



"Slum Free India"

RAY Projects for Nagaland



**MUNICIPAL AFFAIRS CELL
GOVERNMENT OF NAGALAND**



ONGOING PROJECTS

HOUSING FOR URBAN POOR IN KOHIMA UNDER BASIC SERVICES TO URBAN POOR (BSUP)-JNNURM

Project Cost : Rs. 13307.92 Lakhs

Total GOI share : Rs. 10560.47 Lakhs (79.5%)

Total State Share : Rs. 2293.85 Lakhs (17%)

Beneficiary Contribution : Rs. 453.60 Lakhs (3.5%)

Project Components :

- Construction of 1512 DUs by relocation at three (3) locations in Kohima Town (K.Badze, Ruziezou and Meriema).
- The (BSUP) component of JNNURM at K. Badze 720 units was inaugurated on 03.12.13 with Shri. Zhaleo Rio, the Parliamentary Secretary, UD as Chief Guest and Shri. Arun Kumar Misra, Secretary Ministry of Housing and Urban Poverty Alleviation (MoHUPA), GoI as the Guest of Honour.
- The project was conceptualized as self-contained neighborhood with provision of all necessary infrastructure and Amenities such as school building, community hall, water supply, connectivity and sanitation.
- The other components at Ruziezou and Meriema shall be completed by December 2014.



Completed components of
BSUP at K. Badze, Kohima





Inauguration Photos of
BSUP at K. Badze, Kohima
13.12.2013



INTEGRATED HOUSING AND SLUM DEVELOPMENT PROGRAMME (IHSDP) AT DIMAPUR (NETAJI COLONY & BURMA CAMP)

- The IHSDP component at Netaji Colony, Dimapur 240 units was inaugurated by Dr. Shuruzelie Leizetsu , Honb'le minister Urban development, Nagaland during June 2013
- Work at Burma Camp, Dimapur 480 units shall be completed by December 2014



Inauguration of Netaji
component by Dr. Shuruzelie
Leizetsu Hon'ble Minister Urban
Development, Nagaland





IHSDP at Burma Camp and Netaji colony Dimapur



NEW PROPOSED PROJECTS

List of Projects under RAY

Ministry of Housing and Urban Poverty Alleviation

- | | |
|--|--------------------|
| 1. HOUSING FOR URBAN POOR UNDER RAY FOR TSEMINYU TOWN,NAGALAND | • Rs.1804.44 lakhs |
| 1. HOUSING FOR URBAN POOR UNDER RAY FOR MEDZIPHEMA TOWN, NAGALAND | • Rs.1974.00 Lakhs |
| 1. RENTAL HOUSING FOR URBAN POOR AT CHUMUKEDIMA TOWN UNDER RAY, NAGALAND | • Rs.1860.00 Lakhs |

The first two housing Projects were earlier provisionally approved by CSMC during March 2012, but the project were not sanctioned due to lack of fund under JnNURM.



1. HOUSING FOR URBAN POOR UNDER RAY FOR TSEMINYU TOWN, NAGALAND

Tseminyu is a small town located 55 km north of Kohima, the capital of Nagaland. It is situated at an altitude of about 1,421 m above mean sea level. It is an administrative centre for Tseminyu block under Kohima District, Nagaland. It is linked by road with Kohima and Wokha. It has its own Town council to address the various issues and problems faced by the public.

Pictures below shows some of the existing houses



Funding Pattern of Housing for Urban Poor under RAY for Tseminyu Town

| Sl. No | PARTICULARS | Qty | Unit | Amount | TOTAL | CENTRAL SHARE | STATE SHARE | BENEFIC-IARY SHARE |
|--------|--|-----|------|---------|-----------|---------------------|-------------------|--------------------|
| 1 | HOUSING Per DU | 320 | Nos | 457500 | 146400000 | 117120000 366000 | 14640000 45750 | 14640000 45750 |
| 2 | SEPTIC TANK | 320 | Nos | 15400 | 4928000 | 3942400 | 492800 | 492800 |
| 3 | SOAKPIT | 320 | Nos | 13900 | 4448000 | 3558400 | 444800 | 444800 |
| 4 | FOOTHPATH (3200M) | 320 | Nos | 17700 | 5664000 | 4531200 | 1132800 | |
| 5 | COMMUNITY CENTRE | 1 | Nos | 2600000 | 2600000 | 2080000 | 520000 | |
| | TOTAL (A) | | | | 164040000 | 131232000 | 17230400 | 15577600 |
| | Percentage | | | | | 80.00% | 11% | 9% |
| | As per RAY Guidelines of `5 lakhs per unit and 80 % as Central share | | | | | 128000000 | 20462400 | 15577600 |
| | Percentage | | | | | 78% | 12% | 9% |
| 6 | Add 3 % for Contingency | | | | 4921200 | 3936960 | 984240 | |
| 7 | Add 4 % for for O & M | | | | 6561600 | 5249280 | 1312320 | |
| 8 | Add 3 % for A & OE | | | | 4921200 | 3936960 | 984240 | |
| | Grand TOTAL | | | | 180444000 | 141123200 | 23743200 | 15577600 |
| | Say ` | | | | 180444000 | 141123000 | 23743000 | 15578000 |

PROJECT BRIEF:

I. Housing :

Each Dwelling unit will have two rooms, toilet and kitchen covering an area of 25 Sq.m (22.20 sqm carpet area).

