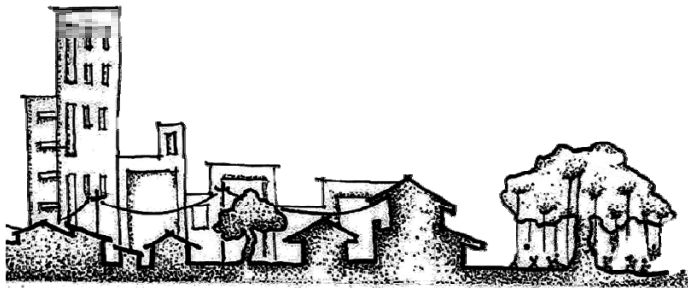


# SLUM FREE CITY BHUJ

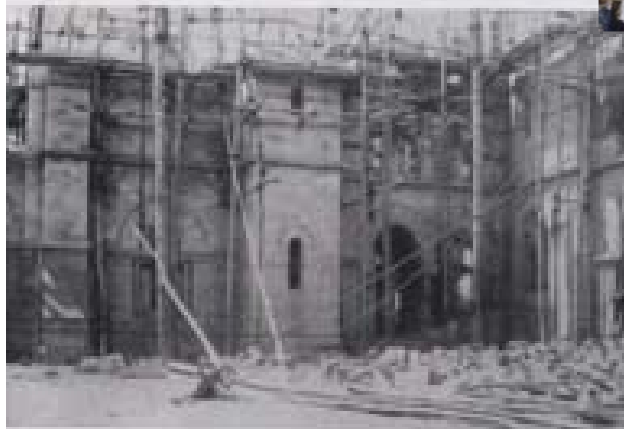
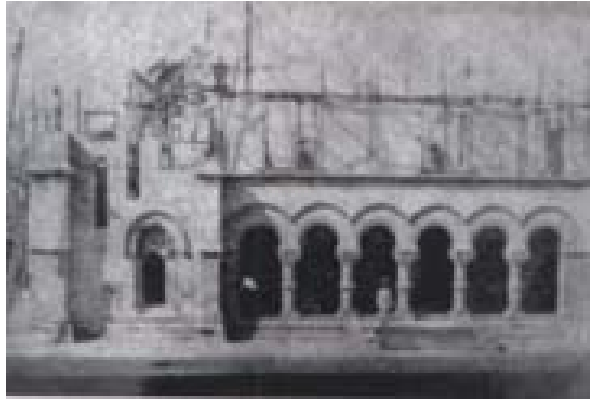
Pilot and Preparation



BHUJ MUNICIPALITY

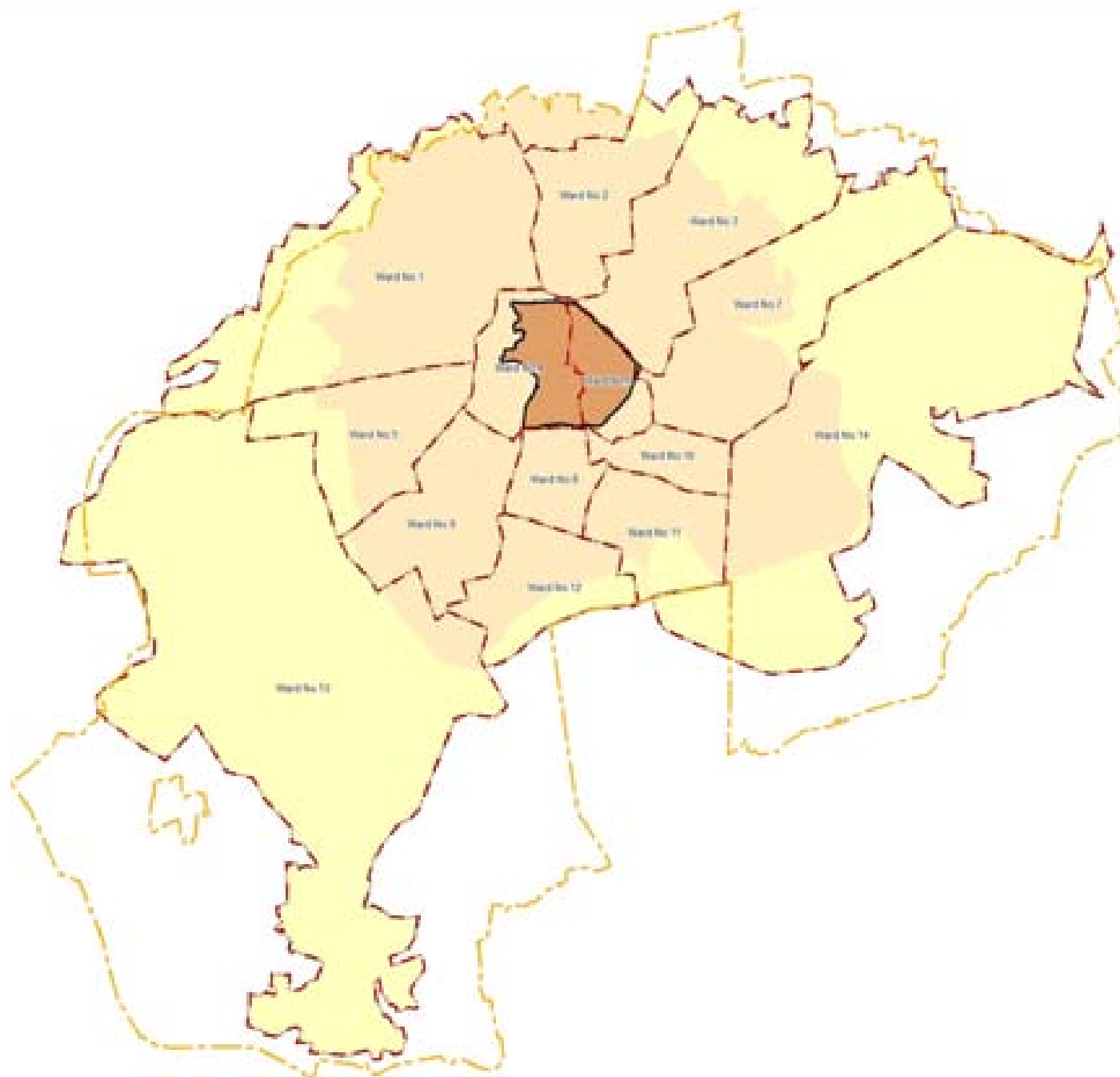












## Bhuj Municipality Growth Plan

### Legend

- BHADA Boundary
- Ward Boundary
- Bhuj Stated city
- Old Municipality Boundary
- New Municipality Boundary

