

Pradhan Mantri Awas Yojana (PMAY-U)



Proposal for 100 projects under vertical AHP

Presented to 26th CSMC held on 27th September, 2017

Government of Telangana

PROGRESS OF PMAY (U)



| Indicators | Current Status (No.) |
|--|---|
| ▪ Cities Approved | 68 |
| ▪ Demand Survey Completed | Completed- SKS |
| ▪ Total Demand | 6,10,000 |
| ▪ Demand received through Common Service Centre and Online Application | 20265+17438=37703 |
| ▪ Cases accepted/rejected | Under Process |
| ▪ Whether HFAPoA Submitted | Being done (draft is ready for GHMC) |
| ▪ Whether AIP Submitted | YES |
| ▪ Whether HFAPoA & AIP entered in MIS | To be taken-up |
| ▪ SLTC/CLTC staffs approved vs. placed | SLTC established and 1 CLTC being established |
| ▪ Target of DUs in 2017-18 | 1,00,000 |
| ▪ State Budgetary Provision for PMAY (U) in 2017-18 | Rs. 1952.14 Crores |

STATUS OF MANDATORY CONDITIONS



| Mandatory conditions | Current Status |
|---|---|
| ▪Dispensing the need for separate Non Agricultural (NA) Permission | Achieved (accordingly the GO issued by Revenue department Of Telangana Govt (G.O.Ms.No.4)Dated(05/01/2016) |
| ▪Prepare/amend their Master Plans earmarking land for Affordable Housing | Achieved (accordingly the GO issued by MA&Ud Telangana Govt through (G.O.Ms.No.7)Dated(05/01/2016) |
| ▪Single-window, time bound clearance for layout approval and building permissions | Achieved .the state government have issued orders and the system is already under implementation in the state |
| ▪Adopt the approach of deemed building permission and layout approval on the basis of pre-approved lay outs and building plans. | Achieved (accordingly the GO issued by MA&Ud Telangana Govt through (G.O.Ms.No.4M.A)Dated(04/01/1999) |
| ▪Amend or legislate existing rent laws on the lines of the Model Tenancy Act. | Achieved (accordingly the GO issued by MA&Ud Telangana Govt through memo no:4400/UBS/2014 Dated(22/01/2016) |
| ▪Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/ Transferable Development Rights (TDR) and relaxed density norms. | The Government vide GOMs.No.10(Housing Department),Dt.15-10-2015 has issued guidelines for implementation of 2 bed room program in the State And also issued orders vide GO.Ms No 221 Dt.22/8/2016 of special regulations for high rise buildings proposed in 2bhk housing scheme |

INTERFACE WITH MIS



| Indicators | Current Status (No.) |
|--|---|
| ▪ Survey entry made (%) | District collectors are requested to finalize the beneficiaries list, All the Municipal Commissioners are entrusted to enter the beneficiaries immediately soon after getting the list from Dist.Collectors |
| ▪ Projects approved: | 145 |
| ▪ Projects entered (7A/B/C/D) | 56 |
| ▪ DUs approved under BLC | 924 |
| ▪ Beneficiaries attached | - |
| ▪ Houses geo-tagged | - |
| ▪ Total fund transferred through DBT (Rs. Lakhs) | - |
| ▪ <i>National Electronic Funds Transfer (NEFT)</i> | - |
| ▪ <i>PFMS/ DBT</i> | - |
| ▪ <i>Aadhar Payment Bridge (APB)</i> | - |

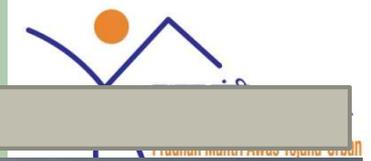
PROGRESS OF PROJECTS



| Verticals | Houses Approved | Tendered | Work order Issued | Grounded/In Progress | | | | Completed |
|--------------------|-----------------|----------|-------------------|----------------------|--------|------|-------|-----------|
| | | | | Foundation | Lintel | Roof | Total | |
| ▪ISSR | - | - | - | - | - | - | - | - |
| ▪AHP | 80481 | 52230 | 49457 | 13568 | 626 | 2003 | 16701 | 504 |
| ▪BLC (New) | - | - | - | - | - | - | - | - |
| ▪BLC (Enhancement) | 924 | - | - | - | - | - | - | - |
| ▪CLSS | 490 | -- | -- | -- | -- | -- | -- | 490 |
| ▪Total | 81895 | 52230 | 49457 | 13568 | 626 | 2003 | 16701 | |

GLIMPSES OF PROGRESS

MAHABUBNGAR



GLIMPSES OF PROGRESS

SURYAPET



GLIMPSES OF PROGRESS

Warangal



GLIMPSES OF PROGRESS

GHMC (Singam Cheruvu)



GLIMPSES OF PROGRESS

GHMC (Yerukula Nancharamma Nagar)



GLIMPSES OF PROGRESS

GHMC (Banda Maisamma)



