

**MOST IMMEDIATE/OUT TODAY**

No. 11027/83/2011/RAY-II  
Government of India  
Ministry of Housing and Urban Poverty Alleviation  
(RAY-II)  
\*\*\*\*

Nirman Bhavan, New Delhi 110011  
Dated: 20<sup>th</sup> January, 2012

**OFFICE MEMORANDUM**

Sub: Minutes of the 1<sup>st</sup> Meeting of the Central Sanctioning & Monitoring Committee (CSMC) under Rajiv Awas Yojana (RAY) to consider projects under Affordable Housing in Partnership Scheme and setting of financial norms for preparatory & other activities under RAY under the Chairmanship of Secretary Housing and Urban Poverty Alleviation.

The undersigned is directed to enclose herewith a copy of the minutes of the above mentioned meeting for information and further necessary action.

  
(Shobana Pramod)

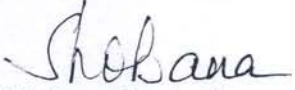
Under Secretary to the Government of India  
Telefax: 011-23063029

To,  
Members of the CSMC:

1. Secretary, Ministry of Urban Development, Nirman Bhavan, New Delhi.
2. Secretary, Department of Expenditure, Ministry of Finance, North Block, New Delhi.
3. Senior Advisor (HUA), Planning Commission, Yojana Bhawan, New Delhi.
4. Secretary, Ministry of Environment and Forests, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
5. Secretary, Ministry of Social Justice and Empowerment, Shastri Bhavan, New Delhi.
6. Secretary, Department of Health and Family Welfare, Nirman Bhawan, New Delhi.
7. Secretary, Department of School Education and Literacy, Department of School Education & Literacy, Room No. 124, "C" Wing, Shastri Bhavan, New Delhi.
8. Secretary, Department of Financial Services, Ministry of Finance, Jeevan Deep Building, Parliament Street, New Delhi.
9. Secretary, Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi.
10. Secretary, Ministry of Minority Affairs, Paryavaran Bhawan, CGO Complex, New Delhi.
11. Additional Secretary, Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.
12. Joint Secretary and Financial Adviser, Ministry of Urban Development & Ministry of Housing and Urban Poverty Alleviation, Nirman Bhavan, New Delhi.

*Copy to:*


1. Shri P.K. Deb, Addl. Chief Secretary to Govt and Chairman, RAJREDCO, Department of Urban Development, Housing and Local Self Government Room No. 8223, IInd Floor, SSO Building, State Secretariat, Jaipur-302005, Telefax: 0141-2227128
2. Shri Vaibhav Galriya, ED, RUIFDCO, Old Working Womens Hostel, Lal Kothi, Jaipur, Tel: 0141-2742240, Fax: 0141-2742263

  
(Shobana Pramod)

Under Secretary to the Government of India

*Copy also to:*

PS to HM (HUPA & C) / PSO to Secretary (HUPA) / PS to AS&MD (JNNURM)/ PPS to JS(RAY) / PS to Director (H&R)/ PS to Director NBO & OSD(JNNURM & RAY).

  
(Shobana Pramod)

Under Secretary to the Government of India

**MEETING OF THE 1<sup>ST</sup> MEETING OF THE CENTRAL SANCTIONING AND  
MONITORING COMMITTEE (CSMC) UNDER RAJIV AWAS YOJANA (RAY) TO  
CONSIDER PROJECTS UNDER AFFORDABLE HOUSING IN PARTNERSHIP  
SCHEME AND SETTING OF FINANCIAL NORMS FOR PREPARATORY &  
OTHER ACTIVITIES UNDER RAJIV AWAS YOJANA (RAY)**

The 1<sup>st</sup> Meeting of the Central Sanctioning and Monitoring Committee (CSMC) under Rajiv Awas Yojana was held under the Chairpersonship of Secretary, Ministry of Housing and Urban Poverty Alleviation (MoHUPA) in New Delhi on 21<sup>st</sup> November 2011 at 120, G-wing Nirman Bhawan, New Delhi. Director (RAY) welcomed all CSMC members to the 1<sup>st</sup> meeting of CSMC under RAY. The list of participants is at **Annexure A**.

2. The agenda submitted for the consideration of the CSMC pertained to the approval of projects of Rajasthan under the Affordable Housing in Partnership (AHP) Scheme and the setting of the financial norms for preparatory and other activities under RAY. Director (RAY) apprised the CSMC that consequent to the approval of Rajiv Awas Yojana, the AHP scheme has been dovetailed with RAY and accordingly the guidelines for the scheme are in the process of being amended in concurrence with IFD. The detailed agenda is at **Annexure B**.

3. The proposals for approval of new projects under Affordable Housing in Partnership of Rajasthan are as follows:

3.1 Affordable Housing Project at Bagaru Khurd Ajmer Road Jaipur

3.2 Affordable Housing Project at Shyam-pura Buhariya, Jaipur

3.3 Affordable Housing Project at Omax City Ajmer Road, Jaipur

3.4 Affordable Housing Project at Mukundpura, Jaipur

(Brief details are at **Annexure C**)

3.5 Affordable Housing project at Kalwar Road, Jaipur, Rajasthan

3.6 Affordable Housing project at Narsingpura, Ajmer Road, Jaipur, Rajasthan

3.7 Affordable Housing project at Newta Sanganer, Jaipur, Rajasthan

3.8 Affordable Housing Project at Majestic Real Mart at Village Kalwara, Jaipur

(As an extra agenda item, brief details are at **Annexure D**)

4. Mr. Thanvi, CGM, Awas Vikas Ltd. (AVL) Rajasthan made a detailed presentation on all the eight (8) proposals submitted for Central assistance under Affordable Housing in Partnership (AHP) Scheme.



- 4.1 All the eight projects are proposed to be developed by private agencies on private land in partnership with Awas Vikas Ltd. which is the Nodal Agency under the Affordable Housing Policy 2009 of Rajasthan.
  - 4.2 The project proposal has not been forwarded by the ULB but by the SLNA and the SLSC approval has not yet been submitted.
  - 4.3 Detailed cost estimates and layouts submitted are also authenticated by competent authority, however, the detailed estimate of community centre and sewerage treatment plant are to be submitted after authentication by competent authority.
  - 4.4 There is no State share and the entire cost other than GoI share has been passed on to the beneficiaries including infrastructure cost. Various incentives as per the State Affordable Housing Policy have been offered to the private developer and beneficiaries.
  - 4.5 Eligible beneficiaries are being targeted for subsidy under the ISHUP Scheme.
  - 4.6 There is possibility of further cross subsidisation with construction of HIG units and commercial buildings on vacant land kept for future development.
- 6 Secretary (HUPA) enquired about the usage of the remaining 48% of the land which is with the private developers. He also inquired about the procedure of selection of beneficiaries for these housing projects.
- 7 CGM, Awas Vikas Ltd. informed that as the project has been submitted under the State Affordable Housing Policy for which AVL is the state level nodal agency the project has been forwarded by AVL. The Additional Chief Secretary, Department of UD, Housing and Local Self Govt., Rajasthan informed that proposals have been approved by SLSC in circulation and a formal communication will be sent to the Ministry in the next two days. CGM, AVL clarified the points raised by BMTPC and the Chairperson, CSMC as follows:
- 7.1 The price of the EWS/LIG units has been fixed by the AVL as per the Affordable Housing Policy 2009.
  - 7.2 Applications have been invited and allotment has been done through a lottery and allotment orders issued by JDA.
  - 7.3 AVL is taking the assistance of NGOs to benefit the eligible households under ISHUP.

- 7.4 Regarding further reduction of price of the EWS/LIG units, as per Model 2 of the Affordable Housing Policy of Rajasthan 2009, the private developer has to construct the EWS/LIG dwelling units on 52% of the land and handover this portion at predetermined prices to AVL and the remaining land is permitted to be used for MIG /HIG housing and commercial purposes. He clarified that 52% of the land which is to be used for construction of affordable units is transferred to the Urban Local Body/Development Authority, as the case may be, and then handed over to the selected families. He further explained that the housing projects proposed for assistance under the AHP Scheme are on the portion which has been handed over to the AVL and should be considered as the total project.
- 8 After deliberations, the Committee approved the proposals with the following observations:
- 8.1 The SLSC approval should be submitted
  - 8.2 The SLNA should make efforts to benefit the eligible beneficiaries under the ISHUP Scheme.
  - 8.3 The State is advised to give the title of the dwelling unit in the name of the woman.
  - 8.4 The appraising Agency will furnish a certificate that the parameters of the AHP scheme have been adhered to.
  - 8.5 The minimum size stipulation of 25 sqm. carpet area be ensured for Omax City Project, which is presently been given as 24.78 sqm.
- 9 After taking into consideration the comments of the appraisal agency, the Committee approved all the 8 projects under Affordable Housing in Partnership Scheme. The last instalment would be released after ascertaining the completion of construction and selection of beneficiaries.
- 10 Abstract of the approved components are at statement I, II, III, IV, V, VI, VII and VIII of **Annexure E**. Release of Central Assistance would be regulated in accordance with the guidelines as approved under RAY. First instalment of ACA will be released on receipt of SLSC approval.

**(Action: RAY Directorate to recommend release of ACA in accordance with the decision of the Committee; State to take action on the observation/decision of the CSMC)**



under examination in the DoE and they be given at least two weeks time to give their comments. Secretary (H) stated that discussions on the agenda items be held so that DoE is suitably informed of the context and content of the proposals which would assist them in their analysis and the final decision be taken in the next CSMC Meeting after comments from DoE are received. He also opined that the CSMC may take a final decision on those items which are extremely necessary to initiate the process of preparation of pilot projects as States are awaiting the Ministry's guidelines and this will unnecessarily delay the implementation of the scheme. Director (RAY) informed the CSMC that the agenda item regarding preparation and appraisal of pilot DPRs has been proposed on the pattern of JNNURM and this may be approved to enable preparation and submission of pilot projects . The CSMC agreed with this proposal. The item-wise discussions are summarized below:

### 11.1 **Proposal for Establishment of State/City level Cell**

Director (RAY) informed the CSMC that the norms for State & City level Cells were a part of the SFCP Scheme Guidelines, were approved in the 82<sup>nd</sup> CSMC Meeting of JNNURM and were used as a basis for sanctioning the first installments under SFCP scheme during 2009-10 and 2010-11. It was further informed that the State/Cities have been directed to utilise the services of the existing experts available in the PMU/PIU sanctioned under BSUP and only recruit the sectoral experts who are not included in the existing set-up. Further in the previous CSMC meeting held on 24<sup>th</sup> Dec,2010(2<sup>nd</sup> CSMC under RAY) for smaller cities it was decided that either of the following options be adopted after assessment of the requirements and consultation with the respective State/UT officials:

- The cell may be constituted with fewer personnel (4 persons) for each city or
- A common technical cell with the requisite personnel may be constituted or
- The task may be assigned to an appropriate NRC

After deliberating on the proposed remuneration pattern of the technical cells, the committee was of the opinion that the ceiling of remuneration of experts would be Rs 75000 per person per month for State level/City level cells of cities with population more than 10 lakhs and Rs. 50,000/- per person for City level technical cells for cities with population less than 10 lakhs. On this basis, the per month ceilings for State level Cells and City level cells with population more than 10 lakhs would be Rs 4,50,000/- for 6 experts and Rs 3,00,000 per month for cities with population less than 10 lakhs.

The CSMC was of the opinion that the technical cells may be constituted either by recruiting individual experts or recruiting an agency having the requisite experts through an open and transparent bidding procedure. The committee was also informed that in the 82<sup>nd</sup> CSMC meeting it was decided that the engagement of experts through an open and transparent process for the State and City level cells will be done by the State Secretaries and for Mission Cities the concerned Commissioner of the Municipal Corporation may also be involved by them. The CSMC after discussion was of the opinion that for Cities with greater than 10 lakh population, the experts may be recruited by the City following an open and transparent process.

It was pointed out by the Additional Chief Secretary, Department of UD, Housing and Local Self Govt. Rajasthan that qualified persons do not wish to join such programmes as the duration for the same is not long enough. After discussions, the committee agreed that the contract issued may be initially for 2 years and extension will be subject to continuation of the project and performance of the experts.

Director (RAY) also apprised the committee of the decision taken in 82<sup>nd</sup> CSMC regarding nomination of a representative from the GoI for engagement of experts. The committee discussed this stipulation and opined that it would be difficult for MoHUPA, GoI officials to be present in all such recruitments and hence suggested that instead personnel/officials either from parastatals like HUDCO, BMTPC or other reputed institutions may be nominated, as the case may be.

After detailed deliberations, the Committee decided to take a final decision in the next CSMC meeting after receipt of DoE comments.

#### **11.2 Proposal for setting of Unit Costs of various preparatory activities including Slum Surveys, Development of Web-Enabled Slum MIS System, Development of City Base Map and Slum Map using GIS, Preparation of Slum free City Plans**

Director (RAY) informed the CSMC that the indicative rates for various preparatory activities under SFCP Scheme were initially fixed in the meeting with select State Secretaries on 13<sup>th</sup> March 2010 and were then used as a basis for sanctioning funds to States/UTs. Subsequently 2 sub-committees were formed under the National Technical Committee to give recommendations on unit costs and other technical issues. Since then the GIS-MIS subcommittee has completed their work and recommended changes in the unit rates of GIS-MIS related activities which was accepted by National Technical Committee and National Steering Committee. The National Steering Committee in its first meeting on 2nd November 2010 also decided that the recommendations regarding the indicative costs may not be circulated to the States and would be used as internal benchmarks by the Ministry to evaluate the proposals submitted by the Cities and States. Costing for the engagement of NGOs is to be done as a separate exercise and separate rates for activities to be undertaken in

After detailed deliberations, the Committee decided to take a final decision in the next CSMC meeting after receipt of DoE comments.

### **11.3 Proposal for Administrative & Office expenditure for the City level and State level technical cell.**

The Committee was apprised by Dir (RAY) that the proposed administrative and overhead expenditure under RAY is in the ratio of 25:75 to the staff salary and that it is less than the stipulation under JNNURM. She further informed that the ratio has been arrived at keeping in mind the actual expenditure pattern under the JNNURM scheme. After discussions, CSMC suggested that the ratio may be kept at par with the JNNURM norms i.e. in ratio of 40:60, administrative and office expenditure to staff salary where, A & OE component includes

- Travel Expenses
- System Support
- Overheads & Miscellaneous

CSMC further suggested that unlike the procedure followed under JNNURM, the bills and vouchers may not be submitted to the Ministry for claiming support under this particular head and they may be examined and approved at the SLNA level.

After detailed deliberations, the Committee decided to take a final decision in the next CSMC meeting after receipt of DoE comments.

### **11.4 Proposal for Engagement of NGO/CBO to ensure Community Participation (Upto preparation of DPR)**

Director (RAY) informed the CSMC that the Mid Term Appraisal of 11<sup>th</sup> Five Year Plan and the experience of JNNURM has brought out the need for adopting a process of change management that would ensure the sustainability of urban transformation. It has also highlighted the need for an 'inclusionary' approach to prevent delays in implementation, a finding which has also been reiterated by the expert committee under the chairpersonship of Deepak Parekh.

Keeping all this in view, Rajiv Awas Yojana has been designed by laying emphasis on community participation in the process of preparing and implementing the State and City Slum Free Plans and required that the designing of slum redevelopment for the people is done with the people.



Director (RAY) further apprised the committee regarding the provisions under RAY guidelines (para 9.4), which stipulate that it would be essential for the State/UT to establish the structures necessary for community participation/empowerment and participatory planning and decision-making at the community level. The participation and involvement of the slum dwellers from the stage of survey and planning through implementation, concurrent evaluation and social audit of RAY are critical. Slum Dwellers' Federation at the city level, and Slum Dwellers Association at each slum level are envisaged and to be enabled under RAY, so that information on RAY and the city and slum plans and other details are shared and communicated, and slum redevelopment is planned and implemented in consultation and with consent of the community.

Director (RAY) apprised the CSMC that based on extensive consultations with all stakeholders the draft community participation guidelines for planning etc. have been issued by this Ministry which envisage the following 3 models depending on State specific conditions:

- **Model I:** ULBs have a strong Urban Poverty Alleviation (UPA) Cell and a well organized community mobilization and development structure with dedicated officers and community mobilizers at the field level and choose to conduct the survey in-house through UPA Cells and engage Lead NGOs to ensure Community Participation in both Phase I (survey phase) and phase II (micro planning for DPR preparations in prioritized slums)
- **Model II:** ULBs don't have a strong UPA Cell and a dedicated community structure at the field level and choose a Professional Agency to get the survey conducted and separately engage Lead NGO/s to ensure Community Participation in both Phase I (survey phase) and phase II (micro planning for DPR preparations in prioritized slums)
- **Model III:** ULBs don't have a strong UPA Cell and a dedicated community structure at the field level and engage the lead NGO to do both the survey and micro planning. (In this model Cost has been estimated only for phase II i.e. Micro Planning and Model finalization of Prioritized Slums as cost of survey will be met out of the costs earmarked for preparatory activities of survey).

Based on the different models proposed and the varying city sizes cost requirements have been worked out as follows:

<b>(in Rs. per slum HH)</b>		
Models	Cities with population more than 3 L	Cities with population <3L
Model 1	20-25	Upto 45



The committee was apprised and decided to take a final decision in the next CSMC meeting after receipt of DoE comments.

### 11.5 Proposal for DPR preparation

Director (RAY) informed the committee that DPRs under RAY would need to be prepared on the basis of whole city, whole slum, all slum approach on a continuous basis over a period of time and thus the DPRs are expected to be larger in size and for economies of scale it would be appropriate that the DPRs should be prepared on the concept of multi-tranche financing. She further explained that each city was expected to prepare their slum-free city plan of action and then depending on the availability of technical and financial resources, the city with approval of the concerned State would decide on the phasing and number of slums to be taken up during RAY. Accordingly they would engage technical agencies/undertake the work in-house for which the following models with the detailed terms of reference and probable costs have been worked out after extensive consultation with States, ULBs, appraisal agencies etc. The models and the probable costs are as follows:

Sl. No.	DPR Preparation & Project Implementation	Proposed Provisions for RAY
1.	If External Agency is hired	<p>Model A i.e. DPR Preparation by an external Agency which is different from the Project Implementation Agency- Central Assistance for <i>DPR preparation</i> is proposed to be as follows:</p> <ul style="list-style-type: none"> <li>• For Large Cities (&gt; 10 Lakhs): Upto 1% of the ACA subject to a maximum of 12 crores for a SFCPoA of size 2300 crores</li> <li>• For Medium Cities (3-10 Lakhs): Upto 1% of the ACA subject to a maximum of 5 crores for a SFCPoA of size 1150 crores</li> <li>• For Smaller Cities (&lt;3 lakh): Upto 0.75% of ACA subject to a maximum of Rs. 2 crores for a SFCPoA</li> </ul>



Sl. No.	DPR Preparation & Project Implementation	Proposed Provisions for RAY
		<p>size of Rs. 650 crores</p> <p>Model A: If DPR preparation and Project Implementation is done by separate professional agencies then the Central financial Support for <i>Construction Supervision (CSC)</i> is proposed as follows:</p> <ul style="list-style-type: none"> <li>• For Large Cities (&gt;10 Lakh): 1.5% of the ACA subject to a maximum of 17 crores for a SFCPoA size of 2300 crores</li> <li>• For Medium Cities (3-10 Lakhs): Upto 1.5% of the ACA subject to a maximum of 8 crores for a SFCPoA of size 1150 crores</li> <li>• For Smaller Cities (&lt;3 lakh): 1.2% of the ACA subject to a maximum of 4 crores for a SFCPoA size of Rs. 650 crores</li> </ul> <p>Model B: If DPR preparation and Project Implementation is done by the same agency (DSC Full Service) then the Central financial Support for <i>DSC Full Service</i> is proposed as follows:</p> <ul style="list-style-type: none"> <li>• For Large cities (&gt;10 Lakh): Upto 2% of ACA subject to a maximum of Rs. 25crores for a SFCPoA size of 2300 crores</li> <li>• For Medium Cities (3-10 Lakhs): Upto 2% of the ACA subject to a maximum of 12 crores for a SFCPoA of size 1150 crores</li> <li>• For Smaller Cities i.e. &lt;3 lakhs: 2.2% subject to a maximum of Rs. 7crores for a SFCPoA size of Rs. 650 crores</li> </ul>



		basis to the Special Category States in JNNURM
2.	If the work is done in-house or by a State Agency (such as Urban Poverty Alleviation cells, Administrative Training Institutes, Research Institutions, Public Sector Undertakings etc.)	Rs. 25 Lakhs subject to the same terms and conditions for BSUP Cities
		Rs. 15 Lakhs subject to the same terms and conditions for smaller Cities

She further informed that the norms suggested above are lower than those proposed under UIG of JNNURM and also comparable to that of BSUP. The State representative from Rajasthan, Mr. Vaibhav Galeria, Executive Director, RUIFDCO, Rajasthan requested the CSMC to consider an enhancement in the rates as there is severe shortage of skilled personnel at the ULB level. Mr. Dutta, Engineering Specialist of SNPUPR team explained the details of costing exercise and the comparisons with UIG and BSUP to the CSMC members.