Bhuj City



Scale - 1:25,000

Homes in the City

Prepared by



Date Submitted

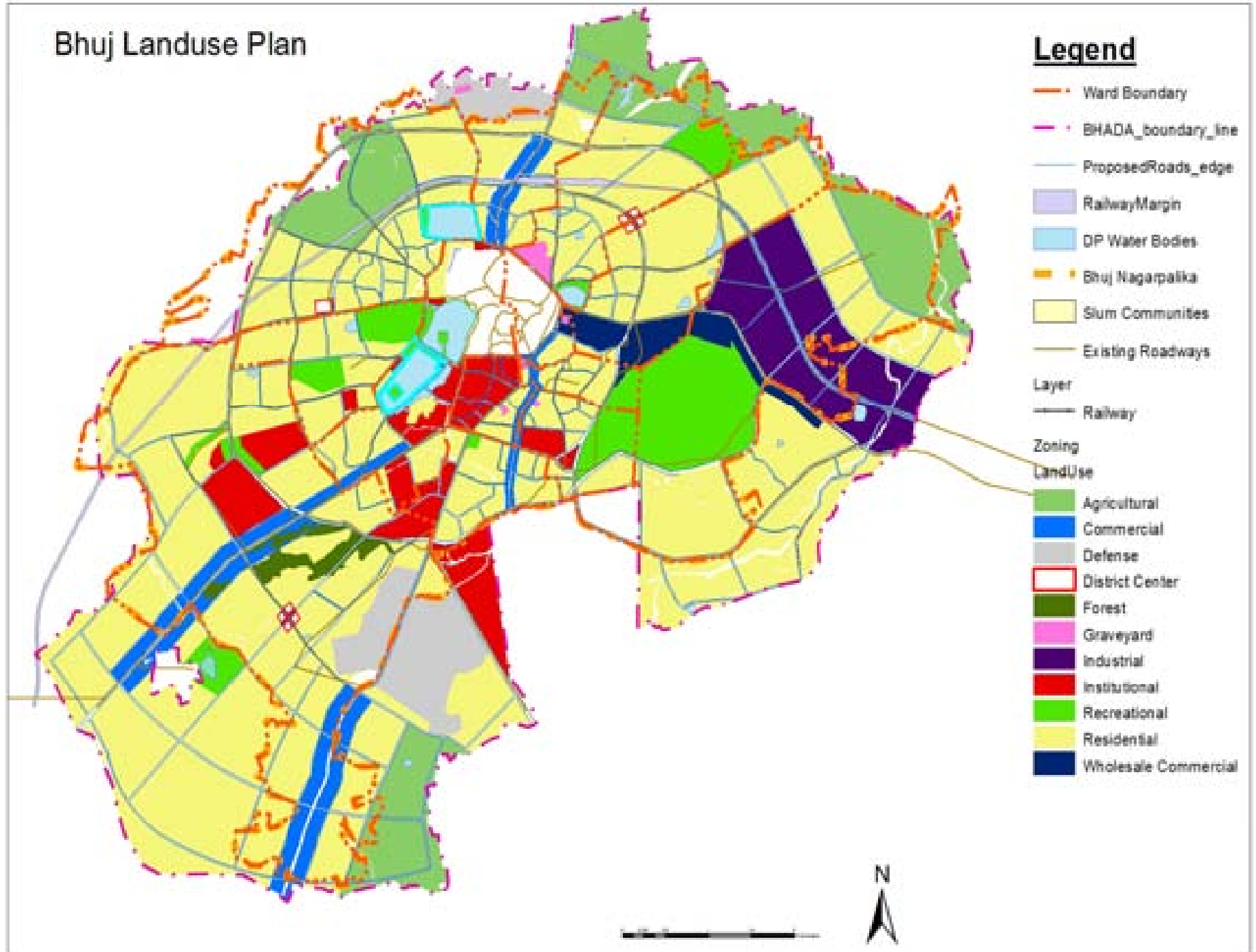
SOURCES HERE

- 
- An aerial photograph of Bhuj, India, showing the city's layout and surrounding landscape. The city boundary is outlined in blue. Numerous irregularly shaped areas within the city are highlighted in pink, representing slums. These slums are scattered throughout the urban area, with some larger clusters in the center and others more isolated.
- **74 slums in Bhuj**
  - **33% of city population**
  - **6% of city area**
  - **11232 families**
  - **Nearly all on government land**

# Bhuj Landuse Plan

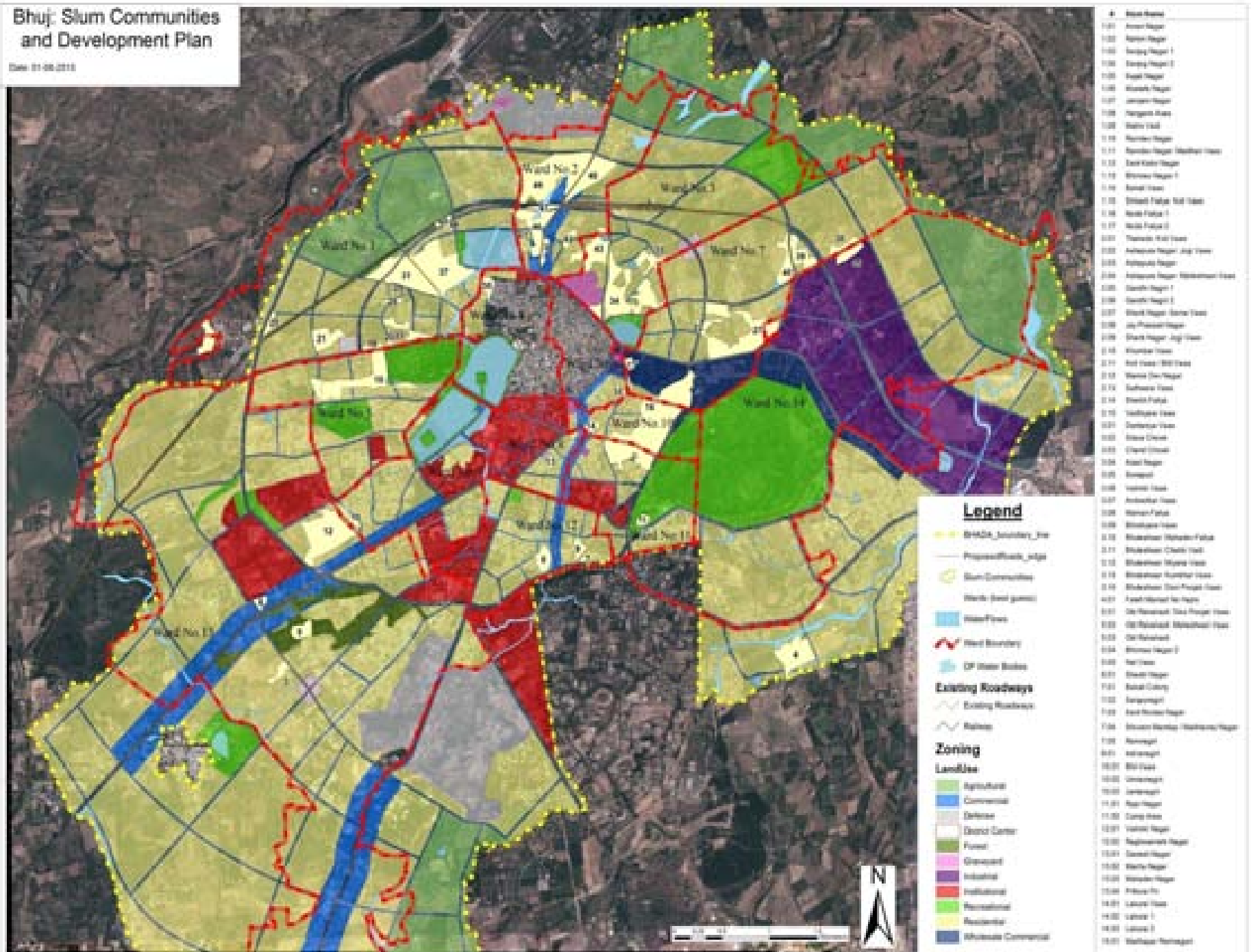
## Legend

- Ward Boundary
- BHADA\_boundary\_line
- ProposedRoads\_edge
- RailwayMargin
- DP Water Bodies
- Bhuj Nagarpalika
- Slum Communities
- Existing Roadways
- Layer
- Railway
- Zoning
- LandUse
  - Agricultural
  - Commercial
  - Defense
  - District Center
  - Forest
  - Graveyard
  - Industrial
  - Institutional
  - Recreational
  - Residential
  - Wholesale Commercial



# Bhuj: Slum Communities and Development Plan

Date: 01-08-2010



## *Bhuj Slums*

- 70% slum populations resident for more than 20 years; 5% less than 5 years.
- Average size of house plots is 60-80 sqm
- Average incomes is Rs 3-6500/-
- Well serviced with electricity (100%), water supply (80%), aanganwadi's (70%)

## Goals

- To create a slum free model in Bhuj for small towns (less than 5 lacs population) for the State and the Country.

This category constitutes 50 % of the urban population of which 4 lac families live in slums of Gujarat.

Small town slums constitute local homogeneous groups, (as against migrant labor), that often pre-date the growth of *kasbas* into Municipal towns.

## Bapadayalu Nagar Existing Plan



## Bapadayalunagar Slum Area Plan

### Legend

- Existing Boundary
- Existing Plot
- DP Proposed Road
- Open Spaces
- Pathways
- Educational Area
- Religious Area
- Water Body
- Temporary House
- Permanent House

### Existing Plan



### Homes in the City



Date: 10/05/2023

SHADA

## Insitu Planning



## Bapadayaalunagar Slum Area Plan

### Legend

— CP Proposed Road

### Rigid Structure

■ Educational Area

■ Religious Area

■ Water Body

### Proposed Plan

■ Commercial

■ Community

■ Open Spaces

■ Educational

■ Plot

■ Plot With Existing House

■ Public Space

— Proposed Road

■ Free Land

■ Proposed Boundary

### Existing Plan



### Homes in the City

Prepared by:

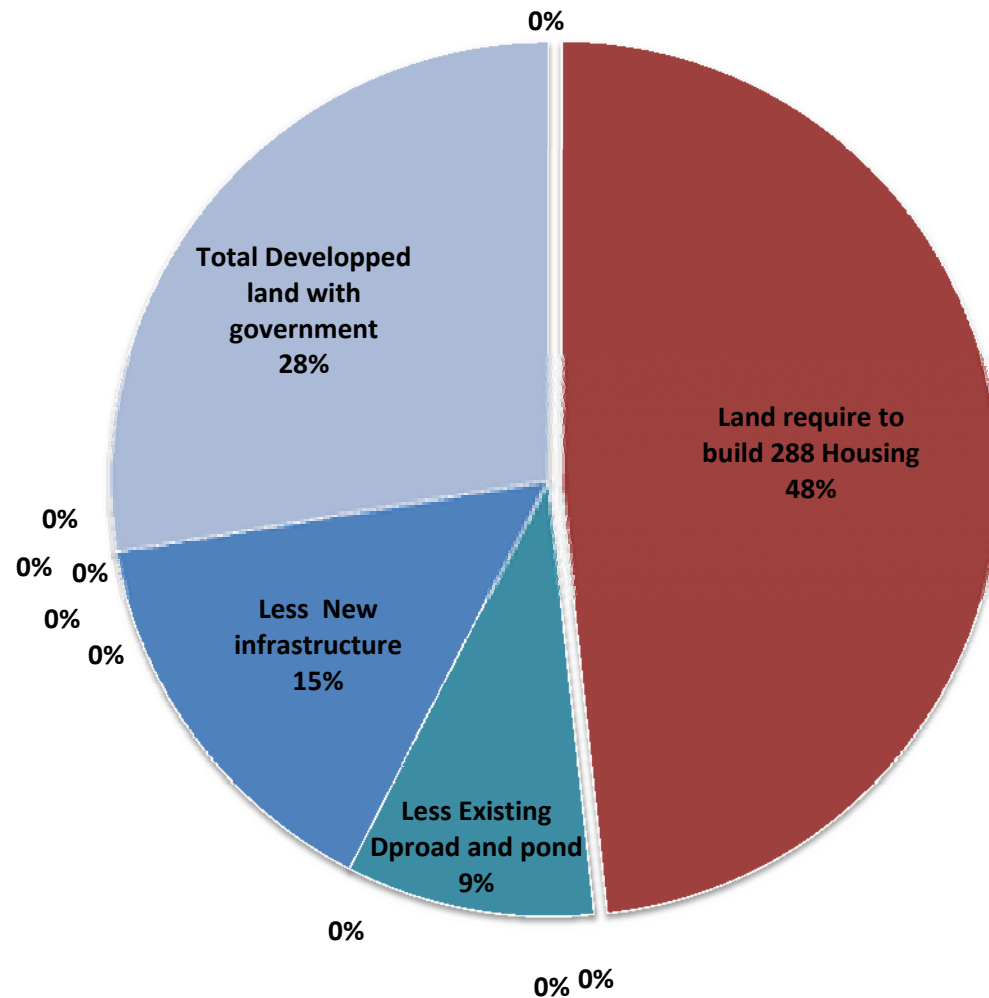


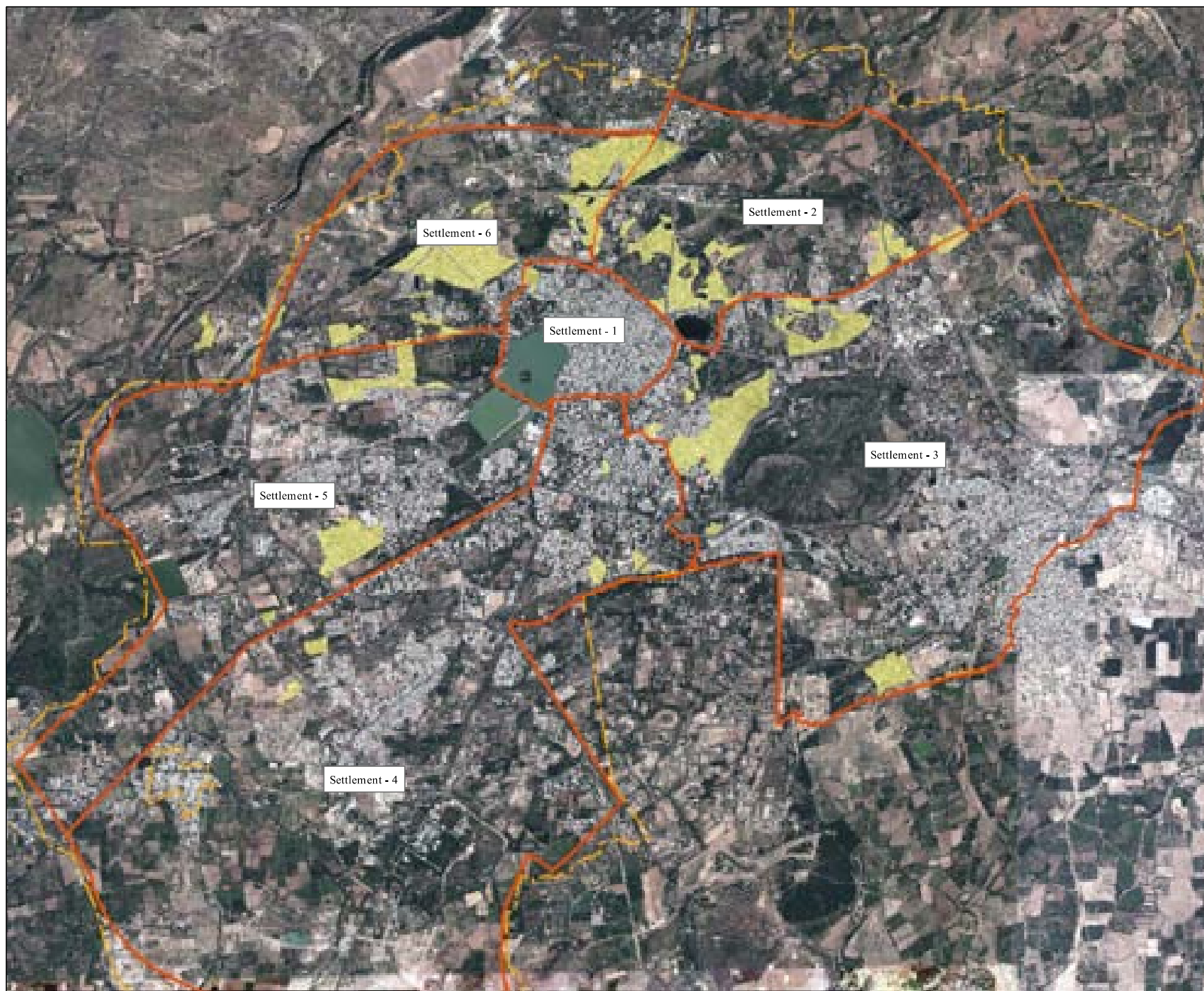
Date: (Source)

SHADA



# Land management (Bapadayalu nagar)



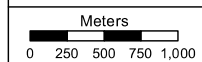


## Bhuj Slum Block

### Legend

- Bhuj Slum Block
- Settlement Boundary
- BHADA Boundary

## Bhuj City



Scale - 1:31,000



## Homes in the City

Prepared by:



Data Source(s):

BHADA

## LAND AT CITY LEVEL

**Slums can be settled on 3% land and release 99 ha for other purpose.**

Settlements	Total Area settlements	No. of Slum	Existing Slum Area	Slum Percentage inSQ. MTR	No. of Slum Household	Land Requirement	Percentage	Land Release
Area 1	15,63,773	1	21,417	1.37 %	80	9,636	0.62 %	11,781
Area 2	47,44,554	24	5,42,021	11.42 %	2,198	2,63,736	5.56 %	2,78,285
Area 3	1,33,05,375	12	7,00,651	5.27 %	4,723	5,66,808	4.26 %	1,33,843
Area 4	1,61,94,295	5	1,06,617	0.66 %	696	83,556	0.52 %	23,061
Area 5	89,25,228	7	3,47,066	3.89 %	1,674	2,00,904	2.25 %	1,46,162
Area 6	45,00,666	26	7,76,467	17.25 %	3,122	3,74,616	8.32 %	4,01,851
<b>Total</b>	<b>4,92,33,890</b>	<b>75</b>	<b>24,94,239</b>	<b>5.07 %</b>	<b>12,494</b>	<b>14,99,256</b>	<b>3.05 %</b>	<b>9,94,983</b>

## *Objectives*

- **One** – Implement a pilot project in four slums of **314 homes** including Infrastructure and Public spaces in five months.
- **Two** – Develop the **institutional capacities** of *Nagarpalika* and other agencies of Bhuj town towards Slum free city to be achieved in 3-5 years.

This will demonstrate **implementation with speed and quality;**  
and a **participatory approach** for such towns.



PILOT PROJECT UNDER  
RAJIV AWAS Yojna  
BHIMRAO NAGAR SLUM  
IMPROVEMENT PLAN,  
SHUJ

#### Legend

 Proposed Slum Location

SATELLITE IMAGE  
SHOWING SLUM  
AND THE PRECINCT

BHIMRAO NAGAR

Meters  
0 5 10 20 30 40  
Scale - 1:1,000

Homes in the City

Prepared by



Data Source(s)

GOOGLE IMAGE

# SLUM FREE CITY BHIMRAO NAGAR

## PROPOSED SITE LAYOUT

### LEGEND

-  PROPOSED BOUNDARY
-  EXISTING BUILDINGS
-  PROPOSED PLOTS
-  PUBLIC & SEMI-PUBLIC AREAS
-  RECREATIONAL AREA
-  COMMERCIAL AREA
-  PROPOSED ROADS
-  DP ROADS
-  ROADS CENTERLINE

