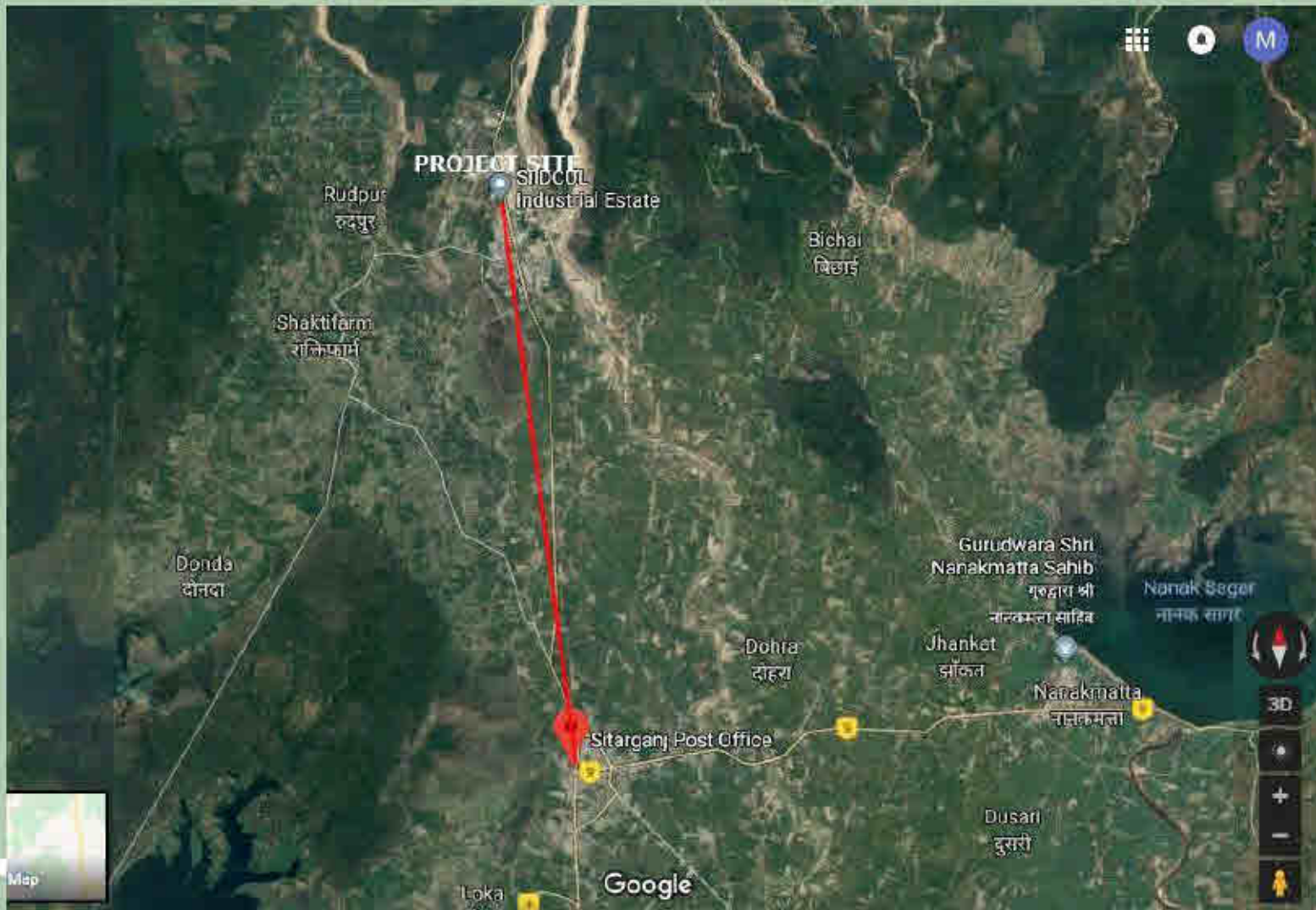
9- UKRAULI-SITARGANJ , PMAY (EWS) AWASIYA YOJANA

AREA STATEMENT OF PROPOSED EWS HOUSING

S.No.	USE OF LAND	AREA(SQMT.)	AREA (%)
1	TOTAL PLOT AREA	29290	100%
2	RESIDENTIAL (73 BLOCKS) COVERED AREA	9088.373	31.029 %
3	ROAD AREA	9084.55	31.016 %
4	COMMERCIAL/COMMUNITY CENTRE	438.126	1.496%
6	GREEN AREA/PARK AREA	3047.176	10.403 %
7	OPEN AREA	2115.776	7.224%
8	TOTAL SET BACK AREA	4494.291	15.344 %
9	PERMISSIBLE F.A.R.(RES.)	2.00	
10	ACHIEVED F.A.R.(RES.)	1.24	
11	TOATAL NUMBER OF FLATS	1168	
12	PARKING CALCULATION		
	TOTAL CAR PARKING = $1168/8 = 146$		
	Design in Bay .(1 ECS = 2.75 m X 5M)		
	Design in 50% set back area & some open area used in parking		