After detailed discussions, the committee decided to take a final view on the above agenda in the next CSMC meeting.

#### 11.6 Proposal for Preparation and Appraisal of Pilot Projects

Director (RAY) informed the committee that JNNURM rates are proposed to be followed for sanctioning DPR preparation charges for pilot projects. For appraisal of these pilot projects it is proposed that existing agencies under JNNURM would be assigned the task with an enhancement of 10% of existing rates as applicable under JNNURM. This arrangement would be applicable until the selection of agencies for appraisal of projects through an open process is completed.

The Committee approved the proposals as above and decided that these rates may be communicated to the States/UTs to expedite the process of preparation of pilot DPRs.

**11.7 Proposal for charges of Third Party Inspection and Monitoring Agencies, Community Mobilization during implementation, Concurrent Evaluation and Social Audit**

For TPIMA, community mobilisation during implementation phase, concurrent evaluation and social audit, the Committee was of the opinion that the provisions under JNNURM may be retained for the present.

Secretary (HUPA) directed that the RAY Directorate prepare a flow chart of the activities to be undertaken under the preparatory stage to remove any possibility of duplication in calculation and also for further clarification of the members of the Committee.

The meeting ended with a vote of thanks to the Chair.

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## Annexure A

<b>Sl. No.</b>	<b>Name &amp; Designation</b>	<b>Organisation</b>
1.	Mr. Arun Kumar Misra, Secretary	Ministry of Housing and Urban Poverty Alleviation
2.	Mr. Prem Narain, Senior Advisor	Planning Commission
3.	Dr. P. K. Mohanty, Additional Secretary & Mission Director (JN)	Ministry of Housing and Urban Poverty Alleviation
4.	Ms. Aruna Sundararajan, Joint Secretary (RAY)	Ministry of Housing and Urban Poverty Alleviation
5.	Ms. Sudha Krishnan, Joint Secretary (Finance)	Ministry of Housing and Urban Poverty Alleviation
6.	Mr. P. K. Deb, Additional Chief Secretary	MoUD, Housing and Local Self Government, Rajasthan
7.	Ms. Sigy Vaidhyan, Deputy Secretary	Department of Expenditure
8.	Mr. N. K. Santoshi, Director (HUA)	Planning Commission
9.	Ms. Deepti Gaur Mukerjee, Director (RAY)	
10.	Mr. Vaibabh Galeria, Executive Director	RUIFDCO, Rajasthan
11.	Mr. Thanvi, CGM, Awas Vikas Limited	SLNA for AH, Govt. of Rajasthan
12.	Under Secretary	Department of School Education and Literacy



**CENTRAL SANCTIONING & MONITORING COMMITTEE**

**(First Meeting)**

**AGENDA**

**RAJIV AWAS YOJANA**



MISSION DIRECTORATE - RAY  
GOVERNMENT OF INDIA  
MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION

CENTRAL SANCTIONING & MONITORING COMMITTEE

First Meeting  
(21.11.2011)

AGENDA

RAJIV AWAS YOJANA

<b>Sl. No.</b>	<b>Items</b>	<b>Page No.</b>
A.	Proposal for approval of New Projects submitted by Rajasthan under AH Scheme	
	i. Affordable Housing Project at Bagaru Khurd Ajmer Road Jaipur	4-20
	ii. Affordable Housing Project at Shyam-pura Buhariya, Jaipur	22-38
	iii. Affordable Housing Project at Omax City Ajmer Road, Jaipur	40-56
	iv. Affordable Housing Project at Mukundpura, Jaipur	58-74
B.	Approval of norms for providing Central Assistance for preparatory items under Rajiv Awas Yojana (RAY)	78-93
C.	Any other agenda item with the approval of Chair	



i.	<b>Proposal for approval of New Project: Affordable Housing Project at Bagaru Khurd, Ajmer Road, Jaipur, Rajasthan</b>
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01.	Project Name	:	Affordable Housing Project at Bagaru Khurd Ajmer Road Jaipur		
02.	Name of the City	:	Jaipur		
03.	Name of the State	:	Rajasthan		
04.	Category of State – whether general or North Eastern States (including Sikkim)/J&K	:	Jaipur (General)		
05.	Nodal Agency	:	Avas Vikas Ltd. (AVL) – State appointed Nodal Agency for Affordable Housing.		
06.	Implementing Agency	:	M/s Siddha Infra Project Pvt. Ltd in partnership with State nodal agency		
07.	i) Project Cost (Rupees in Lacs)	:	1215.08		
	ii) Central share (Rupees in Lacs)	:	40.08		
	iii) State/Beneficiary share (Rupees in Lacs)	:	1175.00		
08.	CDP approval status (Date of approval)	:	Approved		
09.	SLSC approval status (Date of approval)	:	SLSC Approval needs to be furnished.		
10.	Whether Tripartite MoA between Urban Local Body (ULB), State Government and Central Government executed?	:	Yes		
11.	Whether DPR has been forwarded by State Level Nodal Agency?	:	Yes		
12.	Whether elected local body is in place?	:	Yes		
13.	The Governing criteria for central funding	:	25% of Infrastructure cost		
14.	Ratio of Housing : Infrastructure		Housing	Infrastructure	Total
	Amount (Rupees in Lacs)	:	1020.65	194.42	1215.08
	Percentage (%)	:	84%	16%	100%
15.	Financing pattern (Rupees in Lacs)				
	Central grant	:	-	40.08	40.08
	State share	:	-	-	-

	ULB share/Beneficiary share	:	1020.65	154.34	1175.00			
16.	Details of Housing, Commercial units etc.							
	Description	No. of Units	Carpet Area (sqmt)		Super Built-up Area (sqft)			
			Per DU	Criteria	Per DU	Criteria		
	EWS	224	27.12	Min 25 sqm	324.95	Min 300.00 sft		
	LIG	128	41.82	Max. 48 sqm	489.15	Max 500.00 sft		
	MIG	48	58.54	Max. 80 sqm	699.94	Range 600.00 to 1200.00 sqft		
	Total	400						
17.	Construction costing of Housing & Mobilization of funds through sales.							
	Description	Super Built-up area per DU	Super built up area per DU	Construction cost on super built up area basis	Construction cost per DU	Sale price as fixed on super built up area basis	Sale price per DU	Remarks
		(sqmt)	(sqft)	(Rs/sqft)	(in Rs lacs)	(Rs/sqft)	(in Rs lacs)	
	EWS	30.20	324.95	665.78	2.16	750	2.40	The cost of EWS is restricted to Rs. 2.4 lakhs per DU by GoR
	LIG	45.46	489.15	567.20	2.77	750	3.67	
	MIG	65.05	699.94	538.44	3.77	1000	7.00	
18.	Whether sale price is approved by State Govt?			:	Yes			
19.	Per Unit Equivalent Central Subsidy if availed by total units (EWS+LIG+MIG-A) (in Rs.)			:	10020.63			
20.	Per Unit Equivalent Central Subsidy if			:	11387.07			

	availed by EWS & LIG units only (in Rs.)										
21.	Is the area for affordable housing (EWS/LIG) more than 25% of the total built-up area of the project?	:	Yes								
22.	Is the number of EWS units more than 25% of total units	:	81.75%								
23.	Project duration	:	Two Years								
24.	i) Density (DU/hectare) ii) Proposed density as per the Master Plan of the area?	:	310.32 As indicated, there are no provisions in Master Plan but as per the normal practice, 400-500 DUs per hectare (G+3) is being considered sufficient for optimum utilization of the land.								
25.	Zoning incentives proposed by the State Govt./UT	:	<table border="1"> <tr> <td>• Land-use conversion</td> <td>Free of charges by State Govt.</td> </tr> <tr> <td>• Additional FSI/FAR</td> <td>Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.</td> </tr> <tr> <td>• Grant of TDR</td> <td>1.5</td> </tr> <tr> <td>• Other incentives (Give description)</td> <td>+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.</td> </tr> </table>	• Land-use conversion	Free of charges by State Govt.	• Additional FSI/FAR	Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.	• Grant of TDR	1.5	• Other incentives (Give description)	+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.
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27.	i) The land use of the proposed site as per the Master plan  ii) If not residential, then has necessary notification been issued by the State Govt. for change in land use?	: The land is situated in the peripheral belt of the Jaipur Development Region, which is subjected to the conversion as per rule as desired for any nature of project. The project under consideration is for residential purpose which is permissible under the rules.  : Yes Approval as per the policy has been taken												
28.	Schedule of Rates adopted (Year)  (Building & infrastructure works, such as water supply, sewerage, roads etc.)	: PWD BSR-2008-09												
29.	Whether statutory approvals from various Authorities have been obtained, such as <ul style="list-style-type: none"> <li>• TCPO</li> <li>• Municipality/Development Authority/ Housing Boards etc.</li> <li>• Fire Deptt.</li> <li>• Pollution Control Board</li> </ul>	: Yes, as indicated for all												

	<ul style="list-style-type: none"> <li>• Min. of Environment etc.</li> <li>• Whether duly sanctioned / approved building plans, layout plans etc along with sanction letter issued by Competent Authority are furnished?</li> </ul>		
30.	Whether detailed cost estimates have been checked & verified by the Competent Engineer of ULB/State? (Yes / No)	:	Signed
31.	Confirm the following	:	
(i)	No provision for cost escalation / contingency	:	Yes
(ii)	No provision for departmental charges included in the cost estimates.	:	Yes
(iii)	Guidelines pertaining to 'Affordable Housing in Partnership' along with decisions taken in various CSMC meetings have been ensured/followed in the project.	:	Yes
32.	Compliance to garland of basic services		Yes
(A)	Housing -		
	(i) Whether the carpet area of dwelling unit is equal or more than 25 sq mtrs for EWS & limited to 48 sqm for LIG & 80 sqm for MIG?	:	Yes
	(ii) Whether each dwelling unit for affordable housing (EWS/LIG) comprises two rooms, kitchen with separate bath & WC?	:	Yes

	(iii) Whether cost effective innovative technologies proposed in construction of housing units?	:	Nothing significant																																			
	(iv) Whether fire safety measures have been adopted?	:	NI																																			
	(v) Layout Plan - Landuse Analysis	:	<table border="1"> <thead> <tr> <th>S. No</th> <th>Land use Analysis</th> <th>Area (Ha)</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Residential</td> <td>0.407</td> <td>31.57</td> </tr> <tr> <td>2</td> <td>Commercial</td> <td>0.059</td> <td>4.58</td> </tr> <tr> <td>3</td> <td>Roads/ Pavements</td> <td>0.384</td> <td>29.79</td> </tr> <tr> <td>4</td> <td>park area</td> <td>0.129</td> <td>10.01</td> </tr> <tr> <td>5</td> <td>Community / Amenities</td> <td>0.063</td> <td>4.89</td> </tr> <tr> <td>6</td> <td>incidental open space</td> <td>0.252</td> <td>19.55</td> </tr> <tr> <td></td> <td>TOTAL</td> <td>1.289</td> <td>100.00</td> </tr> </tbody> </table>				S. No	Land use Analysis	Area (Ha)	Percentage	1	Residential	0.407	31.57	2	Commercial	0.059	4.58	3	Roads/ Pavements	0.384	29.79	4	park area	0.129	10.01	5	Community / Amenities	0.063	4.89	6	incidental open space	0.252	19.55		TOTAL	1.289	100.00
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(B)	Water supply																																					
	(i) Proposed expenditure (Rs in lacs)	:	Pipe line -Rs. 2.09 Lac Tube well- Rs. 5.11 Lacs																																			
	(ii) Individual metered connection provided?	:	Yes																																			
	(iii) Length of pipeline and design parameters in brief	:	U-PVC Pipes has been proposed. 65mm dia. (116 mt) 80mm dia. (93 mt) 100mm dia. (136 mt) 150 mm dia (205 mt)																																			

	(iv) Integration with city-level infrastructure	:	Stand alone system, municipal water supply does not exist in the project area site. The underground water through tube well has been proposed to meet out the project requirement.
	(v) Whether there is provision of rain water harvesting?	:	Yes
(C)	Sanitation		
	(i) Proposed expenditure (Rs in lacs)	:	Rs 44.00 Lacs (STP)
	(ii) Whether underground system proposed	:	Yes
	(iii) Length of pipeline and design parameters in brief	:	R.C.C Pipe NP <sub>2</sub> 150mm dia = 113 mt 200mm dia = 337 mt 250mm dia = 54 mt 300mm dia = 10 mt
	(iv) Integration with city level infrastructure	:	No municipal sewer line exists nearby the project. A 0.25 MLD capacity STP has been proposed subject to capacity enhancement maximum up to 0.56 MLD against the final project requirement of 0.56 MLD.
	(v) Outfall parameters	:	-
(D)	Land Tenure	:	No details furnished
(E)	Health facilities Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacity etc may be provided.	:	Yes As indicated, provision of Health Care facility through 'PHC' in livelihood centre including maternity care facility has been taken.



(F)	Education facilities  Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacities, existing enrolment of students, vacancy availability etc may be provided.	:	Yes  As indicated, there is Government college, PG college, higher Secondary School, Engineering College in the nearby vicinity of the area.
(G)	Social Security programmes proposed for affordable housing beneficiaries	:	Yes
33.	Other infrastructure facilities		
(A)	Roads		
	(i) Proposed expenditure (Rs in lacs)	:	7.95
	(ii) Length of roads and design parameters in brief	:	Bitumen top  12 mt wide road ( 245 mt x 5.5 mt (carriage way)) 9 mt wide road ( 46.85 mt x 3.5 mt (carriage way)) 3 mt wide road( 112.18 mt x 3.00 mt (carriage way))
	(iii) Whether connectivity with the main peripheral road exists or not? If not, is it proposed in the DPR?	:	As indicated, the project site is situated adjacent to highway having 200' ROW the provision to connect it with SH as well as internal road network has been taken as per the layout plan.
(B)	Drainage & Rainwater harvesting Structure		
	(i) Proposed expenditure (Rs in lacs)	:	Rs. 6.39 Lacs
	(ii) Length of drains and design parameters in brief	:	Average 300mmx600mm with ferro cement drain covers
	(iii) Whether connectivity with the main/primary drains exists or not? If not, is it proposed in the	:	As indicated storm water drain is proposed to recharge the underground water through rainwater harvesting structures

	DPR.		
(C)	External Electrification		
	(i) Proposed expenditure (Rs in lacs)	:	Rs. 56.20 lacs
	(ii) Indicate nos. of poles, transformers etc.	:	Poles -35 Nos. Transformers (1000KVA)-1 No
(D)	Community facilities		
	(i) Proposed expenditure (Rs in lacs)	:	Community centre -18.24 Lacs (1823.82 sqft) Shops & commercial bldg- Rs. 33.60 lacs ( 3328.94 sqft)
	(ii) Type, area, specification etc	:	No details & drawings
(E)	Parks & open spaces		
	(i) Proposed expenditure (Rs in lacs)	:	Rs. 2.50 Lacs
	(ii) 1 No. & area of parks	:	One number park with about 328 sqmt area has been proposed for playing of children and also be used as oxygen zone for the complete project site.
(F)	Solid Waste Management		
	(i) Proposed expenditure (Rs in lacs)	:	Nil
	(ii) Details of Solid Waste Management from collection to ultimate treatment/ disposal	:	Through Contract system  It will be maintained by the society through as co-ordination with the municipal corporation on contract basis.
	(iii) Whether there is provision for waste recycling & segregation?	:	Proposed to be maintained by the society through as co-ordination with the municipal corporation on contract basis.

34.	Whether Bar Chart & Cash Flow Statement indicating the quarter-wise / year-wise implementation of the programme furnished.	:	Yes
35.	Stage of the project work(if started, indicate progress)		yes 144 EWS-Plinth level 32 EWS- Roof casted 96 LIG- Plinth level 48 MIG – Plinth level
36.	Whether signed copy of technical check list furnished?	:	Yes
37.	Whether the following undertakings have been furnished by the agency		
	(i) Biometric identification of beneficiaries and upload the list on the State / Municipality / JNNURM web site.	:	No details
	(ii) Transparent bidding process been adopted for selection of the private developer for development of Govt. land.	:	NA
	(iii) Confirmation regarding adequacy, correctness of design and quantity calculations conforms to the proposed design / plan.	:	Yes
38.	Methodology adopted for maintenance of assets created and mechanism for sustainable management of services as proposed by the agency	:	Details have been furnished.
39.	Whether the area/beneficiaries covered under DPR had previously benefited in any Central/State Government Scheme?	:	Beneficiaries status not indicated
40.	Whether disaster resistant features adopted	:	Yes as indicated
41.	Is the DPR in accordance with the	:	Yes ( Subject to forwarding by SLSC for BSUP/RAY)

	'Affordable Housing in Partnership under JNNURM' guidelines? If not, indicate deviations and provide justifications.	
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## APPRAISAL REPORT FROM BMTPC

- 1) **Project Name** : Affordable Housing Project at Bagaru Khurd, Ajmer Road, Jaipur, Rajasthan
- 2) **Project Brief** : Components - E.W.S. – 224DU, L.I.G. 128 DUs, M.I.G. 48, M.I.G (B). Housing/Water Supply, Roads Sewerage, Storm Water Drain, Street Lighting, Multi facility Community centre, Livelihood centre.

### Points for the consideration of the CSMC;

1. The Project proposal has not been forwarded by ULB & State SLNA for BSUP / RAY (RUIFDCO). However, the same has been forwarded by Avas Vikas Ltd. (the Nodal agency for Rajasthan State Affordable Housing Scheme 2009)
2. The approval from SLSC (for BSUP/ RAY) for the proposal needs to be indicated. However, the proposal has been approved by State Level sanctioning & monitoring committee (under the Chairmanship of Principal Secretary, UD&H, GoR) for implementation of State affordable housing policy 2009.
3. The project is proposed to be developed by Private Agency M/s Siddha Infra Project Pvt. Ltd. on private land in partnership with Avas Vikas Ltd.
4. The sale price is higher than the construction cost (including internal and campus area infrastructure cost) for all EWS, LIG & MIG categories of houses. However, the land as indicated has been provided free of cost by the private partner.
5. Tenural right details of the beneficiaries have not been indicated. The Rajasthan AHP Policy defines the eligibility criteria of beneficiaries which primarily include furnishing income certificate as fixed for various income groups & bonafide resident ship of the State. The list of beneficiaries is not enclosed.
6. As per the proposal, there is no state share and entire cost of DU other than Govt. of India share is proposed to be borne by the beneficiary. As per State Affordable housing Policy, State has to bear all external development charges. However, various incentives such as double FSI, TDR, stamp duty at very nominal rate etc. with details as included in appraisal check list are proposed to private developer and beneficiaries by State Govt.
7. As per State Affordable Housing Policy, any cash subsidy is proposed to be passed on to beneficiaries of EWS/LIG categories.
8. AVL vide letter No. AVL/ F-173/2011-12/3050 dt 18.10.2011 has clarified/ submitted further details related to the proposal which include undertaking from Nodal Agency that space for future development (Maximum 48% land area as allocated to private builder without any mandatory reservation for EWS/LIG as per State

policy) will not be part of the proposal to be considered by GoI under its AHP programme. No future development has been proposed in the land area as part of the present scheme.

9. A certificate regarding adequacy of design of components & adoption of SOR for estimate & O&M/ project sustainability details have been furnished.
10. The project has already started, & present status of the project has been furnished. The date of Letter of Intent for the project is of year 2011.
11. No drawing for community centre, shops & commercial building has been furnished. The cost estimate has been worked out based on rate adopted (Plinth Area rate) @ Rs. 1000/sqft on allocated area of 1823.82 sqft for community centre & for shop & commercial building on allocated area of 3328.94 sqft. It has been submitted by agency that detailed design and drawing of community centre would be furnished later. The commercial buildings may not be considered for funding.
12. The technical specification of Sewage Treatment Plant (as proposed) has been included in the proposal, however, its forecast/tentative cost has been taken and not the detailed cost citing the STP being total package item. It is submitted that sanctioned cost for STP may be subject to adjustment against actually awarded cost (while following State Govt./ transparent) procedure.
13. The proposal complies with GoI AHP Guidelines in terms of the criteria of minimum number of houses (200 Nos), built up area requirement of EWS/LIG (Minimum 25% ) & ceiling cost by State on the sale price for EWS, LIG & MIG.

## **Project Background**

### **City Profile**

As per the details in DPR, the city of Jaipur had a population of 23.23 lakhs as per the 2001 census covering an approximate urbanized area as 535 sq km, during 1991-2001, with the average density as 4300 person per sq km. The urban population of Jaipur increased at 5.3 percent of annual growth rate. As per the present population trends, the population of Jaipur city is expected to reach 36.02 lakhs by the year 2011 and 64.95 lakhs by 2025 with the average projected population density as 8000 person per sq km covering an urbanized area approximately as 800 sq km.