### NOTES

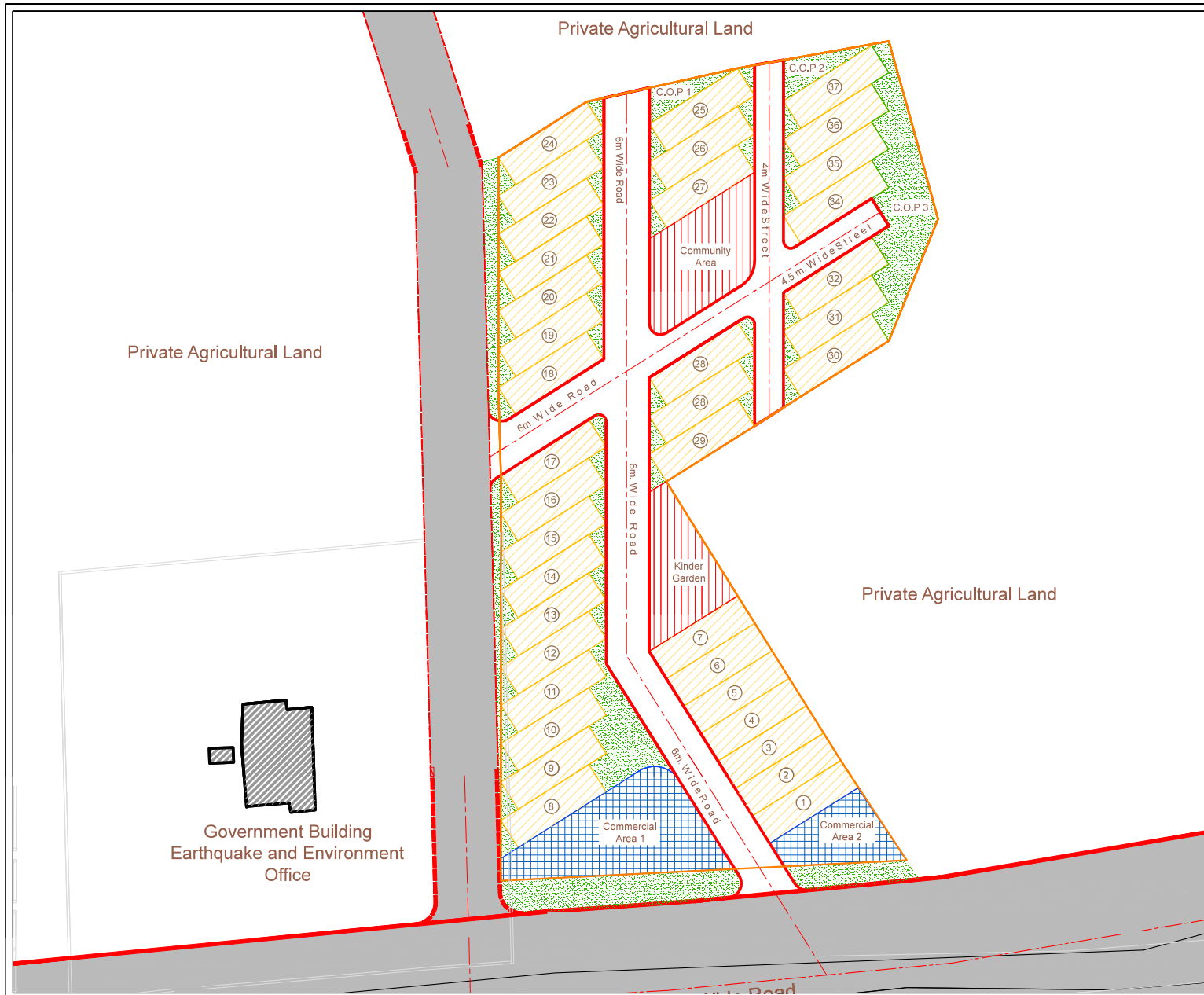
PROPOSED PLOTS : 37

**PROPOSED AREAS (SQ.M)**  
 SITE BOUNDARY: 5000  
 HOUSING : 2420 - 48%  
 PUBLIC SPACES : 373 - 07%  
 COMMERCIAL : 412 - 08%  
 ROADS : 1143 - 22%  
 GREEN SPACES : 660 - 15%