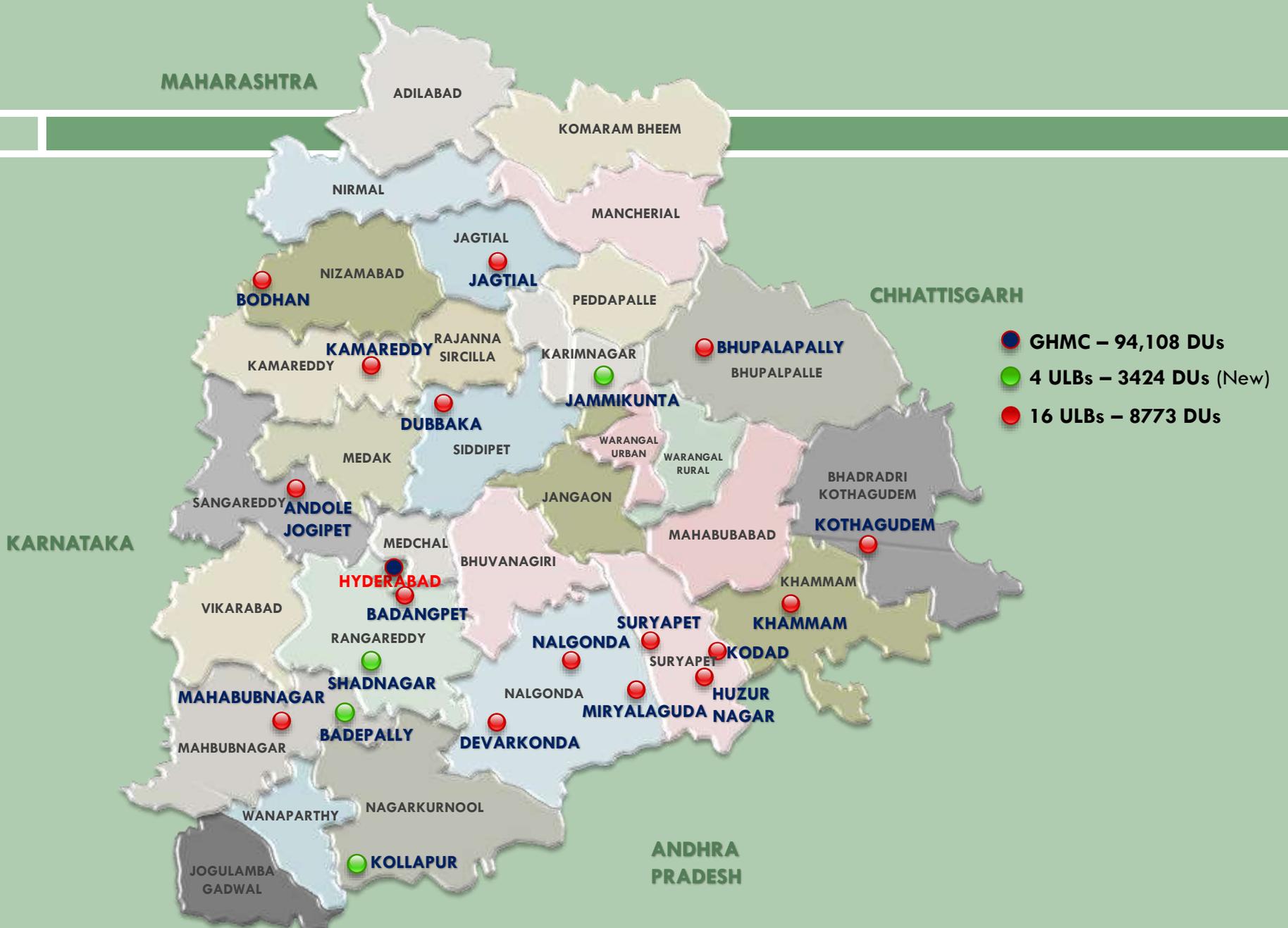
PROJECT PROPOSAL BRIEF



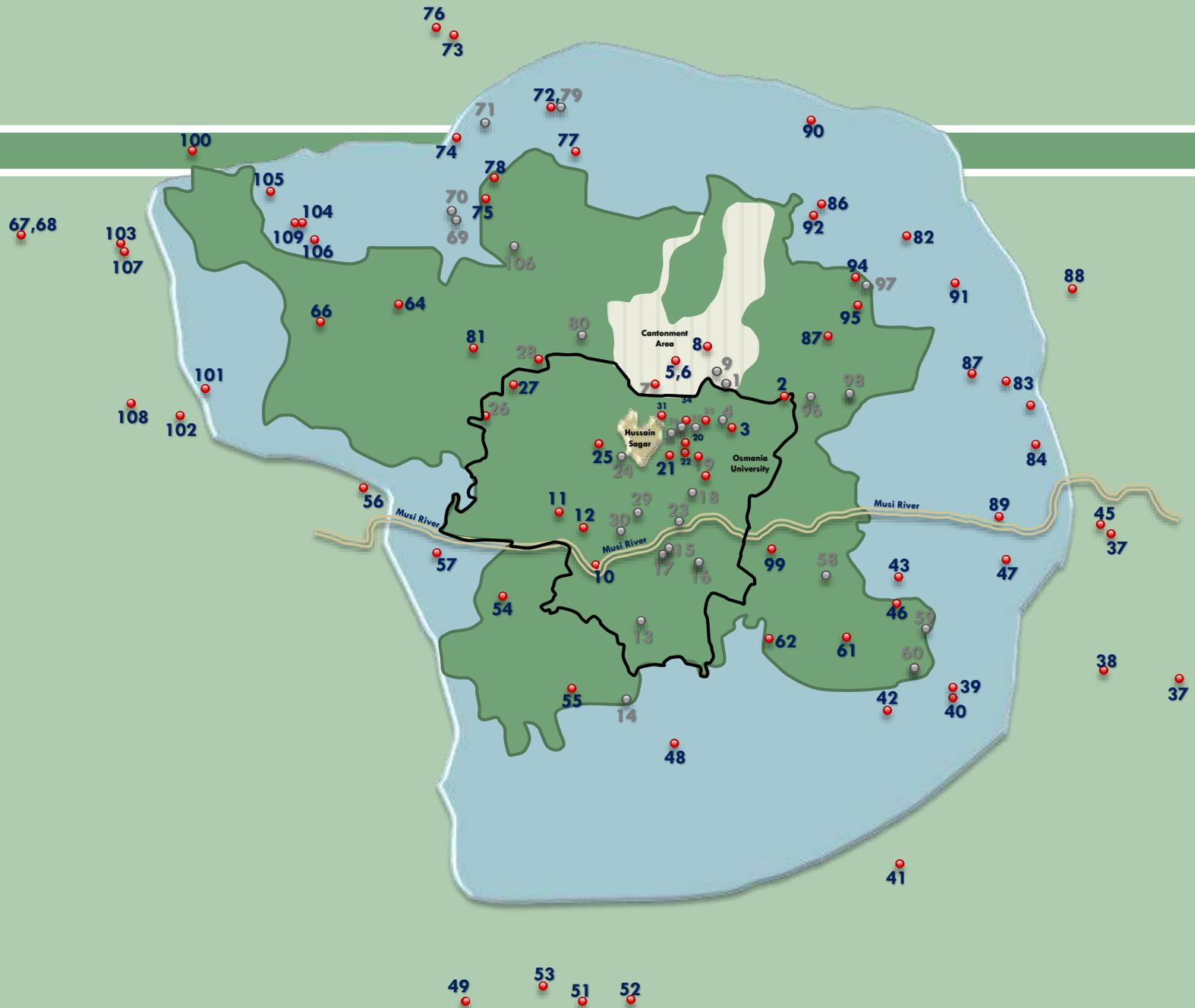
| Verticals | ISSR | AHP | BLC (New) | BLC (E) | Remarks |
|------------------------------|------|-----------|-----------|---------|---------|
| ▪No. of Projects | | 100 | | | |
| ▪No. of DUs | | 1,06,305 | | | |
| ▪Project Cost(Rs Lakhs) | | 800324.90 | | | |
| ▪Central Share(Rs Lakhs) | | 159547.50 | | | |
| ▪State Share(Rs Lakhs) | | 563942.60 | | | |
| ▪ULB Share(Rs Lakhs) | | 76924.80 | | | |
| ▪Beneficiary Share(Rs Lakhs) | | NIL | | | |

| Verticals (Rs. Lakhs) | Per Unit Cost | Central Share | State Share | ULB Share | Benf. Share | Completion Time |
|-----------------------|---------------|---------------|-------------|-----------|-------------|-----------------|
| ▪ISSR | | | | | | |
| ▪AHP | 7.53 | 1.50 | 5.31 | 0.724 | NIL | 18 Months |
| ▪BLC (N/E) | | | | | | |

PROPOSED LOCATIONS OF 2BHK HOUSING UNDER HFA IN TELANGANA STATE



PROPOSED LOCATIONS OF 2BHK HOUSING IN GREATER HYDERABAD MUNICIPAL CORPORATION



PROJECT PROPOSAL BRIEF



| Checklist | Status (Y/N) |
|---|--|
| ▪Layout plan(as per NBC norms) Attached | YES |
| ▪SLAC/SLSMC approval/Minutes submitted | Submitted |
| ▪Land title status (encumbrance free) | Government Lands |
| ▪Beneficiary list (BLC) submitted | As per GO Ms 10 |
| ▪No. of Beneficiaries with Aadhar ID | 1,06,305 |
| ▪No. of Beneficiaries with other Unique ID | - |
| ▪No. of Aadhar seeded Bank accounts | - |
| ▪Status of physical & social infrastructure | Will be provided by concerned Dept./ ULB |
| ▪Implementation plan/Completion period | 18 Months |
| ▪Beneficiary consent sought | YES (Applications received) |



Greater Hyderabad Municipal Corporation

Status of JnNURM & RAY
Housing Schemes
CSMC Meeting on 27-09-2017.

JnNURM Housing Scheme

INTRODUCTION

- Under BSUP the GOI has sanctioned Housing scheme including Infra in Three (3) Phases totaling to 52,985 DUs in 12 Projects (DPRs).
 - Phase – I, During the year 2005-06, 23,239 DUs with unit cost of Rs.1.00 Lakh.
 - Phase – II, During the year 2007-08, 4,550 DUs with unit cost of Rs.2.245 Lakhs.
 - Phase – III, During the year 2008-09, 25,196 DUs with unit cost of Rs.2.676 Lakhs.
- Due to non availability of sites certain houses were dropped and subsequently revised DPR's were approved by GOI for 46,629 DU's with the sanctioned project cost of Rs. 1088.55 Cr..

Funding pattern for JnNURM

| GOI | GOT | Beneficiary Contribution | Beneficiary Loan | Total |
|-----|-----|--------------------------|------------------|-------|
| 50% | 20% | 10% | 20% | 100% |

District wise Status on JnNURM Housing Scheme in GHMC

| Sl No | District | Houses taken up | Completed | Progress | Houses Handed over | Houses to be Handed over |
|--------------|-------------|-----------------|--------------|-------------|--------------------|--------------------------|
| 1 | Hyderabad | 10681 | 10185 | 496 | 6840 | 3345 |
| 2 | Ranga Reddy | 32934 | 29014 | 3920 | 25204 | 3810 |
| 3 | Medak | 2640 | 2640 | 0 | 0 | 2640 |
| Total | | 46255 | 41839 | 4416 | 32044 | 9795 |

* Out of 46629 DUs sanctioned 374 DUs could not be taken up due site dispute/court case and balance 46255 DUs taken up (46629 - 374).

| Sl No | Scheme | Houses taken up | Completed | Progress | Houses Allotted | Houses Handed over | Houses to be allotted |
|-------|------------------------|-----------------|-----------|----------|-----------------|--------------------|-----------------------|
| 1 | RAY (Keshava Nagar) | 256 | 256 | NIL | 0 | 0 | 256 |

PROPOSED SCHEDULE FOR COMPLETION OF JnNURM

- An amount of Rs. 132.35 Crores is pending towards Beneficiary share.
- For completion of the pending works sanctioned under JnNURM & VAMBAY and for taking up protected water supply to 14 Housing colonies by HMWS & SB the GHMC has obtained loan from HUDCO for Rs. 307.72 Cr.
- Works taken up by HMWSSB for providing protected water supply to 14 Housing Colonies with the estimate cost of Rs. 140.00 Cr are in progress.
- Pending works of JnNURM & VAMBAY Housing colonies of Rs.87.35 Cr. in 39 Locations are in progress with HUDCO Loan assistance.
- All Pending works of JnNURM & VAMBAY Housing Colonies will be completed before Mar- 2018.

JnNURM Housing Colony at Abdullapurmet (4992 DUs) Status – Completed & Handed over

20



JnNURM Housing Colony at Cherlapally (1200 DUs) Status – Completed & Handed over

21



JnNURM Housing Colony at Kurmalguda (3598DUs) Status – Completed & Handing over in Progress

22



Thank You



JnNURM Housing Colony at Turkayamzal (1376 DUs) Status – Completed & Handing over in Progress

24



JnNURM Housing Colony at Turkayamzal (1376 DUs) Status – Completed & Handing over in Progress