9- UKRAULI-SITARGANJ , PMAY (EWS) AWASIYA YOJANA

SITE LOCATION ON GOOGLE MAP



**DISTANCE
FROM
POST
OFFICE:-
14.7KM**

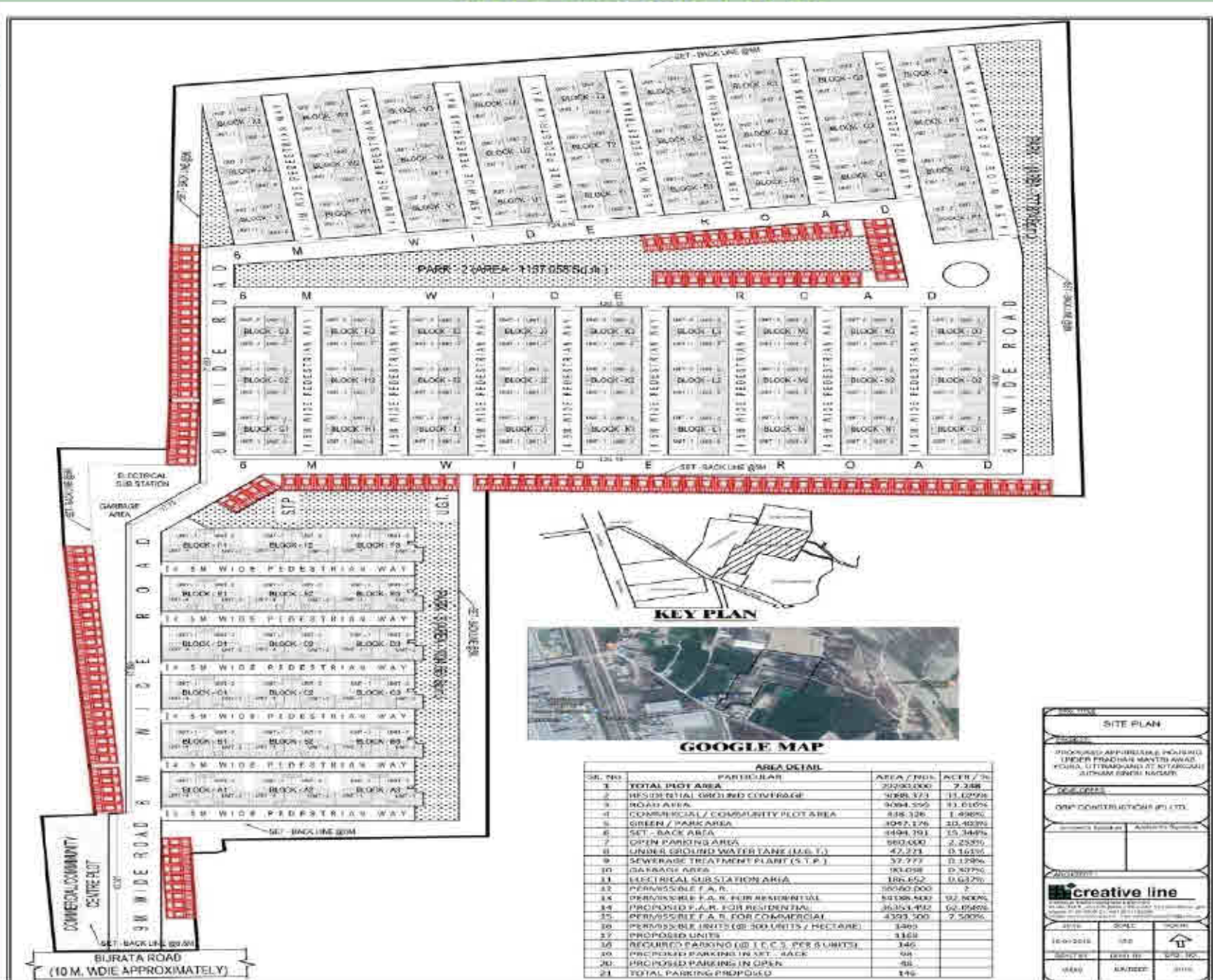
9- UKRAULI-SITARGANJ , PMAY (EWS) AWASIYA YOJANA

SITE LOCATION ON GOOGLE MAP

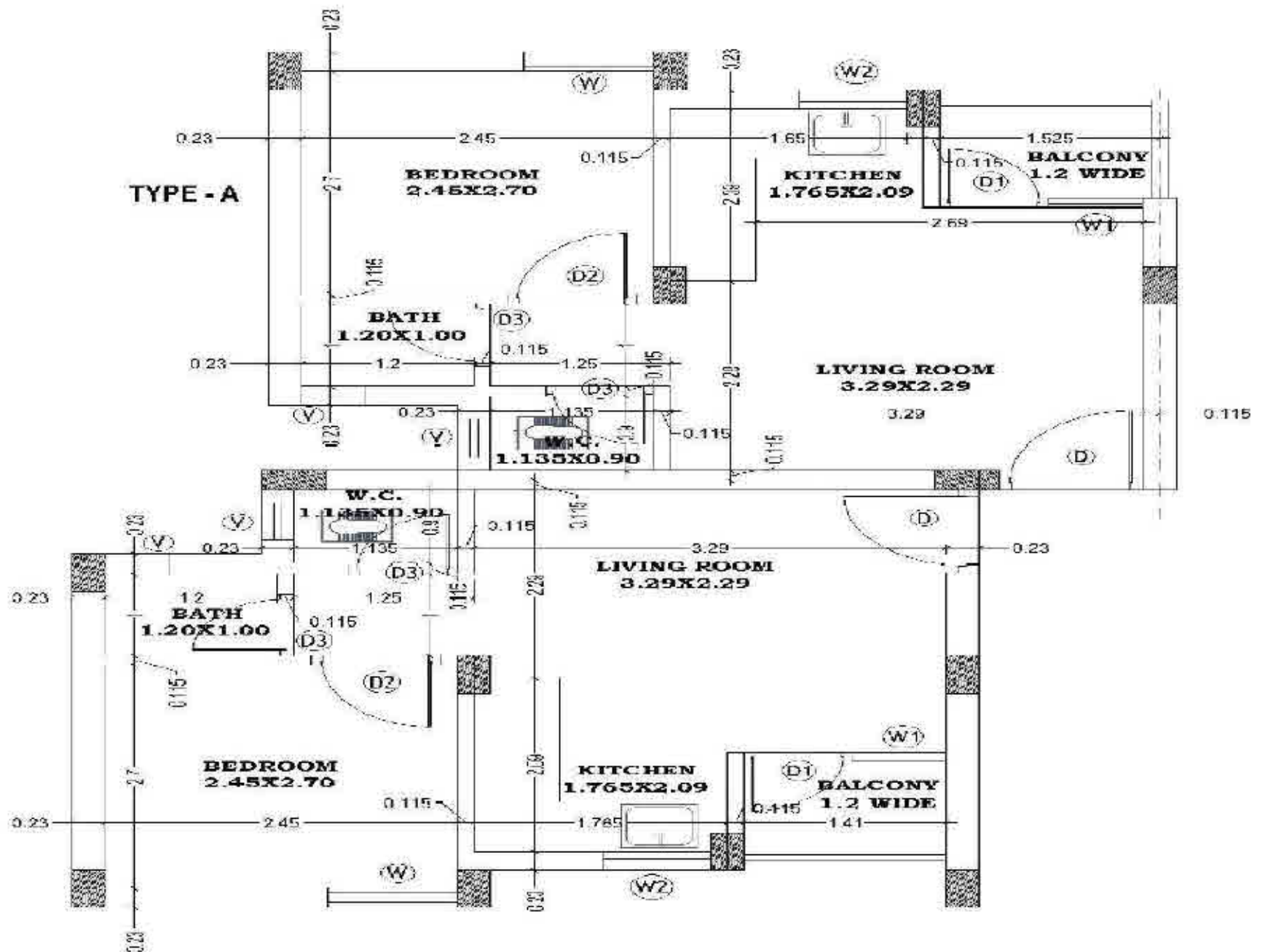


9- UKRAULI-SITARGANJ , PMAY (EWS) AWASIYA YOJANA

