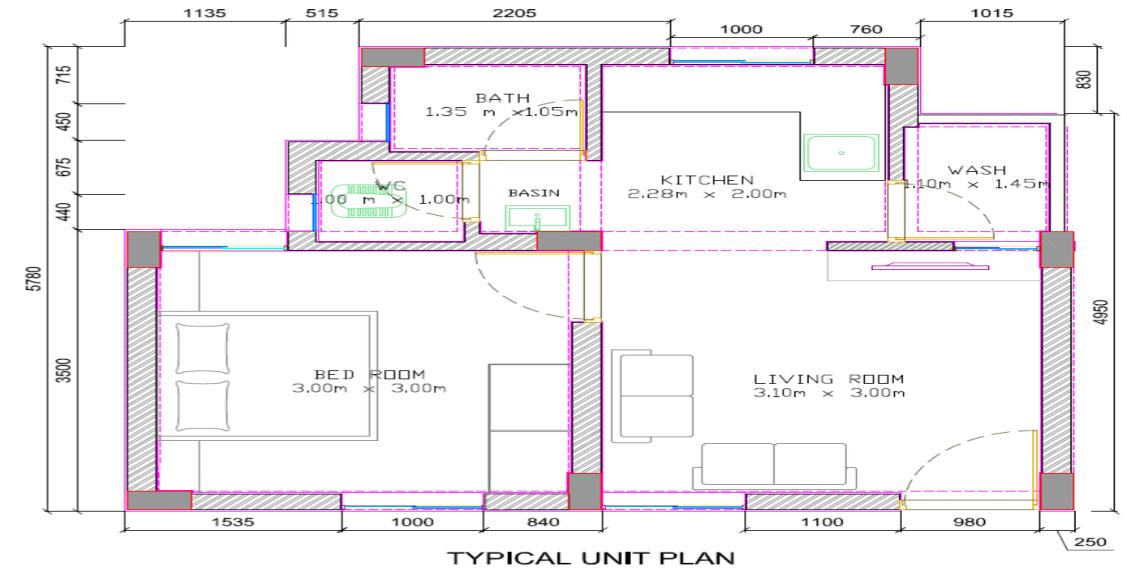


PRADHAN MANTRI AWAS YOJANA-HOUSING FOR ALL (URBAN)

Submitted by
Daman Municipal Council,
Union Territory of Daman.