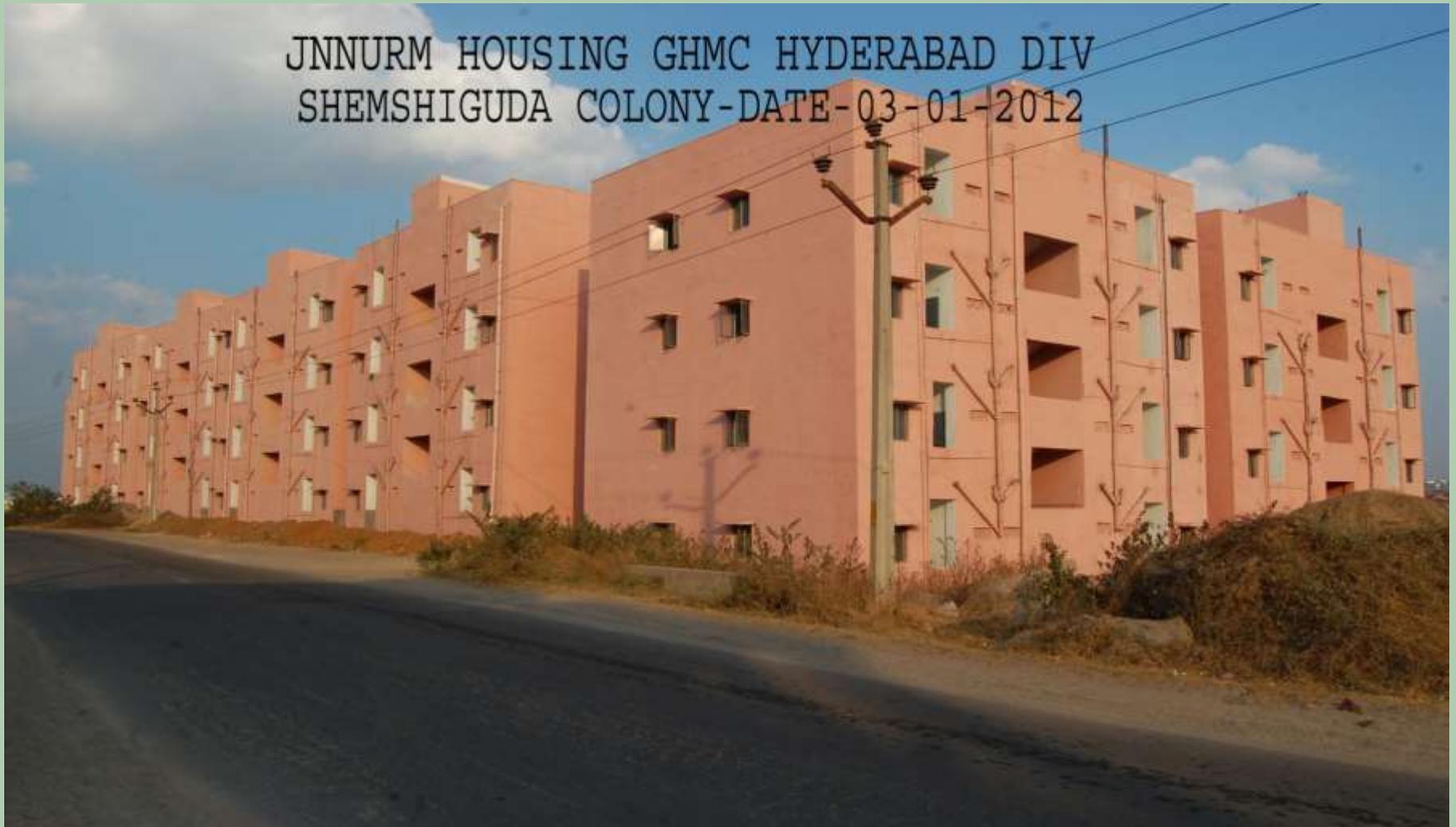
25



JnNURM Housing Colony at Shamshiguda (3212 DUs) Status – Completed & Handing over in Progress

26

JNNURM HOUSING GHMC HYDERABAD DIV
SHEMSHIGUDA COLONY-DATE-03-01-2012



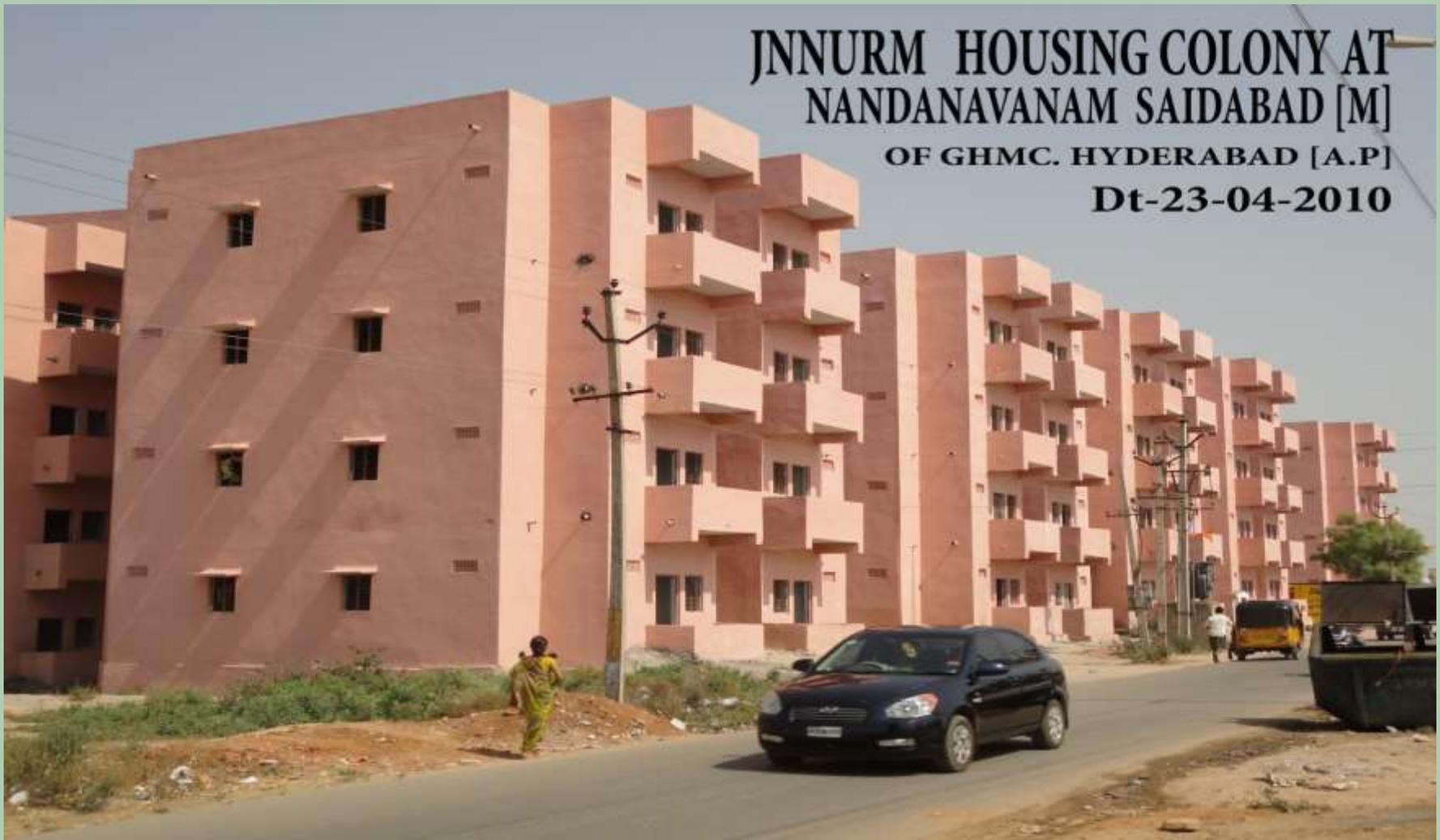
JnNURM Housing Colony at Unnikota(464 DUs) Status – Completed & Handed over

27



JnNURM Housing Colony at Nandanavam (1816 DUs) Status – Completed & Handed over

28



JnNURM Housing Colony at Annojiguda(168 DUs) Status – Completed & Handed over

29



Housing works taken up under JnNURM & RAY Schemes

| Sl. No | Scheme | No of Houses Sanctioned | Total Project Cost (Rs. in Cr) | Expenditure incurred (Rs. in Cr) | No of Houses completed | Remarks |
|--------|--------|-------------------------|--------------------------------|----------------------------------|------------------------|---|
| 1 | JnNURM | 46629 | 1088.55 | 868.81 | 39494 | (a)Balance amount of Rs. 132.35 Crores Beneficiary share amount pending from Beneficiaries. (b) GHMC obtained Loan amount of Rs. 307.72 Cr. from HUDCO to complete the pending works of JnNURM & VAMBAY. |
| 2 | RAY | 256 | 6.34 | 6.34 | 256 | Completed |

Phase wise Status on JnNURM Housing Scheme in GHMC

| Sl No | Phase & Year of sanction | Houses Sanctioned | Houses taken up | Completed | Progress | Houses Handed over | Houses to be Handed over |
|--------------|--------------------------|-------------------|-----------------|--------------|-------------|--------------------|--------------------------|
| 1 | Phase-I (2006-07) | 21594 | 21594 | 20138 | 1456 | 20109 | 29 |
| 2 | Phase-II (2007-08) | 4550 | 4542 | 4510 | 32 | 4499 | 11 |
| 3 | Phase-III (2008-09) | 20485 | 20119 | 17191 | 2928 | 7436 | 9755 |
| Total | | 46629 | 46255 | 41839 | 4416 | 32044 | 9795 |

** Out of 46629 DUs sanctioned 374 DUs could not be taken up due site dispute/court case and balance 46255 DUs taken up (46629 - 374).*

Completion of pending works of JnNURM & VAMBAY with HUDCO Loan Assistance

- Balance Rs. 132.35 Cr towards BC + BL is pending from Beneficiaries.
- The Beneficiaries are not coming forward to pay the Beneficiary Share amount (BC+BL).
- Due to not receipt of Beneficiary share amount (BC+BL) the completion of the projects delayed.
- For completion of the pending works sanctioned under JnNURM & VAMBAY and for taking up protected water supply to 14 Housing colonies by HMWS & SB the GHMC has obtained loan from HUDCO for Rs. 307.72 Cr.
- Works taken up by HMWSSB for providing protected water supply to 14 Housing Colonies with the estimate cost of Rs. 140.00 Cr and in progress.
- Pending works of JnNURM & VAMBAY Housing colonies are under progress with HUDCO Loan assistance.
- All Pending works of JnNURM & VAMBAY Housing Colonies will be completed before Dec- 2017.

FINANCIAL STATUS OF BSUP – JNNURM PROJECTS

Rs. In Cr.