- No. of Units : 320 units
- Cost of one unit : Rs. 4.57 lakhs
- Total cost for housing : Rs. 1464.00lakhs

II. Amenities

- No. of Community Center : 1 No
- Cost of Community Cente : Rs. 26.00 Lakhs

III. Utility Services

- 1. Septic Tank (350 Nos) : Rs. 49.28 Lakhs :
- 2. Soakpits (350 Nos) : Rs. 44.48 Lakhs
- 3. Footpaths (3500 Meters) : Rs. 56.64 Lakhs

Cost of Dwelling Units, Ammenities and Utility Services
= **Rs. 1640 Lakhs (A)**

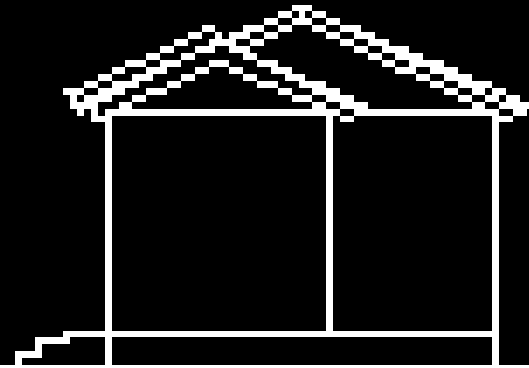
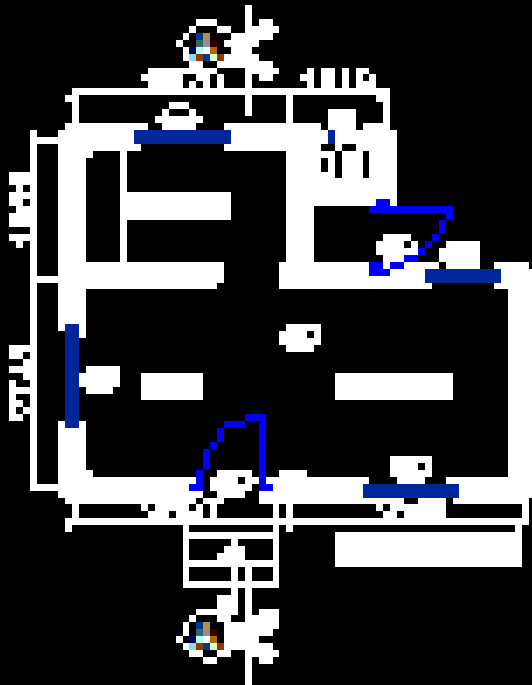
Add 3% on (A) for Contingency = **Rs. 49.21 Lakhs (B)**

Add 4% on (a) for O & M = **Rs. 5.61 Lakhs (C)**

Add 3% on (A) for A & OE = **Rs. 49.21 Lakhs (D)**

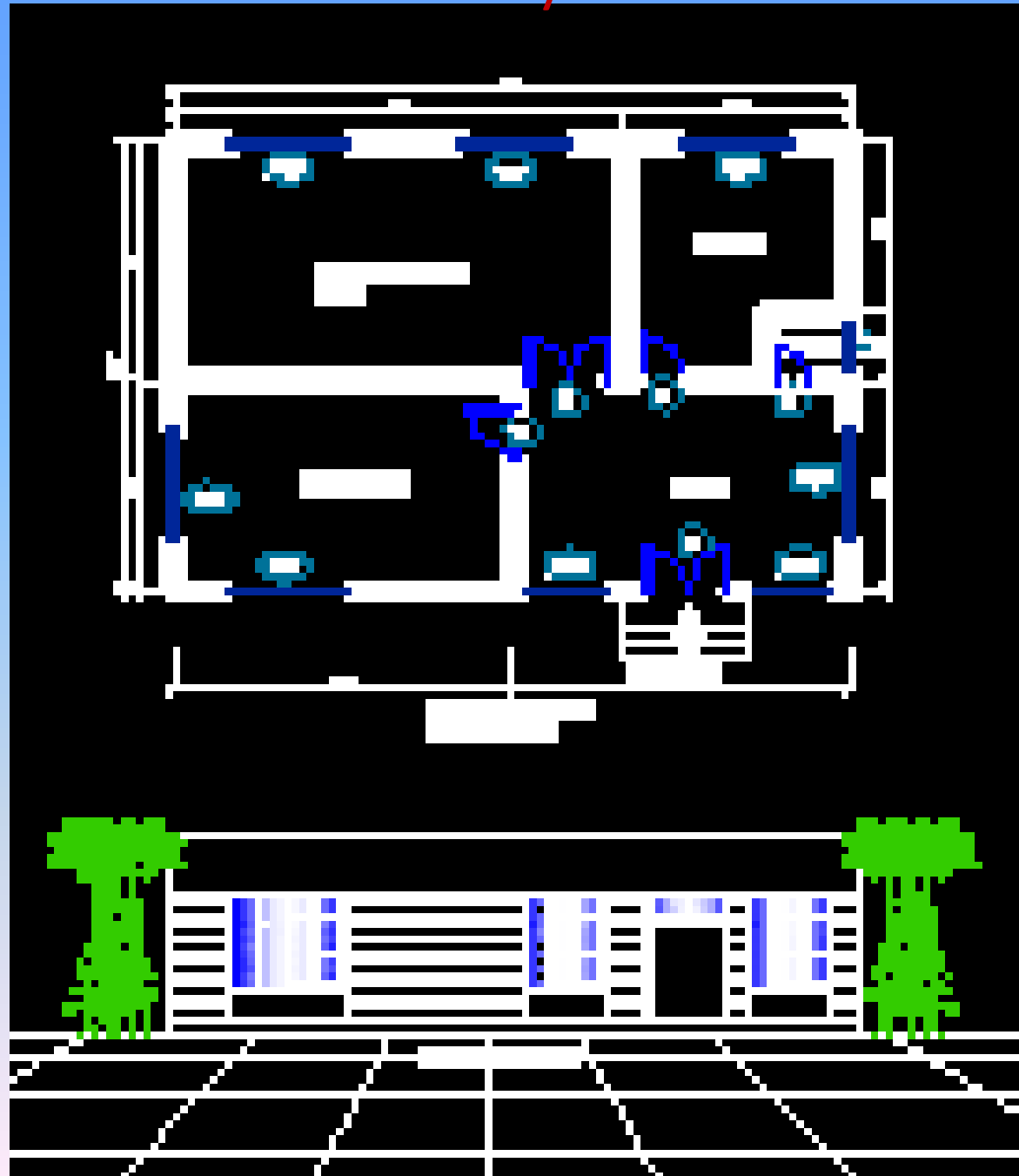
Grand Total (A+B+C+D) = Rs. 1804.44 Lakhs