SITE LAYOUT PLAN



E.W.S SINGLE UNIT PLAN



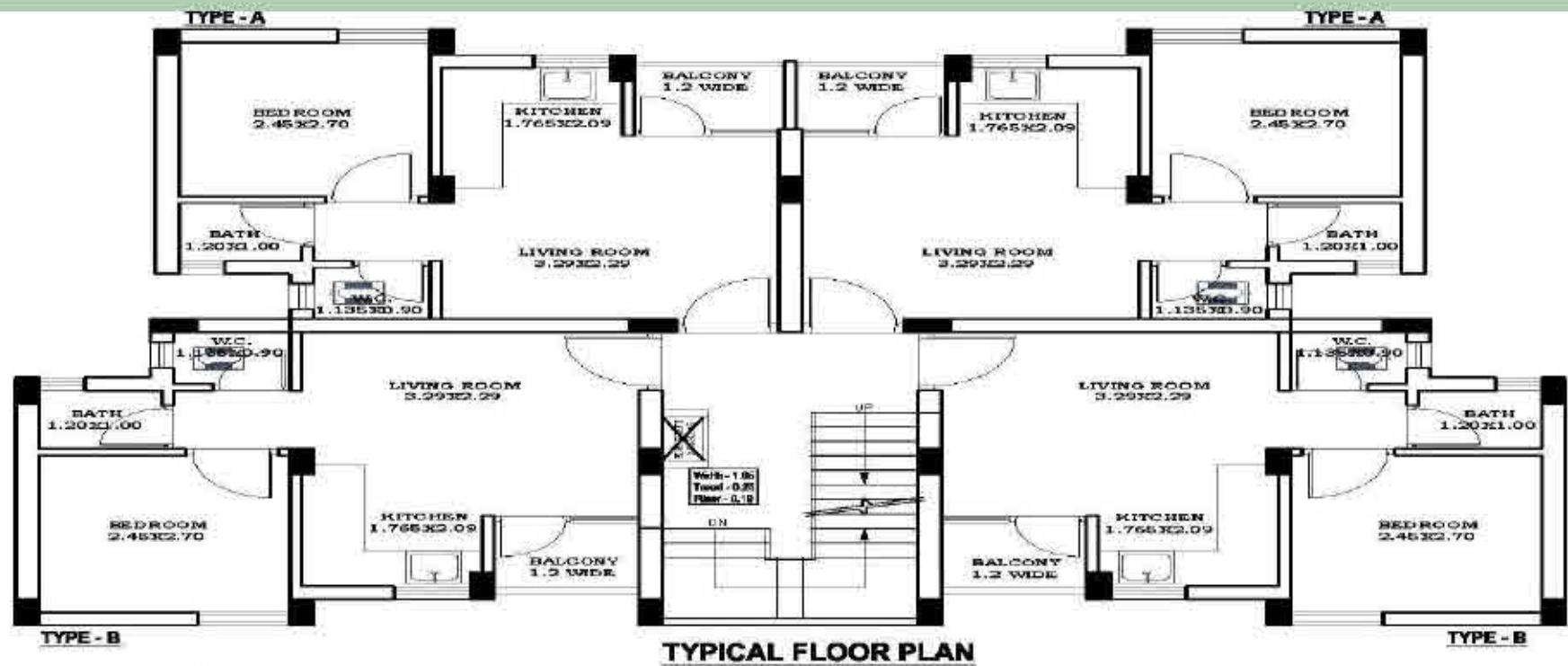
UNITS RENDER PLAN

TYPE — A

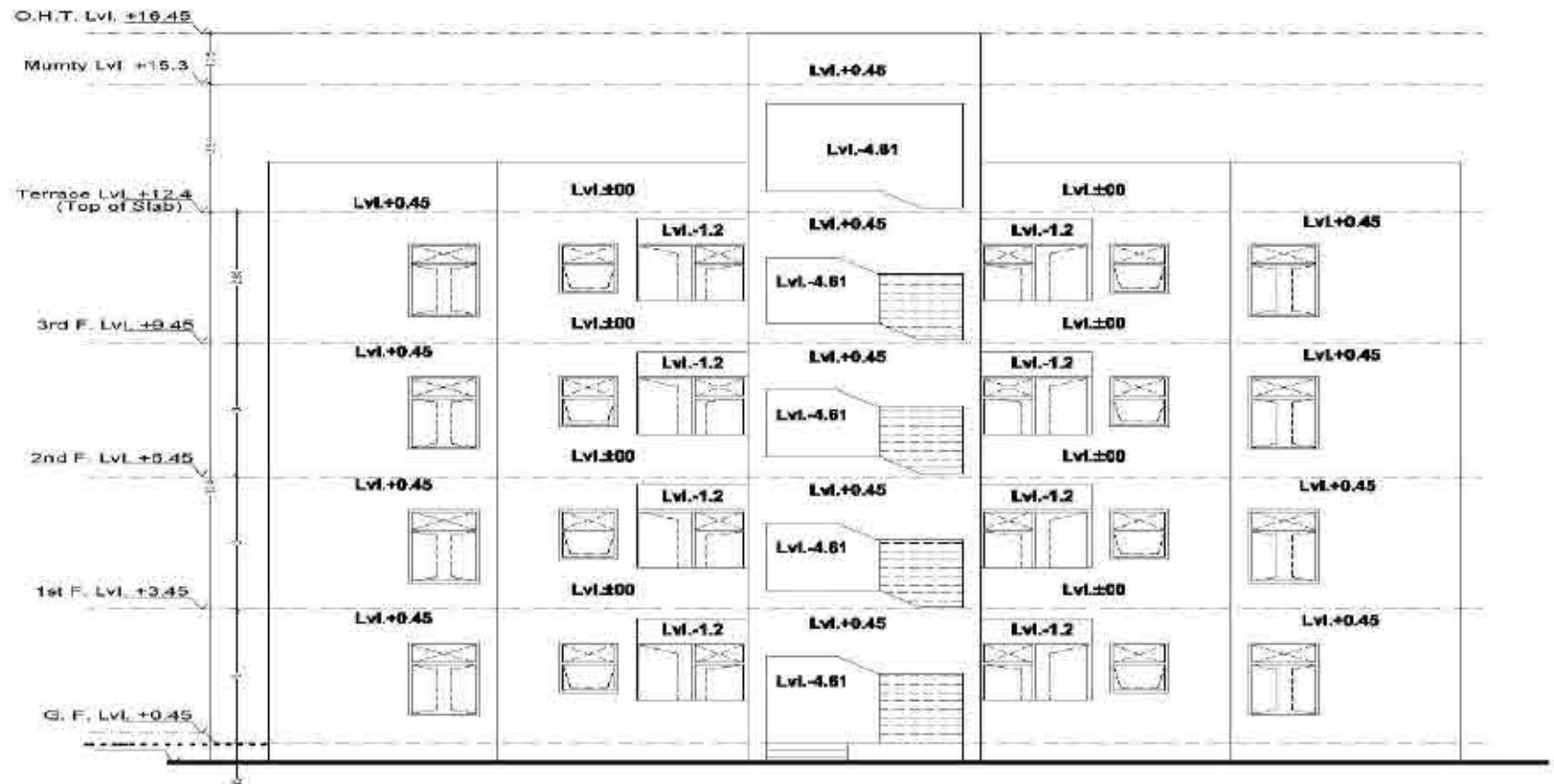


TYPE — B

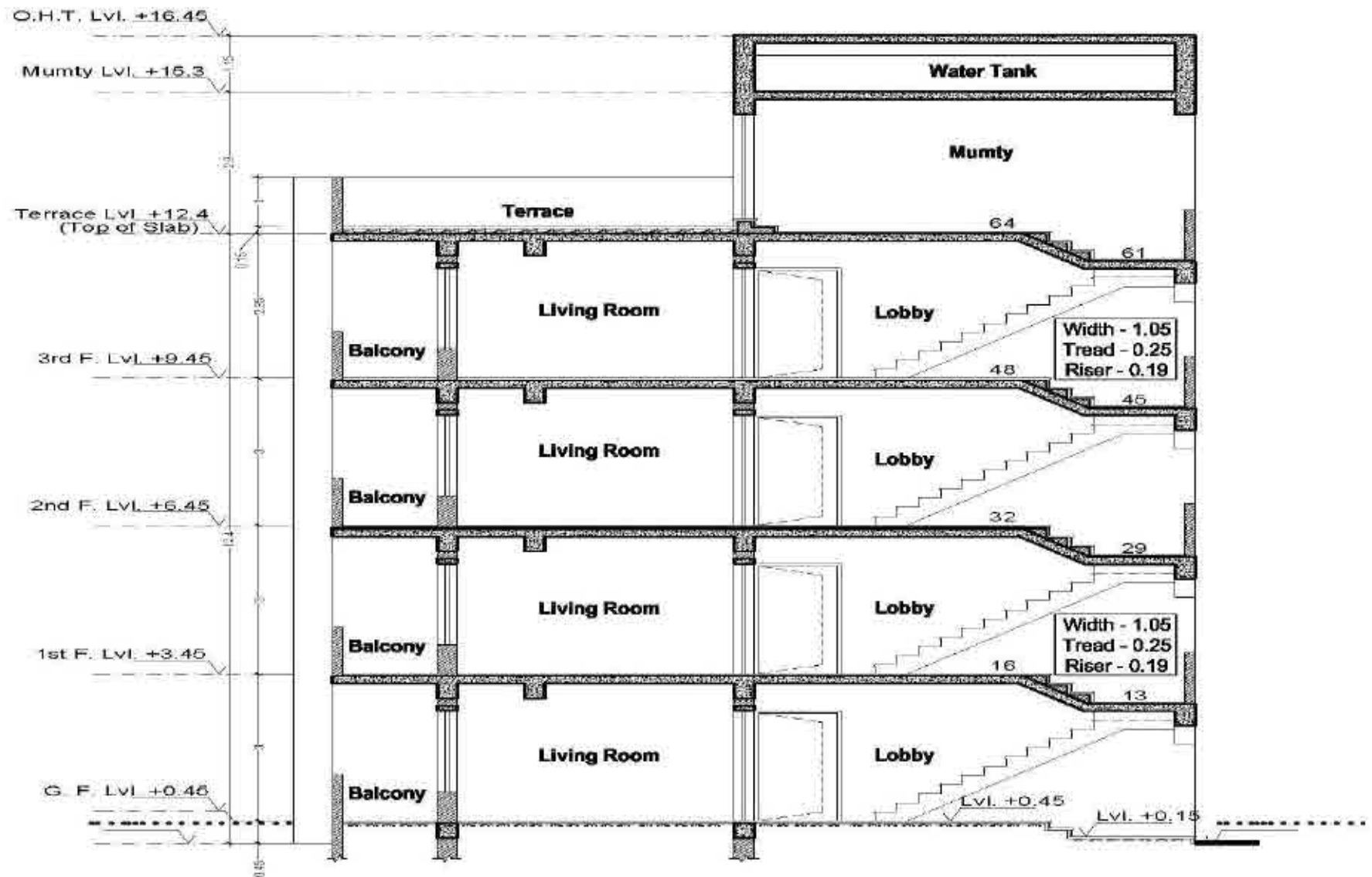
BUILDING BLOCK TYPICAL FLOOR PLAN



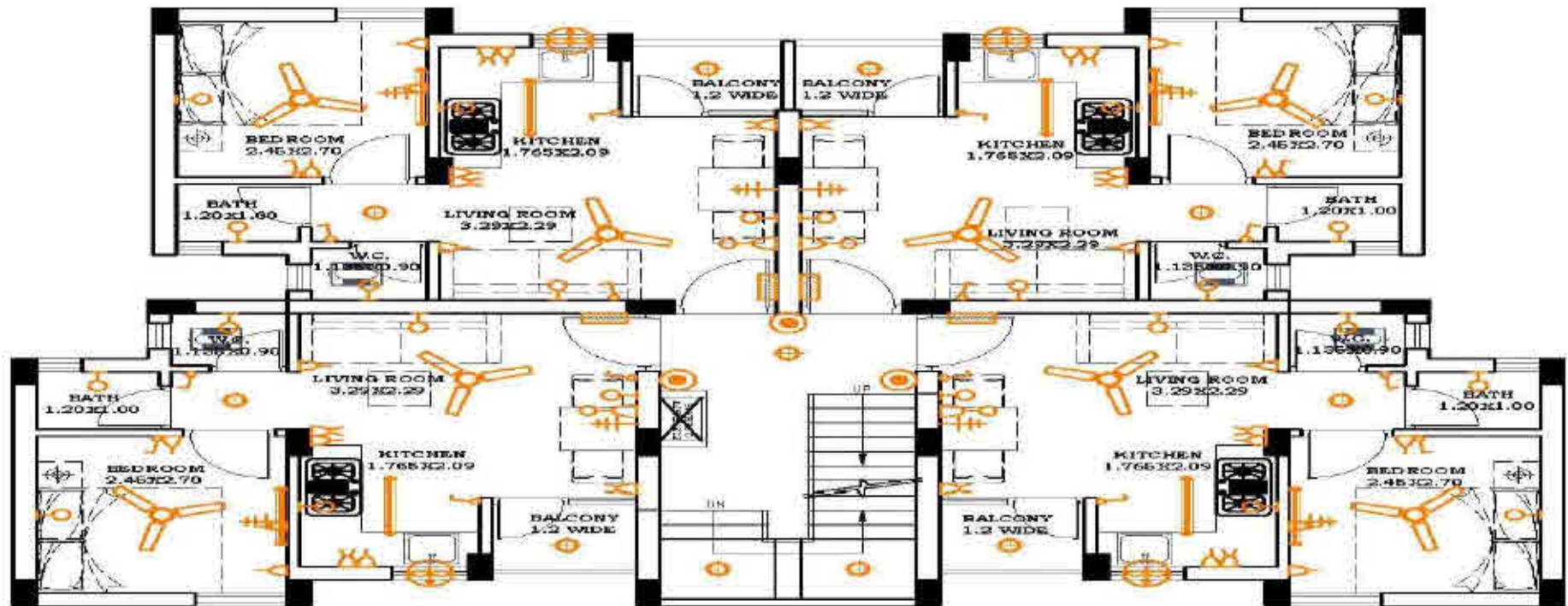
FRONT ELEVATION



SECTION