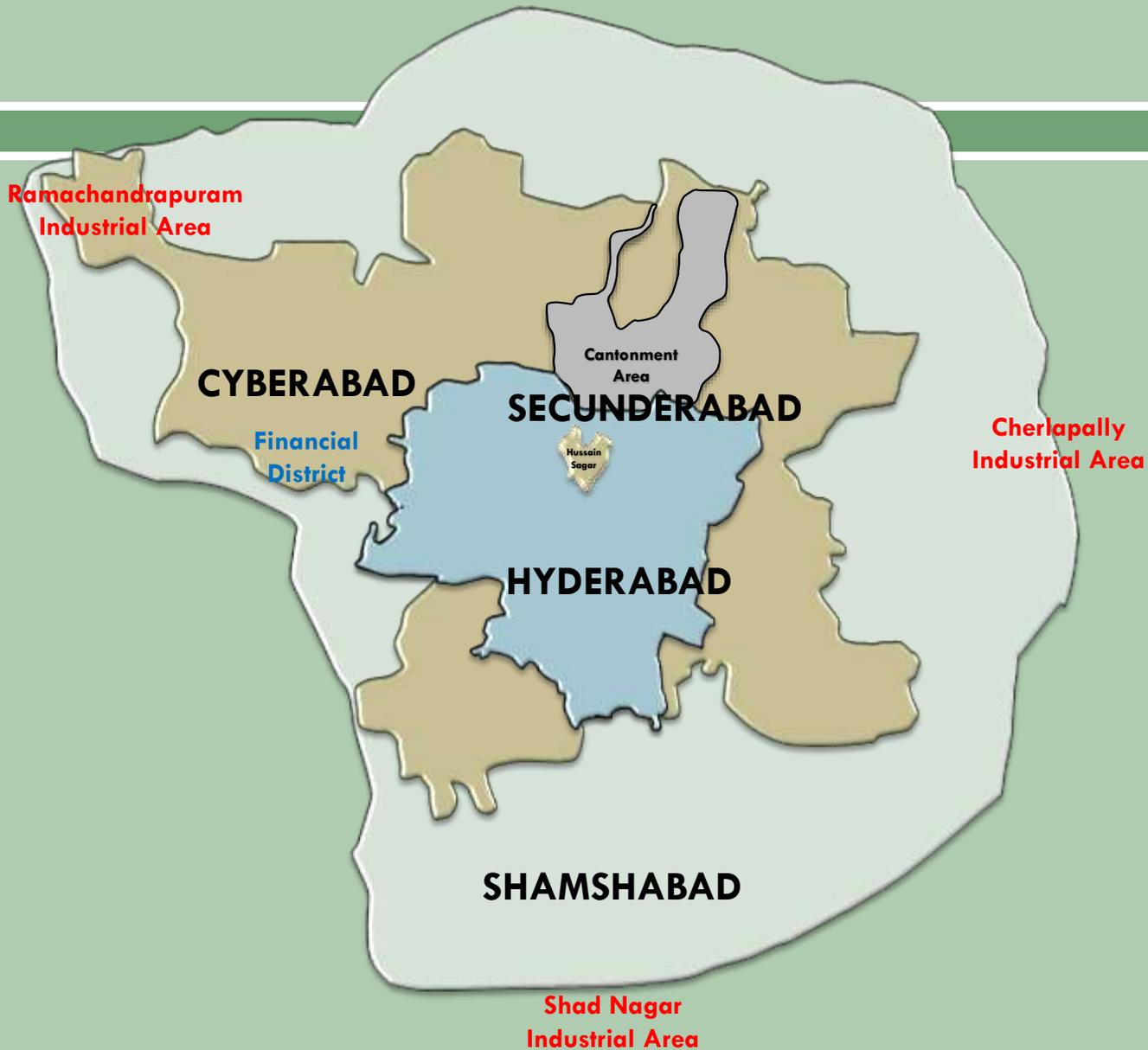
| Total No. of Projects Sanctioned | Revised Project Cost | Expenditure Incurred | GoI Share (Total Amount Released by GoI) | Releases from GoI & GoT | UCs submitted (GoI + GoT) | UCs to be submitted |
|----------------------------------|----------------------|----------------------|---|-------------------------|---------------------------|---------------------|
| 12 | 1088.55 | 869.15 | 487.63 | 616.37 | 542.29 | 74.08 |

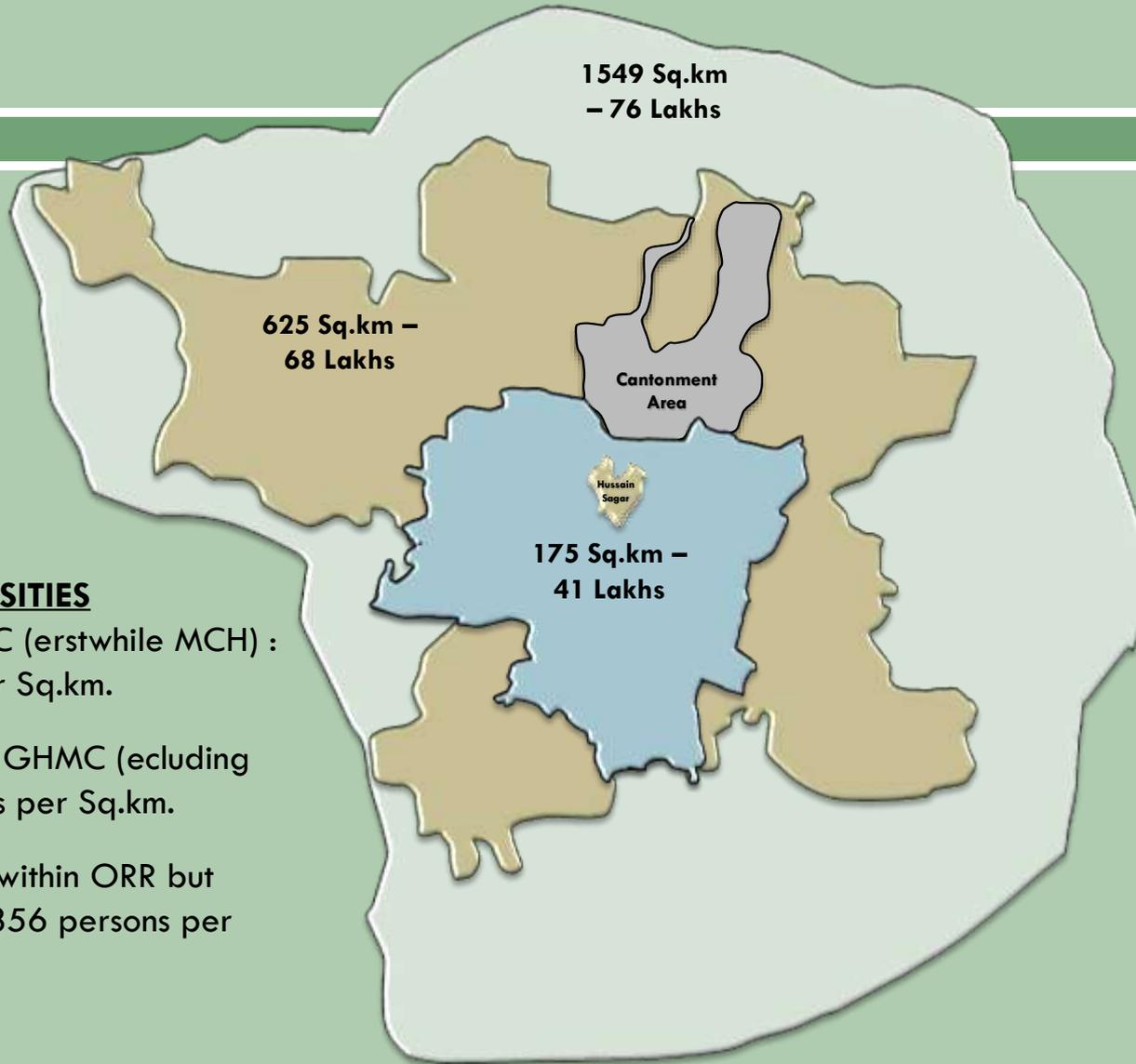
- Due to not receipt of Beneficiary share amount (BC+BL) the completion of the projects delayed.
- Balance Rs. 132.35 Cr towards BC + BL is pending from Beneficiaries.
- For completion of the pending works sanctioned under JnNURM Scheme, GHMC has obtained loan from HUDCO for Rs. 307.72 Cr.
- GHMC has taken up pending works in 39 Locations with total project cost Rs.87.35 Cr. and the works are in progress.
- Works taken up by HMWSSB for providing protected water supply to 14 Housing colonies with the estimate cost of Rs. 140.00 Cr are in progress.
- The Balance amount Rs. 80.37 Cr. (307.72 – 140.00 – 87.35) is required for payment of pending bills for the works completed under JnNURM Scheme

THANK YOU



GREATER HYDERABAD MUNICIPAL CORPORATION BOUNDARIES



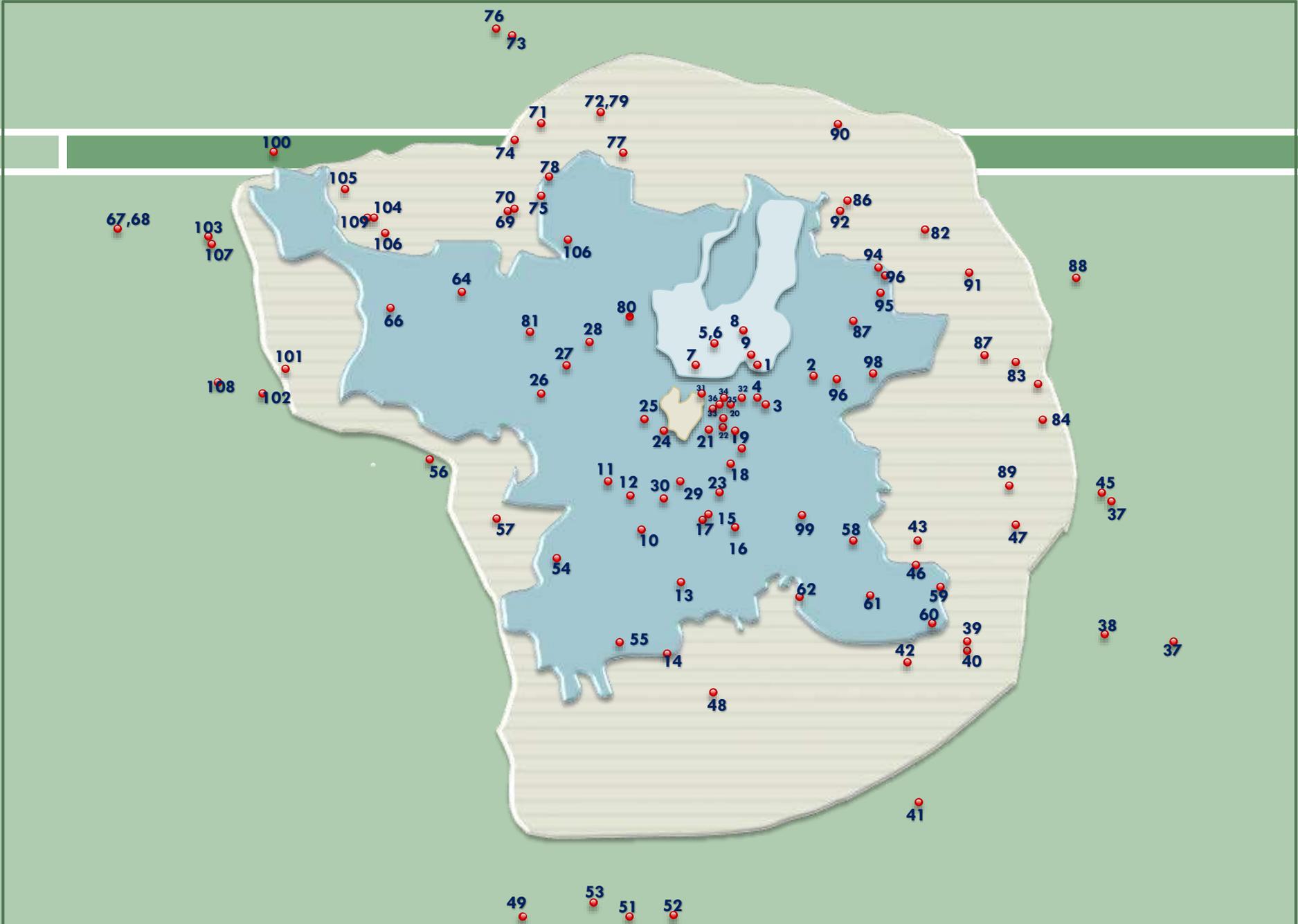


POPULATION DENSITIES

Core area in GHMC (erstwhile MCH) :
23,428 persons per Sq.km.

