

RAY - UTTARAKHAND

Proposal for 1 In-Situ Project

**Urban Development Department,
Uttarakhand**

RAJIV AWAS YOJNA



Proposed ULBs for RAY Project



Uttarakhand Map

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SITARGANJ IN U.S. NAGAR



IN-SITU DEVELOPMENT PROJECTS

LOCAL BODY

DISTRICT NAME

1. SITARGANJ - UDHAM SINGH NAGAR

Sitarganj is located at 25 km far from district head quarter .It is main town in eastern part of the district .SIDCUL is also developing an industrial area in this town on a large scale. It required to develop this town for the better living of town personal .

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CATEGORY WISE DETAIL OF BENEFICIARIES

12.8 : - Details Of Beneficiaries in terms of composition for Sitarganj

S.No	Name of the Slum	Total Population	Male	Female	Total Nos. of Households (H)	General P (H)	SC P(H)	ST P(H)	OBC P (H)	Others P(H)	Beneficiaries
1	Chinti Mazra	2325	1232	1093	394	1347	486	296	196	-	39
2	Jama Masjid Ward	3072	1628	1444	533	1963	152		957	-	34
3	Asptal Ward	4373	2317	2056	824	3786	43		544	-	86
4	Islam Nagar	2501	1325	1176	413	1827	-		674	-	86
5	Tehsil Ward	2677	1418	1259	510	1378	121		1178	-	22
6	Apar Bahgul Keshav Nagar Ward	3317	1758	1559	642	2431	361		525	-	97
7	Ramleela Ward	1989	1054	935	389	1405	169		415	-	12
8	Agrasen Trust	2836	1503	1333	534	1516	846		474	-	28
9	Sarswati Ward	1837	973	864	326	1361	116		360	-	11
10	Nagar Palika Ward	2012	1066	946	406	990	152	660	210	-	17
11	Nai Basti Ward	3039	1610	1429	526	2188	438	0	413	-	144
	Total	29978	15884	14094	5497	20192	2884	956	5946	0	576

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PROJECT WISE COST DETAILS

Sr. No	Name Of Town & District Covered	Total Appraised Cost (in Lacs.)	Housing Cost (in Lacs.)	Infrastructure Cost (in Lacs.)	Central Share (in Lacs.)	State Share (in Lacs.)	Beneficiaries Share (in Lacs.)
1	SITARGANJ (U.S. Nagar)	3014.87	2172.97	592.97	2300.46	520.88	193.53

INFRASTRUCTURE FACILITIES-

- **1 No. OHT Proposed to improve water supply.**
- **Septic tank for individual houses.**
- **Inter Locking Tiles Road with Storm water drain**
- **110 Nos. Street Light Poles proposed**
- **1 No. Community center proposed .**

**PHOTOGRAPHS
OF
COMMUNITY
PARTICIPATION**

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Participation of poor families in planning and implementation of slum level Basic infrastructure development as well as Socio-Economic development has been ensured. As indicated, the community will be involved during the construction stage also.

Nagar Palika Parishad Sitarganj

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Private (Beneficiaries Own Land)

Private (Beneficiaries Own Land)

Beneficiaries Has Got Ownership Rights



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Private (Beneficiaries Own Land)

Private (Beneficiaries Own Land)