Date: 30-10-2017



Presentation CONTENT

PMAY and AHP

Introduction of Daman City

Existing Site Analysis

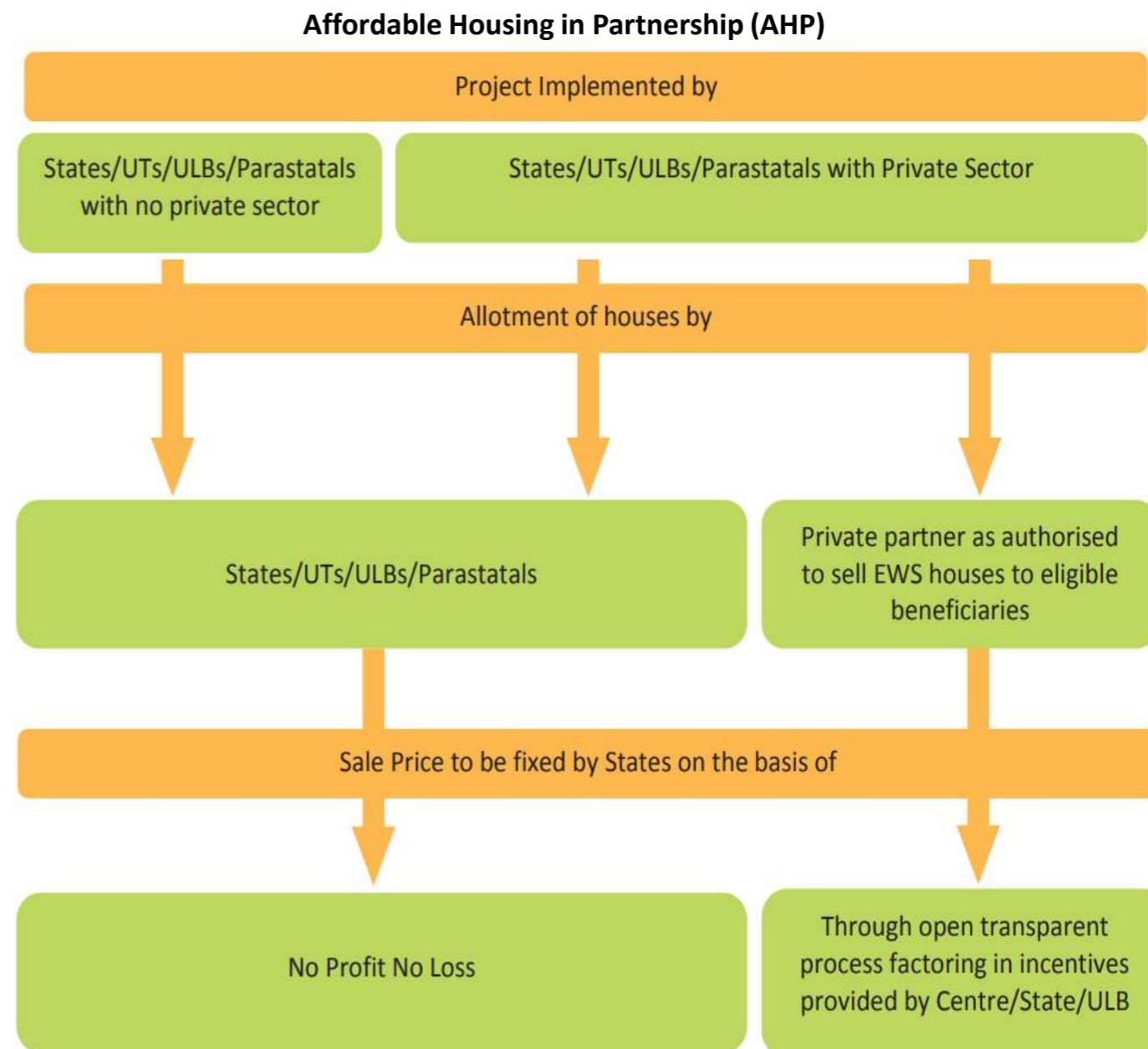
Proposed Housing Design, Elevation & Unit Plan

Summary and Cost Estimates

PMAY & Affordable Housing in Partnership (AHP)