Peripheral areas in GHMC (excluding
core): 6,000 persons per Sq.km.

Outer areas (area within ORR but
excluding GHMC) : 856 persons per
Sq.km.



2BHK HOUSING COLONIES IN GREATER HYDERABAD MUNICIPAL CORPORATION

| 2BHK HOUSING LOCATIONS OF GREATER HYDERABAD MUNICIPAL CORPORATION | | | | | | |
|---|------------------------------|--------------------------|----------------|-----------------|-----------------------|------------------------|
| Sl. No. | Name of the Location | Name of the Constituency | Insitu/ Vacant | Extent (Ac-gts) | No. of Houses Takenup | Patern of Construction |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| (A) Hyderabad: | | | | | | |
| 1 | ACS Nagar | Secunderabad | Vacant | 0.50 | 48 | G+3 |
| 2 | Sainagar lalapet | Secunderabad | In-situ | 0.75 | 104 | G+3 |
| 3 | SC Bose Nagar | Secunderabad | In-situ | 0.50 | 40 | G+3 |
| 4 | Chilkalguda Dhobigahat | Secunderabad | Vacant | 0.76 | 216 | C+S+9 |
| 5 | Gandinagar Sy. No. 170 | Secunderabad-Cantonment | In-situ | 1.50 | 256 | G+3 |
| 6 | Sriram Nagar Sy. No. 170 | Secunderabad-Cantonment | In-situ | 0.50 | 112 | G+3 |
| 7 | Kattamisamma Silvar Compound | Secunderabad-Cantonment | In-situ | 2.15 | 176 | G+3 |
| 8 | Pittala Basthi | Secunderabad-Cantonment | In-situ | 0.31 | 40 | G+3 |
| 9 | Old Maredpally | Secunderabad-Cantonment | In-situ | 5.18 | 536 | G+3 |
| 10 | Ziaguda | Karwan | In-situ | 6.00 | 840 | S+5 |
| 11 | Bojagutta | Karwan | In-situ | 13.00 | 1824 | G+3 |
| 12 | Joshiwada | Karwan | In-situ | 2.50 | 400 | G+3 |
| 13 | Jangammet | Chandrayangutta | In-situ | 1.60 | 288 | C+S+9 |
| 14 | Bandla guda Sy. No. 82 | Chandrayangutta | Vacant | 1.00 | 180 | C+S+9 |
| 15 | Kidki Booth Alisa | Malakpet | In-situ | 0.13 | 12 | G+3 |
| 16 | Pilligudiselu | Malakpet | In-situ | 1.50 | 324 | C+S+9 |
| 17 | Syed Sab Ka Bada | Yakuthpura | In-situ | 0.75 | 48 | G+3 |
| 18 | Lambadithanda | Musherabad | In-situ | 0.90 | 126 | C+S+9 |
| 19 | Sai Charan Colony | Musherabad | In-situ | 1.02 | 108 | C+S+9 |
| 20 | L.B. Nagar (Bakaram) | Musherabad | In-situ | 0.20 | 32 | G+3 |
| 21 | Anna Nagar (Bakaram) | Musherabad | In-situ | 0.17 | 16 | G+3 |
| 22 | T. Anjaiah Nagar (Bakaram) | Musherabad | In-situ | 0.20 | 40 | G+3 |
| 23 | Kamgari Nagar | Amberpet | In-situ | 0.90 | 144 | C+S+9 |
| 24 | Indira Nagar Khairathabad | Khairathabad | In-situ | 1.52 | 210 | S+5 |
| 25 | Ramakrishna Nagar | Khairathabad | In-situ | 3.00 | 384 | G+3 |
| 26 | Ambedkar Nagar Road No. 46 | Khairathabad | In-situ | 1.73 | 272 | G+3 |
| 27 | Kamala Nagar | Jublee Hills | In-situ | 1.20 | 210 | S+5 |
| 28 | Sarathi Nagar | Jublee Hills | Vacant | 0.32 | 32 | G+3 |
| 29 | Kattelamandi | Goshamahal | In-situ | 1.18 | 128 | G+3 |
| 30 | Gode Ki Khabar | Goshamahal | In-situ | 2.25 | 208 | G+3 |
| 31 | Ambedkar Nagar (Ramgopalpet) | Sanathnagar | In-situ | 3.40 | 400 | S+5 |
| 32 | Hamali Basthi | Sanathnagar | In-situ | 1.60 | 180 | C+S+9 |
| 33 | G.Y. Reddy Compound | Sanathnagar | In-situ | 0.68 | 180 | C+S+9 |
| 34 | Banda Maisamma | Sanathnagar | In-situ | 3.00 | 540 | C+S+9 |
| 35 | Cha Cha Nehru Nagar | Sanathnagar | In-situ | 0.80 | 264 | G+3 |
| 36 | Potti Sriramulu Nagar | Sanathnagar | In-situ | 0.70 | 180 | C+S+9 |
| | | (A) Toatal | | 63.40 | 9098 | |

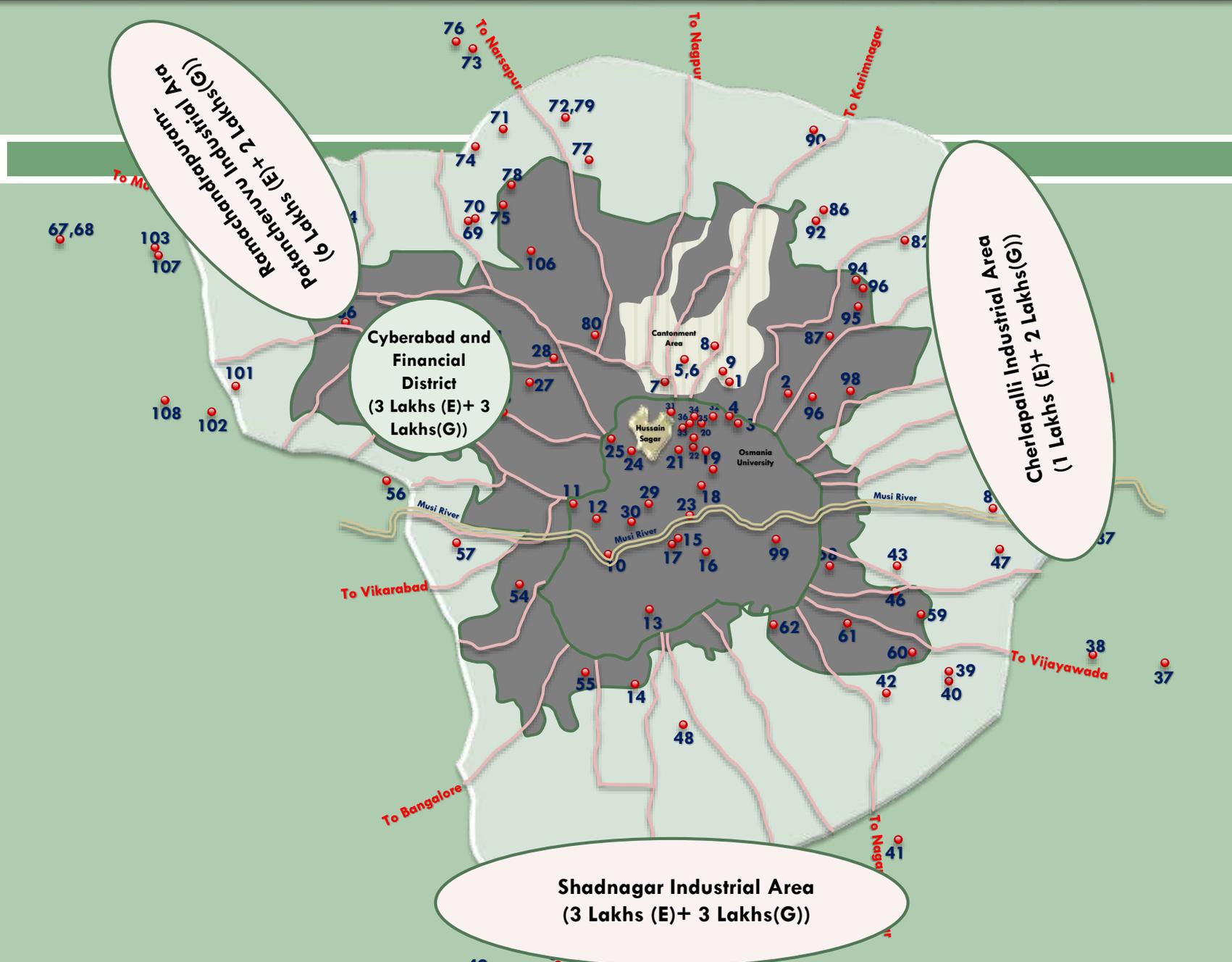
| 2BHK HOUSING LOCATIONS OF GREATER HYDERABAD MUNICIPAL CORPORATION | | | | | | |
|---|----------------------------|--------------------------|----------------|-----------------|-----------------------|------------------------|
| Sl. No. | Name of the Location | Name of the Constituency | Insitu/ Vacant | Extent (Ac-gts) | No. of Houses Takenup | Patern of Construction |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| (B) Ranga Reddy: | | | | | | |
| 37 | Bandaraviryal | Ibrahimpatnam | Vacant | 4.00 | 828 | C+S+9 |
| 38 | Abdullapur | Ibrahimpatnam | Vacant | 1.26 | 180 | C+S+9 |
| 39 | Mungunur-I, Sy. No. 83 | Ibrahimpatnam | Vacant | 8.00 | 1296 | C+S+9 |
| 40 | Mungunur-II, Sy. No. 12 | Ibrahimpatnam | Vacant | 15.20 | 2700 | C+S+9 |
| 41 | Mangalpally | Ibrahimpatnam | Vacant | 10.00 | 2052 | C+S+9 |
| 42 | Imjapur, Sy. No. 126 | Ibrahimpatnam | Vacant | 8.00 | 1260 | C+S+9 |
| 43 | Tattianaram | Ibrahimpatnam | Vacant | 9.00 | 1296 | C+S+9 |
| 44 | Batasingaram | Ibrahimpatnam | Vacant | 3.00 | 800 | S+5 |
| 45 | Bacharam, sy. No. 71 | Ibrahimpatnam | Vacant | 5.06 | 1080 | S+5 |
| 46 | Hattiguda, Sy. No. 19 | Ibrahimpatnam | Vacant | 2.35 | 432 | S+5 |
| 47 | Thimmaiguda | Ibrahimpatnam | Vacant | 4.30 | 864 | C+S+9 |
| 48 | Mallapur | Maheshwaram | Vacant | 15.00 | 2700 | C+S+9 |
| 49 | Mansanpalli | Maheshwaram | Vacant | 3.00 | 756 | C+S+9 |
| 50 | Mankal, sy. No. 131 | Maheshwaram | Vacant | 4.20 | 880 | C+S+9 |
| 51 | Ghatpally Sy No.133 | Maheshwaram | Vacant | 5.00 | 1116 | C+S+9 |
| 52 | Mohabath Nagar | Maheshwaram | Vacant | 2.00 | 396 | C+S+9 |
| 53 | Gangaram | Maheshwaram | Vacant | 2.00 | 504 | C+S+9 |
| 54 | Budvel | Ranjendranagar | Vacant | 0.35 | 130 | S+5 |
| 55 | Mailardevpally-II | Ranjendranagar | Vacant | 3.07 | 300 | S+5 |
| 56 | Narsingi Sy. N o. 117 | Ranjendranagar | Vacant | 1.02 | 216 | C+S+9 |
| 57 | Bairagiguda-II | Ranjendranagar | Vacant | 1.17 | 180 | C+S+9 |
| 58 | Yeukala Naacharamma Basthi | L.B. Nagar | In-situ | 1.15 | 432 | C+S+9 |
| 59 | Bagh Hayath Nagar | L.B. Nagar | Vacant | 1.00 | 252 | C+S+9 |
| 60 | Ambedkar nagar | L.B. Nagar | In-situ | 1.18 | 540 | C+S+9 |
| 61 | Jai Bhavani nagar | L.B. Nagar | In-situ | 2.00 | 324 | C+S+9 |
| 62 | Karmanghat | L.B. Nagar | Vacant | 0.50 | 144 | G+3 |
| 63 | Yellabanda | Serilingampally | Vacant | 1.00 | 112 | G+3 |
| 64 | Sainagar hafizpet | Serilingampally | Vacant | 1.21 | 128 | G+3 |
| 65 | Keshavnagar | Serilingampally | Vacant | 2.00 | 432 | C+S+9 |
| 66 | Nallagandla Sy. No. 125 | Serilingampally | Vacant | 1.21 | 216 | C+S+9 |
| 67 | Shankerpally, Sy. No. 286 | Chevella | Vacant | 3.26 | 756 | C+S+9 |
| 68 | Shankerpally, Sy. No. 278 | Chevella | Vacant | 3.32 | 756 | C+S+9 |
| | | (B) Total Ranga Reddy | | 124.81 | 24058 | |