Layout and Elevation of a Typical Unit



DWELLING UNIT DETAILS

Community Hall





2. HOUSING FOR URBAN POOR UNDER RAY AT MEDZIPHEMA TOWN, NAGALAND

Medziphema town is located between Dimapur and Kohima. It is 30 Kilometers away from Dimapur. The Town falls under Dimapur district and it is under the administrative head of ADC, who administers over the surrounding villages apart from the Town. It is linked by road with Kohima, Dimapur and Peren. It has its own Town council to address the various issues and problems faced by the public.

Pictures below show some of the existing houses



Housing for Urban Poor at Medziphema Town under RAY

Ministry of Housing & Urban Poverty Alleviation

Salient Features

- Type of building : Residential Unit
- No. of buildings : 350
- No. of Dwelling Units : 350
- Cost per Dwelling Unit : Rs 4.37 Lakhs
- Total Project Cost : Rs 1974.00 Lakhs
- Central Share : Rs 1543.60 Lakhs
- State Share : Rs 267.50Lakhs
- Beneficiary : Rs.162.80 Lakhs



Housing for Urban Poor at Medziphema Town under RAY Ministry of Housing & Urban Poverty Alleviation

Funding Pattern of Housing for Urban Poor under RAY for Medziphema Town

| SL. No | PARTICULARS | Qty | Unit | Amount | TOTAL | CENTRAL SHARE | STATE SHARE | BENEFIC-IARY SHARE |
|--------|--|-----|------|----------|-----------|---------------------|-------------------|--------------------|
| 1 | HOUSING Per DU | 350 | Nos | 437200 | 153020000 | 122416000 349760 | 15302000 43720 | 15302000 43720 |
| 2 | SEPTIC TANK | 350 | Nos | 13900 | 4865000 | 3892000 | 486500 | 486500 |
| 3 | SOAKPIT | 350 | Nos | 14013 | 4904458 | 3923566 | 490446 | 490446 |
| 4 | FOOTHPATH (3500M) | 350 | Nos | 17013 | 5954550 | 4763640 | 1190910 | |
| 5 | COMMUNITY CENTRE | 1 | Nos | 10698500 | 10698500 | 8558800 | 2139700 | |
| | TOTAL (A) | | | | 179442508 | 143554006 | 19609556 | 16278946 |
| | Percentage | | | | | 80% | 11% | 9% |
| | As per RAY Guidelines of `5 lakhs per unit and 80 % as Central share | | | | | 140000000 | 23163562 | 16278946 |
| | Percentage | | | | | 78% | 13% | 9% |
| 6 | Add 3 % for Contingency | | | | 5383275 | 4306620 | 1076655 | |
| 7 | Add 4 % for for O & M | | | | 7177700 | 5742160 | 1435540 | |
| 8 | Add 3 % for A & OE | | | | 5383275 | 4306620 | 1076655 | |
| | Grand TOTAL | | | | 197386759 | 154355401 | 26752412 | 16278946 |
| | Say ` | | | | 197400000 | 154360000 | 26750000 | 16280000 |

`197400000

Say Rupees nineteen crores seventy four lakhs only

PROJECT BRIEF:

I. Housing :

Each Dwelling unit will have two rooms, toilet and kitchen covering an area of 25 Sq.m (22.20 sqm carpet area).