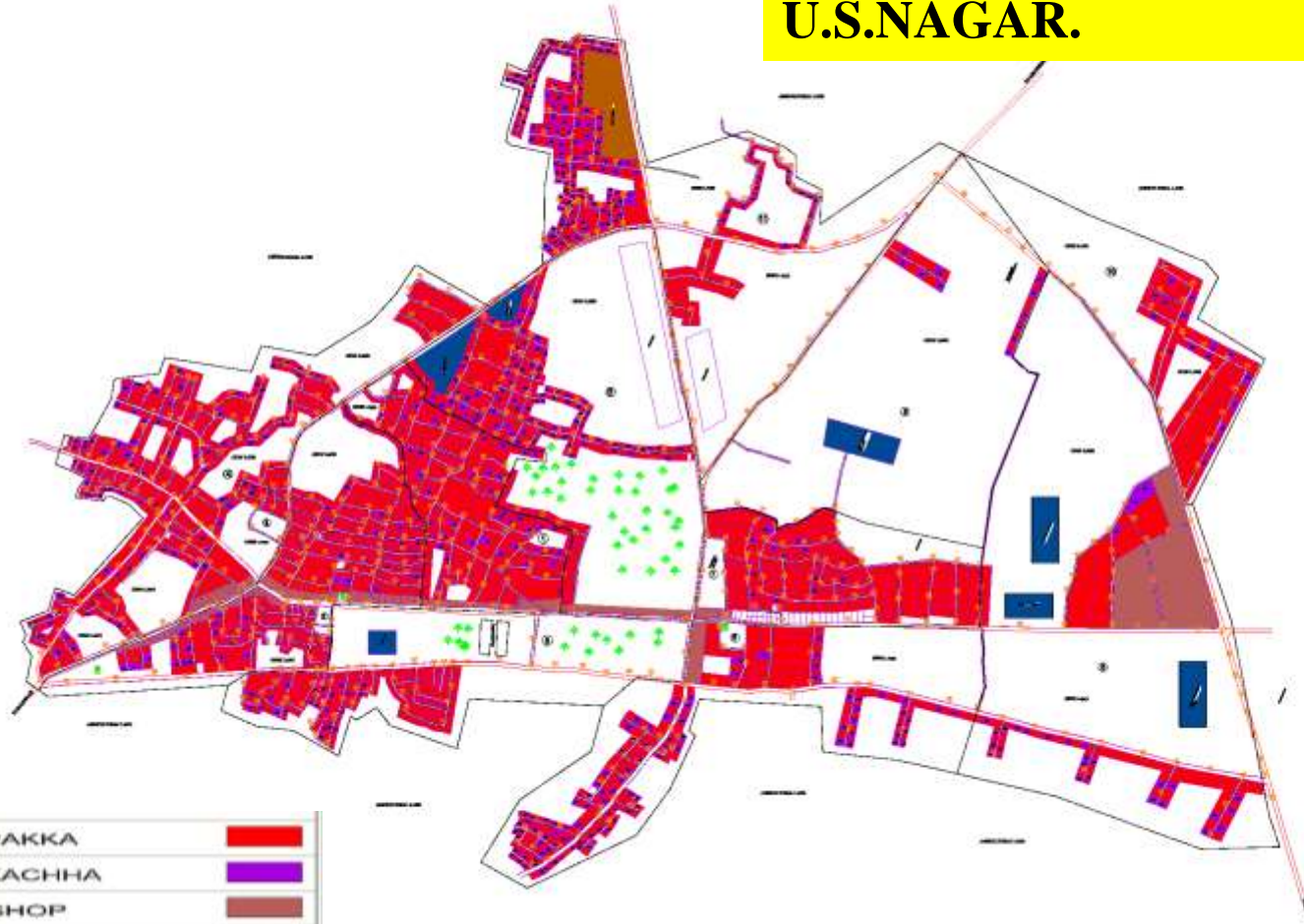
**It is confirmed at the time of survey
that The beneficiary has its own land.**



SLUM DRAWINGS & THEIR LOCATION IN GOOGLE MAP

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CITY PLAN SITARGANJ, U.S.NAGAR.