### **Slum Profile**

The city has a slum population of 3, 68,670 persons accounting for 15.87% of the total population. The only million plus city of Rajasthan it has the distinction of having largest slum population of Rajasthan. The city slum population when compared to Rajasthan population shows that the 28.48 percent of the state slum dwellers are residing in Jaipur.

### **Socio-Economic Survey Results**

As per DPR social –economic survey of housing supply in Jaipur are as follows:

Table: Housing Supply in Jaipur

S.No.	Housing	Nos.	Percentage
1	Traditional Housing (Walled City)	64,800	17.5
2	RHB Housing	61,385	16.5
3	JDA/UIT/Govt. Housing	76,090	20.5
4	Private and Co-operative Societies	1,13,240	30.5
5	Katchhi Basties	55,680	15.0
	Total	3,71,195	100

### Details for identification of beneficiaries

It has been proposed that beneficiaries would be selected and allotments made on a transparent procedure by the State / implementing agency, e.g. draw of lottery, based of detailed guidelines approved by the State/UT Government.

### 3) Summary of Costing:

#### A:- Subsidy calculation as per various clauses of AHP Guideline of GoI

Subsidy calculation as per various clauses of AHP Guideline of GoI							
					Clause 7.2-i	Clause 7.2-ii	Permissible Subsidy
	Total EWS Units	Total LIG Units	Total MIG Units	Total cost of Infrastructure	Total subsidy based on Rs 50,000 for all EWS+LIG+MIG)	Total subsidy as 25% civic services/infra	Permissible Subsidy (least of all )
	Nos	Nos	Nos	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)
Bagharu Khurd	224	128	48	160.33	200	40.0825	40.0825

#### B: - Abstract of Project cost

S No	Project Components	Proposed Project cost	Appraised Project Cost	Central Share	State/ULB/ Beneficiary Share	Brief specification
	Housing (A)					
1	EWS	484.62	484.62	0.00	484.62	G+3 Storied Framed Structure

2	LIG	355.13	355.13	0.00	349.10	
3	MIG	180.90	180.90	0.00	180.90	
4	Total Housing Cost (A)	1020.65	1020.65	0.00	1020.65	
	B. Infrastructure					
5	Roads – BT	7.96	7.96	1.99	5.97	Road+ Footpath
6	Water supply	7.21	7.21	1.80	5.40	Pipe line (UPVCI)
7	Sewerage	4.00	4.00	1.00	3.00	Pipeline (RCC)
8	Electrification	56.20	56.20	14.05	42.15	Street Light
9	Sewerage Treatment Plant	44.00	44.00	11.00	33.00	
10	Parks, horticulture	2.50	2.50	0.63	1.88	
11	Rain Water Harvesting including storm water drainage	6.39	6.39	1.60	4.79	
12	Community structure	18.24	18.24	4.56	13.68	
13	Compound Wall	13.83	13.83	3.46	10.37	
14	Commercial area	33.60	33.60	0.00	33.60	
15	Total Infrastructure Cost (B)	193.93	193.93	40.08	153.85	
16	Total Cost (A+B)	1214.58	1214.58	40.08	1174.50	
17	Miscellaneous	0.50	0.50	0.00	0.50	
18	Grand Total	1215.08	1215.08	40.08	1175.00	

#### 4) Details of State Share as per construction cost

- State/ULB's /Beneficiaries contribution = 1175.00 lacs.

#### 5) Detail of Area of DUs, Construction cost & Mobilization of Fund from Sale of DUs

**Table A. - Area Details of Housing**



S. No.	Description	No. of Units	Carpet Area (Sq mt.)		Super Built-up Area (Sq mt.)	
			Per DU	Total DUs	Per DU	Total DUs
1	EWS	224	27.12	6074.88	30.2	6764.8
2	LIG	128	41.82	5352.96	45.46	5818.88
3	MIG	48	58.54	2809.92	65.05	3122.4
	Total	400		14237.76		15706.08

**Table B- Cost of Construction of DUs**

S No	Description	No. of Units	Super built up area per DU	Construction cost on super built up area basis	Construction cost per DU	Construction cost for Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	224	324.95	665.78	2.16	484.62
2	LIG	128	489.15	567.20	2.77	355.13
3	MIG	48	699.94	538.44	3.77	180.90
	Total	400				1020.65

**Table-C Mobilization of funds through sale of DUs:**

S No	Description	No. of Units	Super built up area per DU	Sale price on super built up area basis	Sale price per DU	Mobilization through Sale of Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	224	324.95	750	2.40	537.60
2	LIG	128	489.15	750	3.67	469.58
3	MIG	48	699.94	1000	7.00	335.97
	Total	400				1343.15

## 6) Appraisal of Project Components

i) Schedule of Rate Adopted: Year

**Estimation has been based on Rajasthan PWD BSR 2008-09.**

ii) Project land

- Area of Project land (in Ha)- 2.48 Ha
- Title of project land (Govt./Private/others). – Private land

iii) **Land Tenure**

Private land for which conversion to residential use has been approved.

iv) **Infrastructure items**

The details of various infrastructure items are included in appraisal check list.

## 7. Convergence of Health & Educational facilities and Social Security

A Table showing access to various Social Service Facilities from the Project Site has been included in the DPR and the same is as follows:

Health Facility	Education Facility	Police station	Transport	bank	Other Facility
<ul style="list-style-type: none"><li>• Govt. Aayurvedic Centre</li><li>• Govt. PHC</li></ul>	<ul style="list-style-type: none"><li>• Engineering College</li><li>• B.Ed. College</li><li>• PG College</li><li>• Children Academy</li><li>• Biyani Girls College</li><li>• Govt. Primary School</li></ul>	ISO 9001 Police Station	At every half an hour bus service from proposed site	Jaipur Thar Gramin Bank	Petrol pump at 3 km from site.

## 8. Details of Project Sustainability and O&M details:

O & M has been proposed to be maintained by ULB and resident welfare society to be formulated to look into day to day affair for their better living. The corpus of fund has been proposed to be created wherein initially builder shall provide the fund @ Rs. 5000/- unit for Affordable Housing which shall help in maintaining the apartment as well as local need of urban infrastructure component.

## Recommendation

In view of above observations, the proposal is submitted for consideration of CSMC.

ii.	<b>Proposal for approval of New Project: Affordable Housing Project at Shyam-pura Buhariya, Jaipur, Rajasthan</b>
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01.	Project Name	:	Affordable Housing Project at Shyam-pura Buhariya, Jaipur		
02.	Name of the City	:	Jaipur		
03.	Name of the State	:	Rajasthan		
04.	Category of State – whether general or North Eastern States (including Sikkim)/J&K	:	Jaipur (General)		
05.	Nodal Agency	:	Avas Vikas Ltd. (AVL) – State appointed Nodal Agency for Affordable Housing.		
06.	Implementing Agency	:	M/s Vatika- Regency Buildhome Pvt. Ltd. (Partnership)		
07.	i) Project Cost (Rupees in Lacs)	:	3550.56		
	ii) Central share (Rupees in Lacs)	:	156.08		
	iii) State/Beneficiary share (Rupees in Lacs)	:	3394.49		
08.	CDP approval status (Date of approval)	:	Approved		
09.	SLSC approval status (Date of approval)	:	SLSC Approval needs to be furnished.		
10.	Whether Tripartite MoA between Urban Local Body (ULB), State Government and Central Government executed?	:	Yes		
11.	Whether DPR has been forwarded by State Level Nodal Agency?	:	Yes		
12.	Whether elected local body is in place?	:	Yes		
13.	The Governing criteria for central funding	:	25% of Infrastructure cost		
14.	Ratio of Housing : Infrastructure		Housing	Infrastructure	Total
	Amount (Rupees in Lacs)	:	2926.24	624.32	3550.56
	Percentage (%)	:	82.42%	17.58%	100%
15.	Financing pattern (Rupees in Lacs) Total Project Cost		2926.24	624.32	3550.55

	Central grant	:	0	156.08	156.08			
	State share	:	0	0	0.00			
	ULB share/Beneficiary share	:	2926.24	468.24	3394.48			
16.	Details of Housing, Commercial units etc.							
	<b>Description</b>	<b>No. of Units</b>	<b>Carpet Area (sqmt)</b>		<b>Super Built-up Area (sqft)</b>			
			<b>Per DU</b>	<b>Criteria</b>	<b>Per DU</b>	<b>Criteria</b>		
	EWS	672	25	Min 25 sqm	324.952	Min 300.00 sft		
	LIG	256	39.53	Max. 48 sqm	500.0172	Max 500.00 sft		
	MIG	192	53.25	Max. 80 sqm	699.938	Range 600.00 to 1200.00 sqft		
	Total	1120						
17.	Construction costing of Housing & Mobilization of funds through sales.							
	<b>Descripti on</b>	<b>Super Built-up area per DU</b>	<b>Super built up area per DU</b>	<b>Construct ion cost on super built up area basis</b>	<b>Construc tion cost per DU</b>	<b>Sale price as fixed on super built up area basis</b>	<b>Sale price per DU</b>	<b>Remark s</b>
		(sqmt)	(sqft)	(Rs/sqft)	(in Rs lacs)	(Rs/sqft)	(in Rs lacs)	
	EWS	30.2	324.95	634.38	2.06	750	2.40	The cost of EWS is restricted to Rs. 2.4 lakhs per DU by GoR
	LIG	46.47	500.02	577.63	2.89	750	3.75	
	MIG	65.05	699.94	596.46	4.17	1000	7.00	

18.	Whether sale price is approved by State Govt?	:	Yes								
19.	Per Unit Equivalent Central Subsidy if availed by total units (EWS+LIG+MIG-A) (in Rs.)	:	<b>13935.68</b>								
20.	Per Unit Equivalent Central Subsidy if availed by EWS & LIG units only (in Rs.)	:	<b>16818.92</b>								
21.	Is the area for affordable housing (EWS/LIG) more than 25% of the total built-up area of the project?	:	72%								
22.	Is the number of EWS units more than 25% of total units	:	82.85%								
23.	Project duration	:	Two Years								
24.	i) Density (DU/hectare) ii) Proposed density as per the Master Plan of the area?	:	335.73 As indicated, there are no provisions in Master Plan but as per the normal practice, 400-500 DUs per hectare (G+3) is being considered sufficient for optimum utilization of the land.								
25.	Zoning incentives proposed by the State Govt./UT	:	<table border="1"> <tr> <td>• Land-use conversion</td> <td>Free of charges by State Govt.</td> </tr> <tr> <td>• Additional FSI/FAR</td> <td>Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.</td> </tr> <tr> <td>• Grant of TDR</td> <td>1.5</td> </tr> <tr> <td>• Other incentives (Give description)</td> <td>+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.</td> </tr> </table>	• Land-use conversion	Free of charges by State Govt.	• Additional FSI/FAR	Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.	• Grant of TDR	1.5	• Other incentives (Give description)	+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.
• Land-use conversion	Free of charges by State Govt.										
• Additional FSI/FAR	Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.										
• Grant of TDR	1.5										
• Other incentives (Give description)	+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.										
26.	Land Details	:									

	Area of Project land (in Ha)		3.34
	Whether the Project land includes any space for future use.		No, Undertaking from Nodal Agency has been submitted in this regard.
	Jurisdiction of development/planning authority in respect of the project land		Jaipur Development Authority
	Title of project land		Private land under PPP Model
	Cost of project land (in case of private)		No land cost has been taken in project
	Valuation of the land <ul style="list-style-type: none"> <li>▪ As per circle rates</li> <li>▪ Market rate as per valour's report</li> </ul>		10800/- per sqm 11000/- per sqm
27.	i) The land use of the proposed site as per the Master plan	:	The land is situated in the peripheral belt of the Jaipur Development Region, which is subjected to the conversion as per rule as desired for any nature of project. The project under consideration is for residential purpose which is permissible under the rules.
	ii) If not residential, then has necessary notification been issued by the State Govt. for change in land use?	:	Yes Approval as per the policy has been taken
28.	Schedule of Rates adopted (Year)  (Building & infrastructure works, such as water supply, sewerage, roads etc.)	:	PWD BSR-2008-09
29.	Whether statutory approvals from various Authorities have been obtained, such as <ul style="list-style-type: none"> <li>• TCPO</li> <li>• Municipality/Development Authority/ Housing Boards etc.</li> <li>• Fire Deptt.</li> <li>• Pollution Control Board</li> </ul>	:	Yes, as indicated for all

	<ul style="list-style-type: none"> <li>• Min. of Environment etc.</li> <li>• Whether duly sanctioned / approved building plans, layout plans etc along with sanction letter issued by Competent Authority are furnished?</li> </ul>		
30.	Whether detailed cost estimates have been checked & verified by the Competent Engineer of ULB/State? (Yes / No)	:	Signed.
31.	Confirm the following	:	
(i)	No provision for cost escalation / contingency	:	Yes
(ii)	No provision for departmental charges included in the cost estimates.	:	Yes
(iii)	Guidelines pertaining to 'Affordable Housing in Partnership' along with decisions taken in various CSMC meetings have been ensured/followed in the project.	:	Yes
32.	Compliance to garland of basic services		Yes
(A)	<b>Housing -</b>		
(vi)	Whether the carpet area of dwelling unit is equal or more than 25 sq mtrs for EWS & limited to 48 sqm for LIG & 80 sqm for MIG?	:	Yes
(vii)	Whether each dwelling unit for affordable housing (EWS/LIG) comprises two rooms, kitchen with separate bath & WC?	:	Yes



	(viii) Whether cost effective innovative technologies proposed in construction of housing units?	:	Nothing significant																
	(ix) Whether fire safety measures have been adopted?	:	NI																
	(x) <b>Layout Plan – Land use Analysis</b>	:																	
	Residential		<table border="1"> <thead> <tr> <th>Area (Ha)</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1.14</td> <td>34.13</td> </tr> <tr> <td>0.00</td> <td>0.00</td> </tr> <tr> <td>0.92</td> <td>27.54</td> </tr> <tr> <td>0.17</td> <td>5.12</td> </tr> <tr> <td>0.12</td> <td>3.71</td> </tr> <tr> <td>0.90</td> <td>26.95</td> </tr> <tr> <td><b>3.34</b></td> <td><b>100.00</b></td> </tr> </tbody> </table>	Area (Ha)	Percentage	1.14	34.13	0.00	0.00	0.92	27.54	0.17	5.12	0.12	3.71	0.90	26.95	<b>3.34</b>	<b>100.00</b>
Area (Ha)	Percentage																		
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<b>3.34</b>	<b>100.00</b>																		
	Commercial																		
	Roads/Pavements																		
	Open spaces																		
	Community / Social facilities																		
	Others																		
	<b>Total</b>																		
(B)	<b>Water supply</b>																		
	(vi) Proposed expenditure (Rs in lacs)	:	<b>20.22 (pipe line),32.42 (Tube well), 85.25 ( Water Softening Plant)</b>																
	(vii) Individual metered connection provided?	:	Yes																

	(viii) Length of pipeline and design parameters in brief	:	2190 m. U-PVC Pipes has been proposed. 32mm dia. (60 mt) 40mm dia. (60 mt) 50mm dia. (160 mt) 65 mm dia (20 mt) 80 mm dia. (450 m.) 100 mm dia. (300 m.)
	(ix) Integration with city-level infrastructure	:	Stand alone system, municipal water supply does not exist in the project area site. The underground water through tube well has been proposed to meet out the project requirement.
	(x) Whether there is provision of rain water harvesting?	:	Yes
(C)	<b>Sanitation</b>		
	(vi) Proposed expenditure (Rs in lacs)	:	Rs 18.27 Lacs (pipe line)+92.83 (STP)
	(vii) Whether underground system proposed	:	Yes
	(viii) Length of pipeline and design parameters in brief	:	200 & 250 mm dia. S.W. Pipes of 1640 & 120 m. with 36 nos. main holes are proposed for the project.
	(ix) Integration with city level infrastructure	:	No municipal sewer line exists nearby the project. An o STP has been proposed .
	(x) Outfall parameters	:	-
(D)	<b>Land Tenure</b>	:	No details furnished

(E)	<b>Health facilities</b> Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacity etc may be provided.	:	Yes As indicated, provision of Health Care facility through 'PHC' in livelihood centre including maternity care facility has been taken.
(F)	<b>Education facilities</b> Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacities, existing enrolment of students, vacancy availability etc may be provided.	:	Yes As indicated, there is Government college, PG college, higher Secondary School, Engineering College in the nearby vicinity of the area.
(G)	<b>Social Security</b> programmes proposed for affordable housing beneficiaries	:	Yes
33.	Other infrastructure facilities		
(A)	<b>Roads</b>		
	(iv) Proposed expenditure (Rs in lacs)	:	<b>74.49</b>
	(v) Length of roads and design parameters in brief	:	<b>Drive Way=9200 sqm, Path way=5995 sqm.</b>
	(vi) Whether connectivity with the main peripheral road exists or not? If not, is it proposed in the DPR?	:	As indicated, the project site is situated adjacent to highway having 200' ROW the provision to connect it with SH as well as internal road network has been taken as per the layout plan.
(B)	<b>Drainage &amp; Rainwater harvesting Structure</b>		
	(iv) Proposed expenditure (Rs in lacs)	:	<b>Rs. 76.65 Lacs(Drainage)+ 14.42(Treated waste water)</b>
	(v) Length of drains and design parameters in brief	:	Average 300mmx600mm with ferro cement drain covers <b>NP-2 Pipes- 300, 450 &amp; 600 dia. = 220, 1400 &amp;</b>

			<b>700mm long.</b>
	(vi) Whether connectivity with the main/primary drains exists or not? If not, is it proposed in the DPR.	:	As indicated storm water drain is proposed to recharge the underground water through rainwater harvesting structures
(C)	<b>External Electrification</b>		
	(iii) Proposed expenditure (Rs in lacs)	:	<b>Rs. 122.64lacs</b>
	(iv) Indicate nos. of poles, transformers etc.	:	<b>LT Cable=5900 rmt. Transformers 250 KVA=12 nos. 125 KVA=01 nos. 118 nos. Street Light Poles</b>
(D)	<b>Community facilities</b>		
	(iii) Proposed expenditure (Rs in lacs)	:	Community centre - <b>40.77</b> Lacs (1364.5 sqft)
	(iv) Type, area, specification etc	:	No details & drawings
(E)	<b>Parks &amp; open spaces</b>		
	(iii) Proposed expenditure (Rs in lacs)	:	<b>Rs. 11.57 Lacs</b>
	(iv) 1No. & area of parks	:	One number park with about 750 m. Long park wall with parking are has been proposed for playing of children and also be used as oxygen zone for the complete project site.
(F)	<b>Solid Waste Management</b>		
	(iv) Proposed expenditure (Rs in lacs)	:	<b>Nil</b>
	(v) Details of Solid Waste Management from collection to ultimate	:	Through Contract system It will be maintained by the society through as

	treatment/ disposal		co-ordination with the municipal corporation on contract basis
	(vi) Whether there is provision for waste recycling & segregation?	:	Proposed to be maintained by the society through as co-ordination with the municipal corporation on contract basis.
34.	Whether Bar Chart & Cash Flow Statement indicating the quarter-wise / year-wise implementation of the programme furnished.	:	No
35.	Stage of the project work(if started, indicate progress)		Yes 304 EWS – Plinth level 32 EWS – Roof casted
36.	Whether signed copy of check list furnished?	:	yes
37.	Whether the following undertakings have been furnished by the agency		
	(i) Biometric identification of beneficiaries and upload the list on the State / Municipality / JNNURM web site.	:	No
	(ii) Transparent bidding process been adopted for selection of the private developer for development of Govt. land.	:	NA
	(iii) Confirmation regarding adequacy, correctness of design and quantity calculations conforms to the proposed design / plan.	:	Yes
38.	Methodology adopted for maintenance of assets created and mechanism for sustainable management of services as proposed by the agency	:	Details furnished.
39.	Whether the area/beneficiaries covered under DPR had previously benefited in any Central/State Government Scheme?	:	Beneficiaries status not indicated

40.	Whether disaster resistant features adopted	:	Yes as indicated
41.	Is the DPR in accordance with the 'Affordable Housing in Partnership under JNNURM' guidelines? If not, indicate deviations and provide justifications.	:	Yes (subject to forwarding by SLSC for BSUP/RAY)

## APPRAISAL REPORT FROM BMTPC

- 1) **Project Name:** Affordable Housing Project at Shyam-pura Buhariya, Jaipur Rajasthan
- 2) **Project Brief:** Components - E.W.S. – 672 DUs, L.I.G. 256 DUs, M.I.G. 192. Water Supply, Roads, Sewerage, Storm Water Drain, Street Lighting, Multi facility Community centre.