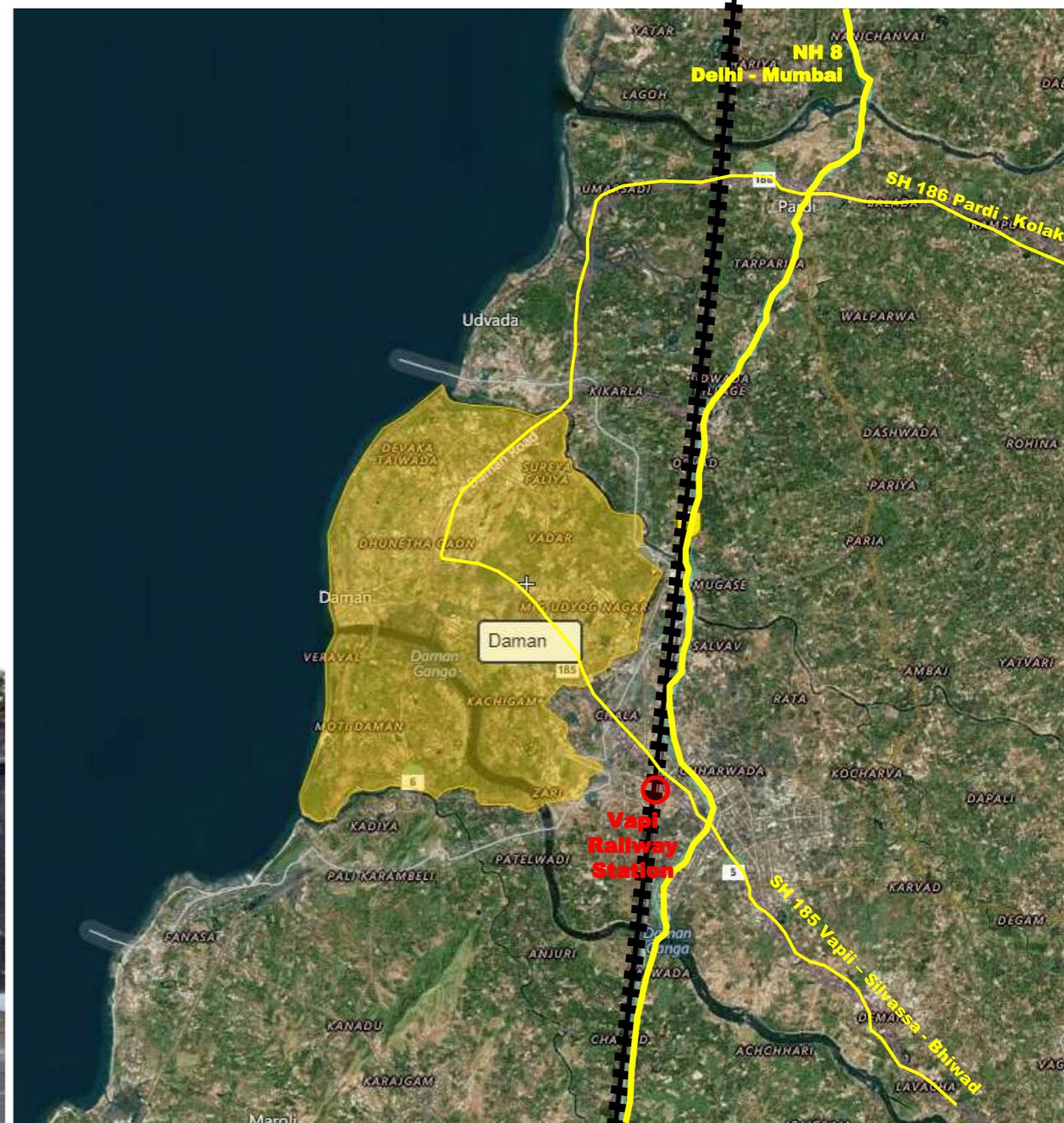
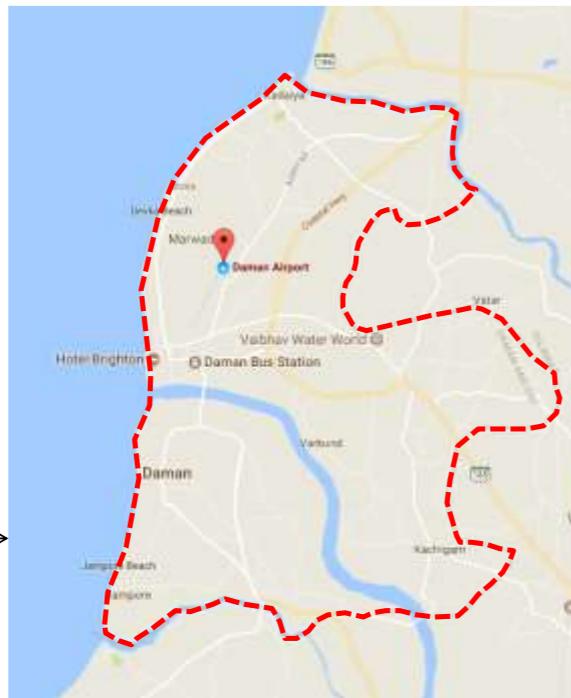
- “Pradhan Mantri Awas Yojana – Housing for All (Urban)” Mission for urban area (during 2015-2022) provides central assistance to implementing agencies through States and UTs for providing houses to all eligible families/ beneficiaries by 2022.
- Pradhan Mantri Awas Yojana (U) has 4 verticals:
 - 1– In-Situ Slum Redevelopment (ISSR)
 - 2– Credit Linked Subsidy Scheme (CLSS)
 - 3– Affordable Housing in Partnership (AHP)
 - 4– Beneficiary led Construction (BLC)