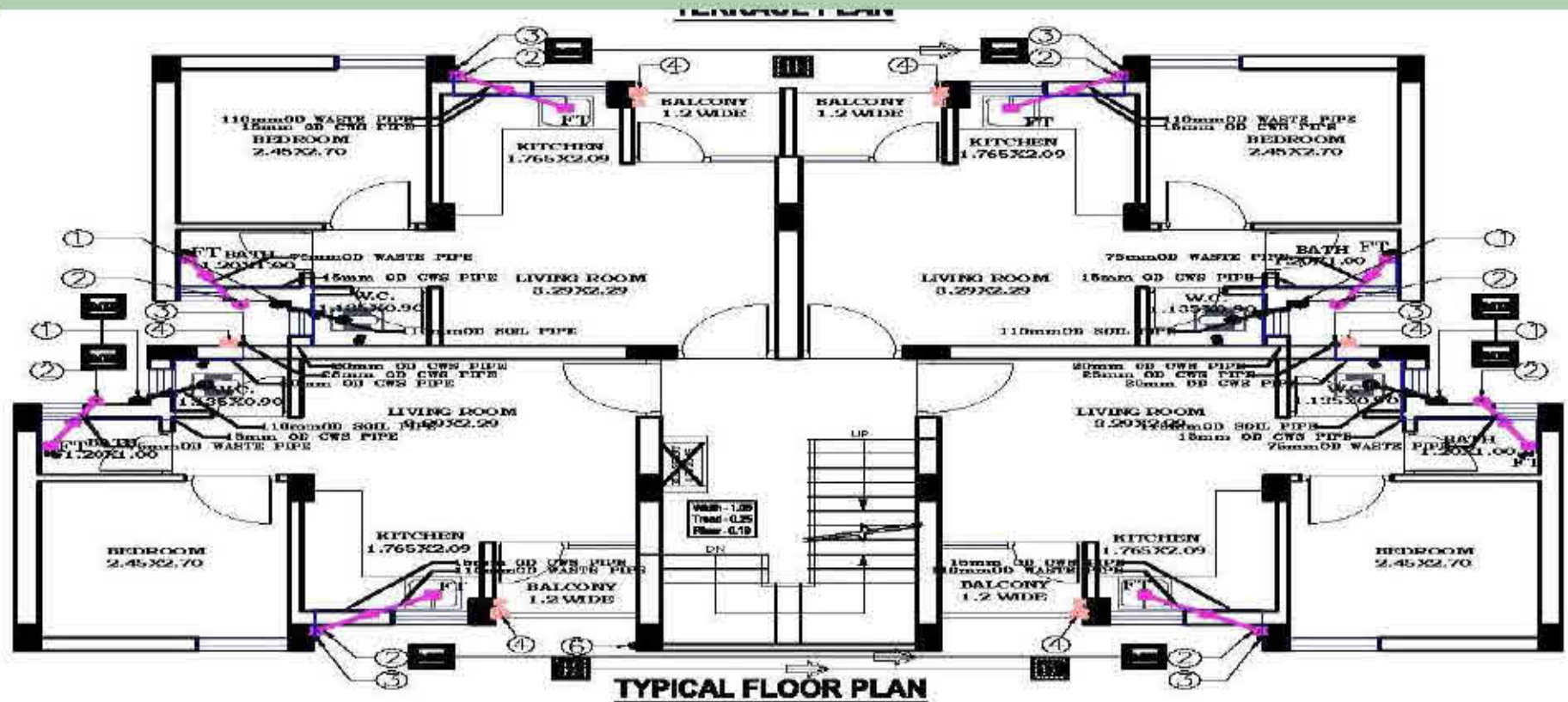


ELECTRICAL LAYOUT PLAN



TYPICAL FLOOR PLAN

PLUMBING LAYOUT PLAN



E.W.S HOUSING BUILDING BLOCK 3D VIEW



9- UKRAULI-SITARGANJ , PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

		Amount in Lacs
1	TOTAL PROJECT COST (BUILDING BLOCKS)	7228.74
2	Road Work (As per DSR 16-17 BOQ Sheet Attached)	141.10
