

DEVELOPMENT OF EWS DWELLING UNITS AT PATIALA-SANGRUR ROAD, PATIALA CITY



AFFORDABLE HOUSING IN PARTNERSHIP



LOCATION OF PATIALA



LOCATION OF SITE : INDICATIVE



PMAY : IMPLEMENTATION VERTICALS

1. “In Situ Slum Redevelopment” ([ISSR](#))
2. Affordable Housing through Credit Linked Subsidy ([CLSS](#))
3. Affordable Housing in Partnership ([AHP](#))*
4. Subsidy for beneficiary led individual house construction or enhancement ([BLC](#))

* Besides above, free houses to houseless SC/BC families shall be provided under Punjab Shehri Awas Yojana (PSAY - 2017) for which Central Assistance of Rs. 1.50 lakhs will be availed under AHP Vertical of PMAY & balance funds shall be borne by the State including free land. **This project is proposed under this Free Housing vertical.**

PROJECT DETAILS

- “ Locations : Patiala-Sangrur road, Passiana area at Hajimajara Village
- “ Project Cost : 925.90 lakhs
- “ No of DUs : 176
- “ Carpet Area : 25.25 sq. mt.
- “ Structure Type : G+3
- “ Cost per DU : 5.26 lakhs
- “ Total Plot Area : 1.69 acres
- “ Total Planned Area : 1.39 acres
- “ Trunk infrastructure : Proposed (STP, Tube well + OHSR, Internal Roads)
- “ Land ownership : Punjab Urban Planning And Development Authority (PUDA)
(The land is free from all encumbrances)
- “ Implementing agency : Patiala Urban Development Authority (PDA)

PROJECT COST BREAKUP

Housing (lakhs)	Infrastructure (lakhs)	Contingencies (lakhs)	Departmental Charges (lakhs)	Total (lakhs)
597.15	204.04	24.04	100.68	925.90

FUNDING MECHANISM

Gol grant required	264.00 lakhs
State grant	661.90 lakhs + Land
Implementing Agency share	-
Beneficiary Share	-
Total	925.90 lakhs

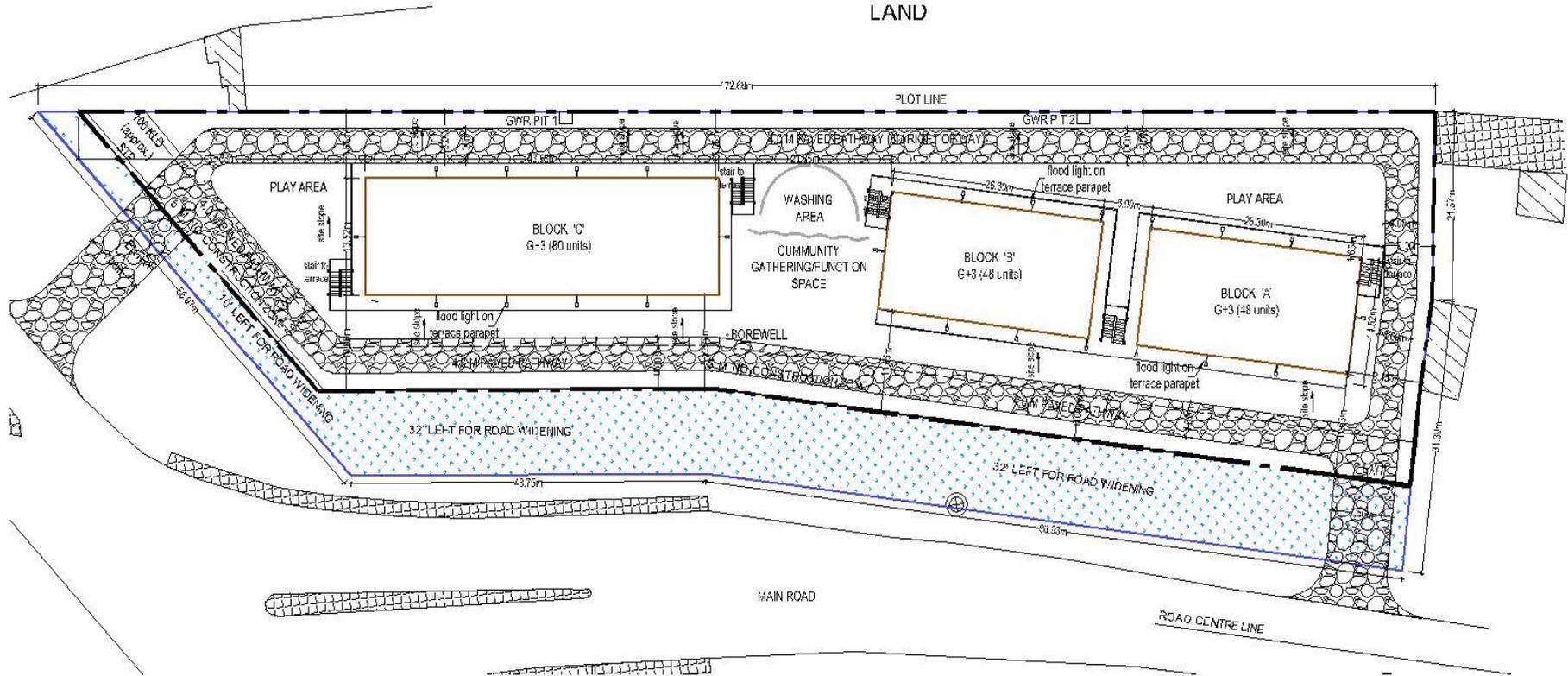
PROJECT SPECIFICATIONS

Sr.No.	Description	Specifications
1	Type of structure	Load Bearing Brick walls with clay / fly ash bricks.
2	Roofing	RCC roof with tile terracing.
3	Frames for doors and windows	Angle Iron Chowkhats.
4	Doors	35 mm thick flush door shutters with Enamel Paint
5	Windows	M.S. standard rolled Z sections.
6	Flooring	50 mm thick CC flooring with Hardener.
7	Railing	MS railing in Square Bars.
8	Outside finishing	Brick work with deep cement pointing & Snowcem (for water-proofing)
9	Inside finishing	Cement plaster with white washing.