### Points for the consideration of the CSMC;

1. The Project proposal has not been forwarded by ULB & State SLNA for BSUP / RAY (RUIFDCO). However, the same has been forwarded by Avas Vikas Ltd. (the Nodal agency for Rajasthan State Affordable Housing Scheme 2009)
2. The approval from SLSC (for BSUP/ RAY) for the proposal needs to be indicated. However, the proposal has been approved by State Level sanctioning & monitoring committee (under the Chairmanship of Principal Secretary, UD&H, GoR) for implementation of State affordable housing policy 2009.
3. The project is proposed to be developed by Private Agency M/s Vatika Regency Buildhome Pvt. Ltd. on private land in partnership with Avas Vikas Ltd.
4. The sale price is higher than the construction cost (including internal and campus area infrastructure cost) for all EWS, LIG & MIG categories of houses. However, the land as indicated has been provided free of cost by the private partner.
5. Tenural right details of the beneficiaries have not been indicated. The Rajasthan AHP Policy defines the eligibility criteria of beneficiaries which primarily include furnishing income certificate as fixed for various income groups & bonafide resident ship of the State. The list of beneficiaries is not enclosed.
6. As per the proposal, there is no state share and entire cost of DU other than Govt. of India share is proposed to be borne by the beneficiary. As per State Affordable housing Policy, State has to bear all external development charges. However, various incentives such as double FSI, TDR, stamp duty at very nominal rate etc. with details as included in appraisal check list are proposed to private developer and beneficiaries by State Govt.
7. As per State Affordable Housing Policy, any cash subsidy is proposed to be passed on to beneficiaries of EWS/LIG categories.
8. AVL vide letter No. AVL/ F-173/2011-12/3050 dt 18.10.2011 has clarified/ submitted further details related to the proposal which include undertaking from Nodal Agency that space for future development (Maximum 48% land area as allocated to private builder without any mandatory reservation for EWS/LIG as per State policy) will not be part of the proposal to be considered by GoI under it's AHP programme. No future development has been proposed in the land area as part of the present scheme.
9. A certificate regarding adequacy of design of components & adoption of SOR for estimate & O&M/ project sustainability details have been furnished.
10. The project has already started, & present status of the project has been furnished. The date of Letter of Intent for the project is of year 2011.

11. No drawing for community centre has been furnished. The cost estimate has been worked out based on rate adopted (Plinth Area rate) @ Rs. 1000/sqft on allocated area of 4077 sqft. It has been submitted by agency that detailed design and drawing of community centre would be furnished later.
12. The technical specification of Sewage Treatment Plant (as proposed) has been included in the proposal, however, it's forecast/tentative cost has been taken and not the detailed cost citing the STP being total package item. It is submitted that sanctioned cost for STP may be subject to adjustment against actually awarded cost (while following State Govt./ transparent) procedure.
13. The proposal complies with GoI AHP Guidelines in terms of the criteria of minimum number of houses (200 Nos), built up area requirement of EWS/LIG (Minimum 25% ) & ceiling cost by State on the sale price for EWS, LIG & MIG.

## **Project Background**

### **City Profile**

As per the details in DPR, the city of Jaipur had a population of 23.23 lakhs as per the 2001 census covering an approximate urbanized area as 535 sq km, during 1991-2001, with the average density as 4300 person per sq km. The urban population of Jaipur increased at 5.3 percent of annual growth rate. As per the present population trends, the population of Jaipur city is expected to reach 36.02 lakhs by the year 2011 and 64.95 lakhs by 2025 with the average projected population density as 8000 person per sq km covering an urbanized area approximately as 800 sq km.

### **Slum Profile**

The city has a slum population of 3, 68,670 persons accounting for 15.87% of the total population. The only million plus city of Rajasthan it has the distinction of having largest slum population of Rajasthan The city slum population when compared to Rajasthan population shows that the 28.48 percent of the state slum dwellers are residing in Jaipur.

### **Socio-Economic Survey Results**

As per DPR social –economic survey of housing supply in Jaipur are as follows:

**Table: Housing Supply in Jaipur**

	<b>Housing</b>	<b>Nos.</b>	<b>Percentage</b>
1	Traditional Housing (Walled City)	64,800	17.5
2	RHB Housing	61,385	16.5
3	JDA/UIT/Govt. Housing	76,090	20.5
4	Private and Co-operative Societies	1,13,240	30.5
5	Katchhi Basties	55,680	15.0



<b>Total</b>	<b>3,71,195</b>	<b>100</b>
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### Details for identification of beneficiaries

It has been proposed that beneficiaries would be selected and allotments made on a transparent procedure by the State / implementing agency, e.g. draw of lottery, based of detailed guidelines approved by the State/UT Government.

### 3) Summary of Costing:

#### A:- Subsidy calculation as per various clauses of AHP Guideline of GoI

Subsidy calculation as per various clauses of AHP Guideline of GoI							
					Clause 7.2-i	Clause 7.2-ii	Permissible Subsidy
	Total EWS Units	Total LIG Units	Total MIG Units	Total cost of Infrastructure	Total subsidy based on Rs 50,000 for all EWS+LIG+MI G)	Total subsidy as 25% civic services/ infra	Permissible Subsidy (least of all )
	Nos	Nos	Nos	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)
<b>Shyampura</b>	672	256	192	624.32	560.00	156.08	156.08

#### B: - Abstract of Project cost

Project Components	Quantity Nos.	Rate per Unit (Rs. In Lakhs)	Proposed Project cost	Appraised Project Cost	Central Share	State/ULB/ Beneficiary Share
<b>Housing (A)</b>						
EWS	672	2.06	1385.28	1385.28	0.00	1385.28
LIG	256	2.89	739.39	739.39	0.00	739.39
MIG	192	4.17	801.57	801.57	0.00	801.57
<b>Total Housing Cost (A)</b>			<b>2926.24</b>	<b>2926.24</b>	<b>0.00</b>	<b>2926.24</b>
<b>B. Infrastructure</b>						

Roads-BT			74.49	74.49	18.62	55.87
Storm water drain & RWH			76.66	76.66	19.16	57.49
Water supply			20.22	20.22	5.06	15.17
Sewerage			18.27	18.27	4.57	13.71
Electrification			122.65	122.65	30.66	91.99
Sewage Treatment Plant			92.83	92.83	23.21	69.63
Parks			11.57	43.99	11.00	32.99
Recycling of Treated Waste Water			14.42	14.42	3.60	10.81
Compound Wall			34.77	34.77	8.69	26.07
Water softening plant & Tube well			117.67	85.25	21.31	63.94
Community Center			40.77	40.77	10.19	30.57
<b>Total infrastructure cost (B)</b>			<b>624.31</b>	<b>624.32</b>	<b>156.08</b>	<b>468.24</b>
<b>Total Cost (A+B)</b>			<b>3550.55</b>	<b>3550.55</b>	<b>156.08</b>	<b>3394.47</b>

#### 4) Details of State Share as per construction cost

State/ULB's /Beneficiaries contribution = 3394.47 lacs.

#### 5) Detail of Area of DUs, Construction cost & Mobilization of Fund from Sale of DUs

**Table A. - Area Details of Housing**

S. No.	Description	No. of Units	Carpet Area in (Sq mt.)		Super Built-up Area (Sq mt.)	
			Per DU	Total DUs	Per DU	Total DUs
1	EWS	672	25	16800	30.2	20294.4
2	LIG	256	39.53	10119.68	46.47	11896.32
3	MIG	192	53.25	10224	65.05	12489.6
	Total	1120		37143.68		44680.32

**Table B- Cost of Construction of DUs**

S No	Description	No. of Units	Super built up area per DU	Construction cost on super built up area basis	Construction cost per DU	Construction cost for Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	672	324.95	634.38	2.06	1385.28
2	LIG	256	500.02	577.63	2.89	739.39
3	MIG	192	699.94	596.46	4.17	801.57
	Total	1120				2926.24

**Table-C Mobilization of funds through sale of DUs:**

S No	Description	No. of Units	Super built up area per DU	Sale price on super built up area basis	Sale price per DU	Mobilization through Sale of Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	672	324.95	750	2.40	1612.80
2	LIG	256	500.02	750	3.75	960.03
3	MIG	192	699.94	1000	7.00	1343.88
	Total	1120				3916.71

**6) Appraisal of Project Components****i) Schedule of Rate Adopted: Year**

Estimation has been based on Rajasthan PWD BSR 2008-09.

**ii) Project land**

- Area of Project land (in Ha)- 3.34 Ha

- Title of project land (Govt./Private/others). – Private land

**iii) Land Tenure**

- Private land for which conversion to residential use has been approved.

**iv) Infrastructure items**

The details of various infrastructure items are included in appraisal check list.

**7. Convergence of Health & Educational facilities and Social Security**

A Table showing access to various Social Service Facilities from the Project Site has been included in the DPR and the same is as follows:

<b>Health Facility</b>	<b>Education Facility</b>	<b>Police station</b>	<b>Transport</b>	<b>bank</b>	<b>Other Facility</b>
<ul style="list-style-type: none"> <li>• Govt. Dispensary Vatika</li> </ul>	<ul style="list-style-type: none"> <li>• Engineering College</li> <li>• Raman ITI Centre</li> <li>• Govt. Boys &amp; Girls secondary Schools</li> </ul>	Police Station	At every half an hour bus service from Vatika	Thar Gramin Bank	Petrol pump at 3 km from site.

**8. Details of Project Sustainability and O&M details:**

O & M has been proposed to be maintained by ULB and resident welfare society to be formulated to look into day to day affair for their better living. The corpus of fund has been proposed to be created wherein initially builder shall provide the fund @ Rs. 5000/- unit for Affordable Housing which shall help in maintaining the apartment as well as local need of urban infrastructure component.

**Recommendation**

In view of above observations, the proposal is submitted for consideration of CSMC.

**iii.**

**Proposal for approval of New Project: Affordable Housing Project at Omax City Ajmer Road, Jaipur , Rajasthan**

01.	Project Name	:	Affordable Housing Project at Omax City Ajmer Road, Jaipur		
02.	Name of the City	:	Jaipur		
03.	Name of the State	:	Rajasthan		
04.	Category of State – whether general or North Eastern States (including Sikkim)/J&K	:	Jaipur (General)		
05.	Nodal Agency	:	Avas Vikas Ltd. (AVL) – State appointed Nodal Agency for Affordable Housing.		
06.	Implementing Agency	:	M/s Shiv Shakti Propcon Pvt. Ltd.		
07.	i) Project Cost (Rupees in Lacs)	:	2047.10		
	ii) Central share (Rupees in Lacs)	:	72.87		
	v) State/Beneficiary share (Rupees in Lacs)	:	1974.23		
08.	CDP approval status (Date of approval)	:			
09.	SLSC approval status (Date of approval)	:	SLSC Approval needs to be furnished.		
10.	Whether Tripartite MoA between Urban Local Body (ULB), State Government and Central Government executed?	:	Yes		
11.	Whether DPR has been forwarded by State Level Nodal Agency?	:	Yes		
12.	Whether elected local body is in place?	:	Yes		
13.	The Governing criteria for central funding	:	25% of Infrastructure		
14.	Ratio of Housing : Infrastructure		Housing	Infrastructure	Total

	Amount (Rupees in Lacs)	:	1755.61	291.48	2047.1
	Percentage (%)	:	85.76%	14.24%	100%
15.	Financing pattern (Rupees in Lacs)				
	Central grant	:	-	72.87	72.87
	State share	:	-	0	0
	ULB share/Beneficiary share	:	1755.61	218.62	1974.23
16.	Details of Housing, Commercial units etc.				
	Description	No. of Units	Carpet Area (sqmt)		Super Built-up
			Per DU	Criteria	Per DU
	EWS	384	24.78	Min 25 sqm	337.11
	LIG	192	38.33	Max. 48 sqm	497.33
	MIG	128	51.04	Max. 80 sqm	731.57
	Total	704			

17.	A. Costing of Housing, Commercial units etc.						
	<b>Descripti on</b>	<b>Super Built-up area per DU</b>	<b>Super built up area per DU</b>	<b>Constructi on cost on super built up area basis</b>	<b>Constructi on cost per DU</b>	<b>Sale price as fixed on super built up area basis</b>	<b>Sale price per</b>
		(sqmt)	(sqft)	(Rs/sqft)	(in Rs lacs)	(Rs/sqft)	(in R lacs)
	EWS	31.33	337.11	578.80	1.95	750	2.40
	LIG	46.22	497.33	504.06	2.51	750	3.73
	MIG	67.99	731.57	560.70	4.10	1000	7.32
18.	Whether sale price is approved by State Govt?						: Yes
19.	Per Unit Central Subsidy if worked out as total units (EWS+LIG+MIG-A) (Rs.)						: <b>10350.85</b>
20.	Per Unit Central Subsidy if worked of as EWS & LIG (Rs.)						: <b>12651.04</b>
21.	Is the area for affordable housing (EWS/LIG) more than 25% of the total built-up area of the project?						: 73.06%
22.	Is the number of EWS units more than 25% of total units						: 82%
23.	Project duration						: Two Years
24.	i) Density (DU/hectare)						



	Gross Density	:	413 DUs per Hectare	
	ii) Proposed density as per the Master Plan of the area?	:	As indicated, there are no provisions in Master Plan but as per the normal practice, 400-500 DUs per hectare (G+3) is being considered sufficient for optimum utilization of the land.	
25.	Zoning incentives proposed by the State Govt./UT	:	<ul style="list-style-type: none"> <li>Land-use conversion</li> <li>Additional FSI/FAR</li> <li>Grant of TDR</li> <li>Other incentives (Give description)</li> </ul>	<p>Free of charges by State Govt.</p> <p>Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.</p> <p>1.5</p> <p>+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.</p>
26.	Land Details	:		
	Area of Project land (in Ha)		1.704	
	Whether the Project land includes any spare land for future use.		No	Undertaking from Nodal Agency has been submitted in this regard.
	Jurisdiction of development/planning authority in respect of the project land		Jaipur Development Authority.	
	Title of project land		Private Land Under PPP Model	
	Cost of project land (in case of private)		No land cost has been taken in project	
			2500/- per sqm	

	Valuation of the land <ul style="list-style-type: none"> <li>▪ As per circle rates</li> <li>▪ Market rate as per valour's report</li> </ul>		3000/- per sqm	
27.	i) The land use of the proposed site as per the Master plan	:	The land is situated in the peripheral belt of the Jaipur development Region, which is subjected to the conversion as per rule as desired for any nature of project. The project under consideration is for residential purpose which is permissible under the rules.	
	ii) If not residential, then has necessary notification been issued by the State Govt. for change in land use?	:	Yes Approval as per the policy has been taken	
28.	Schedule of Rates adopted (Year) (Building & infrastructure works, such as water supply, sewerage, roads etc.)	:	PWD BSR-2008-09.	
29.	Whether statutory approvals from various Authorities have been obtained, such as <ul style="list-style-type: none"> <li>• TCPO</li> <li>• Municipality/Development Authority/ Housing Boards etc.</li> <li>• Fire Deptt.</li> <li>• Pollution Control Board</li> <li>• Min. of Environment etc.</li> <li>• Whether duly sanctioned / approved building plans, layout plans etc along with sanction letter issued by Competent Authority are</li> </ul>	:	Yes, as indicated for all	

	furnished?		
30.	Whether detailed cost estimates have been checked & verified by the Competent Engineer of ULB/State? (Yes / No)	:	signed
31.	Confirm the following	:	
	(i) No provision for cost escalation / contingency	:	Yes
	(ii) No provision for departmental charges included in the cost estimates.	:	Yes
	(ii) Guidelines pertaining to 'Affordable Housing in Partnership' alongwith decisions taken in various CSMC meetings have been ensured/followed in the project.	:	Yes
32.	Compliance to garland of basic services		Yes
(A)	<b>Housing -</b>		
	(xi) Whether the carpet area of dwelling unit is equal or more than 25 sq mtrs for EWS & limited to 48 sqm for LIG & 80 sqm for MIG?	:	Yes except for EWS area as 24.78 sqmt.
	(xii) Whether each dwelling unit for affordable housing (EWS/LIG) comprises two rooms, kitchen with separate bath & WC?	:	Yes

	(xiii) Whether cost effective innovative technologies proposed in construction of housing units?	:	Nothing significant																							
	(xiv) Whether fire safety measures have been adopted?	:	NI																							
	(xv) <b>Layout Plan – Land use Analysis</b>	:	<table border="1"> <thead> <tr> <th>Area (Ha)</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>0.682</td> <td>40.0</td> </tr> <tr> <td>Commercial</td> <td>0.111</td> <td>6.51</td> </tr> <tr> <td>Roads/Pavements</td> <td>0.537</td> <td>31.51</td> </tr> <tr> <td>park area</td> <td>0.085</td> <td>4.99</td> </tr> <tr> <td>Community/ Amenities</td> <td>0.033</td> <td>1.94</td> </tr> <tr> <td>incidental open space</td> <td>0.256</td> <td>15.02</td> </tr> <tr> <td><b>Total</b></td> <td><b>1.704</b></td> <td><b>100.00</b></td> </tr> </tbody> </table>	Area (Ha)	Percentage	Residential	0.682	40.0	Commercial	0.111	6.51	Roads/Pavements	0.537	31.51	park area	0.085	4.99	Community/ Amenities	0.033	1.94	incidental open space	0.256	15.02	<b>Total</b>	<b>1.704</b>	<b>100.00</b>
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(B)	<b>Water supply</b>																									
	(xi) Proposed expenditure (Rs in lacs)	:	<b>31.03</b>																							
	(xii) Individual metered connection provided?	:	Yes																							

	(xiii) Length of pipeline and design parameters in brief	:	DI-K-09 Pipes 80 mm dia. = 1309.44 rmt. 100 mm dia. = 126.72 rmt. 150 mm dia. = 8.45 rmt. RCC ESR = 170000 Liter
	(xiv) Integration with city-level infrastructure	:	Stand alone system, municipal water supply does not exist in the project area site. The underground water through tube well has been proposed to meet out the project requirement.
	(xv) Whether there is provision of rain water harvesting?	:	Yes
(C)	<b>Sanitation</b>		
	(xi) Proposed expenditure (Rs in lacs)	:	<b>Rs.14.32(Sewerage)+ Rs59.89(STP)</b>
	(xii) Whether underground system proposed	:	Yes
	(xiii) Length of pipeline and design parameters in brief	:	RCC NP 04 150 mm dia. = 965.25 rmt. 200 mm dia. = 9.75 rmt. Main Hole = 65 nos. U-PVC Pipes 110 mm dia. = 1040 rmt. STP = 500 KLD

	(xiv) Integration with city level infrastructure	:	No municipal of sewer line exist nearby the project. STP has been proposed.
	(xv) Outfall parameters	:	-
(D)	<b>Land Tenure</b>	:	No details furnished
(E)	<b>Health facilities</b> Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacity etc may be provided.	:	Yes  As indicated, provision of Health Care facility through 'PHC' in livelihood centre including maternity care facility has been taken.
(F)	<b>Education facilities</b> Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacities, existing enrolment of students, vacancy availability etc may be provided.	:	Yes  As indicated, there is Government college, PG college, higher Secondary School, Engineering College in the nearby vicinity of the area.
(G)	<b>Social Security</b> programmes proposed for affordable housing beneficiaries	:	Yes
33.	Other infrastructure facilities		
(A)	<b>Roads</b>		
	(vii) Proposed expenditure (Rs in lacs)	:	<b>Rs.16.95(Road)+ Rs. 11.99(Wall)</b>
	(viii) Length of roads and design parameters in brief	:	Bitumen top, 3.0 metre. Wide road is 482.79 metres. Long, 3.6 m. Wide road is 197.12 m. Long; 6 m. Wide road is 197.12 m. Long. And 12 m. Wide road is 85.50 m. Long.
	(ix) Road side		

	plantation (12M)-128.3 rmt.		
	(x) Whether connectivity with the main peripheral road exists or not? If not, is it proposed in the DPR?	:	As indicated, the project site is situated adjacent to highway having 200' ROW the provision to connect it with SH as well as internal road network has been taken as per the layout plan.
(B)	<b>Drainage</b>		
	(vii) Proposed expenditure (Rs in lacs)	:	<b>Rs.15.63(Strom)+ Rs.2.10(RWH)+ Rs.2.40(Treated Water)</b>
	(viii) Length of drains and design parameters in brief	:	Average 300mmx200mm, 1638.89 rmt. Long with Ferro cement drain covers of 2107 rmt. Long.
	(ix) Whether connectivity with the main/primary drains exists or not? If not, is it proposed in the DPR.	:	As indicated storm water drain is proposed to recharge the underground water through rainwater harvesting structures
(C)	<b>External Electrification</b>		
	(v) Proposed expenditure (Rs in lacs)	:	<b>110.00</b>

	(vi) Indicate nos. of poles, transformers etc.	:	Poles -No.-26 Transformers (125KVA)- No. 01 Transformers (200KVA)- No- 01 Transformers (315KVA)- No.- 01 Transformers (400KVA)- No- 01 Transformers (500KVA)-No- 01 Hume Pipe 200 mm dia. = 704 rmt. Feeder Pillar = 44 nos.
(D)	<b>Community facilities</b>		
	(v) Proposed expenditure (Rs in lacs)	:	
	(vi) Type, area, specification etc	:	
(E)	<b>Parks &amp; open spaces</b>		
	(v) Proposed expenditure (Rs in lacs)	:	<b>9.49</b>
	(vi) No. & area of parks.	:	Two number large parks proposed as community amenities, for playing of children for the complete project site.
(F)	<b>Solid Waste Management</b>		
	(vii) Proposed expenditure (Rs in lacs)	:	<b>Nil</b>
	(viii) Details of Solid Waste Management from collection to ultimate	:	Through Contract system It will be maintained by the society through as co-ordination with the municipal corporation on contract basis.



	treatment/ disposal		
	(ix) 400 KL STP		
	(x) Whether there is provision for waste recycling & segregation ?	:	Proposed to be maintained by the society through as co-ordination with the municipal corporation on contract basis.
34.	Whether Bar Chart & Cash Flow Statement indicating the quarter-wise / year-wise implementation of the programme furnished.	:	Yes
35.	Stage of the project work(if started, indicate progress)		Yes 384 EWS- Plinth level 96 EWS- Roof casted 192 LIG- Plinth level 64 LIG- Roof casted 128 MIG- Plinth level 16 MIG – Roof casted
36.	Whether signed copy of technical check list furnished?	:	Yes
37.	Whether the following undertakings have been furnished by the agency		
	(i) Biometric identification of beneficiaries and upload the list on the State / Municipality / JNNURM web site.	:	No
	(ii) Transparent bidding process been adopted for selection of the private developer for development	:	NA

	of Govt. land.		
	(iii) Confirmation regarding adequacy, correctness of design and quantity calculations conforms to the proposed design / plan.	:	Yes
38.	Methodology adopted for maintenance of assets created and mechanism for sustainable management of services as proposed by the agency	:	Details have been furnished.
39.	Whether the area/beneficiaries covered under DPR had previously benefited in any Central/State Government Scheme?	:	Beneficiaries not identified so far
40.	Whether disaster resistant features adopted	:	Yes, as indicated
41.	Is the DPR in accordance with the 'Affordable Housing in Partnership under JNNURM' guidelines? If not, indicate deviations and provide justifications.	:	Yes (subject to forwarding by SLSC for BSUP/RAY)

## APPRAISAL REPORT FROM BMTPC

- 1) **Project Name:** Affordable Housing Project at Omax City Ajmer Road,, Jaipur, Rajasthan
- 2) **Project Brief:** Components - E.W.S. – 384 DUs, L.I.G. 192 DUs, M.I.G. 128, Housing/Water Supply, Roads, Sewerage, Storm Water Drain, Street Lighting, Multi facility Community centre, Livelihood centre.