2BHK HOUSING COLONIES IN GREATER HYDERABAD MUNICIPAL CORPORATION

| 2BHK HOUSING LOCATIONS OF GREATER HYDERABAD MUNICIPAL CORPORATION | | | | | | |
|---|---|--------------------------|----------------|-----------------|-----------------------|------------------------|
| Sl. No. | Name of the Location | Name of the Constituency | Insitu/ Vacant | Extent (Ac-gts) | No. of Houses Takenup | Patern of Construction |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Medchal - Malkajgiri: | | | | | | |
| 69 | Nizampet | Quthbullapur | Vacant | 6.21 | 1440 | C+S+9 |
| 70 | Bachupally Sy No.186/2 & 186/3 | Quthbullapur | Vacant | 7.00 | 1080 | C+S+9 |
| 71 | Bowrampet | Quthbullapur | Vacant | 10.19 | 2160 | C+S+9 |
| 72 | D. Pochampally-II | Quthbullapur | Vacant | 2.00 | 216 | C+S+9 |
| 73 | Gagillapur-I Sy No.214 | Quthbullapur | Vacant | 5.14 | 560 | G+3 |
| 74 | Bowrampet-II | Quthbullapur | Vacant | 25.00 | 3996 | C+S+9 |
| 75 | Gajula Ramaram | Quthbullapur | Vacant | 1.20 | 144 | G+3 |
| 76 | Gagillapur-II Sy No.213 | Quthbullapur | Vacant | 3.36 | 640 | S+5 |
| 77 | Bahadurpally | Quthbullapur | Vacant | 5.04 | 900 | S+5 |
| 78 | Kaisarnagar, Sy. No. 345 | Quthbullapur | Vacant | 4.08 | 864 | C+S+9 |
| 79 | D. Pochampally-I Sy No.119 | Quthbullapur | Vacant | 5.00 | 1404 | S+5 |
| 80 | Chittaramma Basthi | Kukatpally | In-situ | 0.24 | 108 | C+S+9 |
| 81 | Kaithalapur | Kukatpally | Vacant | 1.00 | 144 | C+S+9 |
| 82 | Ahmedguda | Medchal | Vacant | 20.00 | 4428 | C+S+9 |
| 83 | Yamnapet | Medchal | Vacant | 10.00 | 1980 | C+S+9 |
| 84 | Korremula | Medchal | Vacant | 6.00 | 800 | S+5 |
| 85 | Adarshnagar Sy.No.99/p | Medchal | Vacant | 0.60 | 96 | C+S+9 |
| 86 | Jawharnagar-III, (Sy. No. 829/P) | Medchal | Vacant | 5.19 | 620 | S+5 |
| 87 | Rampally | Medchal | Vacant | 41.11 | 6264 | C+S+9 |
| 88 | Bogaram | Medchal | Vacant | 10.00 | 1080 | C+S+9 |
| 89 | Pratap Singaram | Medchal | Vacant | 27.20 | 2208 | C+S+9 |
| 90 | Thumkunta | Medchal | Vacant | 8.00 | 1656 | C+S+9 |
| 91 | Kundanpally | Medchal | Vacant | 3.33 | 864 | C+S+9 |
| 92 | Jawharnagar Ph-II Sy No.(936/2,938,939) | Medchal | Vacant | 16.39 | 720 | C+S+9 |
| 93 | Muraharipally | Medchal | Vacant | 18.00 | 2484 | C+S+9 |
| 94 | Sriramnagar (Near Saibaba Temple), Sy.No.710/p. | Malkajgiri | Vacant | 4.00 | 756 | C+S+9 |
| 95 | Jammigadda | Uppal | Vacant | 0.60 | 56 | G+3 |
| 96 | Singamcheruvu | Uppal | In-situ | 2.00 | 176 | G+3 |
| 97 | Chaithanya Nagar | Uppal | Vacant | 1.30 | 240 | S+5 |
| 98 | Mallapur-II Sy No.109/2 | Uppal | Vacant | 2.00 | 432 | C+S+9 |
| 99 | New Indira Nagar Sy No.181/P | Uppal | In-situ | 0.32 | 108 | C+S+9 |
| | | (C) Total Medchal | | 251.50 | 38624 | |

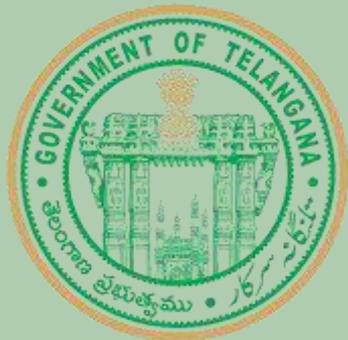
| 2BHK HOUSING LOCATIONS OF GREATER HYDERABAD MUNICIPAL CORPORATION | | | | | | |
|---|---------------------------|--------------------------|----------------|-----------------|-----------------------|------------------------|
| Sl. No. | Name of the Location | Name of the Constituency | Insitu/ Vacant | Extent (Ac-gts) | No. of Houses Takenup | Patern of Construction |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Medchal - Malkajgiri: | | | | | | |
| (D) Sanga Reddy: | | | | | | |
| 100 | Pocharam | Patancheru | Vacant | 4.00 | 720 | C+S+9 |
| 101 | Kollur-I | Patancheru | Vacant | 10.00 | 2052 | C+S+9 |
| 102 | Kollur-II | Patancheru | Vacant | 95.00 | 15660 | C+S+9 |
| 103 | Kardhanur | Patancheru | Vacant | 8.20 | 1620 | C+S+9 |
| 104 | Ameenpur-II | Patancheru | Vacant | 10.00 | 1836 | C+S+9 |
| 105 | Kisthareddypet | Patancheru | Vacant | 2.00 | 432 | C+S+9 |
| 106 | Ameenpur-I | Patancheru | Vacant | 2.00 | 176 | G+3 |
| 107 | Kardhanur - II | Patancheru | Vacant | | 540 | C+S+9 |
| 108 | Edula Nagulapally | Patancheru | Vacant | 9.00 | 1944 | C+S+9 |
| 109 | Ammenpur-III (Beeramguda) | Patancheru | Vacant | 20.00 | 3240 | C+S+9 |
| | | (D) Total Sanga Reddy | | 160.20 | 28220 | |
| | | Grand Total (A+B+C+D) | | 599.91 | 100000 | |

PROPOSED LOCATIONS OF 2BHK HOUSING IN GREATER HYDERABAD MUNICIPAL CORPORATION





**CONSTRUCTION OF 15,660 DWELLING
UNITS AT KOLLUR-II, R.C.PURAM MANDAL
IN GHMC, UNDER
PRADAHAN MANTRI AWAS YOJANA
HFA (URBAN)**