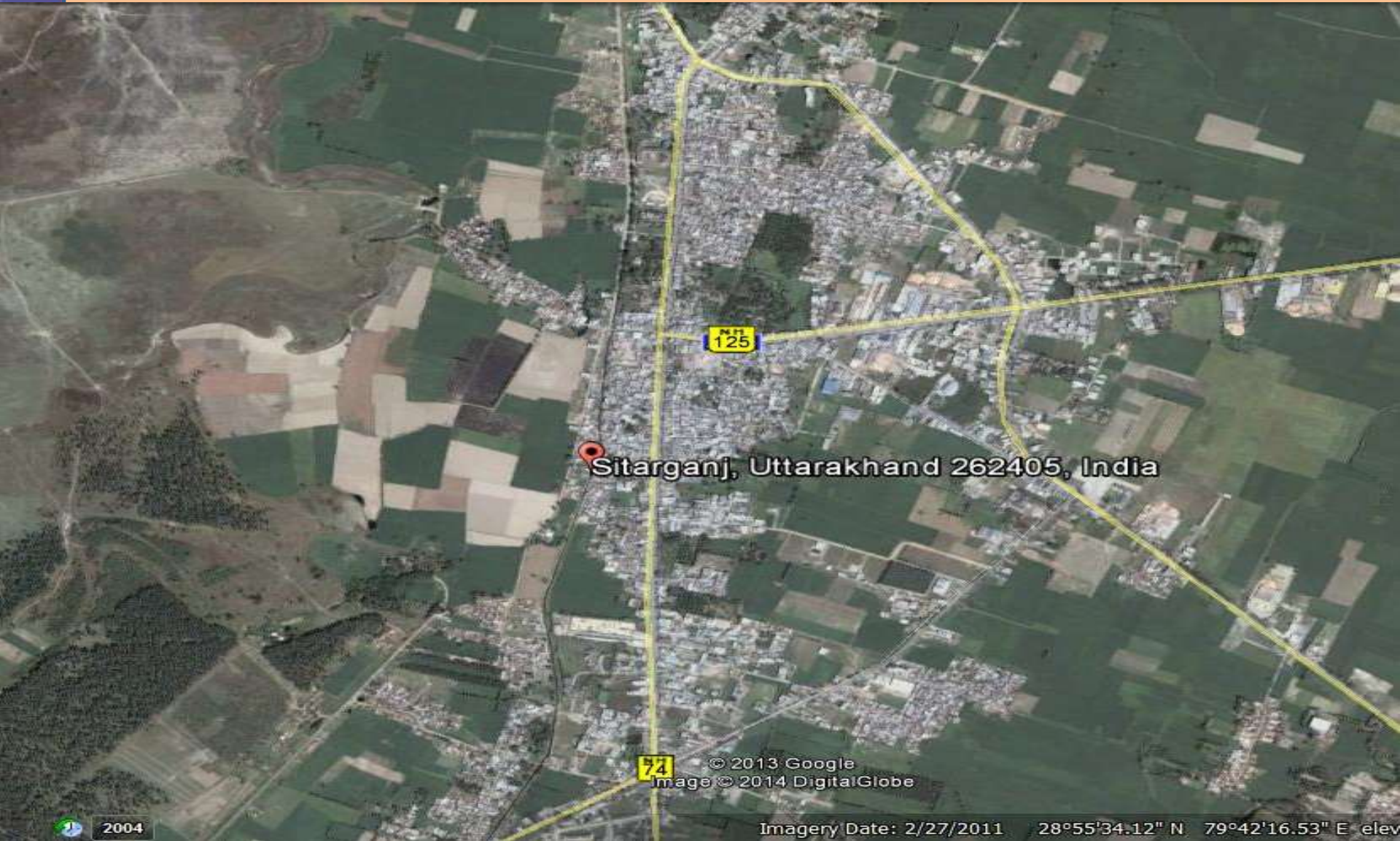


PAKKA	
KACHHA	
SHOP	
GOVT. BUILDING	
HOSPITAL	
SCHOOL	

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LOCATION OF SITARGANJ



Sitarganj, Uttarakhand 262405, India

NH 125

NH 74

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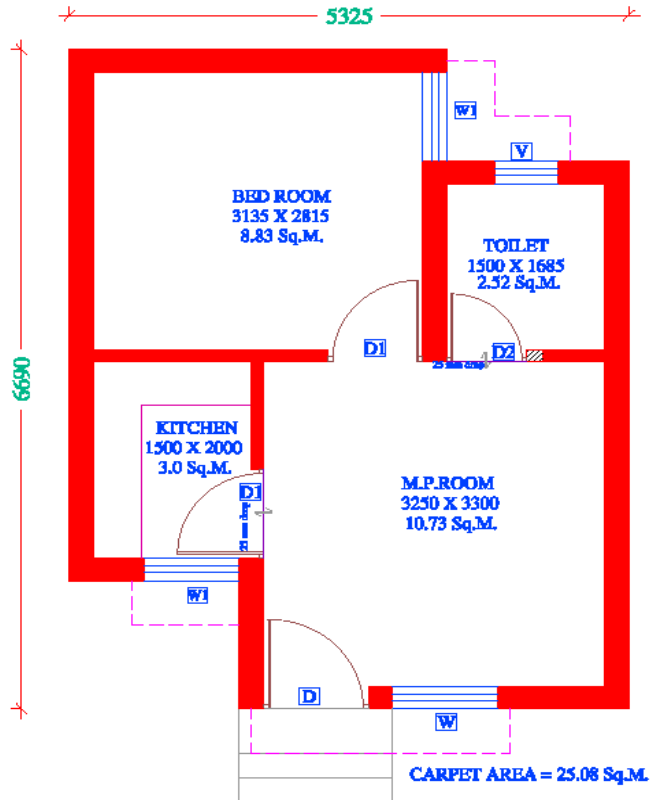
Imagery Date: 2/27/2011 28°55'34.12" N 79°42'16.53" E elev