### Points for the consideration of the CSMC;

1. The Project proposal has not been forwarded by ULB & State SLNA for BSUP / RAY (RUIFDCO). However, the same has been forwarded by Avas Vikas Ltd. (the Nodal agency for Rajasthan State Affordable Housing Scheme 2009)
2. The approval from SLSC (for BSUP/ RAY) for the proposal needs to be indicated. However, the proposal has been approved by State Level sanctioning & monitoring committee (under the Chairmanship of Principal Secretary, UD&H, GoR) for implementation of State affordable housing policy 2009.
3. The project is proposed to be developed by Private Agency M/s Shiv Shakti Propcon Pvt. Ltd. on private land in partnership with Avas Vikas Ltd.
4. The sale price is higher than the construction cost (including internal and campus area infrastructure cost) for all EWS, LIG & MIG categories of houses. However, the land as indicated has been provided free of cost by the private partner.
5. Tenural right details of the beneficiaries have not been indicated. The Rajasthan AHP Policy defines the eligibility criteria of beneficiaries which primarily include furnishing income certificate as fixed for various income groups & bonafide resident ship of the State. The list of beneficiaries is not enclosed.
6. As per the proposal, there is no state share and entire cost of DU other than Govt. of India share is proposed to be borne by the beneficiary. As per State Affordable housing Policy, State has to bear all external development charges. However, various incentives such as double FSI, TDR, stamp duty at very nominal rate etc. with details as included in appraisal check list are proposed to private developer and beneficiaries by State Govt.
7. As per State Affordable Housing Policy, any cash subsidy is proposed to be passed on to beneficiaries of EWS/LIG categories.
8. AVL vide letter No. AVL/ F-173/2011-12/3050 dt 18.10.2011 has clarified/ submitted further details related to the proposal which include undertaking from Nodal Agency that space for future development (Maximum 48% land area as allocated to private builder without any mandatory reservation for EWS/LIG as per State policy) will not be part of the proposal to be considered by GoI under it's AHP programme. No future development has been proposed in the land area as part of the present scheme.
9. A certificate regarding adequacy of design of components & adoption of SOR for estimate & O&M/ project sustainability details have been furnished.
10. The project has already started, & present status of the project has been furnished. The date of Letter of Intent for the project is of year 2011.

11. No drawing for community centre has been furnished. The cost estimate has been worked out based on rate adopted (Plinth Area rate) @ Rs. 1000/sqft on allocated area of 1767 sqft. It has been submitted by agency that detailed design and drawing of community centre would be furnished later.
12. The technical specification of Sewage Treatment Plant (as proposed) has been included in the proposal, however, it's forecast/tentative cost has been taken and not the detailed cost citing the STP being total package item. It is submitted that sanctioned cost for STP may be subject to adjustment against actually awarded cost (while following State Govt./ transparent) procedure.
13. The carpet area of EWS unit is 24.78 sqmt (< 25 sqmt).
14. The proposal complies with GoI AHP Guidelies in terms of the criteria of minimum number of houses (200 Nos), built up area requirement of EWS/LIG (Minimum 25% ) & ceiling cost by State on the sale price for EWS, LIG & MIG.

## Project Background

### City Profile

As per the details in DPR, the city of Jaipur had a population of 23.23 lakhs as per the 2001 census covering an approximate urbanized area as 535 sq km, during 1991-2001, with the average density as 4300 person per sq km. The urban population of Jaipur increased at 5.3 percent of annual growth rate. As per the present population trends, the population of Jaipur city is expected to reach 36.02 lakhs by the year 2011 and 64.95 lakhs by 2025 with the average projected population density as 8000 person per sq km covering an urbanized area approximately as 800 sq km.

### Slum Profile

The city has a slum population of 3, 68,670 persons accounting for 15.87% of the total population. The only million plus city of Rajasthan it has the distinction of having largest slum population of Rajasthan The city slum population when compared to Rajasthan population shows that the 28.48 percent of the state slum dwellers are residing in Jaipur.

### Socio-Economic Survey Results

As per DPR social –economic survey of housing supply in Jaipur are as follows:

**Table: Housing Supply in Jaipur**

S.No.	Housing	Nos.	Percentage
1	Traditional Housing (Walled City)	64,800	17.5
2	RHB Housing	61,385	16.5
3	JDA/UIT/Govt. Housing	76,090	20.5
4	Private and Co-operative	1,13,240	30.5

	Societies		
5	Katchhi Basties	55,680	15.0
	<b>Total</b>	<b>3,71,195</b>	<b>100</b>

### Details for identification of beneficiaries

It has been proposed that beneficiaries would be selected and allotments made on a transparent procedure by the State / implementing agency, e.g. draw of lottery, based of detailed guidelines approved by the State/UT Government.

### 3) Summary of Costing:

#### A:- Subsidy calculation as per various clauses of AHP Guideline of GoI

Subsidy calculation as per various clauses of AHP Guideline of GoI							
					Clause 7.2-i	Clause 7.2-ii	Permissible Subsidy
	Total EWS Units	Total LIG Units	Total MIG Units	Total cost of Infrastructure	Total subsidy based on Rs 50,000 for all EWS+LIG+MIG)	Total subsidy as 25% civic services/infra	Permissible Subsidy (least of all )
	Nos	Nos	Nos	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)
<b>Omax City</b>	384	192	128	291.48	352	72.87	72.87

#### B: - Abstract of Project cost

Project Components	Quantity Nos.	Rate per Unit (Rs. In Lakhs)	Proposed Project cost	Appraised Project Cost	Central Share	State/ULB/ Beneficiary Share
<b>Housing (A)</b>						
EWS	384	1.951	749.264	749.264	0	749.264
LIG	192	2.507	481.314	481.314	0	481.314

MIG	128	4.102	525.047	525.047	0	525.047
<b>Total Housing Cost (A)</b>			<b>1755.62</b>	<b>1755.62</b>	<b>0.00</b>	<b>1755.62</b>
<b>B. Infrastructure</b>						
Roads-BT			16.95	16.95	4.24	12.71
Storm water drain			15.63	15.63	3.91	11.72
Water supply			31.03	31.03	7.76	23.27
Sewerage			14.32	14.32	3.58	10.74
Electrification			110.00	110.00	27.50	82.50
Sewerage Treatment Plant			59.89	59.89	14.97	44.92
Parks, horticulture & open spaces			9.49	9.49	2.37	7.12
Recycling of Treated Waste Water			2.40	2.40	0.60	1.80
Compound Wall			12.00	12.00	3.00	9.00
Rain Water Harvesting			2.10	2.10	0.53	1.58
Construction of Community Center			17.67	17.67	4.42	13.25
<b>Total infrastructure cost (B)</b>			<b>291.48</b>	<b>291.48</b>	<b>72.87</b>	<b>218.61</b>
<b>Total Cost (A+B)</b>			<b>2047.10</b>	<b>2047.10</b>	<b>72.87</b>	<b>1974.23</b>

#### 4) Details of State Share as per construction cost

State/ULB's /Beneficiaries contribution = 1974.23 lacs

#### 5) Detail of Area of DUs, Construction cost & Mobilization of Fund from Sale of DUs

**Table A. - Area Details of Housing**

S. No.	Description	No. of	Carpet Area		Super Built-up Area
--------	-------------	--------	-------------	--	---------------------

		Units	(Sq mt.)		(Sq mt.)	
			Per DU	Total DUs	Per DU	Total DUs
1	EWS	384	24.78	9515.52	31.33	12030.72
2	LIG	192	38.33	7359.36	46.22	8874.24
3	MIG	128	58.54	7493.12	67.99	8702.72
	Total	704		24368		29607.68

**Table B- Cost of Construction of DUs**

S No	Description	No. of Units	Super built up area per DU	Construction cost on super built up area basis	Construction cost per DU	Construction cost for Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	384	337.11	578.80	1.95	749.26
2	LIG	192	497.33	504.06	2.51	481.31
3	MIG	128	731.57	560.70	4.10	525.05
	Total	704				1755.62

**Table-C Mobilization of funds through sale of DUs:**

S No	Description	No. of Units	Super built up area per DU	Sale price on super built up area basis	Sale price per DU	Mobilization through Sale of Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	384	337.11	750	2.40	921.60
2	LIG	192	497.33	750	3.73	716.15
3	MIG	128	731.57	1000	7.32	936.41
	Total	704				2574.16

## 6) Appraisal of Project Components

### i) Schedule of Rate Adopted: Year

Estimation has been based on Rajasthan PWD BSR 2008-09.

### ii) Project land

- Area of Project land (in Ha)- 1.704 Ha
- Title of project land (Govt./Private/others). – Private land

### iii) Land Tenure

Private land for which conversion to residential use has been approved.

### iv) Infrastructure items

The details of various infrastructure items are included in appraisal check list.

## 7. Convergence of Health & Educational facilities and Social Security

A Table showing access to various Social Service Facilities from the Project Site has been included in the DPR and the same is as follows:

Health Facility	Education Facility	Police station	Transport	bank	Other Facility
<ul style="list-style-type: none"><li>• Govt. Dispensary</li><li>• Dental college</li><li>• Pvt. clinic</li></ul>	<ul style="list-style-type: none"><li>• B.Ed. College</li><li>• A number of schools including Govt. secondary School</li></ul>	Police Station	At every half an hour bus service from proposed site	Jaipur Thar Gramin Bank	Petrol pump at 3 km from site.

## 8. Details of Project Sustainability and O&M details:

O & M has been proposed to be maintained by ULB and resident welfare society to be formulated to look into day to day affair for their better living. The corpus of fund has been proposed to be created wherein initially builder shall provide the fund @ Rs. 5000/- unit for Affordable Housing which shall help in maintaining the apartment as well as local need of urban infrastructure component.

### Recommendation

In view of above observations, the proposal is submitted for consideration of CSMC.



<b>iv.</b>	<b>Proposal for approval of New Project: Affordable Housing Project at at Mukundpura, Jaipur, Rajasthan</b>
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01.	Project Name	:	Affordable Housing Project at Mukundpura, Jaipur		
02.	Name of the City	:	Jaipur		
03.	Name of the State	:	Rajasthan		
04.	Category of State – whether general or North Eastern States (including Sikkim)/J&K	:	Jaipur (General)		
05.	Nodal Agency	:	Avas Vikas Ltd. (AVL) – State appointed Nodal Agency for Affordable Housing.		
06.	Implementing Agency	:	M/s Vinkash Estate Pvt. Ltd. (Partnership)		
07.	i) Project Cost (Rupees in Lakhs)	:	1455.08		
	ii) Central share (Rupees in Lakhs)	:	62.85		
	v) State/Beneficiary share (Rupees in Lakhs)	:	1392.23		
08.	CDP approval status (Date of approval)	:			
09.	SLSC approval status (Date of approval)	:	SLSC Approval needs to be furnished.		
10.	Whether Tripartite MoA between Urban Local Body (ULB), State Government and Central Government executed?	:	Yes		
11.	Whether DPR has been forwarded by State Level Nodal Agency?	:	Yes		
12.	Whether elected local body is in place?	:	Yes		
13.	The Governing criteria for central funding	:	25% of Infrastructure		
14.	Ratio of Housing : Infrastructure		Housing	Infrastructure	Total
	Amount (Rupees in Lakhs)	:	1203.69	251.39	1455.08
	Percentage (%)	:	82.72%	17.28%	100%
15.	Financing pattern (Rupees in Lakhs)				
	Central grant	:	-	62.85	62.85
	State share	:	-	0	-

	ULB share/Beneficiary share	:	1203.69	188.54	1392.23			
16.	Details of Housing, Commercial units etc.							
	<b>Description</b>	<b>No. of Units</b>	<b>Carpet Area (sqmt)</b>		<b>Super Built-up Area (sqft)</b>			
			<b>Per DU</b>	<b>Criteria</b>	<b>Per DU</b>	<b>Criteria</b>		
	EWS	288	25.00	Min 25 sqm	337.11	Min 300.00 sft		
	LIG	144	38.67	Max. 48 sqm	507.87	Max 500.00 sft		
	MIG	80	47.56	Max. 80 sqm	710.38	Range 600.00 to 1200.00 sqft		
17.	A. Costing of Housing, Commercial units etc.							
	<b>Descripti on</b>	<b>Super Built-up area per DU</b>	<b>Super built up area per DU</b>	<b>Constructi on cost on super built up area basis</b>	<b>Constru ction cost per DU</b>	<b>Sale price as fixed on super built up area basis</b>	<b>Sale price per DU</b>	<b>Remarks</b>
		<b>(sqmt)</b>	<b>(sqft)</b>	<b>(Rs/sqft)</b>	<b>(in Rs lacs)</b>	<b>(Rs/sqft)</b>	<b>(in Rs lacs)</b>	
	EWS	31.33	337.11	543.79	1.83	750	2.40	The cost of EWS is restricted to Rs. 2.4 lakhs per DU by GoR
	LIG	47.20	507.87	481.17	2.44	750	3.81	
	MIG	66.02	710.38	569.83	4.05	1000	7.10	
18.	Whether sale price is approved by State Govt?		:	Yes				
19.	Per Unit Central Subsidy if worked out as		:	12274.5				

	total units (EWS+LIG+MIG-A) (Rs.)										
20.	Per Unit Central Subsidy if worked of as EWS & LIG (Rs.)	:	14548.03								
21.	Is the area for affordable housing (EWS/LIG) more than 25% of the total built-up area of the project?	:	Yes								
22.	Is the number of EWS units more than 25% of total units	:	56.25%								
23.	Project duration	:	Two Years								
24.	i) Density (DU/hectare)  Gross Density   ii) Proposed density as per the Master Plan of the area?	:	397.2 Nos. of DUs per Hectare   As indicated, there are no provisions in Master Plan but as per the normal practice, 400-500 DUs per hectare (G+3) is being considered sufficient for optimum utilization of the land.								
25.	Zoning incentives proposed by the State Govt./UT	:	<table border="1"> <tr> <td>• Land-use conversion</td> <td>Free of charges by State Govt.</td> </tr> <tr> <td>• Additional FSI/FAR</td> <td>Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.</td> </tr> <tr> <td>• Grant of TDR</td> <td>1.5</td> </tr> <tr> <td>• Other incentives (Give description)</td> <td>+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.</td> </tr> </table>	• Land-use conversion	Free of charges by State Govt.	• Additional FSI/FAR	Twice of max. FSI/FAR allowed i.e. 3.6 in case of affordable housing.	• Grant of TDR	1.5	• Other incentives (Give description)	+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.
• Land-use conversion	Free of charges by State Govt.										
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• Grant of TDR	1.5										
• Other incentives (Give description)	+5% coverage in the built up area or additional 0.5 FAR/TDR for timely completion of the project.										

26.	<p>Land Details</p> <table border="1"> <tr> <td data-bbox="202 271 799 338">Area of Project land (in Ha)</td> <td data-bbox="799 271 1489 338">1.289</td> </tr> <tr> <td data-bbox="202 338 799 450">Whether the Project land including only for future use.</td> <td data-bbox="799 338 1489 450">No, Undertaking from Nodal Agency has been submitted in this regard.</td> </tr> <tr> <td data-bbox="202 450 799 562">Jurisdiction of development/planning authority in respect of the project land</td> <td data-bbox="799 450 1489 562">Jaipur Development Authority.</td> </tr> <tr> <td data-bbox="202 562 799 629">Title of project land</td> <td data-bbox="799 562 1489 629">Private Land under PPP Model</td> </tr> <tr> <td data-bbox="202 629 799 696">Cost of project land (in case of private)</td> <td data-bbox="799 629 1489 696">No land cost has been taken in project</td> </tr> <tr> <td data-bbox="202 696 799 952">           Valuation of the land           <ul style="list-style-type: none"> <li>▪ As per circle rates</li> <li>▪ Market rate as per valour's report</li> </ul> </td> <td data-bbox="799 696 1489 952">           2500/- per sqm            5000/- per sqm         </td> </tr> </table>	Area of Project land (in Ha)	1.289	Whether the Project land including only for future use.	No, Undertaking from Nodal Agency has been submitted in this regard.	Jurisdiction of development/planning authority in respect of the project land	Jaipur Development Authority.	Title of project land	Private Land under PPP Model	Cost of project land (in case of private)	No land cost has been taken in project	Valuation of the land <ul style="list-style-type: none"> <li>▪ As per circle rates</li> <li>▪ Market rate as per valour's report</li> </ul>	2500/- per sqm 5000/- per sqm	:
Area of Project land (in Ha)	1.289													
Whether the Project land including only for future use.	No, Undertaking from Nodal Agency has been submitted in this regard.													
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Valuation of the land <ul style="list-style-type: none"> <li>▪ As per circle rates</li> <li>▪ Market rate as per valour's report</li> </ul>	2500/- per sqm 5000/- per sqm													
27.	<p>i) The land use of the proposed site as per the Master plan</p> <p>ii) If not residential, then has necessary notification been issued by the State Govt. for change in land use?</p>	<p>: The land is situated in the peripheral belt of the Jaipur development Region, which is subjected to the conversion as per rule as desired for any nature of project. The project under consideration is for residential purpose which is permissible under the rules</p> <p>Yes</p> <p>Approval as per the policy has been taken</p>												
28.	<p>Schedule of Rates adopted (Year)</p> <p>(Building &amp; infrastructure works, such as water supply, sewerage, roads etc.)</p>	: PWD BSR-2008-09.												
29.	<p>Whether statutory approvals from various Authorities have been obtained, such as</p> <ul style="list-style-type: none"> <li>• TCPO</li> <li>• Municipality/Development Authority/ Housing Boards etc.</li> </ul>	: Yes, as indicated for all												

	<ul style="list-style-type: none"> <li>• Fire Deptt.</li> <li>• Pollution Control Board</li> <li>• Min. of Environment etc.</li> <li>• Whether duly sanctioned / approved building plans, layout plans etc along with sanction letter issued by Competent Authority are furnished?</li> </ul>		
30.	Whether detailed cost estimates have been checked & verified by the Competent Engineer of ULB/State? (Yes / No)	:	Signed
31.	Confirm the following	:	
	(i) No provision for cost escalation / contingency	:	Yes
	(ii) No provision for departmental charges included in the cost estimates.	:	Yes
	(iii) Guidelines pertaining to 'Affordable Housing in Partnership' alongwith decisions taken in various CSMC meetings have been ensured/followed in the project.	:	Yes
32.	Compliance to garland of basic services		Yes
(A)	<b>Housing -</b>		
	(xvi) Whether the carpet area of dwelling unit is equal or more than 25 sq m. for EWS & limited to 48 sqm for LIG & 80 sqm for MIG?	:	Yes