0 2.5 5 10 15 M  
 SCALE 1:500



## HOMES IN THE CITY



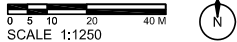


SLUM FREE CITY  
BHIMRAO NAGAR

PROPOSED  
SITE LAYOUT



NOTES



HOMES IN THE CITY





PILOT PROJECT UNDER  
RAJIV AWAS YOUNA  
RAMDEV NAGAR SLUM  
IMPROVEMENT PLAN,  
BHUJ

#### Legend

 Proposed Slum Location

SATELLITE IMAGE  
SHOWING SLUM  
AND THE PRECINCT

RAMDEV NAGAR

Meters  
0 5 10 20 30 40

Scale - 1:1,250

Homes in the City

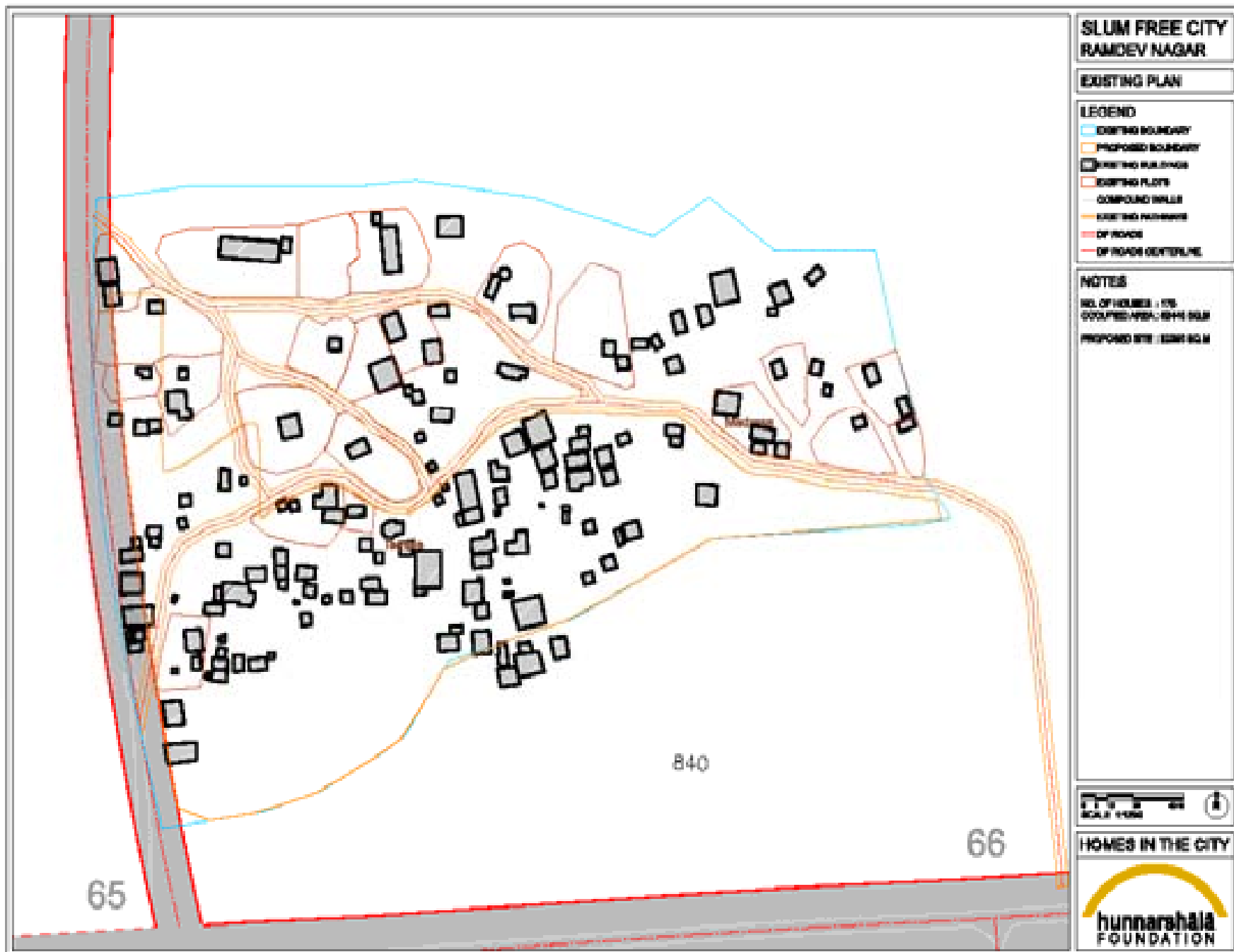
Prepared by

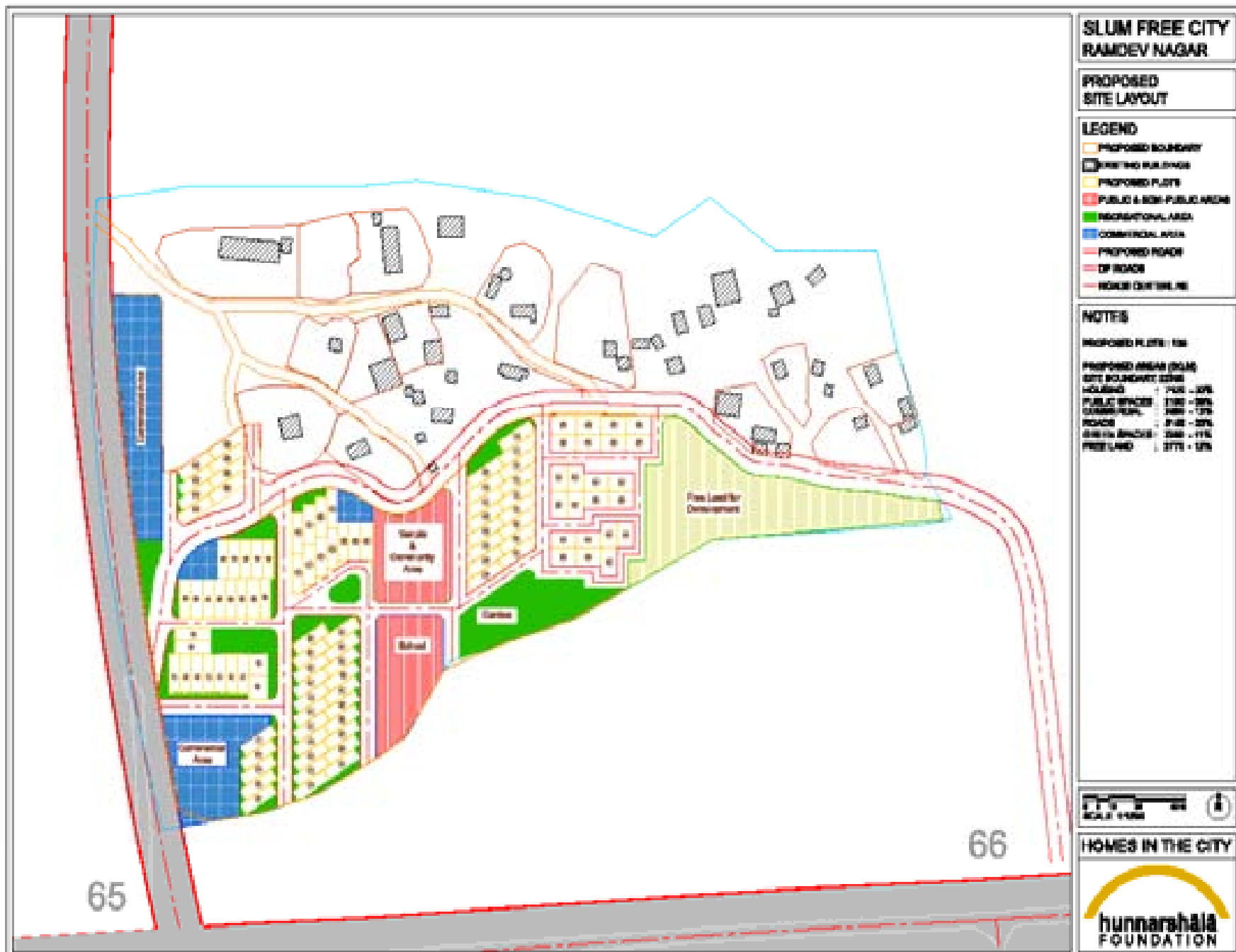


Date: 20/01/2011

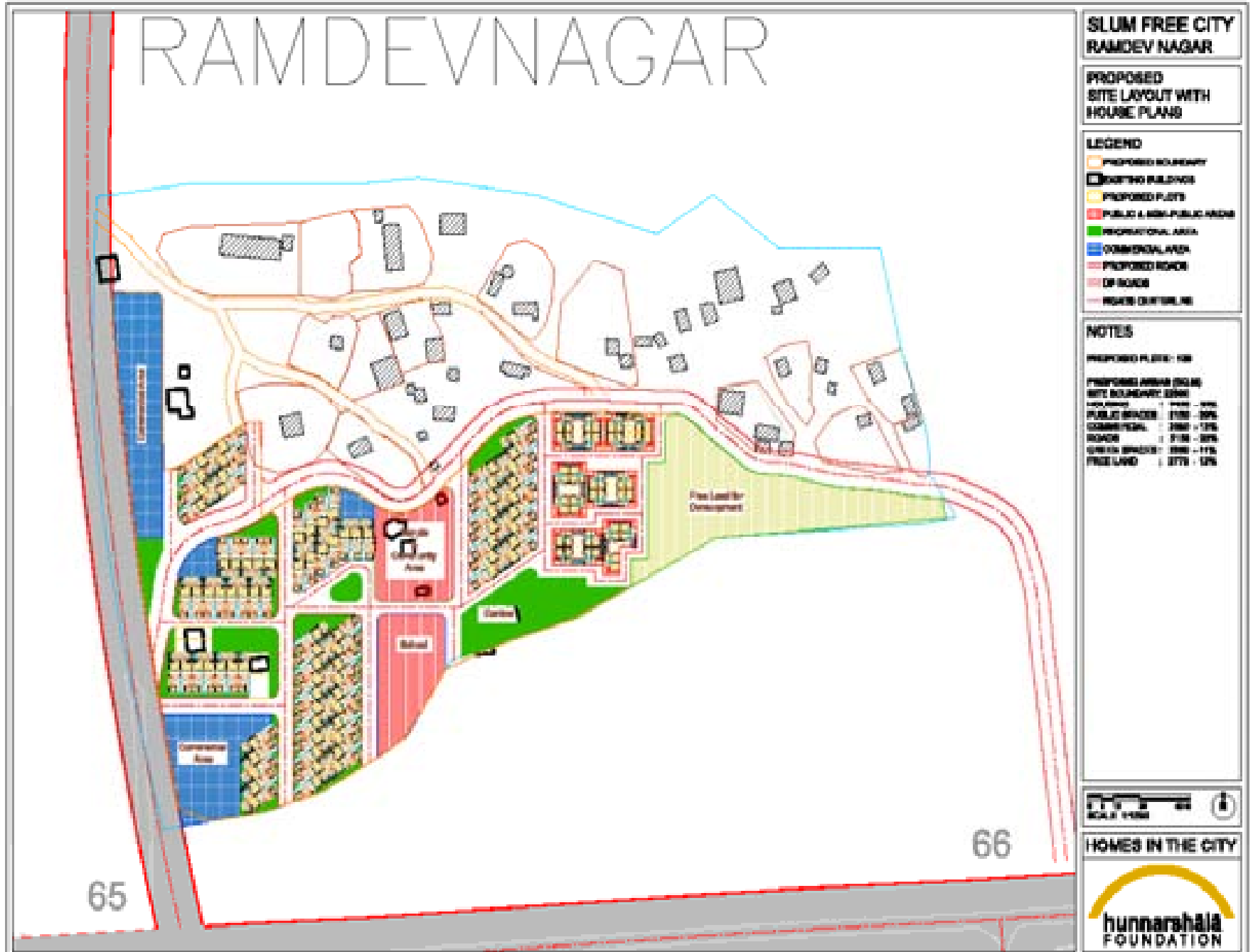
GOOGLE IMAGE







# RAMDEVNAGAR





PILOT PROJECT UNDER  
RAJIV AWAAS YOJNA  
RAWALWADI  
(DEVIPUJAK VAS) SLUM  
IMPROVEMENT PLAN,  
BHUJ

#### Legend

 Proposed Slum Location

SATELLITE IMAGE  
SHOWING SLUM  
AND THE PRECINCT

RAWALWADI  
(DEVIPUJAK VAS)

Meters  
0 5 10 20 30 40

Scale - 1:1,250

Homes in the City

Prepared by



Date (mm-yy)

GOOGLE IMAGE

# SLUM FREE CITY JUNI RAVAL VADI

## EXISTING PLAN

### LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING BUILDINGS
- EXISTING PLOTS
- COMPOUND WALL
- EXISTING PATHWAYS
- OF ROAD
- OF ROAD CENTERLINE

### NOTES

NO. OF HOMES : 186  
OCCUPIED AREA : 8000 SQM  
PROPOSED SITE : 10000 SQM

0 10 20 30 40 50 60 70 80 90 100  
SCALE : 1:1000

## HOMES IN THE CITY



# SLUM FREE CITY JUNI RAVAL VADI

## PROPOSED SITE LAYOUT

### LEGEND

- PROPOSED BOUNDARY
- EXISTING BUILDINGS
- PROPOSED PLOTS
- PUBLIC & NON-PUBLIC AREAS
- RECREATIONAL AREA
- COMMERCIAL AREA
- PROPOSED ROAD
- DP ROAD
- ROAD CENTERLINE

### NOTES

- PROPOSED PLOTS : 156
- PROPOSED AREA (Sqm)
- SITE BOUNDARY : 4380
- WALLING : 740 - 6%
- PUBLIC SERVICES : 150 - 3%
- COMMERCIAL : 180 - 3%
- ROAD : 288 - 1%
- GREEN SPACES : 432 - 1%
- FREE LAND : 880 - 12%

SCALE : 1:1000

HOMES IN THE CITY







PILOT PROJECT UNDER  
RAJIV AWAS YOJNA  
BAPADAYALU NAGAR  
(KOLI FALIA) SLUM  
IMPROVEMENT PLAN,  
BHUJ

#### Legend

 Proposed Slum Location

SATELLITE IMAGE  
SHOWING SLUM  
AND THE PRECINCT

BAPADAYALU NAGAR  
(KOLI FALIA)