- No. of Units : 350 units
- Cost of one unit : Rs. 4.37 lakhs
- Total cost for housing : Rs. 153.02 lakhs

II. Amenities

- No. of Community Center : 1 No
- Cost of Community Cente : Rs. 106.98 Lakhs

III. Utility Services

- 1. Septic Tank (350 Nos) : Rs. 48.65 Lakhs :
- 2. Soakpits (350 Nos) : Rs. 49.04 Lakhs
- 3. Footpaths (3500 Meters) : Rs. 59.54 Lakhs

Cost of Dwelling Units, Ammenities and Utility Services
= Rs. 1794.42 Lakhs (A)

Add 3% on (A) for Contingency = Rs. 53.83 Lakhs (B)

Add 4% on (a) for O & M = Rs. 71.78 Lakhs (C)

Add 3% on (A) for A & OE = Rs. 53.83 Lakhs (D)

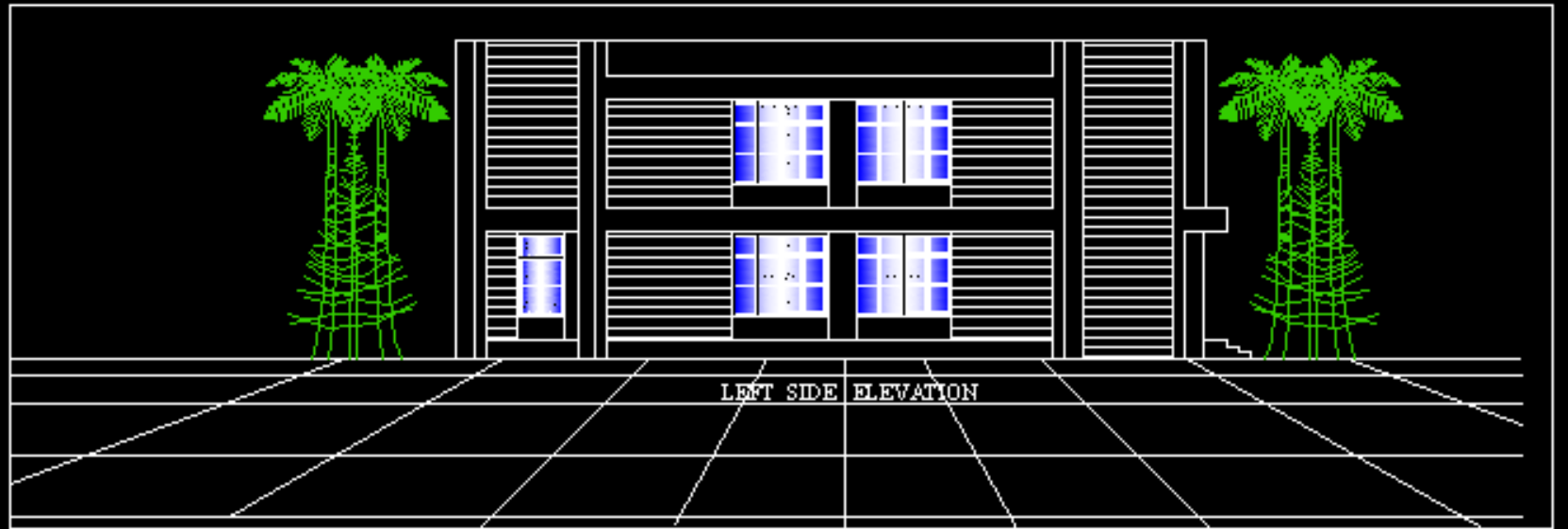
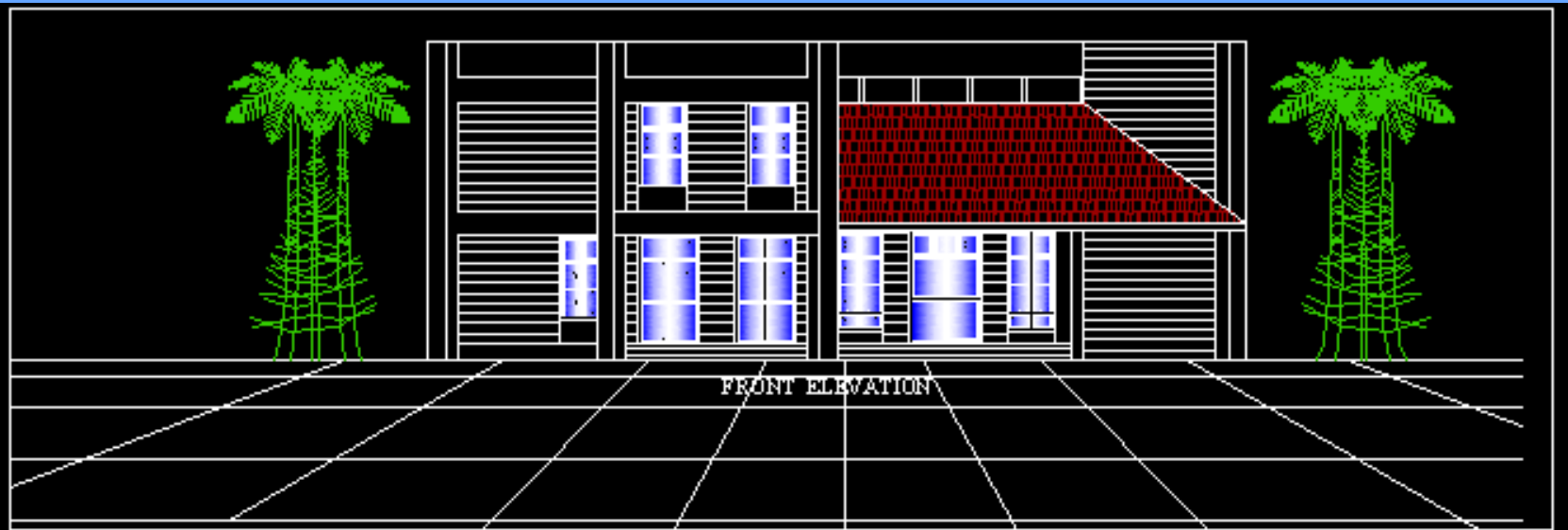
Grand Total (A+B+C+D) = Rs. 1974.00 Lakhs