- The third component of the Mission is “Affordable Housing in Partnership” which is a supply side intervention. The Mission will provide financial assistance to EWS houses being built with different partnerships by States/UTs/Cities.
- To increase availability of houses for EWS category at an affordable rate, States/UTs, either through its agencies or in partnership with private sector including industries, can plan affordable housing projects.
- An Affordable Housing Project (AHP) can be a mix of houses for different categories but it will be eligible for central assistance, only if at **least 35% of the houses** in the project are for EWS category.
- Central Assistance at the rate of Rs.1.5 Lakh per EWS house would be available for all EWS houses in such projects.



Location of Daman

Town Name	Daman
Government Body	Municipal Council
Total City Area	6.50 km ²
Total Population (Census 2011)	55,000
Population Density	8461/km ²
Number of Wards	15
Sex Ratio (Census 2011)	533
Literacy Rate (Census 2011)	88.06%
Nearest Railway Station	Vapi Railway Station



Existing Site Analysis

- The site is located in the center of the Daman City.
- It is in a close proximity to the **Rajiv Gandhi Setu and Chithiyawad Road**.
- Moti Daman Fort is located in the Northern direction of the site.
- The housing site is just behind the Office of the Collector and District Magistrate, Daman.
- The location for the affordable housing has a **good accessibility to major location** in the city.
- The area of the existing site is 2000 sq. m.