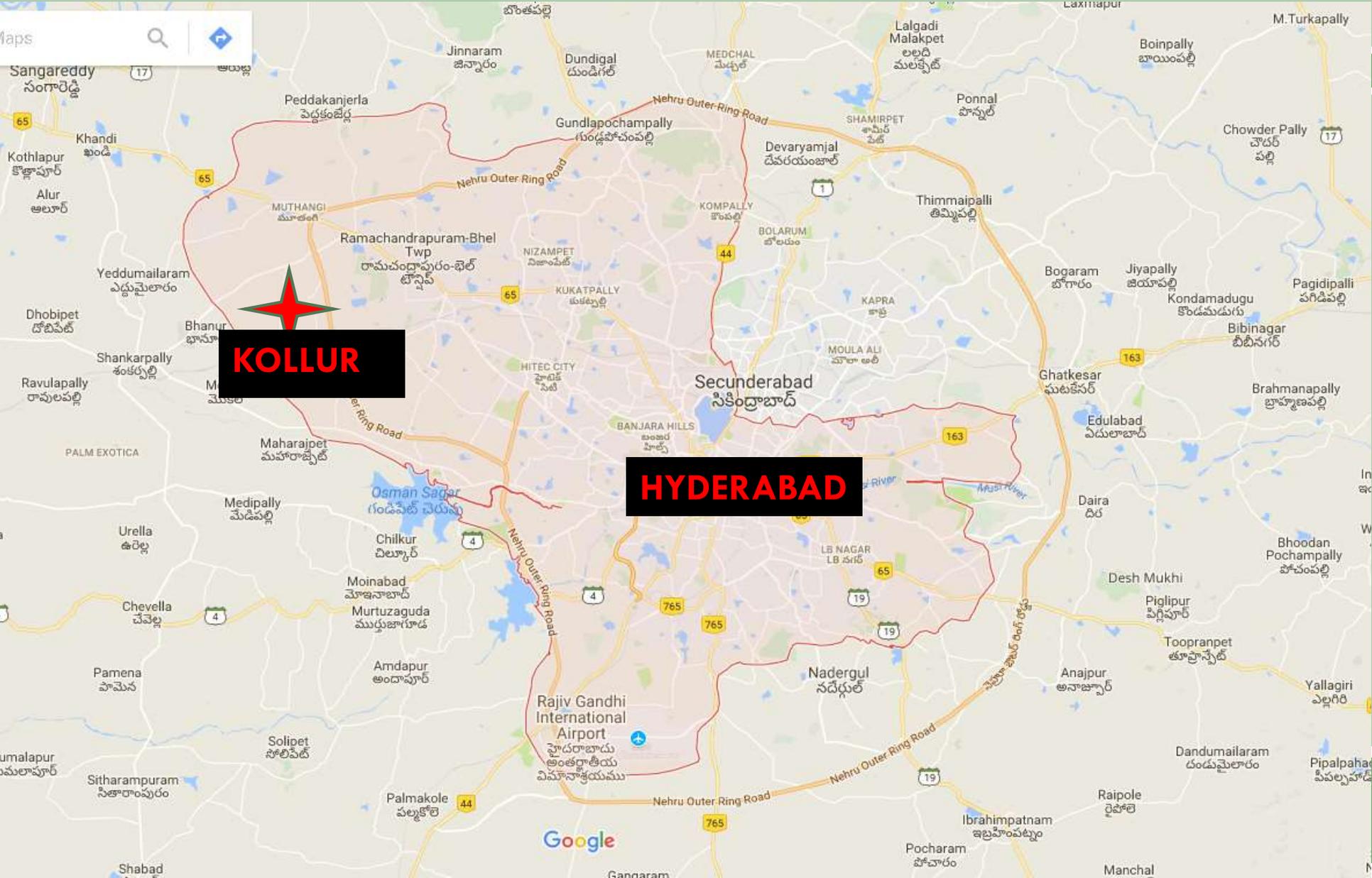


School of Planning and Architecture (S P A)

Jawaharlal Nehru Architecture And Fine Arts University (J N A F A U)



Location of Kollur in GHMC



Proposed Township overlay in google earth



- “Happiness City” has 87,69,600 square feet of residential space.

THE PROPOSAL “HAPPINESS CITY”



This Kollur 2BHK project is a **High-rise Model Township** consisting of **15, 660** Dwelling Units and houses a population of nearly **70, 000** people with all amenities and may be called as “**HAPPINESS CITY**”

Township Details

- **Site Location** : Adj. to **ORR** (near Exit No.2) of **Kollur** (V)
- **Extent of land** : **111.37** Acres
- **No. of Dwelling Units** : **15, 660** in **135** Blocks of C + S + 9 Floors
- **Estimated Population** : **70,000**
- **No. of DUs per Acre** : **150**
- **Future provision for GHMC:** As it is a high value Land, 6.5 Acres land is earmarked for creating commercial income.

Planning Concepts:

The site is divided into 4 Sectors

Each sector is proposed with:

- **Residential** areas
- **Open spaces** – Green spaces
- **Recreational** facilities / Playgrounds
- **Educational** facilities like schools, colleges etc.
- **Community healthcare** centres
- **Infrastructure** like
 - Roads
 - Water Supply
 - Electrical and
 - Sewage lines etc.

Salient Features

- **Bio-gas plant** and **composting pits** allocated in the campus.
- It is expected to generate 800 to 1000 tonnes of waste per month. Biodegradable waste of about 600 to 700 tonnes will be converted into biogas.
- **Solid waste collection point** identified for municipal pickup trucks.
- **Minimum number of lifts** & staircases - (2 Lift & 2 Staircase for 12 flats per floor type for 9 floors)
- It is proposed to provide with solar panels on roof tops to tap solar energy.

Salient Features

- Water harvesting and rain water pits will ensure water percolation and recharge ground water.
- Optimum area under **roads** (motorable area- 20 %)
- **G.O. Ms. No. 221** has been followed.
- Wi-fi & Internet will be provided in important places
- Underground TV Cable connectivity.
- All the street lights are connected by Underground Cables and will be powered by Solar Systems

Layout Plan for the Township

TOTAL PLOT AREA : **111.37 ACRES**

or

4.5 Lakh Sq. mt

or

NO. OF FLOORS : **C + S +**

HEIGHT OF BLOCKS : **30 MTS**

NO. OF BLOCKS : **135**

NO OF DUs

15, 660

MASTER PLAN



Layout Land-Use comparison with URDPFI Guidelines

PROPOSED AREAS

| Landuse | Percentage | |
|----------------------------|------------|--|
| Residential | - 22.06 % | |
| Commercial | - 08.50% | |
| Industrial | | |
| Pub. & Semi Public | - 15.04% | |
| Recreational | - 26.88% | |
| Transport | - 27.50% | |
| Agriculture & Water Bodies | - 00.20% | |

URDPFI GUIDELINES

| Land use Category | Percentage of Developed Area | | | Metropolitan Cities & Megapolis |
|-----------------------------|------------------------------|------------|--------------|---------------------------------|
| | Small | Medium | Large Cities | |
| Residential | 45-50 | 40-45 | 35-40 | 35-40 |
| Commercial | 2-3 | 3-4 | 4-5 | 4-5 |
| Industrial | 8-10 | 8-10 | 10-12 | 12-14 |
| Pub. & Semi Public | 6-8 | 10-12 | 12-14 | 14-16 |
| Recreational | 12-14 | 18-20 | 18-20 | 20-25 |
| Transport & Communication | 10-12 | 12-14 | 12-14 | 15-18 |
| Agriculture & Water Bodies | Balance | Balance | Balance | Balance |
| Total Developed Area | 100 | 100 | 100 | 100 |

LINEAR BLOCK - BUILDING PLAN



AREA STATEMENT:

TOTAL GROSS FLAT AREA – **560** SFT.

COMMON AREAS:

Corridor – 752.2 sft. TOTAL BLOCK AREA
 $535.42 \times 12 = 6425.04$ sft.

SCHOOL OF PLANNING & ARCHITECTURE

Jawaharlal Nehru Architecture And Fine Arts University (JNAFAU), Hyderabad.