DRAWINGS

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PROPOSED DWELLING UNIT TYPE – 1 FORSITARGANJ UDHAM SINGH NAGAR



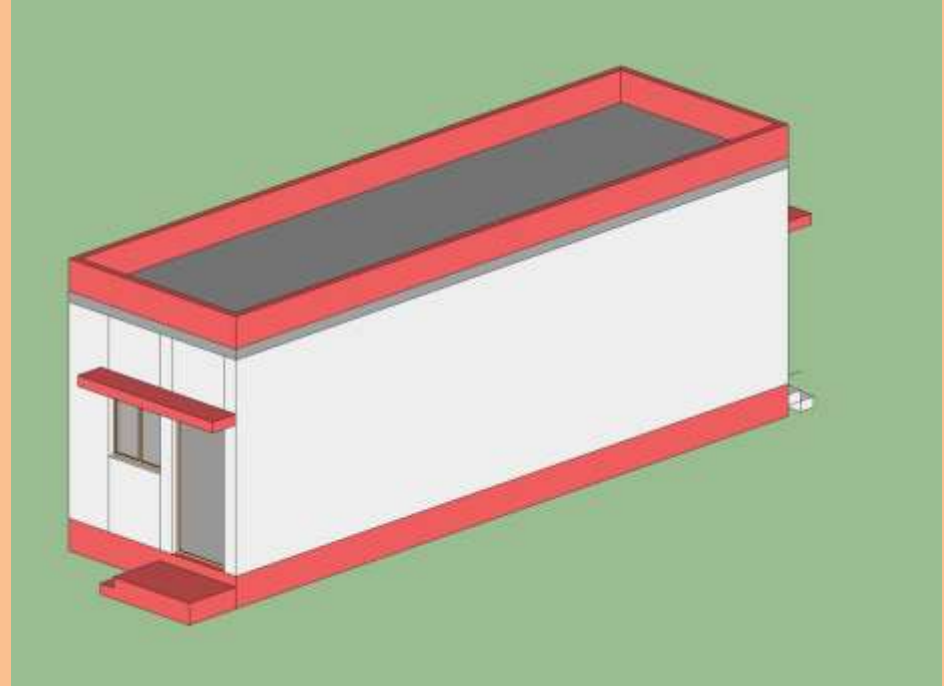
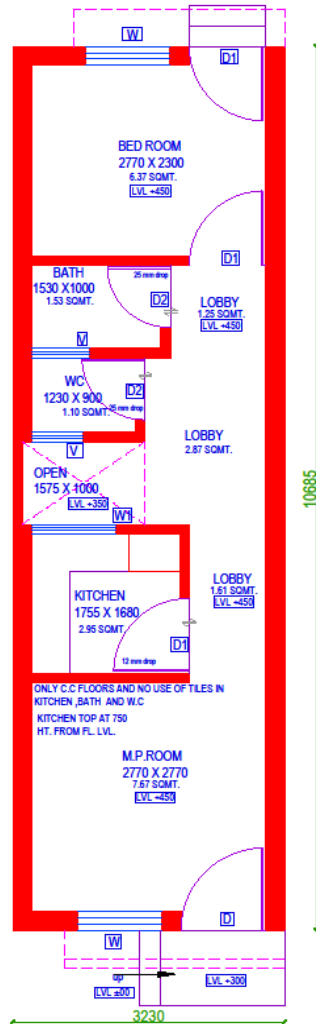
AREA DETAIL

BUILTUP AREA	31.56 Sqmt.
CARPET AREA	25.08 Sqmt.
UNIT COST	Rs.3.68 Lakh

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PROPOSED DWELLING UNIT TYPE – 2 FOR SITARGANJ UDHAM SINGH NAGAR



AREA DETAIL

BUILTUP AREA	34.51 Sqmt.
CARPET AREA	25.35 Sqmt.
UNIT COST	Rs.3.89 Lakh

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OVERALL PROJECT COSTING

6	OVERALL PROJECT COSTING	Housing	Infrastructure	
6.1	Amount in lakhs	Rs. 2,172.97	Rs. 592.97	Rs. 2,765.94
6.2	% to Project cost	72.07%	19.67%	
6.3	Ratio of housing to infrastructure	78.56%	21.44%	
7	COST OF DU & PER DU FINANCE (in Rs)			
7.1	Central grant	Rs. 301,801.39		
7.2	State grant	Rs. 41,850.90		
7.3	ULB's Share	Rs. 0.00		
7.4	Beneficiaries Share	Rs. 33,599.45		
7.5	Total cost (Rs)	Rs. 377,251.74		
8	FINANCING PATTERN	Housing	Infrastructure	Total
8.1	Central Grant (%)	80%	80%	80%
8.2	State Grant (%)	11.09%	20%	13.03%
8.3	Implementing agency share (%)	0%	0%	0%
8.4	Beneficiary share (% in housing only, other than rental housing)	8.91%	0%	7.00%
8.5	Total (In Lacs)	100%	100%	100%