(Rupees Nineteen Crores Seventy Four Lakhs) Only

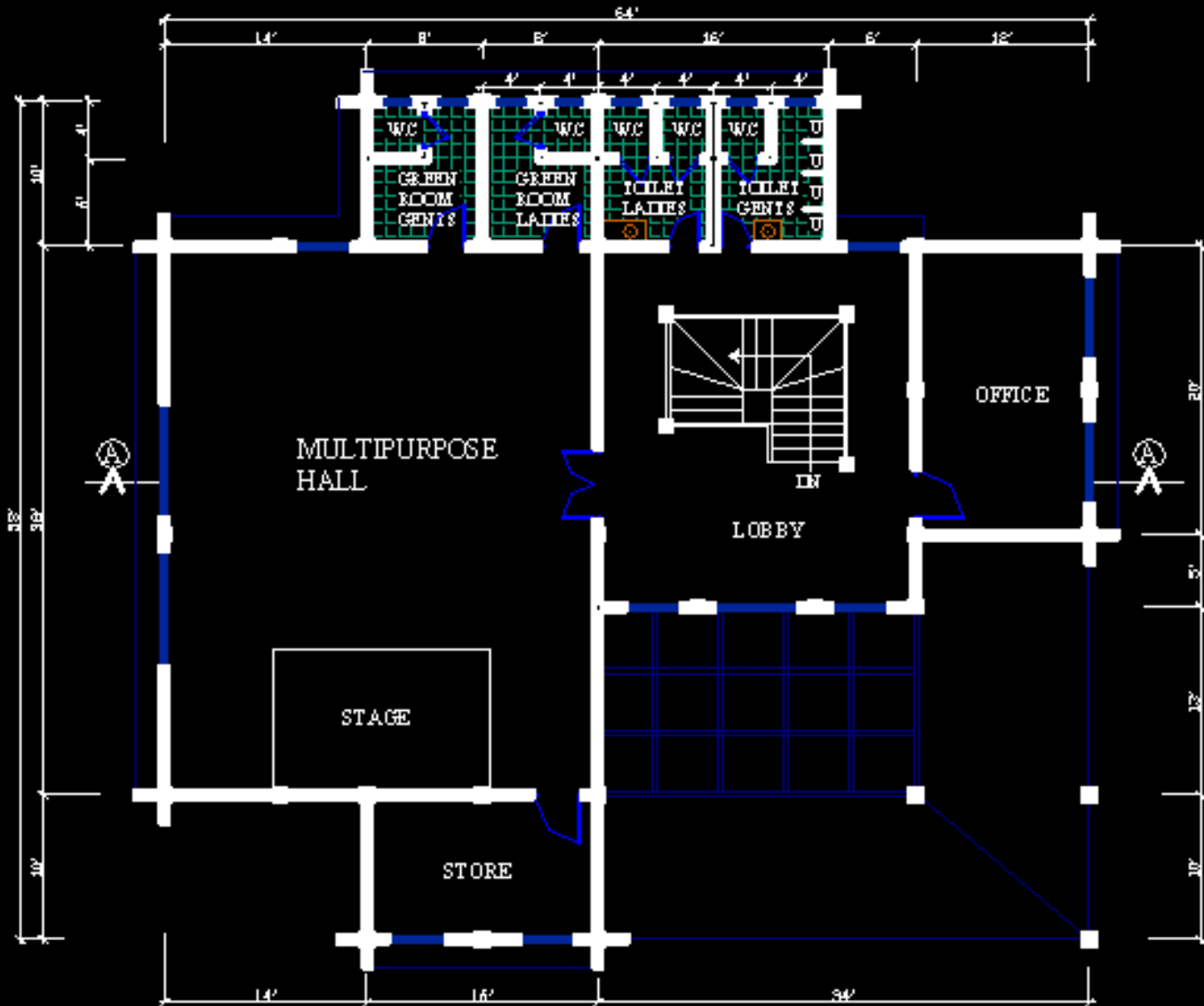
Layout and Elevation of a Typical Unit



DWELLING UNIT DETAILS

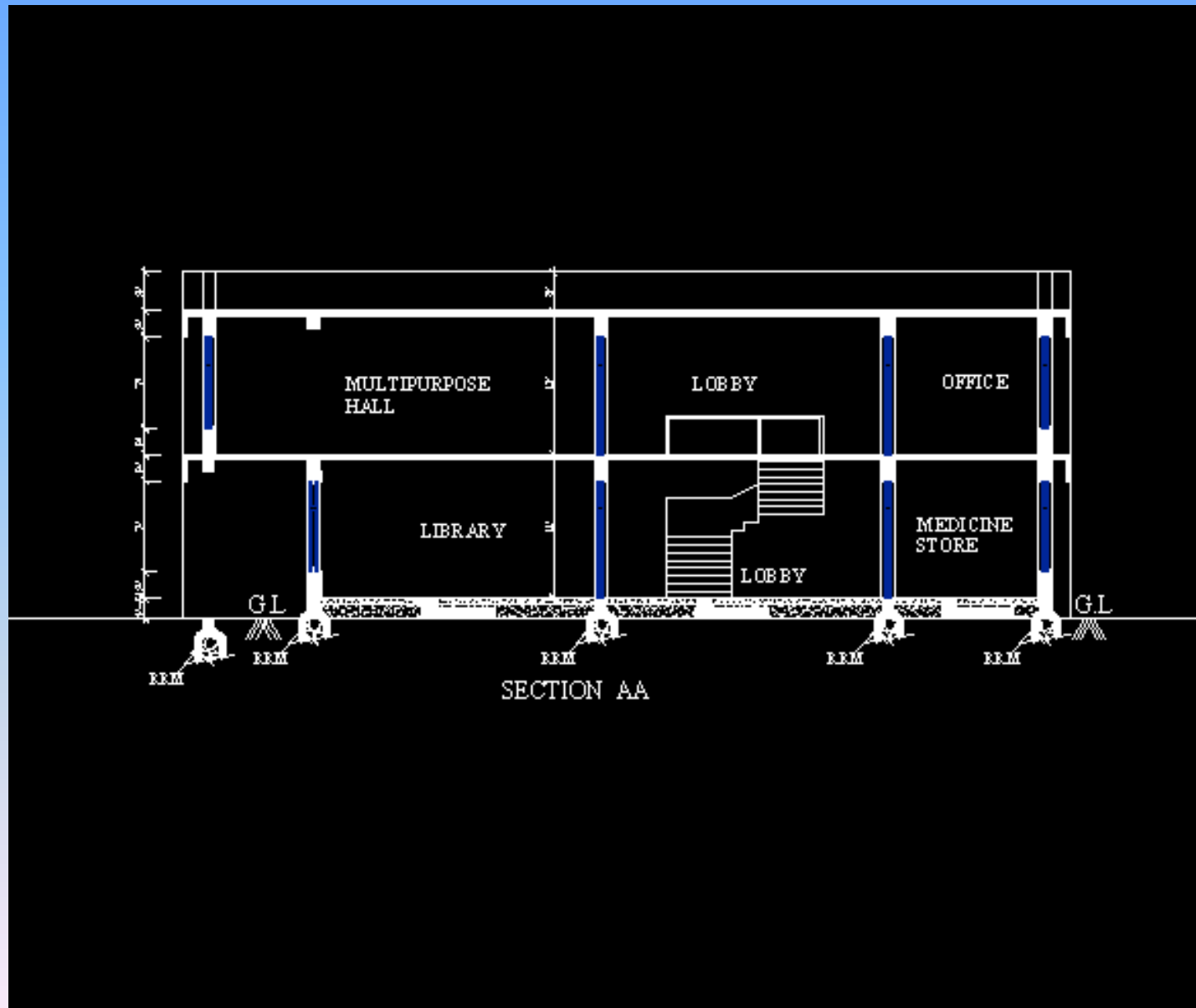


First Floor Plan of Community Centre



FIRST FLOOR
AREA - 2290 Sqft

Sectional View of Community Centre





3. RENTAL HOUSING UNDER RAY FOR CHUMUKEDIMA TOWN, NAGALAND

- i. Chumukedima Town is a fast growing town adjacent to Dimapur, the main commercial hub of Nagaland and a transit point to the State of Manipur. Chumukedima is the only area where Dimapur can expand as the other three sides of Dimapur borders Assam State with no scope for expansion.**
- ii. Chumukedima Town is the new District Headquarter of Dimapur. Nagaland University and Patkai University are also in Chumukedima.**
- iii. The Town is growing rapidly and a lot of infrastructure and amenities are developed. This has entailed that the construction workers, migrant labourers and related manpower has increased tremendously.**
- iv. There is not enough supply of proper housing with basic amenities. These labourers are usually housed in makeshift and temporary camps/shelters with no toilets, running water etc. Because of economic factors and inflow of migrants from rural areas, the growth of the town will continue in future too.**
- v. Therefore to accommodate the poor populace, affordable rental dwelling units are to be provided along with development of infrastructure to improve the living standard of the people.**