	(xvii) Whether each dwelling unit for affordable housing (EWS/LIG) comprises two rooms, kitchen with separate bath & WC?	:	Yes	
	(xviii) Whether cost effective innovative technologies proposed in construction of housing units?	:	Nothing significant	
	(xix) Whether fire safety measures have been adopted?	:	NI	
	(xx) <b>Layout Plan – Land use Analysis</b>	:	<b>Area (Ha)</b>	<b>Percentage</b>
	Residential		0.539	41.82
	Commercial		0.0328	2.54
	Roads/Pavements		0.291	22.58
	park area		0.064	4.97
	Community/ Amenities		0.2525	19.59
	incidental open space		0.11	8.53
	<b>Total</b>		<b>1.289</b>	<b>100.02</b>
(B)	<b>Water supply</b>			
	(xvi) Proposed expenditure (Rs in lacs)	:	<b>24.002</b>	
	(xvii) Individual metered connection provided?	:	Yes	

	(xviii) Length of pipeline and design parameters in brief	:	DI-K-09 Pipe 80 mm dia. = 752.64 rmt. 100 mm dia. = 131.58 rmt. 150 mm dia. = 6.66 rmt.
	(xix) Integration with city-level infrastructure	:	Stand alone system, municipal water supply does not exist in the project area site. The underground water through tube well has been proposed to meet out the project requirement.
	(xx) Whether there is provision of rain water harvesting?	:	Yes
(C)	<b>Sanitation</b>		
	(xvi) Proposed expenditure (Rs in lacs)	:	9.51( Pipe line)+41.92 (STP)
	(xvii) Whether underground system proposed	:	Yes
	(xviii) Length of pipeline and design parameters in brief	:	RCC NP-04 150 mm dia. = 592.11 rmt. 200 mm dia. = 5.92 rmt. Main Hole = 45 nos. U-PVC Pipe 110 mm dia. 720 rmt.
	(xix) Integration with city level infrastructure	:	No municipal of sewer line exist nearby the project. A 0.25 MLD capacity STP has been proposed subjected to capacity enhancement maximum up to 0.56 MLD against the final project requirement of 0.56 MLD.
	(xx) Outfall parameters	:	---
(D)	<b>Land Tenure</b>	:	No details furnished



(E)	<b>Health facilities</b> Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacity etc may be provided.	:	Yes  As indicated, provision of Health Care facility through 'PHC' in livelihood centre including maternity care facility has been taken.
(F)	<b>Education facilities</b> Whether provided for in the project, if not, then details of availability of such facilities in the vicinity, with their capacities, existing enrolment of students, vacancy availability etc may be provided.	:	Yes  As indicated, there is Government college, PG college, higher Secondary School, Engineering College in the nearby vicinity of the area.
(G)	<b>Social Security</b> programmes proposed for affordable housing beneficiaries	:	Yes
33.	Other infrastructure facilities		
(A)	<b>Roads</b>		
	(xi) Proposed expenditure (Rs in lacs)	:	13.29
	(xii) Length of roads and design parameters in brief	:	Bitumen top Carriage way = 2430.484 sqm. 3.00 m. Wide Road = 753.26 rmt. 3.60 m wide Road = 124.86 rmt. 6.0 m. Wide Road = 124.86 rmt.
	(xiii) Whether connectivity with the main peripheral road exists or not? If not, is it proposed in the DPR?	:	As indicated, the project site is situated adjacent to highway having 200' ROW the provision to connect it with SH as well as internal road network has been taken as per the layout plan.
(B)	<b>Drainage</b>		
	(x) Proposed expenditure (Rs in lacs)	:	15.07
	(xi) Length of drains and design parameters in	:	Rain water Drain 300mm X 200mm section = 1437.84 rmt.

	brief		
	(xii) Whether connectivity with the main/primary drains exists or not? If not, is it proposed in the DPR.	:	As indicated storm water drain is proposed to recharge the underground water through rainwater harvesting structures
(C)	<b>External Electrification</b>		
	(vii) Proposed expenditure (Rs in lacs)	:	<b>82.66</b>
	(viii) Indicate nos. of poles, transformers etc.	:	Poles -20 nos. Transformers (315KVA)- 01No. Transformers (400KVA)- 01No Transformers (500KVA)-01No Feeder Pillar = 32 nos. Hume Pipe 200 mm dia. = 512.00 rmt.
(D)	<b>Community facilities</b>		
	(vii) Proposed expenditure (Rs in lacs)	:	
	(viii) Type, area, specification etc	:	
(E)	<b>Parks &amp; open spaces</b>		
	(vii) Proposed expenditure (Rs in lacs)	:	<b>9.78</b>
	(viii) 2No. & area of parks a. 420.06 sqm. b. 225.38 sqm.	:	Two numbers large parks proposed as community amenities, for playing of children and shall also be set as an oxygen zone for the complete project site.
(F)	<b>Solid Waste Management</b>		
	(xi) Proposed expenditure	:	<b>Nil</b>

	(Rs in lacs)		
	(xii) Details of Solid Waste Management from collection to ultimate treatment/ disposal	:	Through Contract system  It will be maintained by the society through as co-ordination with the municipal corporation on contract basis.
	(xiii) Whether there is provision for waste recycling & segregation?	:	Proposed to be maintained by the society through as co-ordination with the municipal corporation on contract basis.
34.	Whether Bar Chart & Cash Flow Statement indicating the quarter-wise / year-wise implementation of the programme furnished.	:	Yes
35.	Stage of the project work(if started, indicate progress)		Yes  96 EWS- Plinth level  16 LIG- Plinth level  80 MIG- Plinth level  10 MIG-A – roof casted
36.	Whether signed copy of technical check list furnished?	:	Yes
37.	Whether the following undertakings have been furnished by the agency		
	(i) Biometric identification of beneficiaries and upload the list on the State / Municipality / JNNURM web site.	:	No
	(ii) Transparent bidding process been adopted for selection of the private developer for development of Govt. land.	:	NA
	(iii) Confirmation regarding adequacy, correctness of design and quantity calculations conforms to the	:	Yes

	proposed design / plan.		
38.	Methodology adopted for maintenance of assets created and mechanism for sustainable management of services as proposed by the agency	:	Details furnished
39.	Whether the area/beneficiaries covered under DPR had previously benefited in any Central/State Government Scheme?	:	Beneficiaries not identified so far
40.	Whether disaster resistant features adopted	:	Yes, as indicated
41.	Is the DPR in accordance with the 'Affordable Housing in Partnership under JNNURM' guidelines? If not, indicate deviations and provide justifications.	:	Yes (subject to forwarding by SLSC for BSUP/RAY)

## APPRAISAL REPORT FROM BMTPC

- 1) **Project Name** : Affordable Housing Project at Mukundpura, Jaipur, Rajasthan.
- 2) **Project Brief** : Components - E.W.S. – 288 DU, L.I.G. 144 DUs, M.I.G. 80, .Housing/Water Supply, Roads, Sewerage, Storm Water Drain, Street Lighting, Multi facility Community centre.

### Points for the consideration of the CSMC;

1. The Project proposal has not been forwarded by ULB & State SLNA for BSUP / RAY (RUIFDCO). However, the same has been forwarded by Avas Vikas Ltd. (the Nodal agency for Rajasthan State Affordable Housing Scheme 2009)
2. The approval from SLSC (for BSUP/ RAY) for the proposal needs to be indicated. However, the proposal has been approved by State Level sanctioning & monitoring committee (under the Chairmanship of Principal Secretary, UD&H, GoR) for implementation of State affordable housing policy 2009
3. The project is proposed to be developed by Private Agency M/s Vinkash Estates Pvt. Ltd. on private land in partnership with Avas Vikas Ltd.
4. The sale price is higher than the construction cost (including internal and campus area infrastructure cost) for all EWS, LIG & MIG categories of houses. However, the land as indicated has been provided free of cost by the private partner.
5. Tenural right details of the beneficiaries have not been indicated. The Rajasthan AHP Policy defines the eligibility criteria of beneficiaries which primarily include furnishing income certificate as fixed for various income groups & bonafide resident ship of the State. The list of beneficiaries is not enclosed.
6. As per the proposal, there is no state share and entire cost of DU other than Govt. of India share is proposed to be borne by the beneficiary. As per State Affordable housing Policy, State has to bear all external development charges. However, various incentives such as double FSI, TDR, stamp duty at very nominal rate etc. with details as included in appraisal check list are proposed to private developer and beneficiaries by State Govt.
7. As per State Affordable Housing Policy, any cash subsidy is proposed to be passed on to beneficiaries of EWS/LIG categories.
8. AVL vide letter No. AVL/ F-173/2011-12/3050 dt 18.10.2011 has clarified/ submitted further details related to the proposal which include undertaking from Nodal Agency that space for future development (Maximum 48% land area as allocated to private builder without any mandatory reservation for EWS/LIG as per State policy) will not be part of the proposal to be considered by GoI under it's AHP programme. No future development has been proposed in the land area as part of the present scheme.
9. A certificate regarding adequacy of design of components & adoption of SOR for estimate & O&M/ project sustainability details have been furnished.
10. The project has already started, & present status of the project has been furnished. The date of Letter of Intent for the project is of year 2011.

11. No drawing for community centre has been furnished. The cost estimate has been worked out based on rate adopted (Plinth Area rate) @ Rs. 1000/sqft on allocated area of 1662 sqft. It has been submitted by agency that detailed design and drawing of community centre would be furnished later.
12. The technical specification of Sewage Treatment Plant (as proposed) has been included in the proposal, however, it's forecast/tentative cost has been taken and not the detailed cost citing the STP being total package item. It is submitted that sanctioned cost for STP may be subject to adjustment against actually awarded cost (while following State Govt./ transparent) procedure.
13. The proposal complies with GoI AHP Guidelines in terms of the criteria of minimum number of houses (200 Nos), built up area requirement of EWS/LIG (Minimum 25% ) & ceiling cost by State on the sale price for EWS, LIG & MIG.

## **Project Background**

### **City Profile**

As per the details in DPR, the city of Jaipur had a population of 23.23 lakhs as per the 2001 census covering an approximate urbanized area as 535 sq km, during 1991-2001, with the average density as 4300 person per sq km. The urban population of Jaipur increased at 5.3 percent of annual growth rate. As per the present population trends, the population of Jaipur city is expected to reach 36.02 lakhs by the year 2011 and 64.95 lakhs by 2025 with the average projected population density as 8000 person per sq km covering an urbanized area approximately as 800 sq km.

### **Slum Profile**

The city has a slum population of 3, 68,670 persons accounting for 15.87% of the total population. The only million plus city of Rajasthan it has the distinction of having largest slum population of Rajasthan The city slum population when compared to Rajasthan population shows that the 28.48 percent of the state slum dwellers are residing in Jaipur.

### **Socio-Economic Survey Results**

As per DPR social –economic survey of housing supply in Jaipur are as follows:

**Table: Housing Supply in Jaipur**

<b>S.No.</b>	<b>Housing</b>	<b>Nos.</b>	<b>Percentage</b>
1	Traditional Housing (Walled City)	64,800	17.5
2	RHB Housing	61,385	16.5
3	JDA/UIT/Govt. Housing	76,090	20.5
4	Private and Co-operative	1,13,240	30.5

	Societies		
5	Katchhi Basties	55,680	15.0
	<b>Total</b>	<b>3,71,195</b>	<b>100</b>

### Details for identification of beneficiaries

It has been proposed that beneficiaries would be selected and allotments made on a transparent procedure by the State / implementing agency, e.g. draw of lottery, based of detailed guidelines approved by the State/UT Government.

### 3) Summary of Costing:

#### A:- Subsidy calculation as per various clauses of AHP Guideline of GoI

Subsidy calculation as per various clauses of AHP Guideline of GoI							
					Clause 7.2-i	Clause 7.2-ii	Permissible Subsidy
	Total EWS Units	Total LIG Units	Total MIG Units	Total cost of Infrastructure	Total subsidy based on Rs 50,000 for all EWS+LIG+MI G)	Total subsidy as 25% civic services/ infra	Permissible Subsidy (least of all )
	Nos	Nos	Nos	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)	(In Rs Lacs)
<b>Mukund pura</b>	288	144	80	251.4	256	62.85	62.85

#### B: - Abstract of Project cost

Project Components	Quantity Nos.	Rate per Unit (Rs. In Lakhs)	Proposed Project cost	Appraised Project Cost	Central Share	State/ULB/ Beneficiary Share
<b>Housing (A)</b>						
EWS	288	1.83	527.95	527.95	0.00	527.95
LIG	144	2.44	351.90	351.90	0.00	351.90
MIG	80	4.05	323.83	323.83	0.00	323.83

<b>Total Housing Cost (A)</b>			<b>1203.68</b>	<b>1203.68</b>	<b>0.00</b>	<b>1203.68</b>
<b>B. Infrastructure</b>						
Roads-BT			13.29	13.29	3.32	9.97
Storm water drain			15.08	15.08	3.77	11.31
Water supply			24.00	24.00	6.00	18.00
Sewerage			9.51	9.51	2.38	7.13
Electrification			82.67	82.67	20.67	62.00
Sewerage Treatment Plant			41.93	41.93	10.48	31.44
Parks, horticulture & open spaces			9.79	9.79	2.45	7.34
Recycling of Treated Waste Water			1.13	1.13	0.28	0.84
Compound Wall			35.29	35.29	8.82	26.46
Rain Water Harvesting			2.10	2.10	0.53	1.58
Construction of Community Center			16.62	16.62	4.16	12.47
<b>Total infrastructure cost (B)</b>			<b>251.40</b>	<b>251.40</b>	<b>62.85</b>	<b>188.55</b>
<b>Total Cost (A+B)</b>			<b>1455.08</b>	<b>1455.08</b>	<b>62.85</b>	<b>1392.23</b>

#### 4) Details of State Share as per construction cost

State/ULB's /Beneficiaries contribution = 1392.23 lacs.

#### 5) Detail of Area of DUs, Construction cost & Mobilization of Fund from Sale of DUs

**Table A. - Area Details of Housing**

S. No.	Description	No. of Units	Carpet Area (Sq mt.)	Super Built-up Area (Sq mt.)	
				Per DU	Total DUs
1	EWS	288	25.00	7200	9023.04



2	LIG	144	38.67	5568.48	47.20	6796.8
3	MIG	80	47.56	3804.8	66.02	5281.6
	Total	512		16573.28		21101.44

**Table B- Cost of Construction of DUs**

S No	Description	No. of Units	Super built up area per DU	Construction cost on super built up area basis	Construction cost per DU	Construction cost for Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	288	337.11	543.79	1.83	527.95
2	LIG	144	507.87	481.17	2.44	351.90
3	MIG	80	710.38	569.83	4.05	323.83
	Total	512				1203.68

**Table-C Mobilization of funds through sale of DUs:**

S No	Description	No. of Units	Super built up area per DU	Sale price on super built up area basis	Sale price per DU	Mobilization through Sale of Total DUs
		Nos	(sqft)	(Rs/sqft)	(in Rs lacs)	(in Rs lacs)
1	EWS	288	337.11	750	2.40	691.20
2	LIG	144	507.87	750	3.81	548.50
3	MIG	80	710.38	1000	7.10	568.30
	Total	512				1808.00

## 6) Appraisal of Project Components

### i) Schedule of Rate Adopted: Year

Estimation has been based on Rajasthan PWD BSR 2008-09.

### ii) Project land

- Area of Project land (in Ha)- 2.47 Ha
- Title of project land (Govt./Private/others). – Private land

**iii) Land Tenure**

Private land for which conversion to residential use has been approved.

**iv) Infrastructure items**

The details of various infrastructure items are included in appraisal check list.

**7. Convergence of Health & Educational facilities and Social Security**

A Table showing access to various Social Service Facilities from the Project Site has been included in the DPR and the same is as follows:

Health Facility	Education Facility	Police station	Transport	bank	Other Facility
<ul style="list-style-type: none"> <li>• Govt. Hospital sirsi</li> <li>• Duket Hos</li> </ul>	<ul style="list-style-type: none"> <li>• Engineering College</li> <li>• B.Ed. College</li> <li>• PG College</li> <li>• Children Academy</li> <li>• Biyani Girls College</li> <li>• GovtSecondary School</li> </ul>	ISO 9001 Police Station	Transport facility from Bhakrota & Bindyaka	Adequate no of banks indicated	Petrol pump at 4 km from site.

**8. Details of Project Sustainability and O&M details:**

O & M has been proposed to be maintained by ULB and resident welfare society to be formulated to look into day to day affair for their better living. The corpus of fund has been proposed to be created wherein initially builder shall provide the fund @ Rs. 5000/- unit for Affordable Housing which shall help in maintaining the apartment as well as local need of urban infrastructure component.

**Recommendation**

In view of above observations, the proposal is submitted for consideration of CSMC.

Sl. No.	State/ULB	Project Title	Total Project cost	Central Share	State/Beneficiary Share	No. of Dus	Brief Summary
							<b>Annexure C</b>
							(in Rs. Crs.)
A	Jaipur/ Rajasthan	Affordable Housing Project at Bagaru Khurd Ajmer Road Jaipur	12.15	0.4	11.75	400	<ul style="list-style-type: none"> <li>• The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>• CDP has been approved</li> <li>• SLSC approval has not been submitted</li> <li>• Ratio of Housing and Infrastructure is 84:16</li> <li>• No. of Units proposed for construction is 1072 i.e. EWS 224 Dus, LIG 128 Dus &amp; MIG 48 Dus</li> <li>• Cost per DU Rs. 2.16 Lakh for EWS, Rs. 2.78 Lakh for LIG and Rs. 3.77 Lakh for MIG</li> <li>• The project is approved to be developed by Private Agency M/S M/s Siddha Infra Project Pvt. Ltd on private land in partnership with Awas Vikas Ltd.</li> <li>• Carpet area per DU 27.12 sqm. For EWS, 41.82 sqm for LIG and 58.54 sqm. For MIG</li> <li>• Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>• Areas of the project land is 1.29 Ha</li> <li>• Title of project land is private land</li> <li>• Duration of project is 2 years</li> </ul>
B	Jaipur/ Rajasthan	Affordable Housing Project at Shyam-pura Buhariya, Jaipur	35.5	1.56	33.94	1120	<ul style="list-style-type: none"> <li>• The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>• CDP has been approved</li> <li>• SLSC approval has not been submitted</li> <li>• Ratio of Housing and Infrastructure is 82:18</li> <li>• No. of Units proposed for construction is 1120 i.e. EWS 672 Dus, LIG 256 Dus &amp; MIG 192 Dus</li> <li>• Cost per DU Rs. 2.06 Lakh for EWS, Rs. 2.89 Lakh for LIG and Rs. 4.17 Lakh for MIG</li> <li>• The project is approved to be developed by Private Agency M/s Vetrina-Regency Buildhome Pvt. Ltd. on private land in partnership with Awas Vikas Ltd.</li> <li>• Carpet area per DU 25 sqm. For EWS, 39.53 sqm for LIG and 53.26 sqm. For MIG</li> <li>• Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>• Areas of the project land is 3.34 Ha</li> <li>• Title of project land is private land</li> <li>• Duration of project is 2 years</li> <li>• The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>• CDP has been approved</li> <li>• SLSC approval has not been submitted</li> <li>• Ratio of Housing and Infrastructure is 86:14</li> </ul>
C	Jaipur/ Rajasthan	Affordable Housing Project at Omax City Ajmer Road,	20.47	0.72	19.74	704	

Sl. No.	State/ULB	Project Title	Total Project cost	Central Share	State/Beneficiary Share	No. of Dus	Brief Summary
		Jaipur					<b>Annexure C</b> (in Rs. Crs.)
D	Jaipur/ Rajasthan	Affordable Housing Project at Mukundapura, Jaipur	14.55	0.62	13.92	512	<ul style="list-style-type: none"> <li>• No. of Units proposed for construction is 704 i.e. EWS 384 Dus, LIG 192 Dus &amp; MIG 128 Dus</li> <li>• Cost per DU Rs. 1.95 Lakh for EWS, Rs. 2.51 Lakh for LIG and Rs. 4.10 Lakh for MIG</li> <li>• The project is approved to be developed by Private Agency M/s Shiv Shakti Propcon Pvt. Ltd. on private land in partnership with Awas Vikas Ltd.</li> <li>• Carpet area per DU 24.78 sqm. For EWS, 38.33 sqm for LIG and 51.04 sqm. For MIG</li> <li>• Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>• Areas of the project land is 1.70Ha</li> <li>• Title of project land is private land</li> <li>• Duration of project is 2 years</li> <li>• The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>• CDP has been approved</li> <li>• SISC approval has not been submitted</li> <li>• Ratio of Housing and infrastructure is 83:17</li> <li>• No. of Units proposed for construction is 512 i.e. EWS 288 Dus, LIG 144 Dus &amp; MIG 80 Dus</li> <li>• Cost per DU Rs. 1.83 Lakh for EWS, Rs. 2.44 Lakh for LIG and Rs. 4.05 Lakh for MIG</li> <li>• The project is approved to be developed by Private Agency M/s Virkesh Estate Pvt. Ltd. on private land in partnership with Awas Vikas Ltd.</li> <li>• Carpet area per DU 25 sqm. For EWS, 38.67 sqm for LIG and 47.56 sqm. For MIG</li> <li>• Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>• Areas of the project land is 1.29Ha</li> <li>• Title of project land is private land</li> <li>• Duration of project is 2 years</li> </ul>

## Annexure D

## Brief Summary

(In Rs. Crs.)