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PROJECT COST DETAILS COMPONENT WISE SITARGANJ

SL.	Scheme Component	Type	Qty.	Rate (in Rs/Unit)	Proposed Project Cost	Appraised Project Cost	Central share	State Govt. Share	ULB Share	Beneficiary Share (36 Gen & Rest Res.)
A. HOUSING			DUs							
1	New in-situ MODEL 1	Single Storied (Carpet Area 25.08 Sqm)	323.00	368414.86	1189.98	1189.98	951.98	107.87	-	130.12
	MODEL-2	Single Storied (Carpet Area 25.35 Sqm)	253.00	388533.60	982.99	982.99	786.39	133.19		63.41
			576.00							
2	Relocation	NIL			—	—	—	—	—	
3	Rental	NIL			—	—	—	—	—	
4	Transit	NIL			—	—	—	—	—	
Total Housing Cost Sub Total (A)					2172.97	2172.97	1738.38	241.06	0.00	193.53
B. INFRASTRUCTURE										
1	Roads									
(i)	CC Road									
(ii)	BT Road									
(iii)	Interlocking Block									
	2.m wide	Rmt	1098.00	2251.37	24.72	24.72	19.78	4.94	0.00	0.00
	3.0 m wide	Rmt	3270.00	3178.90	103.95	103.95	83.16	20.79	0.00	0.00
	4.0 m wide	Rmt	983.00	4106.82	40.37	40.37	32.30	8.07	0.00	0.00
2	Water Supply									
(i)	UGSR									
(ii)	OHT Tube Well & Pump Room	Nos	576	5244.79	30.21	30.21	24.17	6.04	0.00	0.00
(iii)	Pipeline,	Rmt	5232	493.88	25.84	25.84	20.67	5.17	0.00	0.00
(iv)	Service Connection	Nos	576	4000.00	23.04	23.04	18.43	4.61	0.00	0.00

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3	Storm Water Drains									
(i)	drain (150x200)	Rmt	2196.0 0	797.81	17.52	17.52	14.02	3.50	0.00	0.00
(ii)	Drain(300x300)	Rmt	6540.0 0	1209.02	79.07	79.07	63.26	15.81	0.00	0.00
(iii)	Drain(300x450)	Rmt	1966.0 0	1580.87	31.08	31.08	24.86	6.22	0.00	0.00
4	Sewerage									
(i)	septic tank	nos	576.00	13836.81	79.70	79.70	63.76	15.94	0.00	0.00
5	Electrification									
(i)	HT/LT / supply line works / street light pole and transformers	Nos.	110.00	21409.09	23.55	23.55	18.84	4.71	0.00	0.00
(ii)	Service Connection									
	Social Infrastructure									
10	Soil testing				1.00	1.00	0.00	1.00	0.00	0.00
11	Transit cost	Sqm	576	8083.33	46.56	46.56	37.25	9.31	0.00	0.00
12	community centre	Sqm	560	11850.00	66.36	66.36	53.09	13.27	0.00	0.00
			Sub Total (B)		592.97	592.97	473.58	119.39	0.00	0.00
			Total (A+B)		2765.94	2765.94	2211.95	360.46	0.00	193.53
	Ratio of Housing to Infrastructure									
	C. OPERATION & MAINTENANCE COST									
1	O&M Cost @ 4%				110.64	110.64	88.51	22.13	0.00	0.00
			Sub Total (C)		110.64	110.64	88.51	22.13	0.00	0.00
			Sub Total (A+B+C)		2876.58	2876.58	2300.46	382.58	0.00	193.53
	D. OTHER COSTS									
1	DPR Preparation, Project Management, Supervision and Quality Control, Capacity Building, Community Mobilization, Social Audit and TPIM		5% of Total Cost		138.30	138.30	0.00	138.30	0.00	0.00
			Sub Total (D)		138.30	138.30	0.00	138.30	0.00	0.00
			Grand Total (A+B+C+D)		3014.87	3014.87	2300.46	520.88	0.00	193.53

Beneficiary Contribution

Average EMI payable per Beneficiary / Dwelling Unit (DU) = Rs.211 /-

- Period payable = 15 Years
- The total of Average EMI payable per Beneficiary / Dwelling Unit (DU) is not more
- than 15 % of his average monthly income

No. of Beneficiaries/ Dwelling Units	Cost per Dwelling Unit in Rs. In. Lacs	Total Cost in Rs. . In. Lacs	Beneficiary Contribution in Rs. In. Lacs
576	3.78	2172.97	0.38

THANK YOU