Rental Housing for Urban Poor under RAY at Chumukedima Town

Salient Features

- Type of building : (G+3) Residential Unit
- No. of buildings : 12
- No. of Dwelling Units : 384
- Cost per Dwelling Unit : Rs 3.60 Lakhs
- Total Project Cost : Rs 1860.00 Lakhs
- Central Share : Rs 1358Lakhs
- State Share : Rs 482 Lakhs

RENTAL HOUSING FOR URBAN POOR UNDER RAY FOR CHUMUKEDIMA TOWN, NAGALAND

Funding Pattern of Rental Housing for Urban Poor under RAY at Chumukedima Town

| SL. No | PARTICULARS | Qty | Unit | Amount | TOTAL | CENTRAL SHARE | STATE SHARE | BENEFICIARY SHARE |
|--------|--|-----|------|------------|--------------|---------------|-------------|-------------------|
| 1 | HOUSING | 384 | Nos | 399768.76 | 153511203.84 | 122808963.07 | 30702240.77 | |
| | Per DU | | | | | 319815.01 | 79953.75 | |
| 2 | external electrification | | | | | | | |
| | transformer 750 KVA capacity with HT/LT line | | 1.00 | 6000000.00 | 6000000.00 | 4800000.00 | 1200000.00 | |
| | street light poles 44 nos | | 1.00 | 880000.00 | 880000.00 | 704000.00 | 176000.00 | |
| 5 | Rainwater harvesting | 12 | Nos | 111240.00 | 1334880.00 | 1067904.00 | 266976.00 | |
| 6 | boundary wall with gate | 1 | | 1993479.07 | 1993479.07 | 1594783.26 | 398695.81 | |
| 7 | Site filling | 1 | Nos | 1178369.27 | 1178369.27 | 942695.42 | 235673.85 | |
| 8 | CC courtyard | 1 | | 3463935.65 | 3463935.65 | 2771148.52 | 692787.13 | |
| 9 | Drainage | 1 | | 969605.00 | 969605.00 | 775684.00 | 193921.00 | |
| 10 | septic tank and soak pit | 12 | 1.00 | 147167.00 | 1766004.00 | 1412803.20 | 353200.80 | |
| 11 | Footpath | 1 | Nos | 1121933.00 | 1121933.00 | 897546.40 | 224386.60 | |
| | TOTAL (A) | | | | 172219409.83 | 137775527.86 | 34443881.97 | |
| | Percentage | | | | | 80% | 20% | |
| | As per RAY Guidelines of `5 lakhs per unit and 80 % as Central share | | | | | 153600000.00 | 18619409.83 | 0.00 |
| | Percentage | | | | | 89% | 11% | 0.00 |
| 10 | Add 3 % for Contingency | | | | 5166582.29 | | 5166582.29 | |
| 11 | Add 5 % for A & OE | | | | 8610970.49 | | 8610970.49 | |
| | Grand TOTAL | | | | 185996962.62 | 137775527.86 | 48221434.75 | 0.00 |
| | Say ` | | | | 186000000.00 | 137800000.00 | 48200000.00 | 0.00 |
| | | | | | | 74% | 26% | |