Site Location



Existing Site Analysis

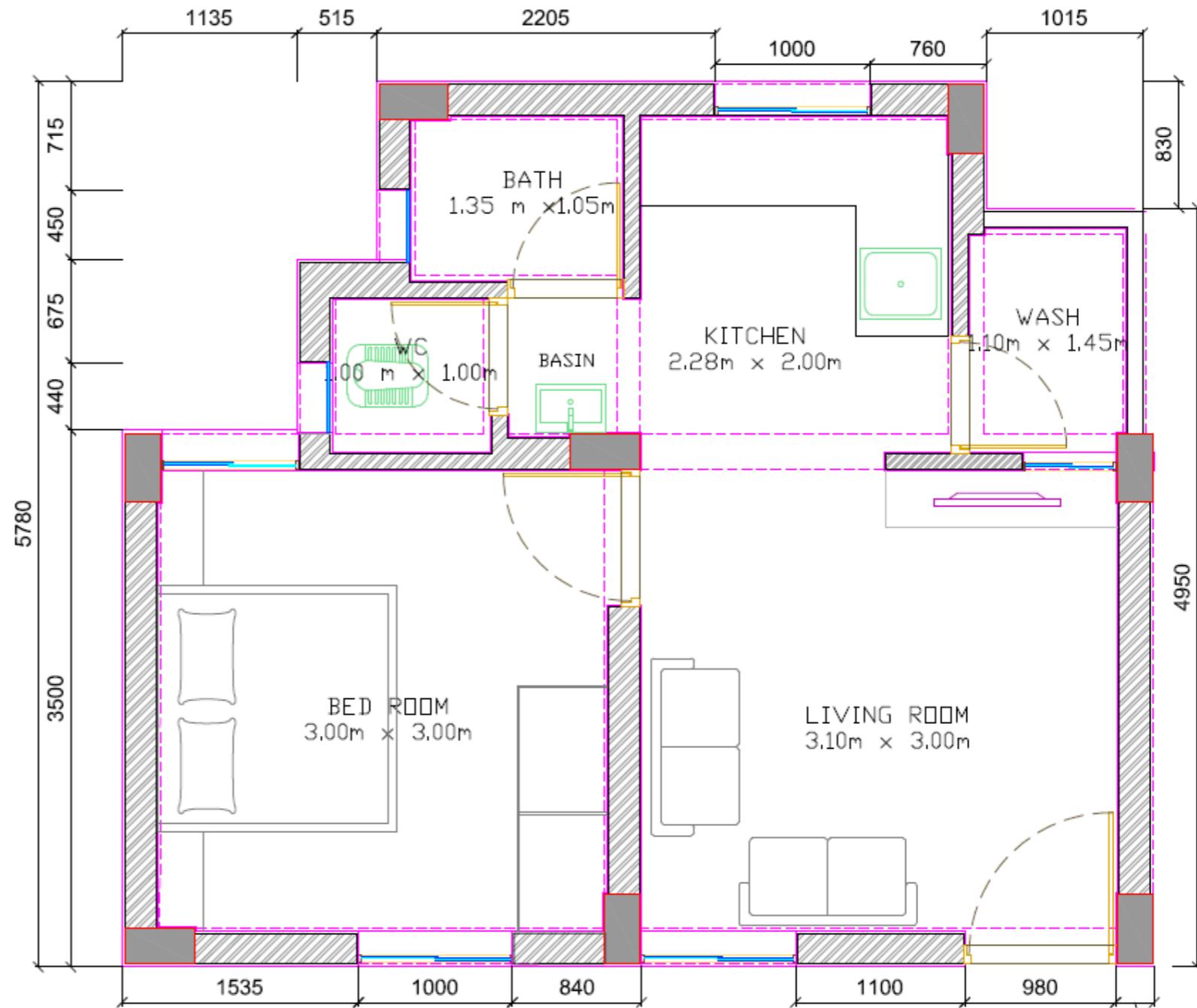


- The existing site for affordable housing is located on the **bank of a Pond**.
- The surrounding of the site has beautiful view and a lot of greenery.