Meters  
0 10 20 30 40 50  
Scale - 1:1,500

Homes in the City

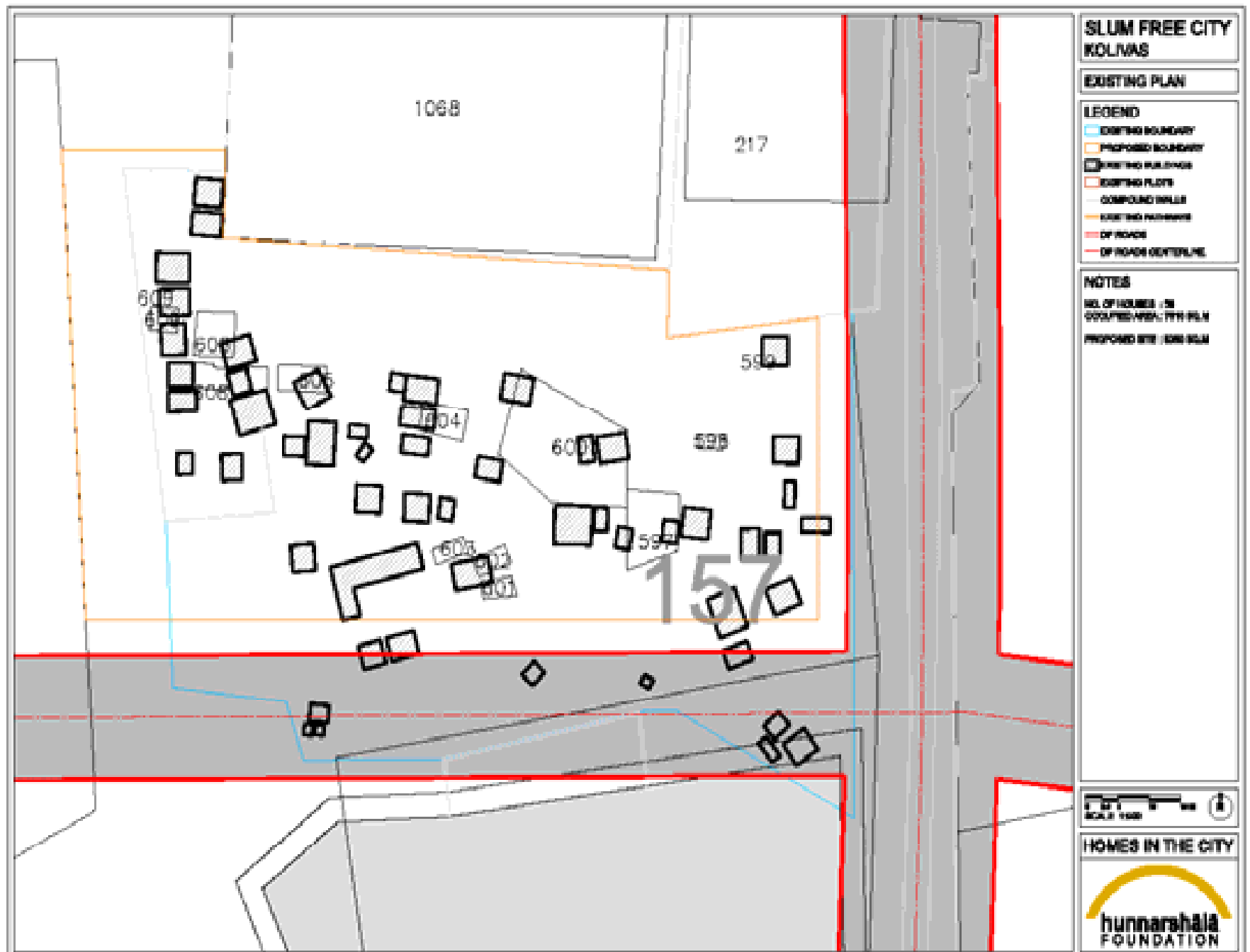
Prepared by  
  
HOMES IN THE CITY  
FOUNDATION

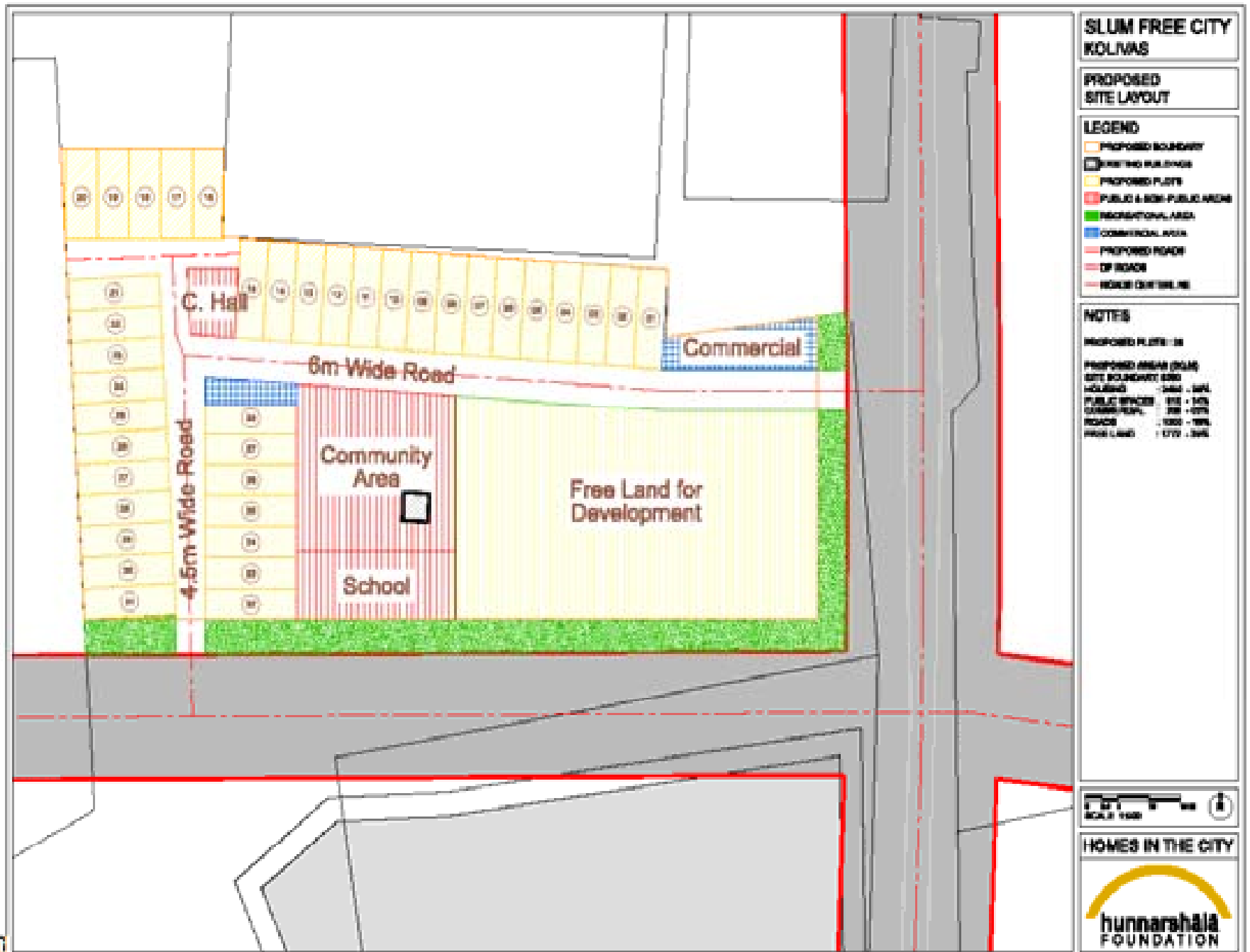
Date: 09/08/2011

GOOGLE IMAGE

BAPADAYALU NAGAR  
(KOLI FALIA)









# **SLUM FREE CITY KOLVAS**

## **PROPOSED SITE LAYOUT WITH HOUSE PLANS**

**LEGEND**

- PROPOSED BOUNDARY
- EXISTING BUILDINGS
- PROPOSED PLOTS
- PUBLIC & NON-PUBLIC AREAS
- RECREATIONAL AREA
- COMMERCIAL AREA
- PROPOSED ROAD
- DP ROAD
- ROAD CENTERLINE

**NOTES**

PROPOSED PLOT: 10

PROPOSED AREA (SQ.M)