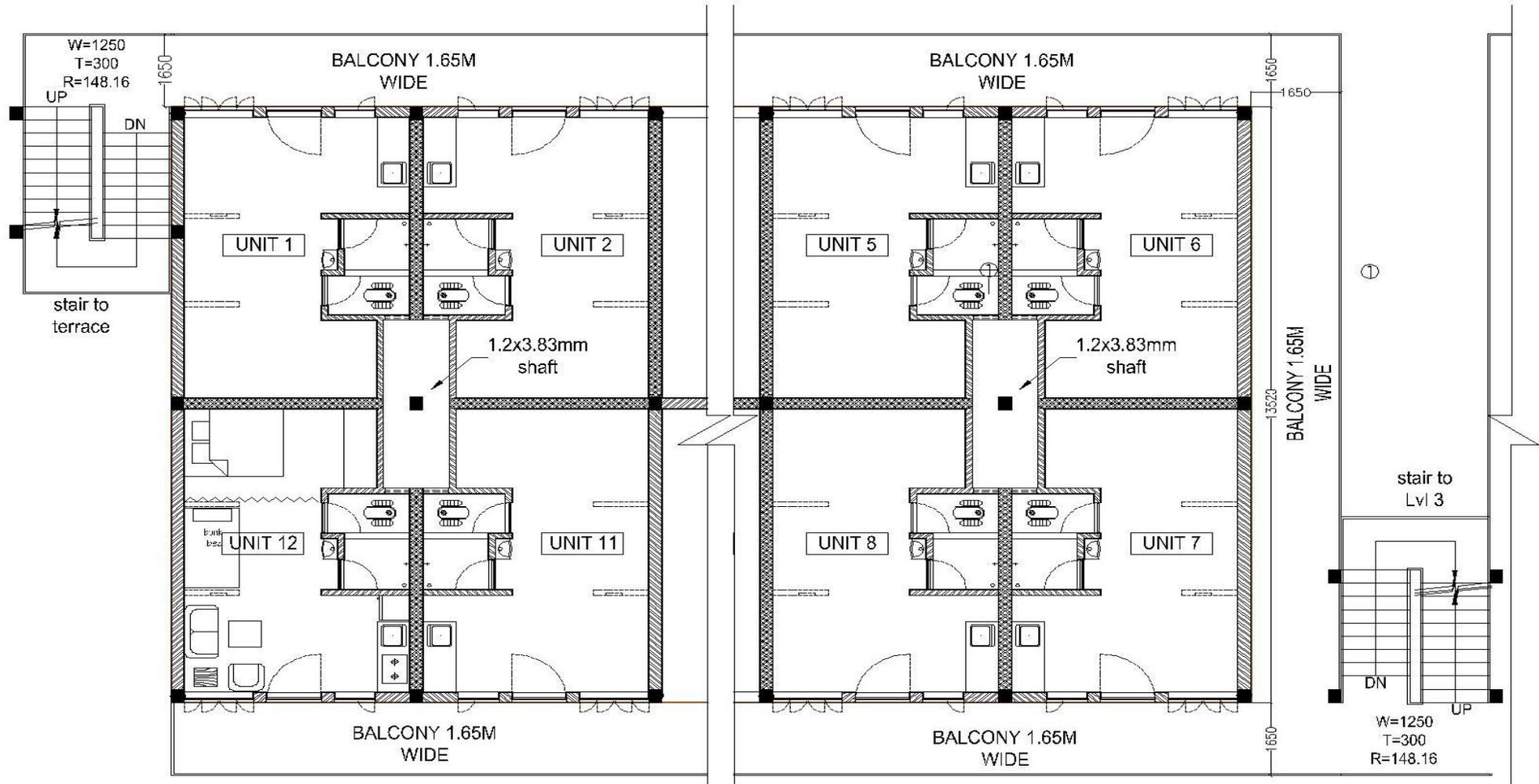
Sr.No.	Description	Specifications
10	Plinth protection	PCC.
11	Electrical switches	Piano type switches.
12	Electrical fittings	Not to be provided, only the points & bulb holders to be provided.
13	Public Health fixtures	China ware and Chrome-plated (CP) fittings
14	Overhead tank	HDPE tank.
15	Sewerage	SWR UPVC & SW Pipes.
16	Water supply	CPVC Pipes & DI Pipes.
17	External Development i.e. Roads /parking, Water Supply, Sewerage, Storm Sewer, Campus Lighting.	To be provided.
<p>* The structural design of these dwelling units shall be for one step higher than the specified Earthquake Zone for state of Punjab</p>		

SITE LAYOUT

LAND



TYPICAL FLOOR PLAN



SITE PICTURES





THANK YOU!