Sl. No.	State/ULB	Project Title	Total Project cost	Central Share	State/Beneficiary Share	No. of Dus	Brief Summary
A	Jaipur/ Rajasthan	Affordable Housing Project in Kalwar Road Jaipur, Rajasthan	17.69	0.78	16.91	576	<ul style="list-style-type: none"> <li>The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>CDP has been approved</li> <li>SISC approval has not been submitted</li> <li>Ratio of Housing and Infrastructure is 82:33</li> <li>No. of Units proposed for construction is 576 i.e. EWS 320 Dus, LIG 192 Dus &amp; MIG 64 Dus</li> <li>Cost per DU Rs. 2.04 Lakh for EWS, Rs. 2.72 Lakh for LIG and Rs. 4.40 Lakh for MIG</li> <li>The project is approved to be developed by Private Agency M/S Bhalraw Township Pvt. Ltd. In partnership with Awas Vikas Ltd.</li> <li>Carpet area per DU 25 sqm. For EWS, 38.99 sqm for LIG and 54.66sqm. For MIG</li> <li>Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>Areas of the project land is 2.97 Ha</li> <li>Title of project land is private land</li> <li>Duration of project is 2 years</li> </ul>
B	Jaipur/ Rajasthan	Affordable Housing Project at Narsingpura, Ajmer Road, Jaipur, Rajasthan	13.46	0.66	12.8	432	<ul style="list-style-type: none"> <li>The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>CDP has been approved</li> <li>SISC approval has not been submitted</li> <li>Ratio of Housing and Infrastructure is 80:20</li> <li>No. of Units proposed for construction is 432 i.e. EWS 256 Dus, LIG 128 Dus &amp; MIG 48Dus</li> <li>Cost per DU Rs. 2.04 Lakh for EWS, Rs. 2.73 Lakh for LIG and Rs. 4.35 Lakh for MIG</li> <li>The project is approved to be developed by Private Agency M/S Shree Industries Ltd. In partnership with Awas Vikas Ltd.</li> <li>Carpet area per DU 25 sqm. For EWS, 38.99 sqm for LIG and 54.66 sqm. For MIG</li> <li>Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>Areas of the project land is 2.26 Ha</li> <li>Title of project land is private land</li> <li>Duration of project is 2 years</li> </ul>
C	Jaipur/ Rajasthan	Affordable Housing Project at Newta Sanganer, Jaipur, Rajasthan	31.63	1.1	30.52	1072	<ul style="list-style-type: none"> <li>The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>CDP has been approved</li> <li>SISC approval has not been submitted</li> <li>Ratio of Housing and Infrastructure is 85:14</li> <li>No. of Units proposed for construction is 1072 i.e. EWS 592 Dus, LIG 352 Dus &amp; MIG 128 Dus</li> </ul>

Sl. No.	State/ULB	Project Title	Total Project cost	Central Share	State/Beneficiary Share	No. of Dus	Brief Summary (In Rs. Crs.)
D	Jaipur/ Rajasthan	Affordable Housing Project at Majestic Real Mart at Village Kalwara, Jaipur	29.78	1.38	28.4	960	<p><b>Annexure D</b></p> <ul style="list-style-type: none"> <li>• Cost per DU Rs. 2.06 Lakh for EWS, Rs. 2.72 Lakh for LIG and Rs. 4.21 Lakh for MIG</li> <li>• The project is approved to be developed by Private Agency M/S Siddhi Vinayak Affordable Home Ltd. On private land in partnership with Awas Vikas Ltd.</li> <li>• Carpet area per DU 25 sqm. For EWS, 38.99 sqm for LIG and 54.66 sqm. For MIG</li> <li>• Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>• Areas of the project land is 2.97 Ha</li> <li>• Title of project land is private land</li> <li>• Duration of project is 2 years</li> <li>• The project proposal has not been forwarded by ULB. However, the same has been forwarded by SLNA</li> <li>• CDP has been approved</li> <li>• SISC approval has not been submitted</li> <li>• Ratio of Housing and infrastructure is 81:18</li> <li>• No. of Units proposed for construction is 960 i.e. EWS 608 Dus, LIG 244 Dus &amp; MIG 128 Dus</li> <li>• Cost per DU Rs. 2.03 Lakh for EWS, Rs. 2.69 Lakh for LIG and Rs. 4.60 Lakh for MIG</li> <li>• The project is approved to be developed by Private Agency M/s Majestic Real Mart Pvt. Ltd. on private land in partnership with Awas Vikas Ltd.</li> <li>• Carpet area per DU 26.07 sqm. For EWS, 39.97 sqm for LIG and 56.82 sqm. For MIG</li> <li>• Estimation has been based on Rajasthan PWD BSR 2008-2009</li> <li>• Areas of the project land is 3.62 Ha</li> <li>• Title of project land is private land</li> <li>• Duration of project is 2 years</li> </ul>

## 8 Proposals under Affordable Housing Projects from Rajasthan

Annex E

8 Proposals under Affordable Housing Projects from Rajasthan								Amount in Lakhs	
S. No	Project Name	Total Housing Units (EWS+LIG+ MIG)	Total cost of Housing	Total cost of Infrastructure	Total Project cost	Total Gol Share	Total State/ ULB Share	Total Beneficiary Share	1st Installment of Gol Share
1	Affordable Housing Project at Kalwar Road, Jaipur, Rajasthan	576	1456.75	312.69	1769.44	78.17	0	1691.27	26.06
2	Affordable Housing Project at Narsingpura, Ajmer road Jaipur, Rajasthan	432	1080.13	266.75	1346.88	66.69	0	1280.19	22.23
3	Affordable Housing Project at Nevra-Sanganer Jaipur, Rajasthan	1072	2719.5	444	3163.5	111	0	3052.5	37.00
4	Affordable Housing Project at Mejestic Real Mart at Village Kalwara, Jaipur, Rajasthan	960	2426.07	551.75	2977.82	137.94	0	2839.88	45.98
5	Affordable Housing Project at Shyam-pura Buhariya, Jaipur Rajasthan	1120	2926.24	624.32	3550.56	156.08	0	3394.48	52.03
6	Affordable Housing Project at Bagaru Khurd, Ajmer Road, Jaipur, Rajasthan	400	1020.65	194.43	1215.08	40.08	0	1175.00	13.36
7	Affordable Housing Project at Mukundpura, Jaipur, Rajasthan.	512	1203.68	251.41	1455.09	62.85	0	1392.24	20.95
8	Affordable Housing Project at Omax City Ajmer Road, Jaipur, Rajasthan	704	1755.62	291.48	2047.1	72.87	0	1974.23	24.29
	Total	5776	14588.64	2936.83	17525.47	725.68	0	16799.79	241.89

to the minutes of the meeting of RAY dt 17.06.11  
(Rs in lakh)

Name of the State/UT (2)	Name of the city/District (3)	Affordable Housing Project Name /Components (4)	Total Project Cost (5)	Central Share (6)	State Share			Beneficiary Share
					State Share (7)	ULB share (8)		
Rajasthan	Jaipur	Affordable Housing Project at Kalwar Road, Jaipur, Rajasthan Construction of 320 EWS Dwelling units @ Rs 2,04,266/- per DU having carpet area of 25 sqm, 192 LIG Dwelling units @ Rs 2,71,630/- per DU having carpet area of 38.99 sqm, 64 MIG Dwelling units @ Rs 4,39,950/- per DU having carpet area of 54.66 sq m with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS/LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat shall be allotted to the beneficiaries on lease basis which could be extended by Govt. of Rajasthan as per prevailing norms.	1456.75	0.00	0.00	0.00	0.00	1456.75
<b>Sub Total (A)</b>			<b>1456.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1456.75</b>
Road - BT			27.14	6.79	0.00	0.00	0.00	20.36
Storm water drain			15.59	3.90	0.00	0.00	0.00	11.69
Water supply			26.28	6.57	0.00	0.00	0.00	19.71
Sewerage			16.70	4.18	0.00	0.00	0.00	12.53
Electrification			85.45	21.36	0.00	0.00	0.00	64.09
Sewage Treatment Plant			86.10	21.53	0.00	0.00	0.00	64.58
Park, Horticulture & Open space			17.64	4.41	0.00	0.00	0.00	13.23
Community facilities			19.17	4.79	0.00	0.00	0.00	14.38
Recycling of Treated Waste Water			2.12	0.53	0.00	0.00	0.00	1.59
Compound Wall			14.40	3.60	0.00	0.00	0.00	10.80
Rain Water Harvesting			2.10	0.53	0.00	0.00	0.00	1.57
<b>Sub Total (B)</b>			<b>312.69</b>	<b>78.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>234.52</b>
<b>Project Cost (A+B)</b>			<b>1769.44</b>	<b>78.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1691.27</b>

STATEMENT-I



to the minutes of CSM(CRAY)\_21\_11\_11  
(Rs in lakh)

Name of the State / UT (2)	Name of the city / District (3)	Affordable Housing Project Name / Components (4)	Total Project Cost (5)	Central Share (6)	State Share			Beneficiary Share
					State Share (7)	ULB share (8)		
Rajasthan	Jaipur	Affordable Housing Project at Shyam-pura Buhariya, Jaipur Rajasthan Construction of 672 EWS Dwelling units @ Rs 2,06,000/- per DU having carpet area of 25 sqm, 256 LIG Dwelling units @ Rs 2,89,000/- per DU having carpet area of 39.53sqm, 192 MIG Dwelling units @ Rs 4,17,000/- per DU having carpet area of 53.256 sqm with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS/LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat is proposed to be allotted to the beneficiaries on lease basis (99 years) which could be extended by Govt of Rajasthan as per prevailing norms.	2926.24	0.00	0.00	0.00	0.00	2926.24
<b>A</b>			<b>2926.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2926.24</b>
Roads-BT			74.49	18.62	0.00	0.00	0.00	55.87
Storm water drain & RWH			76.66	19.17	0.00	0.00	0.00	57.50
Water supply			20.22	5.06	0.00	0.00	0.00	15.17
Sewage			18.27	4.57	0.00	0.00	0.00	13.70
Electrification			122.65	30.66	0.00	0.00	0.00	91.99
Sewage Treatment Plant			92.83	23.21	0.00	0.00	0.00	69.62
Parks			43.99	11.00	0.00	0.00	0.00	32.99
Recycling of Treated Waste Water			14.42	3.61	0.00	0.00	0.00	10.81
Compound Wall			34.77	8.69	0.00	0.00	0.00	26.08
Water softening plant & Tube well			85.25	21.31	0.00	0.00	0.00	63.94
Community Center			40.77	10.19	0.00	0.00	0.00	30.58
<b>B</b>			<b>624.32</b>	<b>156.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>468.24</b>
<b>Project Cost (A+B)</b>			<b>3550.56</b>	<b>156.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3394.48</b>

STATEMENT-II

to the minutes of CSMC(RAY)\_21\_11\_11  
(Rs in lakh)

Name of the State/ UT	Name of the city/ District	Affordable Housing Project Name /Components	Total Project Cost	Central Share	State Share			
					State Share	ULB share	Beneficiary Share	
(2)	(3)	(4)	(5)	(6)	(7)	(8)		
Rajasthan	Jaipur	Affordable Housing Project at Omax City Ajmer Road, Jaipur, Rajasthan						
Construction of 384 EWS Dwelling units @ Rs 1,95,100/- per DU having carpet area of 24.78 sqm, 192 LIG Dwelling units @ Rs 2,50,700/- per DU having carpet area of 38.33 sqmt, 128 MIG Dwelling units @ Rs 4,10,200/- per DU having carpet area of 51.04 sqmt with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS and LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat is proposed to be allotted to the beneficiaries on lease basis (99 years) which could be extended by Govt. of Rajasthan as per prevailing norms.			1755.62	0.00	0.00	0.00	1755.62	
<b>Sub Total (A)</b>			<b>1755.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1755.62</b>	
Roads-BT			16.95	4.24	0.00	0.00	12.71	
Storm water drain			15.63	3.91	0.00	0.00	11.72	
Water supply			31.03	7.76	0.00	0.00	23.27	
Sewerage			14.32	3.58	0.00	0.00	10.74	
Electrification			110.00	27.50	0.00	0.00	82.50	
Sewage Treatment Plant			59.89	14.97	0.00	0.00	44.92	
Parks, horticulture & open spaces			9.49	2.37	0.00	0.00	7.12	
Recycling of Treated Waste Water			2.40	0.60	0.00	0.00	1.80	
Compound Wall			12.00	3.00	0.00	0.00	9.00	
Rain Water Harvesting			2.10	0.53	0.00	0.00	1.57	
Construction of Community Center			17.67	4.42	0.00	0.00	13.25	
<b>Sub Total (B)</b>			<b>291.48</b>	<b>72.87</b>	<b>0.00</b>	<b>0.00</b>	<b>218.61</b>	
<b>Project Cost (A+B)</b>			<b>2047.10</b>	<b>72.87</b>	<b>0.00</b>	<b>0.00</b>	<b>1974.23</b>	

STATEMENT-III

to the minutes of CSMC(RAY)\_21\_11\_11  
(Rs in lakh)

Name of the State / UT	Name of the city / District	Affordable Housing Project Name /Components	Total Project Cost	Central Share	State Share			Beneficiary Share
					State Share	ULB share		
(2)	(3)	(4)	(5)	(6)	(7)	(8)		
Rajasthan	Jaipur	Affordable Housing Project at Mukundpura, Jaipur, Rajasthan.						
		Construction of 288 EWS Dwelling units @ Rs 1,83,000/- per DU having carpet area of 25 sqm, 144 LIG Dwelling units @ Rs 2,44,000/- per DU having carpet area of 38.67 sqmt, 80 MIG Dwelling units @ Rs.4,05,000/- per DU having carpet area of 47.56 sqmt with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS/LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat is proposed be allotted to the beneficiaries on lease basis (99 years) which could be extended by Govt. of Rajasthan as per prevailing norms.	1203.68	0.00	0.00	0.00	1203.68	
<b>A</b>			<b>Sub Total (A)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1203.68</b>	
		Roads-BT	13.29	3.32	0.00	0.00	9.97	
		Storm water drain	15.08	3.77	0.00	0.00	11.31	
		Water supply	24.00	6.00	0.00	0.00	18.00	
		Sewerage	9.51	2.38	0.00	0.00	7.13	
		Electrification	82.67	20.67	0.00	0.00	62.00	
		Sewage Treatment Plant	41.93	10.48	0.00	0.00	31.45	
		Parks, horticulture & open spaces	9.79	2.45	0.00	0.00	7.34	
		Recycling of Treated Waste Water	1.13	0.28	0.00	0.00	0.85	
		Compound Wall	35.29	8.82	0.00	0.00	26.47	
		Rain Water Harvesting	2.10	0.53	0.00	0.00	1.58	
		Construction of Community Center	16.62	4.16	0.00	0.00	12.47	
<b>B</b>			<b>Sub Total (B)</b>	<b>62.85</b>	<b>0.00</b>	<b>0.00</b>	<b>188.56</b>	
			<b>Project Cost (A+B)</b>	<b>62.85</b>	<b>0.00</b>	<b>0.00</b>	<b>1392.24</b>	

STATEMENT-IV

to the minutes of CSM(CRAY)\_21\_11\_11

(Rs in lakh)

Name of the State / UT (2)	Name of the city / District (3)	Affordable Housing Project Name / Components (4)	Total Project Cost (5)	Central Share (6)	State Share			
					State Share (7)	ULB share (8)	Beneficiary Share	
Rajasthan	Jaipur	Affordable Housing Project at Mejestic Real Marr at Village Kaiwara, Jaipur, Rajasthan Construction of 608 EWS Dwelling units @ Rs 2,03,200/- per DU having carpet area of 26.07 sqm, 224 LIG Dwelling units @ Rs. 2,69,000/- per DU having carpet area of 39.97 sqm, 128 MIG Dwelling units @ Rs 4,60,000/- per DU having carpet area of 56.82 sqm with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS/LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat is proposed to be allotted to the beneficiaries on lease basis (99 years) which could be extended by Govt. of Rajasthan as per prevailing norms.	2426.07	0.00	0.00	0.00	2426.07	
<b>STATEMENT-V</b>			<b>Sub Total (A)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2426.07</b>	
A			Roads-BT	27.24	6.81	0.00	0.00	20.43
			Storm water drain	19.04	4.76	0.00	0.00	14.28
			Water supply	98.41	24.60	0.00	0.00	73.81
			Sewerage Network	33.18	8.30	0.00	0.00	24.89
			External Electrification	159.24	39.81	0.00	0.00	119.43
			Sewage Treatment Plant	110.05	27.51	0.00	0.00	82.54
			Parks, horticulture & open spaces	15.73	3.93	0.00	0.00	11.80
			Recycling of Treated Waste Water	6.39	1.60	0.00	0.00	4.79
			Compound Wall	34.23	8.56	0.00	0.00	25.67
			Rain Water Harvesting	8.32	2.08	0.00	0.00	6.24
			Construction of Community Center	39.92	9.98	0.00	0.00	29.94
B			<b>Sub Total (B)</b>	<b>551.75</b>	<b>137.94</b>	<b>0.00</b>	<b>0.00</b>	<b>413.81</b>
			<b>Project Cost (A+B)</b>	<b>2977.82</b>	<b>137.94</b>	<b>0.00</b>	<b>0.00</b>	<b>2839.88</b>

to the minutes of CSM(CRAY)\_21\_11\_11  
(Rs in lakh)

Name of the State/ UT	Name of the city/ District	Affordable Housing Project Name /Components	Total Project Cost	Central Share	State Share			Beneficiary Share
					State Share	ULB share		
(2)	(3)	(4)	(5)	(6)	(7)	(8)		
Rajasthan	Jaipur	<b>Affordable Housing Project at Bagaru Khurd, Ajmer Road, Jaipur, Rajasthan</b>						
		Construction of 224 EWS Dwelling units @ Rs.2,16,300/- per DU having carpet area of 27.12 sqm, 128 LIG Dwelling units @ Rs.2,78,000/- per DU having carpet area of 41.82 sqm, 48 MIG Dwelling units @ Rs.3,77,000/- per DU having carpet area of 58.54 sqm with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS/LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat is proposed be allotted to the beneficiaries on lease basis (99 years) which could be extended by Govt. of Rajasthan as per prevailing norms.	1020.65	0.00	0.00	0.00	1020.65	
<b>A</b>			<b>Sub Total (A)</b>	<b>1020.65</b>	<b>0.00</b>	<b>0.00</b>	<b>1020.65</b>	
		Roads - BT	7.96	1.99	0.00	0.00	5.97	
		Water supply	7.21	1.80	0.00	0.00	5.40	
		Sewerage	4.00	1.00	0.00	0.00	3.00	
		Electrification	56.20	14.05	0.00	0.00	42.15	
		Sewerage Treatment Plant	44.00	11.00	0.00	0.00	33.00	
		Parks, horticulture	2.50	0.63	0.00	0.00	1.88	
		Rain Water Harvesting including storm water drainage	6.39	1.60	0.00	0.00	4.79	
		Community structure	18.24	4.56	0.00	0.00	13.68	
		Compound Wall	13.83	3.46	0.00	0.00	10.37	
		Commercial area	33.60	0.00	0.00	0.00	33.60	
		Miscellaneous	0.50	0.00	0.00	0.00	0.50	
<b>B</b>			<b>Sub Total (B)</b>	<b>194.43</b>	<b>40.08</b>	<b>0.00</b>	<b>154.35</b>	
			<b>Project Cost (A+B)</b>	<b>1215.08</b>	<b>40.08</b>	<b>0.00</b>	<b>1275.00</b>	

STATEMENT-VI

to the minutes of the meeting of RAY dt 17.06.11  
(Rs in lakh)