SITE BOUNDARY: 1000

ROAD: 1000 - 100%

PUBLIC SPACES: 100 - 10%

COMMERCIAL: 100 - 10%

ROAD: 1000 - 10%

FREE LAND: 1000 - 10%

SCALE 1:1000

## **HOMES IN THE CITY**

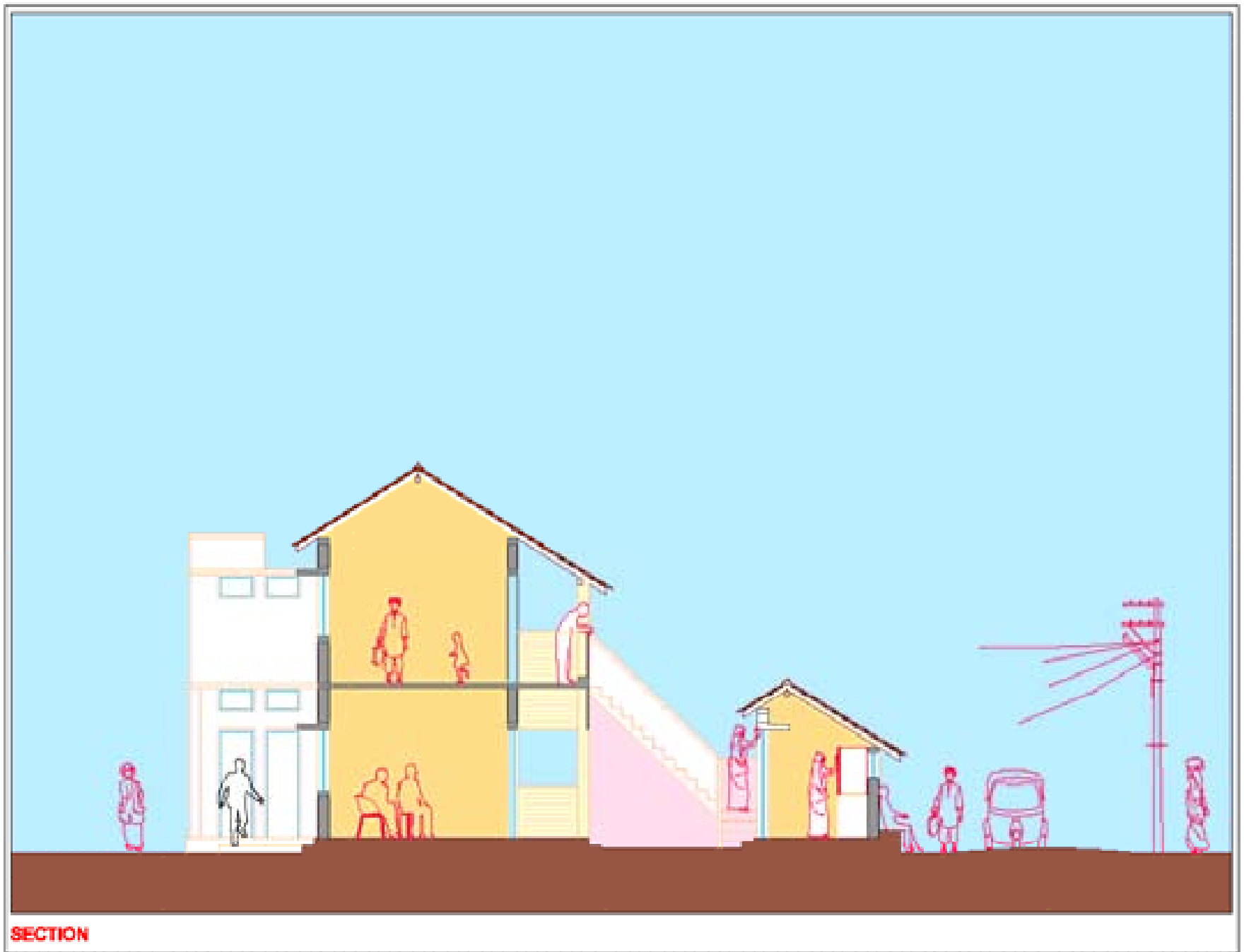


## Land distribution and cost of spare land

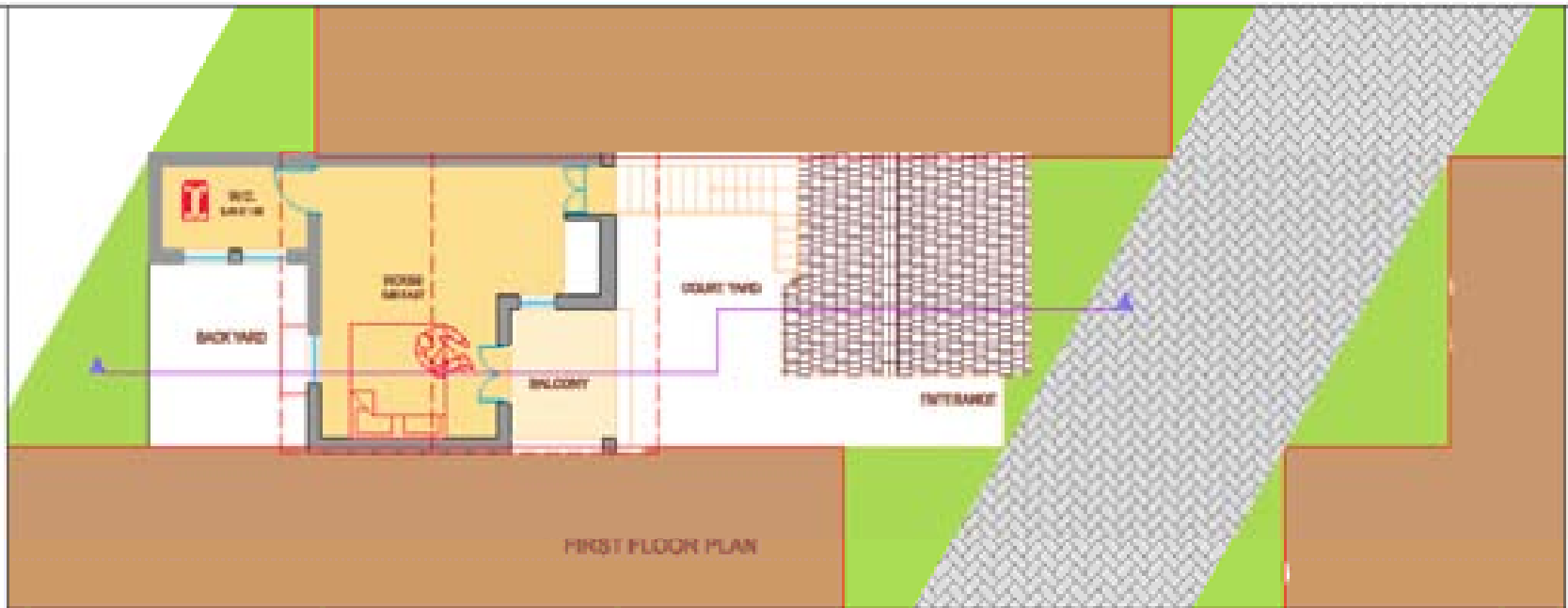
Name of Area	Area of settlements	Housing	Publics paces	Roads	Green spaces	Land for sale	
						Commercial	land free
Bhimrao Nagar	5000	2420	373	1143	660	412	
Ramdev Nagar	22390	7120	2150	5150	2350	2850	2770
Rawalwadi (devipujak)	24060	7110	1670	3290	4430	1660	5900
Bapadayalu(kolivas)	6962	2480	910	1000	600	200	1772
<b>Total</b>	<b>58412</b>	<b>19130</b>	<b>5103</b>	<b>10583</b>	<b>8040</b>	<b>5122</b>	<b>10442</b>
	% of Area	32.8	8.7	18.1	13.8	8.8	17.9

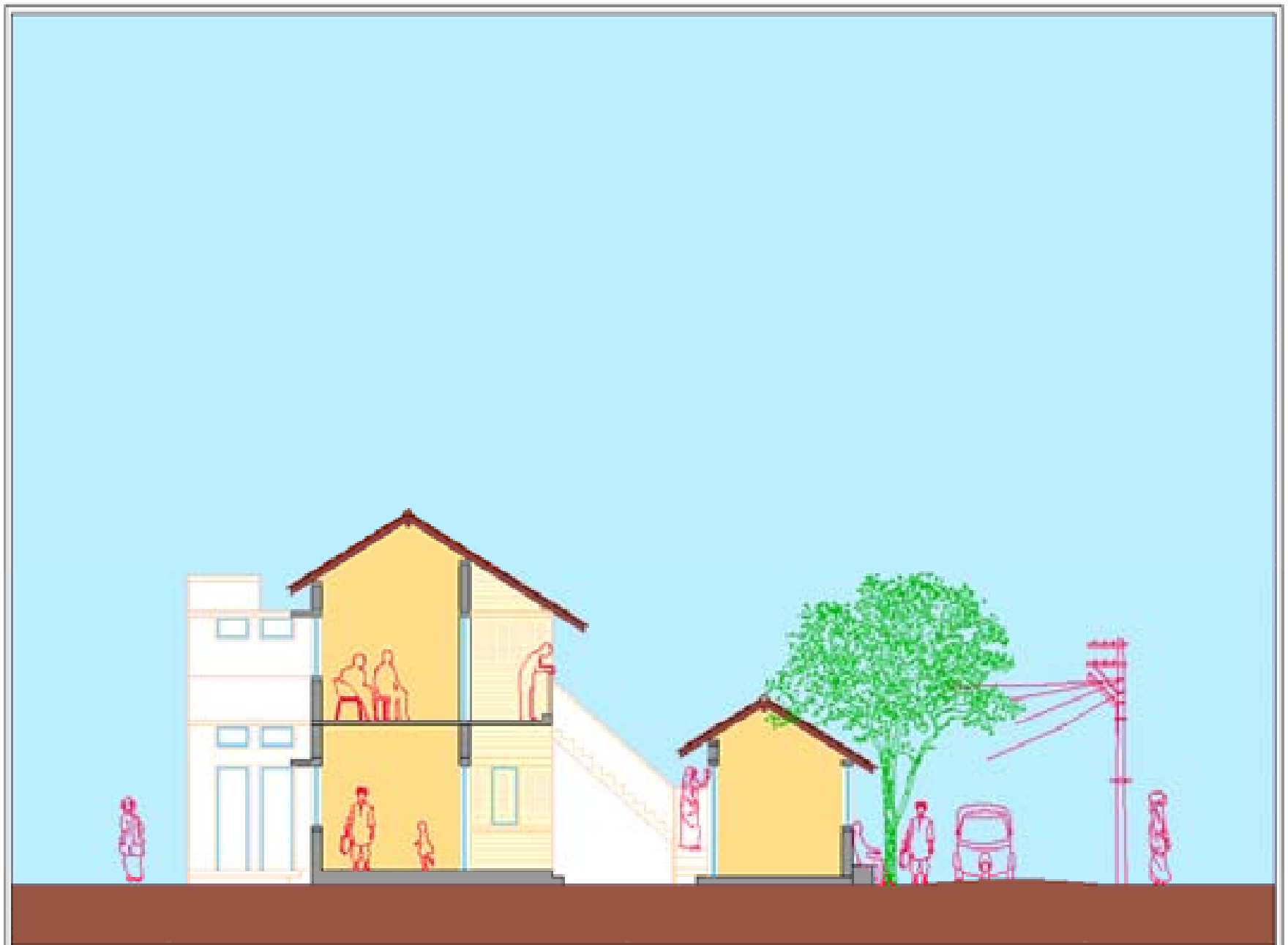
Value of Land As per market Rates			
Land	Area	Rate	Value
Commercial	5122	10000	5,12,20,000
Residential	10442	5000	5,22,10,000
		Total value	10,34,30,000