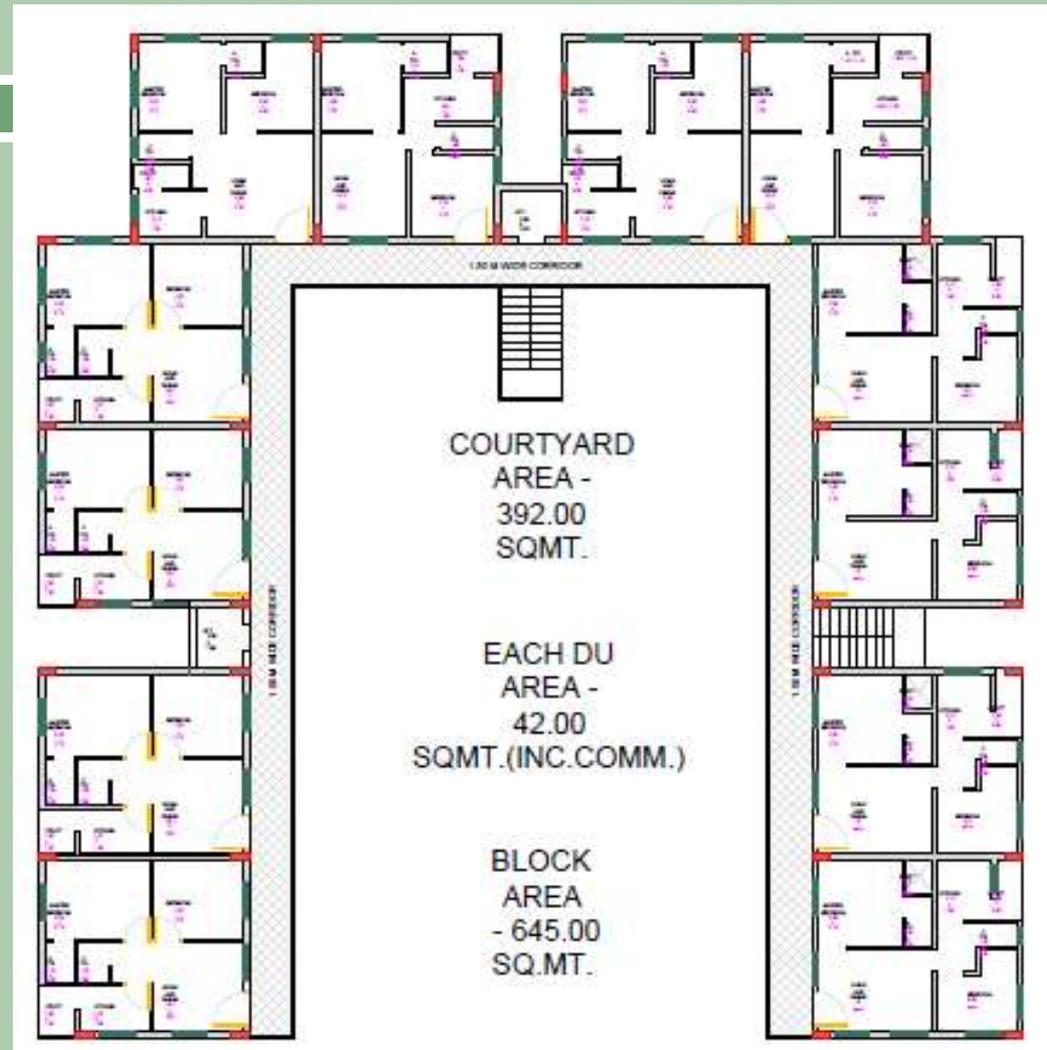


U TYPE BLOCK –BUILDING PLAN

Total gross flat area –
 $451.0 + 108.35 = 559.35$ sft.
or **560 Sft**

Common Areas:
Corridor – 1055.8 sft.

TOTAL BLOCK AREA –
 $559.35 \times 12 = 6712.2$ sft.



O TYPE BLOCK – BUILDING PLAN (16 Dus per FLOOR)

Total gross flat Area

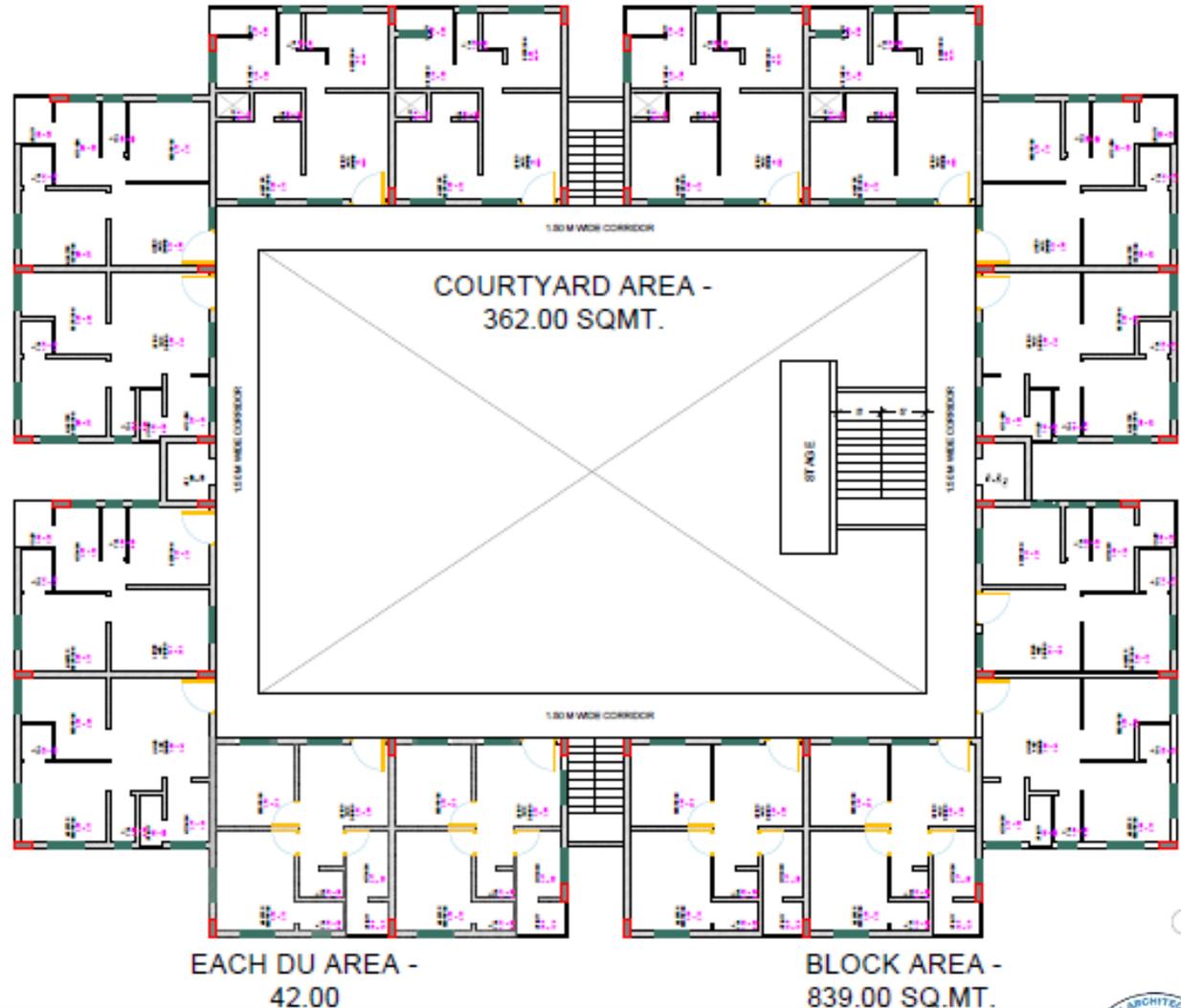
- $453.8 + 113.77 =$
567.5 sft. or **560 Sft.**

Common Areas:

Total – $1820.4/16 =$
113.77sft.

Total Block Area –

$567.5 \times 12 = 6810\text{sft.}$



L – TYPE BLOCK – BUILDING PLAN

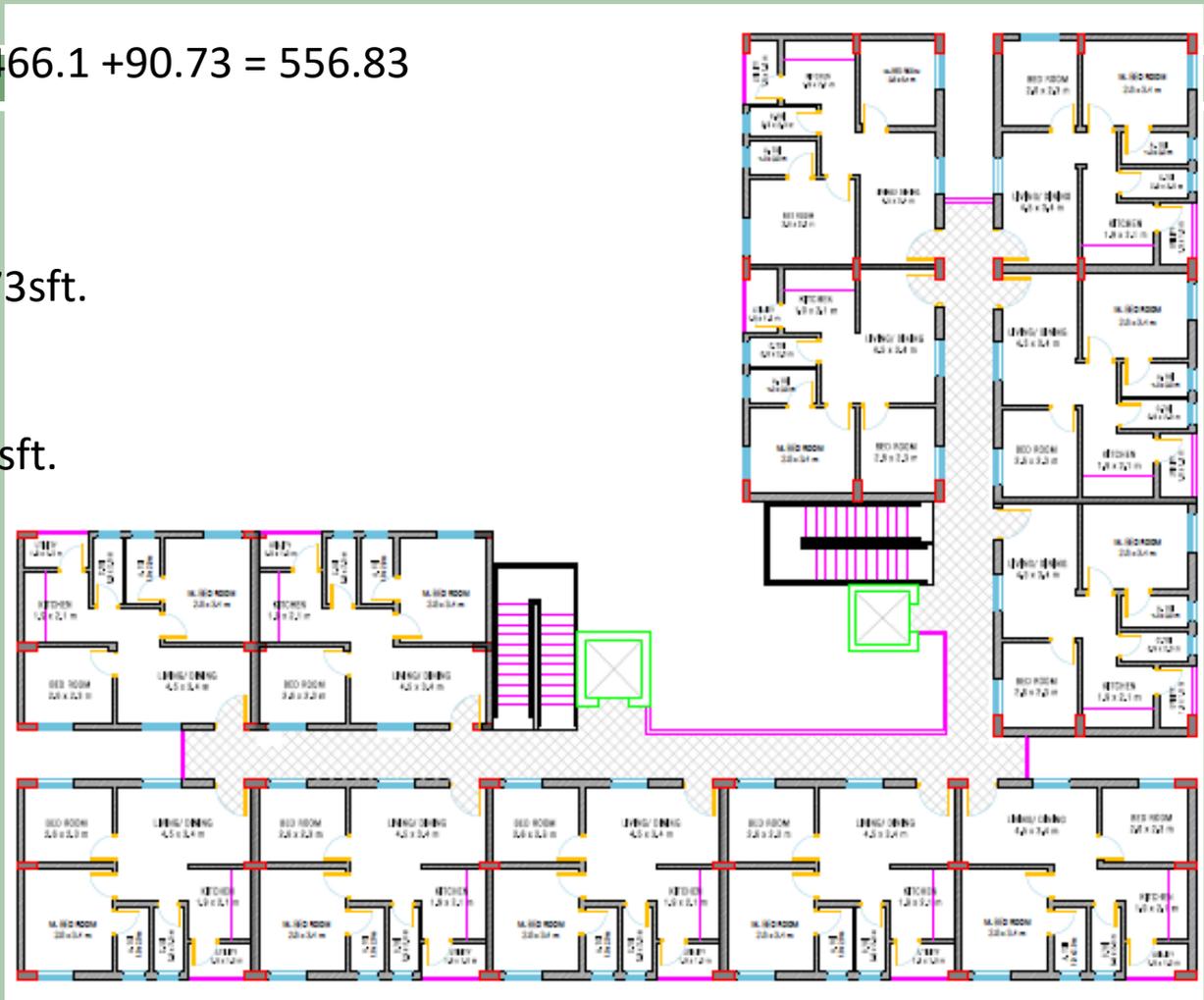
Total Gross Flat Area – $466.1 + 90.73 = 556.83$
sft. or **560 Sft.**

Common Areas:

Total – $1088.8/12 = 90.73$ sft.

Total Block Area

– $556.83 \times 12 = 6681.96$ sft.



Elevation Views Of Building Blocks



View of Linear block



View of U shaped block



View of O Shaped block



View of L shaped block

Central Park & Walking Track Views

Central Park & Walking Tracks



**SMALL PONDS
AND STREAMS IN
THE CENTRAL
PARK**



Educational Facilities from KG To PG.



THANK YOU