Images of Existing Site

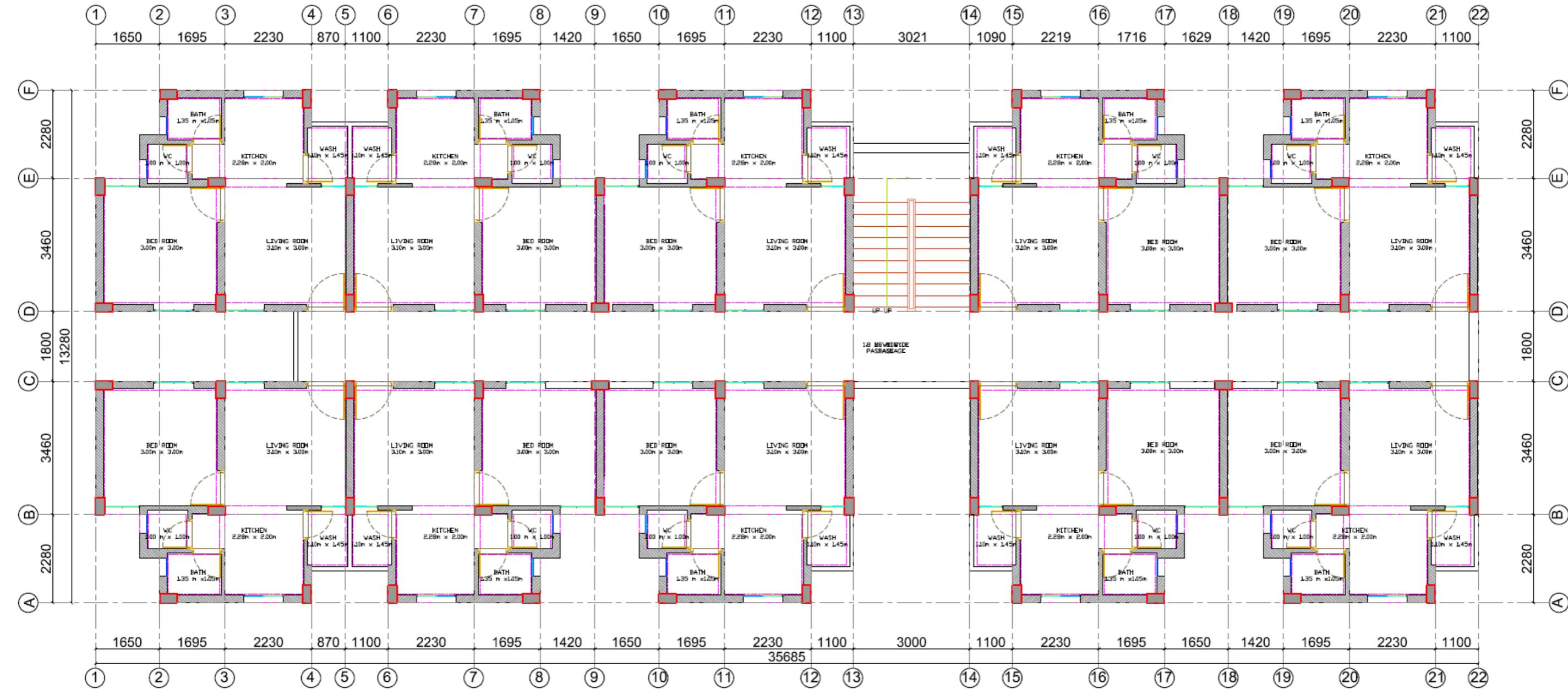
Proposed Housing-Unit Plan

AREA STATEMENT			
NO.	NO.	SIZE IN M.	SQ. M.
1	DRG ROOM	3.10 X 3.00	9.30
2	BED ROOM	3.00 X 3.00	9.00
3	WASH	1.10 X 1.45	1.60
4	W.C.	1.00 X 1.00	1.00
5	BATHROOM	1.35 X 1.05	1.40
6	KITCHEN	2.28 X 2.00	5.10
CARPET AREA			28.30
BUILT UP AREA			33.81