3	C/F Sewer & Drainage-E(As per DSR 16-17 BOQ Sheet Attached)	57.79
4	C/F Sanitary-A (As per DSR 16-17 BOQ Sheet Attached)	14.25
5	C/F Water Supply-B (As per DSR 16-17 BOQ Sheet Attached)	85.28
6	C/F Soil, Waste & Vent Pipe-B (As per DSR 16-17 BOQ Sheet Attached)	46.59
7	WATER TANK (RCC ONLY)	87.60
8	External electrical Work(As per DSR 16-17 BOQ sheet Attached)	503.45
9	USTP (90% of Water Supply)	78.84
10	BOUNDARY WALL (As per DSR 16-17 BOQ Sheet Attached)	67.65
11	Total External Cost	1210.90
	TOTAL COST OF THE PROECT	8439.64
12	Total Nos. Of Units	1168
13	ESTIMATED COST OF PER UNIT	7.23

9- UKRAULI-SITARGANJ , PMAY (EWS) AWASIYA YOJANA

ABSTRACT SUMMARY COST OF PROJECT

12	Total Nos. Of Units	1168
13	ESTIMATED COST OF PER UNIT	7.23
14	DIFFERENCE OF ESTIMATED COST & PROPOSAL COST WILL BE CROSS SUBSIDIES BY COMMERCIAL AREA	
15	PROPOSED COST FOR BENEFICIARIES	5.93
16	Central Share	1.50
17	State Share	1.00
18	Beneficiary Share	3.43

THANK YOU



PROGRESS OF PROJECTS



Verticals	Houses Approved	Tendered	Work order Issued	Grounded/In Progress					Completed
				Foundation	Lintel	Roof	Super Structure	Total	
■ISSR	0	0	0	0	0	0	0	0	0
■AHP	3972	464	464	0	0	0	240	240	224
■BLC (New)	12745	6103	6103	593	1598	2547	1185	5923	180
■BLC (Enhancement)	0	0	0	0	0	0	0	0	0
■Total	16717	6567	6567	593	1598	2547	1425	6163	404
■CLSS	2864								