NORMS FOR SELECTION OF TENANTS/ VACANCY

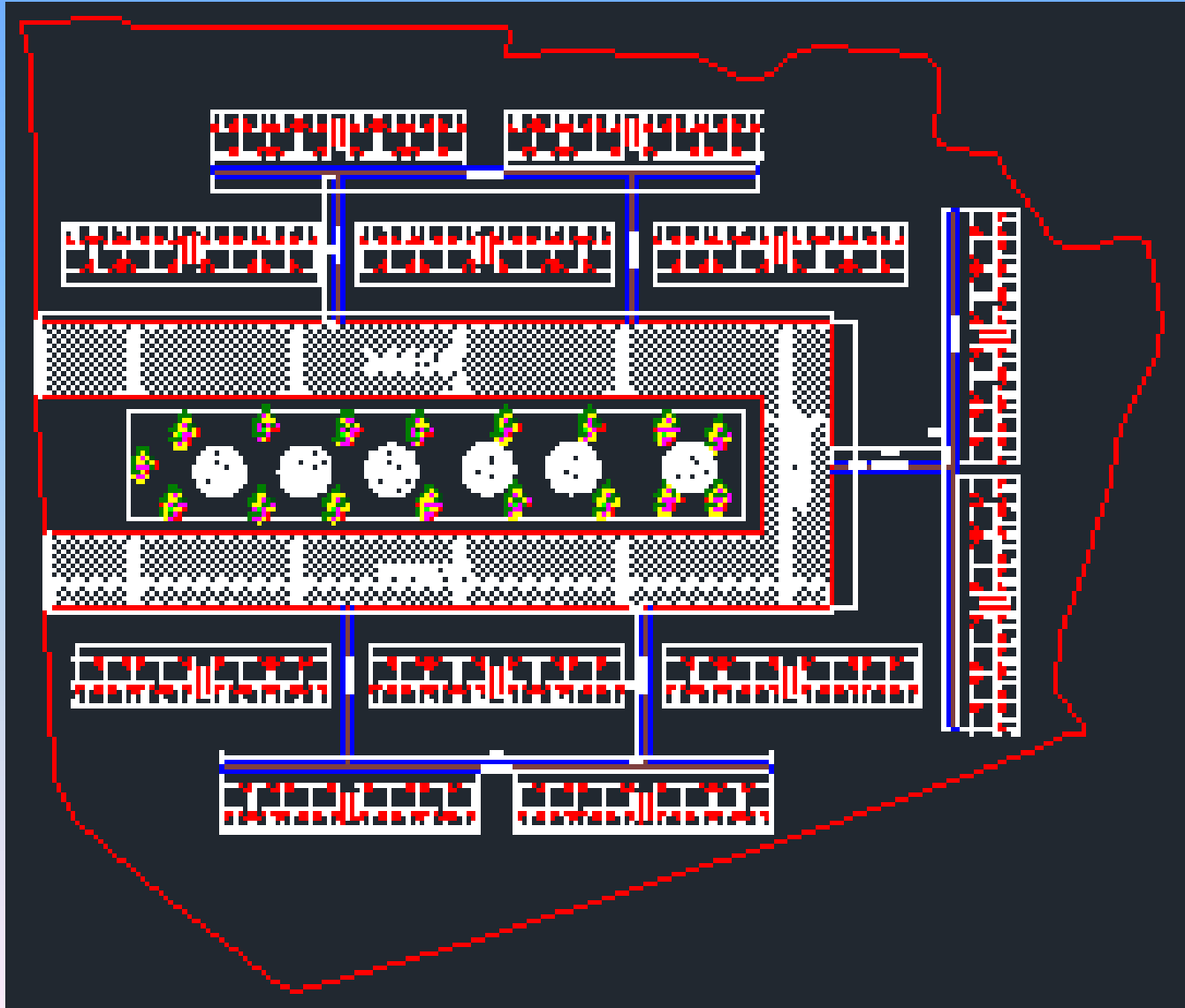
- The selection of the tenants shall be selected by a Management Committee comprising of the ULB , ward Executive and MAC.
- There shall be wide publication in the print media and all the wards for selection of tenants
- The Beneficiaries shall be only from among BPL/LIG/EWS
- The tenants shall vacate in case they are not able to pay their rents for more than 3 months continuously
- If there is any vacancy , it will be allotted to the next applicant in the list with the same norms and rules

- Chumukedima, which is 20 kilometers (12 mins) from Dimapur is the New District Headquarter for Dimapur District.
- The rental housing will provide shelter to the daily wage labourers and people under BPL at a nominal rent .
- Chumukedima is one of the fastest growing towns in Nagaland.
- The Project will not only be a self-sustaining , but also generate self-employment to the unemployed youth and the people. Every care is taken so that there shall no cost escalation. Thus justifies for consideration being a socially beneficial and economically viable.
- Expected earnings after all maintenance and other charges `13.52 Lakhs.
- Rent=` 700 per month.

Perspective Views of Proposed Complex



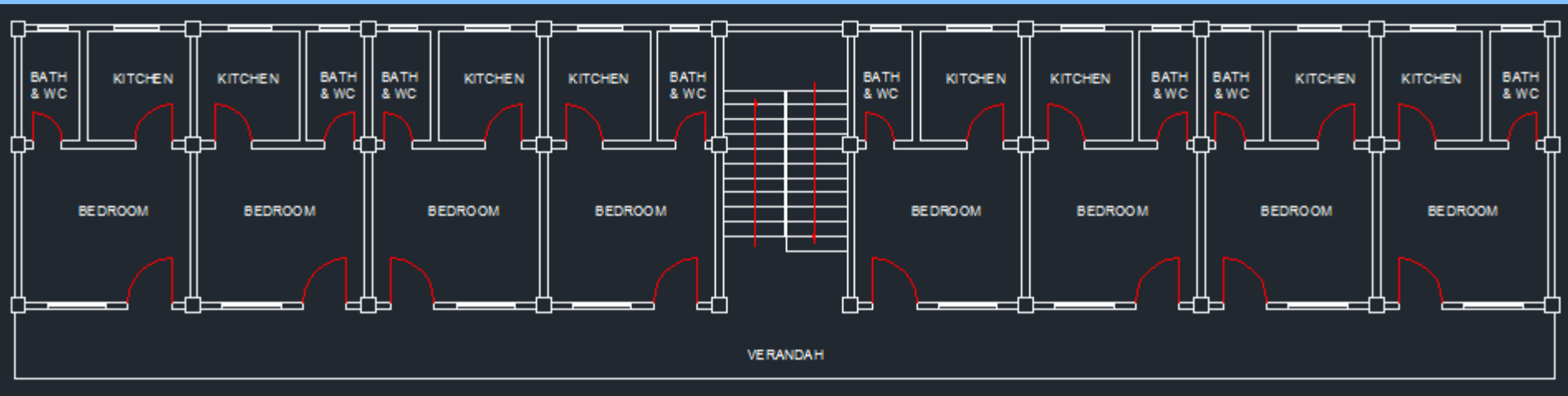
Layout of Proposed Complex



Typical Layout of Dwelling Units on each Floor

No. of Dwelling Units on each Floor = 8

No. of Dwelling Units on each Block = 32





Thank You