TYPICAL UNIT PLAN

Proposed Housing- Floor Plan

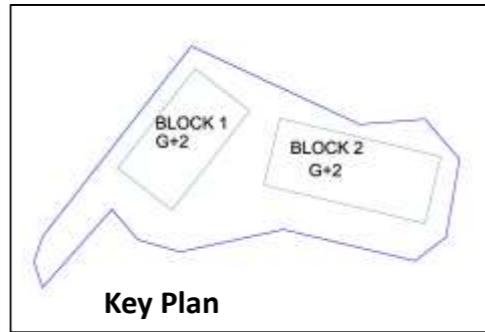








Proposed Housing Design



BLOCK NO.	NO. OF UNITS(BUILT UP IN SQ.M)	PLINTH AREA
1 (FUTUTE EXPANTION)	24 (811)	248
2	40 (1352)	404

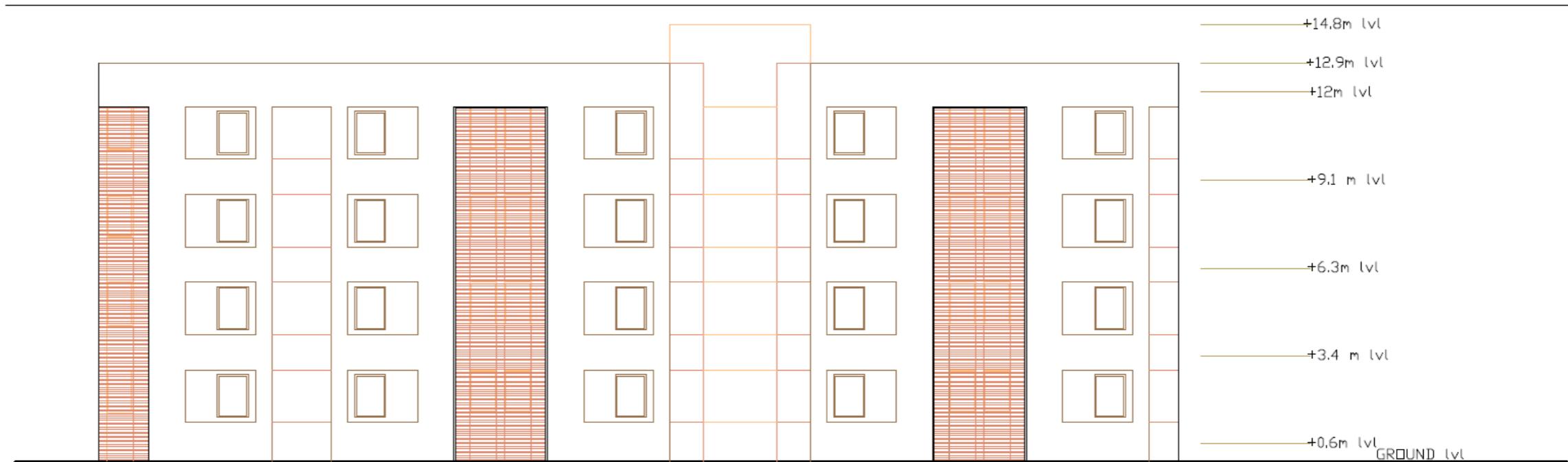


CLUSTER PLAN (G+3)
FLOOR PLAN

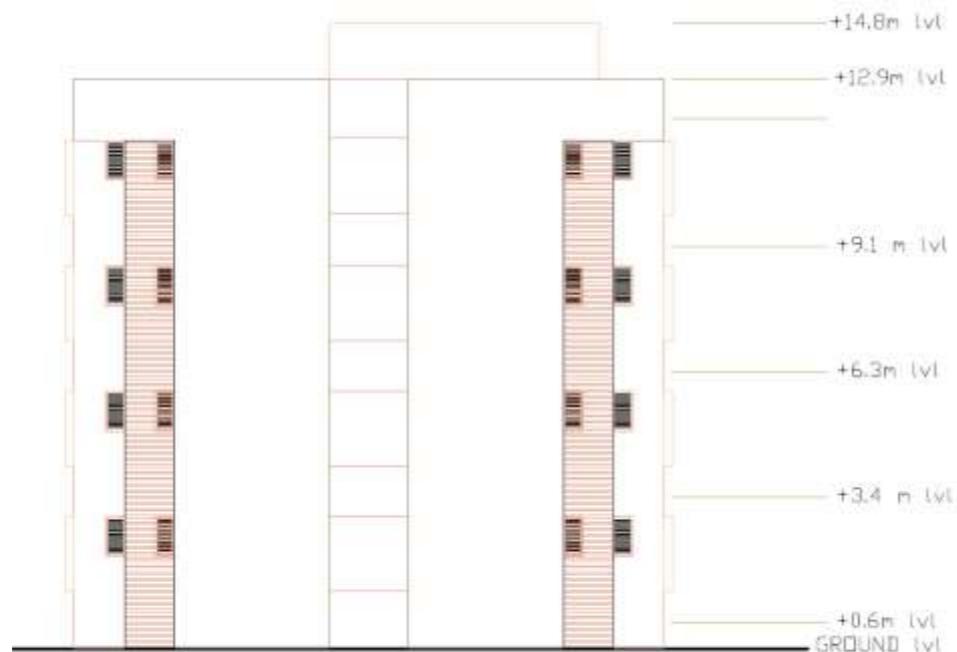
Plot Number: 37/1,2,3
Area: 2000 sq m



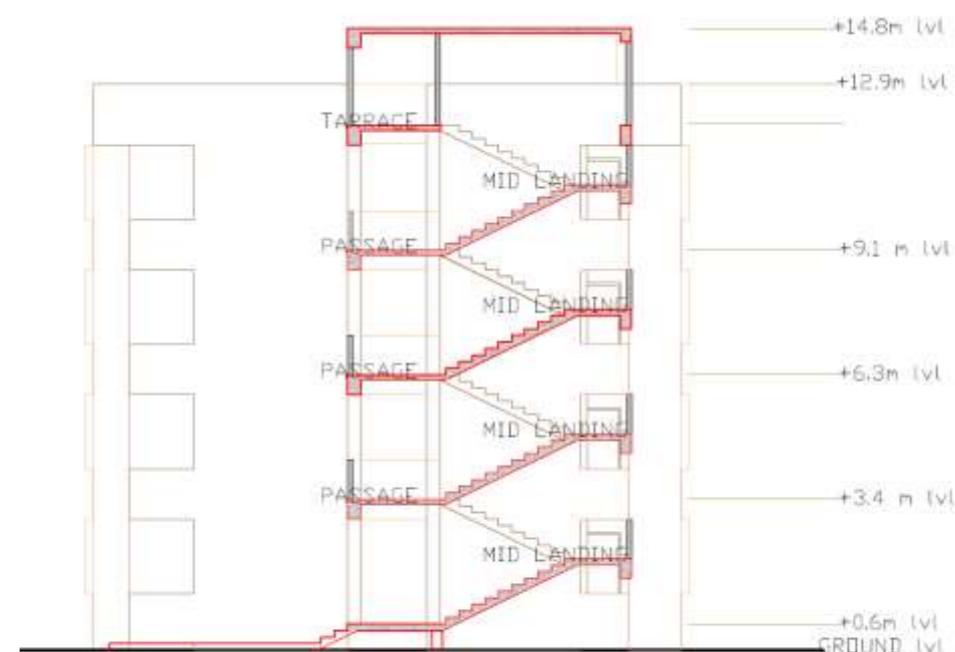
Proposed Housing- Elevation and Section



FRONT ELEVATION



SIDE ELEVATION



SECTION

Project Summary

Technical parameters	
Total Plot Area	2000 Sq mt
Total plinth area of Tower 1 & 2	248 Sq mt and 404 Sq mt
Coverage	32.6%
Total carpet area of the dwelling Unit	28.3 Sq mt
FSI	1.08
Minimum foundation depth adopted	2.00 Mt from OGL
Earthquake provision provided	RCC Tie Beam 0.23x0.45 Metre
	RCC Band 0.1x0.125 metre at lintel level
	RCC beam at slab level 0.23x0.45 metre
	RCC Column of size 0.23x0.46 metre forming a frame structure with the RCC beam with tie beam, beam and lintel
Seismic zone consideration	As per seismic zone III
Material adoption technology	Standard materials adopted
Estimation based on	As per General Schedule of Rate, Valsad, Gujarat, 2015-16

SPECIFICATION : FINISHES

Sr.No	Description	Material
1	Flooring(All Rooms)	Ceramic Tiles
2	Flooring (Bath &WC)	Glazed tiles
3	Kitchen Platform	Kadappa stone
4	Dedo Ht in Bath	1.2 m
5	Dedo Ht in WC	0.6 m