Name of the State/UT	Name of the city/District	Affordable Housing Project Name /Components	Total Project Cost	Central Share	State Share			Beneficiary Share
					State Share	ULB share		
(2)	(3)	(4)	(5)	(6)	(7)	(8)		
Rajasthan	Jaipur	Affordable Housing Project at Neetra-Sanganer Jaipur, Rajasthan						
Construction of 592 EWS Dwelling units @ Rs 2,06,113/- per DU having carpet area of 25 sqmt, 352 LIG Dwelling units @ Rs 2,72,791/- per DU having carpet area of 38.99 sqmt, 128 MIG Dwelling units @ Rs 4,21,168/- per DU having carpet area of 54.66 sqmt with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS/LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat shall be allotted to the beneficiaries on lease basis which could be extended by Govt. of Rajasthan as per prevailing norms.			2719.50	0.00	0.00	0.00	2719.50	
<b>Sub Total (A)</b>			<b>2719.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2719.50</b>	
Road - BT			42.14	10.54	0.00	0.00	31.61	
Storm water drain			19.17	4.79	0.00	0.00	14.38	
Water supply			32.47	8.12	0.00	0.00	24.35	
Sewerage			24.05	6.01	0.00	0.00	18.04	
Electrification			141.77	35.44	0.00	0.00	106.33	
Sewage Treatment Plant			86.10	21.53	0.00	0.00	64.58	
Park, Horticulture & Open spaces			10.03	2.51	0.00	0.00	7.52	
Community facilities			33.60	8.40	0.00	0.00	25.20	
Recycling of Treated Waste Water			16.74	4.19	0.00	0.00	12.55	
Compound Wall			31.92	7.98	0.00	0.00	23.94	
Rain Water Harvesting			6.01	1.50	0.00	0.00	4.51	
<b>Sub Total (B)</b>			<b>444.00</b>	<b>111.00</b>	<b>0.00</b>	<b>0.00</b>	<b>333.00</b>	
<b>Project Cost (A+B)</b>			<b>3163.50</b>	<b>111.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3052.50</b>	

STATEMENT-VII

A

Sub Total (A)

2719.50

0.00

0.00

0.00

2719.50

B

Sub Total (B)

444.00

111.00

0.00

0.00

333.00

Project Cost (A+B)

3163.50

111.00

0.00

0.00

3052.50

to the minutes of the meeting of RAY dt 17.06.11  
(Rs in lakh)

Name of the State/UT (2)	Name of the city/ District (3)	Affordable Housing Project Name /Components (4)	Total Project Cost (5)	Central Share (6)	State Share			Beneficiary Share
					State Share (7)	ULB share (8)		
Rajasthan	Jaipur	Affordable Housing Project at Narsingpura, Ajmer road Jaipur, Rajasthan						
Construction of 256 EWS Dwelling units @ Rs 2,04,025/- per DU having carpet area of 25 sqm, 128 LIG Dwelling units @ Rs 2,72,741/- per DU having carpet area of 38.99 sqm, 48 MIG Dwelling units @ Rs 4,34,709/- per DU having carpet area of 54.66 sqm with G+3 RCC framed construction having two rooms, kitchen, WC and bath. The maximum sale price for EWS/LIG unit is restricted to Rs. 750 per sqft on Super Built up area basis & the same for MIG unit is Rs 1000 per sqft. The flat shall be allotted to the beneficiaries on lease basis which could be extended by Govt. of Rajasthan as per prevailing norms.			1080.13	0.00	0.00	0.00	0.00	1080.13
<b>Sub Total (A)</b>			<b>1080.13</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1080.13</b>
A								
Road - BT			26.55	6.64	0.00	0.00	0.00	19.91
Storm water drain			7.50	1.88	0.00	0.00	0.00	5.63
Water supply			22.82	5.71	0.00	0.00	0.00	17.12
Sewerage			24.47	6.12	0.00	0.00	0.00	18.35
Electrification			47.88	11.97	0.00	0.00	0.00	35.91
Sewage Treatment Plant			86.10	21.53	0.00	0.00	0.00	64.58
Parks, horticulture & open space			11.80	2.95	0.00	0.00	0.00	8.85
Community facilities			14.03	3.51	0.00	0.00	0.00	10.53
Recycling of Treated Waste Water			7.27	1.82	0.00	0.00	0.00	5.45
Compound Wall			14.31	3.58	0.00	0.00	0.00	10.73
Rain Water Harvesting			4.02	1.01	0.00	0.00	0.00	3.01
<b>Sub Total (B)</b>			<b>266.75</b>	<b>66.69</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.06</b>
<b>B</b>								
<b>Project Cost (A+B)</b>			<b>1346.88</b>	<b>66.69</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1280.19</b>

STATEMENT-VIII

# Financial Norms for preparatory activities under Rajiv Awas Yojana (RAY)



Ministry of Housing and Urban Poverty Alleviation  
Government of India

## Rajiv Awas Yojana

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- Rajiv Awas Yojana envisages a '*Slum-Free India*' with inclusive and equitable cities with every citizen having access to basic social and civic services.
- The Scheme proposes to create the enabling conditions to encourage States to tackle the problem of slums by
  - Bringing the slums within the formal system and providing same amenities as the rest of the city/town and
  - Tackling the shortages of urban land and housing that keeps housing out of the reach of the poor.



## RAY: Reform driven

- Legislation within 1 year for:
  - Assignment of property rights to slum dwellers
  - Reservation of 20-25 per cent of developed land for EWS/LIG housing
  - Earmarking 25 per cent of the budget for the poor
- Implementation of 7 point charter entitlements of JNNURM
- Commitment with timelines for:
  - Amending Rent Control Acts
  - Review of land use policies
  - Simplification of processes for housing projects

## RAY: Pattern of Central Support

- 50% of slum redevelopment costs , including provision of basic civic/ social infrastructure and housing including rental and transit housing
- State share for infrastructure to be 20% of the cost.
- Affordable Housing in Partnership Scheme and Interest Subsidy Scheme for Housing the Urban Poor (ISHUP) to be dovetailed with RAY
- 10 % for Capacity Building, Preparatory Activities, IEC & Community Mobilization
- Credit Mortgage Fund of Rs 1000 Cr for credit enablement
- 250 cities to be covered by end of 12<sup>th</sup> Plan

## RAY – Flexibility to States

- States / ULBs to plan their pace of implementation and models for arranging land, resources, housing and partnerships.
- A ‘whole city’, ‘all slums’ “whole slum” approach
- States to prepare State/City Slum Free Plans of Action
  - Part-I: Slum Redevelopment of all existing slums - notified/non notified, on lands of all ownership
  - Part-II: Prevention of Slums – Steps proposed for development of affordable housing for the urban poor and revision to existing urban policy

### Background

- Slum-free City Planning Scheme launched in March 2010
- Meeting on 13<sup>th</sup> March 2010 with selected State Secretaries to fix indicative rates for various preparatory activities under SFCP
- Rs. 60cr. released to 118 cities of 20 States vide 82<sup>nd</sup> CSMC Meeting under BSUP JNNURM
- 2 sub-committees formed under the National Technical Committee under the chairpersonship of Additional Secretary & Mission Director (JNNURM) to give recommendations on unit costs and other technical issues
  - Subcommittee on GIS Mapping, MIS development, Integration of GIS with MIS under the chairpersonship of Director General, Centre for Good Governance, Hyderabad

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- Subcommittee on Preparation of State and City Slum Free Plans under the chairpersonship of Additional Secretary & Mission Director (JNNURM)
- GIS-MIS sub-committee recommended changes in the unit rates of GIS-MIS related activities
- Recommendations were accepted by the National Technical Committee and National Steering Committee (Chairperson Secretary HUPA and co-chaired by Secretary, Department of Space)
- National Steering Committee in its first meeting on 2nd November 2010 decided:
  - “The recommendations regarding the indicative costs may not be circulated to the States and would be used as internal benchmarks by the Ministry to evaluate the proposals submitted by the Cities and States.
  - Costing for the engagement of NGOs is to be done as a separate exercise. Separate rates for activities to be undertaken in an “in-house” manner by States & ULBs are to be worked out separately by the Ministry.”

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- Rs. 30.29 cr. released to 39 cities of remaining 14 states/UTs vide 2nd CSMC under RAY on 24th December 2010
- 2<sup>nd</sup> installment of Rs. 9.69 cr. released to Andhra Pradesh vide 3<sup>rd</sup> CSMC on 31<sup>st</sup> March 2011.
- RAY has been approved by CCEA on 2<sup>nd</sup> June 2011.

- Para 7.1.5 of the RAY Guidelines:

“An amount upto 5% of the total annual allocation of the Scheme will be set aside for capacity building activities, of which 1% would be utilized by the Centre, 4% by the States/UTs. In addition, upto 5% of the total scheme allocation will be earmarked for, preparatory activities regarding development of Slum Free City Plans including pilot projects, preparation of DPRs, Community Mobilisation, IEC, planning and administrative expenses for both the Centre and the States/UTs and creation of institutional space and capacities. However, these activities will be funded from the funds available under the relevant heads of JNNURM till the end of current plan i.e. 2011-2012, and thereafter from the funds of RAY.”

## Proposals for CSMC

## Establishing State & City Level Technical Cells

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- For State/City level Cell (Cities with >than 10 Lakh population) -Rs. 75000 per Expert per month (with all 6 experts to be made available for all States)
- For City level Cell [Medium Cities (3-10 Lakhs population) and Small Cities (< 3 Lakhs population)] - Rs. 50,000 per Expert per month
- The State/Cities have been directed to utilise the services of the existing experts available in the PMU/PIU sanctioned under BSUP and only recruit the sectoral experts who are not included in the existing set-up

Contd...

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- Maintain the above ceilings for the cities to be covered under RAY and provide the above Central Assistance for the full duration of RAY - Phase I.
- States to be given the flexibility to fix the remuneration as per qualification and experience of each expert and GoI support would be limited upto an overall ceiling of Rs. 4,50,000 per Cell per month (calculated as Rs. 75000 x 6 experts).

## Unit Costs of Slum Surveys, Development of Web-Enabled Slum MIS System, Development of City Base Map and Slum Map using GIS

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Sl. No. Template	Item of Preparatory Activity as per template given in the SFCP Guideline	Parameter for Estimation of cost	Rate (13th March 2010 meeting)	Proposed Revised rate as per National steering committee meeting
<b>1. Slum Surveys (and related capacity building activities) in city for slum MIS</b>				
1.1	Estimated cost for socio-economic survey (including printing of forms, canvassing, etc)	Based on an estimate of slum population / Number of Households in all slum pockets in the city & its fringes	Rs. 25/- per household	Rs. 25/- per household <b>(No Change)</b>
			Rs 50/- per household extra for hilly area	Rs 50/- per household extra for hilly area <b>(No Change)</b>
1.2	Estimated cost for bio-metric (including cost of hardware and training for capture and storage of bio-metric information, but excluding cost of issuing bio-metric cards)	Based on an estimate of slum population / Number of Households in all slum pockets in the city & its fringes	Rs. 25/- per person	Rs. 25/- per person <b>(No Change)</b>
			Rs. 50/- for hilly areas	Rs. 50/- for hilly areas <b>(No Change)</b>

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Sl. No. As per Template	Item of Preparatory Activity as per template given in the SFCP Guideline	Parameter for Estimation of cost	Rate (13th March 2010 meeting)	Proposed Revised rate as per National steering committee meeting
<b>2. Development of web-enabled slum MIS System</b>				
2.1	Entry of data from Slum Surveys, data verification and cleaning, compilation and collation at zone level (Including cost of data entry and data collation, training of personnel at zone level, cost of hardware for such entry and storage at zone level for Slum-wise and zone wise database.). The collation should be able to generate web-enabled city level database and baseline reports for city level technical cell	Estimate cost based on total slum households in each zone	Rs. 20/- per household	Committee has recommended a range of Rs. 45-65. We may at this juncture retain the rate of Rs. 20/- per household for all States except the special category States till this rate is market tested in the States  Rs. 45 per household for Special Category States

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Template Sl. No.	Item of Preparatory Activity as per template given in the SFCP Guideline	Parameter for Estimation of cost	Rate (13th March 2010 meeting)	Proposed Revised rate as per National steering committee meeting
3.	<b>Development of City Base Map &amp; Slum Maps using GIS with Carto Sat I/Carto Sat II images</b>			
3.1	Cost of Satellite (Carto Sat I /Carto Sat II) images and others - to be procured from ISRO/NRSC	Estimate based on urban/city agglomeration areas to be mapped & associated multiple number of standard images to be procured on CD/DVD	Rs. 150/- per sq.k.m.	Rs. 150/- per sq.k.m. (for bigger cities which may have Cartosat I/II images) Rs.1500/sq.km. (for Smaller Cities/Special Category States/for which Cartosat I/II images may not be available and subject to demand and justification from the concerned States)
3.2	Preparation of Geo-referenced satellite data / base map / cover details	Estimate based on area to be mapped & associated features to be geo-referenced and digitized	Rs 6500/- per sq.km.	Rs. 7500 / sq. km.

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Template Sl. No.	Item of Preparatory Activity as per template given in the SFCP Guideline	Parameter for Estimation of cost	Rate (13th March 2010 meeting)	Proposed Revised rate as per National steering committee meeting
3.3	Conducting total station survey, contour survey, plane table survey & creation of geo-referenced digitized maps for all identified slum pockets and vacant lands in the city	Estimate based on cumulative area of all slum pockets and vacant lands identified (considering slum densities for high density slums where multiple types of survey techniques might have to be employed)	Rs. 7.00 lacs per sq.km	Rs. 7.00 lacs per sq.km <b>(No Change)</b>
3.4	Cost of integrating the said geo-referenced maps/spatial data into GIS platform & integrating with socio-economic database /slum MIS to create GIS enabled Slum MIS	Based on the number of slum households and cumulative area of slum pockets & vacant lands surveyed / mapped.	Rs.10/- per house hold	Rs. 8 - 15/ household

- The unit Costs/Cost Ceilings mentioned in the table would serve as benchmarks for limiting Central Assistance and States would be given funds as per the Ceiling above or actual, based on open transparent procedure, whichever is lower.

# Preparation of Slum Redevelopment/ Rehabilitation Plan, Zonal Plans and City Level Slum Free Plans of Action

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Sl. No. Template	Item of Preparatory Activity as per template given in the SFCP Guideline	Parameter for Estimation of cost	Rate (13th March 2010 meeting)	Proposed Rate
4	<b>Preparation of Slum Redevelopment /Rehabilitation Plans, Zonal plans and city level slum free plans of action</b>			
4.1	Analysis of spatial and socio-economic data to create city level spatial and socio-economic reports to facilitate slum level dialogues for developing slum redevelopment /rehabilitation plans. These works are to be undertaken by reputed consultants in partnership with lead NGOs – all to be selected through a transparent process	Based on aggregate slum population and number of thematic layers to be created for each slum, zone or city	Rs. 5 lacs (for city population of 3 to 10 lacs) Rs. 10 lacs (for city population of more than 10 lacs)	As regards engagement of consultant for preparing the Slum free City Plan, 4.1 and 4.3 of the template of SFCP have to be read together and the rates proposed are:  Rs. 8 lacs (for cities with population of 3 to 10 lacs) Rs. 17 lacs (for cities with population of 10 to 15 Lacs) and Rs. 25 lacs (for cities with population of more than 15 Lacs)

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Sl. No. Template	Item of Preparatory Activity as per template given in the SFCP Guideline	Parameter for Estimation of cost	Rate (13th March 2010 meeting)	Proposed Rate
4.2	Activities for dissemination of information and dialogues with different stakeholders (including slum communities by engagement of NGOs/CBOs to guide / anchor community mobilization for slum redevelopment/ rehabilitation plans in each slum/zone.	Estimate cost of number of activities and slum groups to be supported based on the Slum households and slum densities	Rs.3 lacs (3 to 10 lacs city population) Rs. 7 lacs (above 10 lacs city population)	Rates for this activity has been included in the costing for engagement of lead NGO/CBO
4.3	Detailed works for the preparation of Slum free City Plans with slum level spatial reconfiguration, socio-economic plans, project level details, etc. These works are to be undertaken by reputed consultants in partnership with reputed NGOs- both to be selected through a transparent process	Based on aggregate slum population and number of slum plans and their aggregate area for each zone and/or city	Rs. 3 lacs (3 to 10 lacs city population) and Rs. 7 lacs (above 10-20 lacs city population), 15 lacs for above 15 lacs city population	As mentioned in 4.1



- To ensure quality in preparing the Slum-free City Plans, the final installment for this particular component proposed to be subject to the satisfaction of the CSMC
- The above rates may be revisited when cities such as Mumbai, Delhi, Bangalore, Chennai and Kolkata go for their procurement and information on the market rates are received from other cities also.

### Provision of Administrative and Overhead Expenses (A&OE)

Sl. No. Template	Item of Preparatory Activity as per template given in the SFCP Guideline	Parameter for Estimation of cost	Rate (as per SFCP Guidelines)	Proposal
6	Administrative & Office expenditure including establishment of technical cell with staff at city level for facilitating and guiding all the above activities (not exceeding cumulative of 5% of above costs)	--	Not exceeding 5% of total cost of all preparatory activities including additional training programmes	<p>Since remuneration for the personnel of the State and City Technical cells has been provided for separately, the administrative component for both the State and City level Cells would cover the following expenses similar to the provisions under JNNURM:</p> <ul style="list-style-type: none"> <li>• Travel Expenses</li> <li>• System Support</li> <li>• Overheads &amp; Miscellaneous</li> </ul> <p>These may be limited to 25% and thus the ratio between staff remuneration and other expenses will be 75:25 for both the State and City level Cell (this has 60:40 under JNNURM)</p>

## Engagement of NGO/CBO to ensure Community Participation (Upto preparation of DPR)

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- 3 models envisaged under Community Participation Guidelines
- **Model I:** ULBs have a strong Urban Poverty Alleviation (UPA) Cell and a well organized community mobilization and development structure with dedicated officers and community mobilizers at the field level and choose to conduct the survey in-house through UPA Cells and engage Lead NGOs to ensure Community Participation in both Phase I (survey phase) and phase II (micro planning for DPR preparations in prioritised slums)
- **Model II:** ULBs don't have a strong UPA Cell and a dedicated community structure at the field level choose the Professional Agency to get the survey conducted and engage Lead NGOs to ensure Community Participation in both Phase I (survey phase) and phase II (micro planning for DPR preparations in prioritised slums)
- **Model III:** ULBs don't have a strong UPA Cell and a dedicated community structure at the field level and engage the lead NGO to do both the survey and micro planning. (In this model Cost has been estimated only for phase II i.e. Micro Planning and Model Finalisation of Prioritised Slums as cost of survey will be met out of the costs earmarked for preparatory activities of survey.

Proposed to adopt a range for providing Central Assistance for each model

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<b>Table No. 4</b>		
<b>(in Rs. per slum HH)</b>		
<b>Models</b>	<b>Cities with population more than 3 L</b>	<b>Cities with population &lt;3L</b>
Model 1	20-25	Upto 45
Model 2	30-40	Upto 60
Model 3	20-25	Upto 50

These ceilings may be considered for phase 1 of RAY and may be revisited once a number of States/Cities start the process of recruitment through an open transparent process.

## DPR preparation & Implementation, TPIMA, Project Implementation, Quality Assurance

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If done by External Agency	
Models	Proposed Range as a percentage of ACA
Model A: DPR Services	0.75-1.00 % subject to ceilings variable as per city size
Model A: CSC Services (Record Measurement by Client)	1.22 - 1.50 % subject to ceilings variable as per city size
Model B: DSC Full Service	2.00 - 2.22 % subject to ceilings variable as per city size

If work is done In-House	
DPR Preparation & Project Implementation	Proposed Provisions for RAY
If the work is done in-house or by a State Agency (such as Urban Poverty Alleviation cells, Administrative Training Institutes, Research Institutions, Public Sector Undertakings etc.)	Rs. 25 Lakhs subject to the same terms and conditions for BSUP Cities
	Rs. 15 Lakhs subject to the same terms and conditions for smaller Cities

### Preparation and Appraisal of Pilot Projects

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- JNNURM norms to be followed for sanctioning DPR preparation charges for pilot projects.
- For appraisal of pilot projects, existing agencies under JNNURM to be entrusted the task with an enhancement of 10% of existing rates as applicable under JNNURM.

## Third Party Inspection and Monitoring Agencies, Community Mobilization during implementation, Concurrent Evaluation and Social Audit

- For TPIMA, community mobilisation during implementation phase, concurrent evaluation and social audit, it is proposed to retain the provisions under JNNURM as per the decision of the 86<sup>th</sup> Meeting of the CSMC held on 25<sup>th</sup> May 2010. Decision of the 86<sup>th</sup> CSMC is as follows:

*“Central Financial support for Project implementation and Quality control including technical support to SLNA for Quality Assurance will be upto 1% of the ACA and for*

*Community Mobilisation and Social Audit upto 0.5% of ACA for the States/UTs as follows:*

- *Andhra Pradesh, Karnataka, Gujarat, Tamil Nadu, Uttar Pradesh, Chandigarh, West Bengal, Maharashtra, Punjab, Kerala, Madhya Pradesh, Delhi, Chhattisgarh, Rajasthan, Bihar and Orissa.*

- *For other States and UTs, the Central Support may exceed more than the limits specified above subject to approval by CSMC on case to case basis.*
- *The financial support will be subject to actual expenditure of these activities.*
- *Additional requirements of funds will have to be met by the State Government/ULB from out of own funds.*
- *Payment will be made by the Government of India quarterly on a reimbursement basis (on submission of UCs)”*

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THANK YOU