6	Door & Window Frame	Sal/Local Wood/RCC
7	Main & Internal Doors	Flush Door
8	Doors (Bath &WC)	PVC
9	Window & Ventilation	Aluminum Section Sliding Window
10	Colour (Inside)	White wash
11	Colour (outside)	Cement Paint

Cost Estimates

Financial Projection	
Total Project Cost	1,56,89307.12
Total Central Govt. share	58,50,000.00
Total State Govt share	39,00,000.00
Total beneficiary own contribution share	59,39,307.12
New House Construction	
Total Dwelling Unit	39
Total Cost Per Dwelling Unit	3,92,232.67
Total Central Govt. share per dwelling unit	1,50,000.00
Total State Govt. share per dwelling unit	1,00,000.00
Total Beneficiary Contribution (Balance Amount)	1,56,594.3

COMPLIANCE WITH GREEN BUILDING NORMS

Sr.No	Description
1	Aerated Autoclaved Concrete (AAC) Blocks for Masonry
2	Solar Street Lights
3	Rain Water Harvesting system
4	Treatment of solid organic waste (OWC)

BENEFICIARY SELECTION PROCESS UNDER AHP

- Scrutiny of various documents for verifying personal identity, residence proof, Income proof of applicants
- **Selection of Beneficiaries through detailed survey and verifying necessary criteria's such as:**
 - Beneficiary should be the resident of Daman town for not less than 5 yrs.
 - should not possess any house in his or her name in any part of country
- Verification of Beneficiaries original documents
- Beneficiary may get the loan from the banks to pay his share

Thank You