SECTION



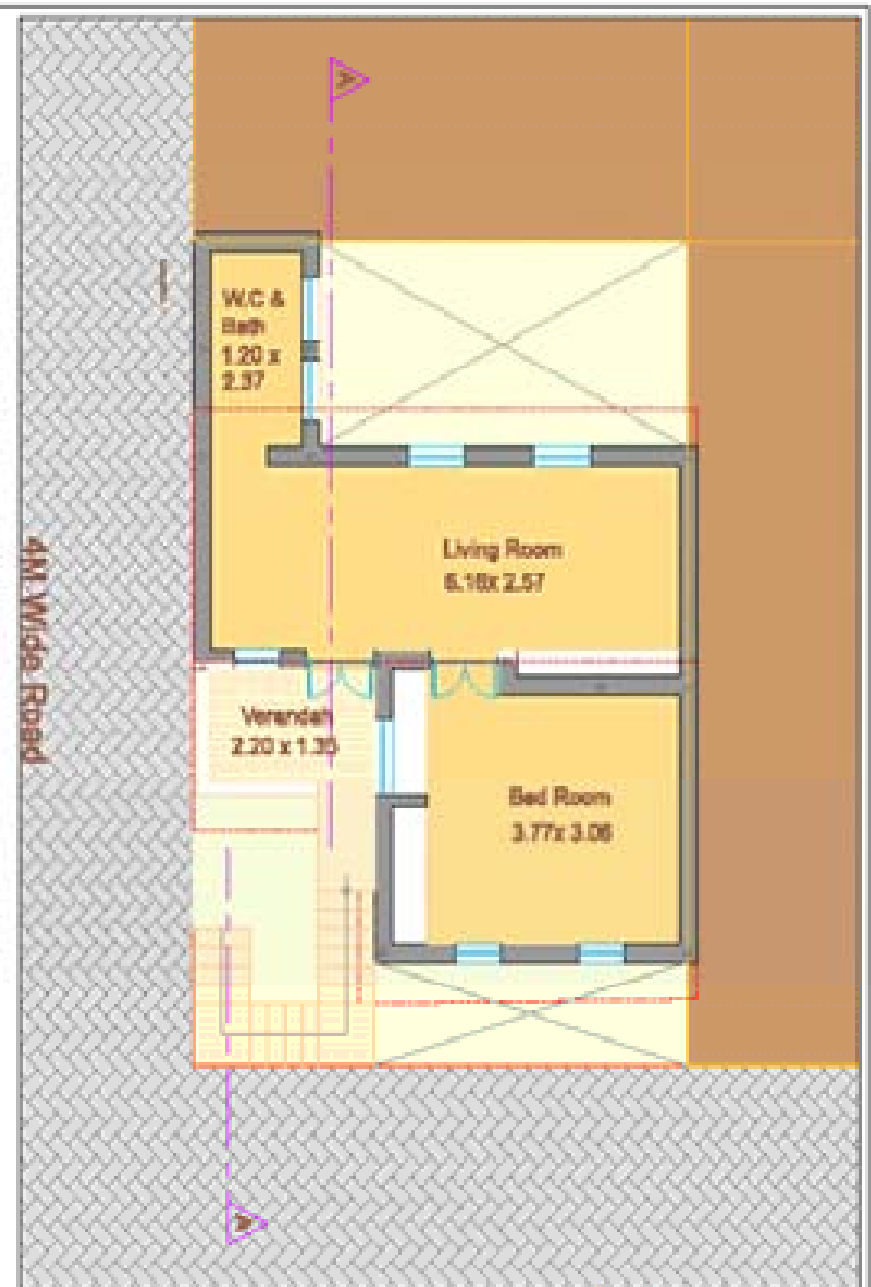


SECTION





GROUND FLOOR PLAN

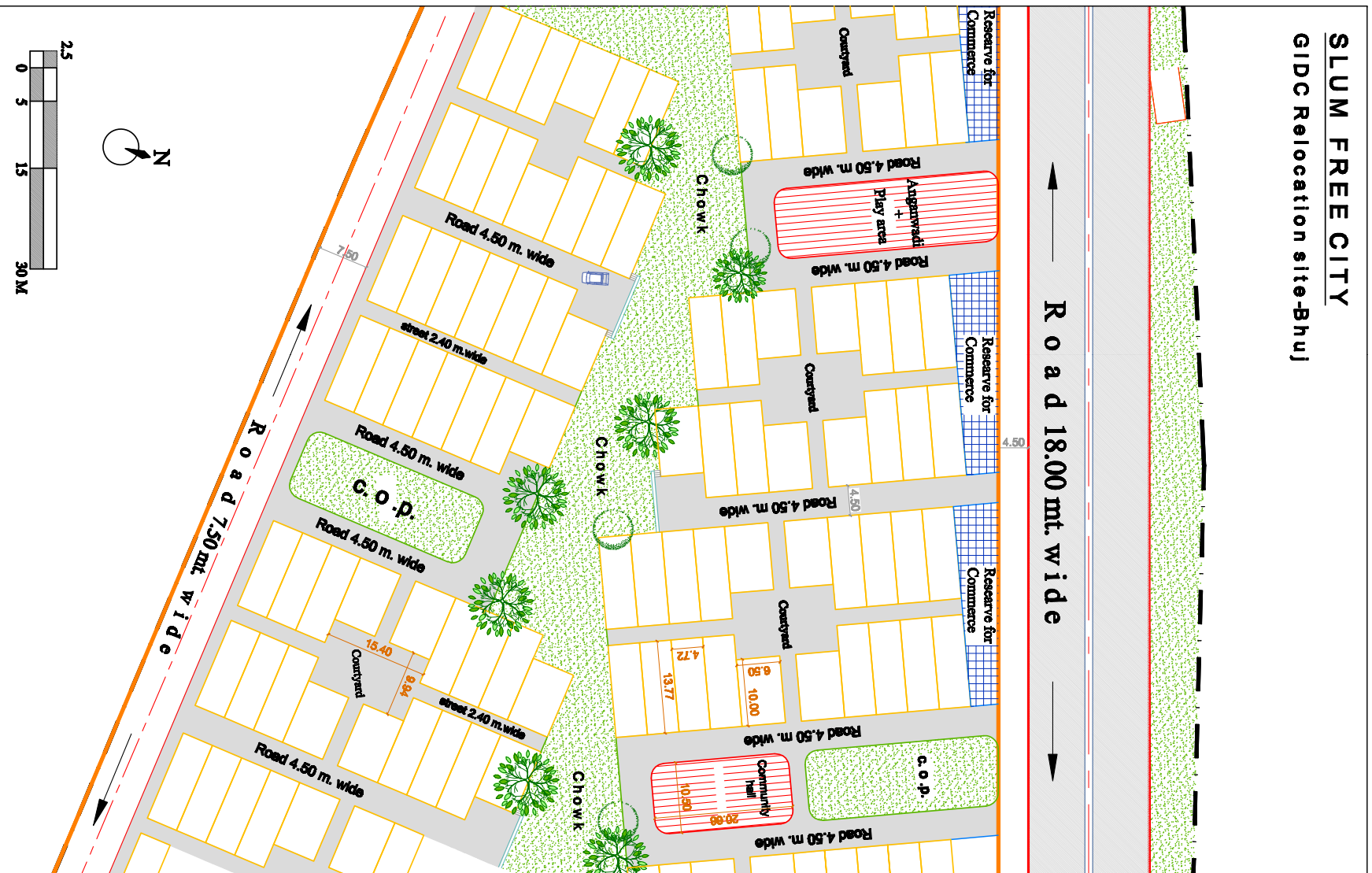


FIRST FLOOR PLAN



SECTION AA

**SLUM FREE CITY**  
**GIDC Relocation site-Bhuj**



# HOUSE DESING OPTION 1









## HOUSE DESING OPTION 2









# STREET VIEWS

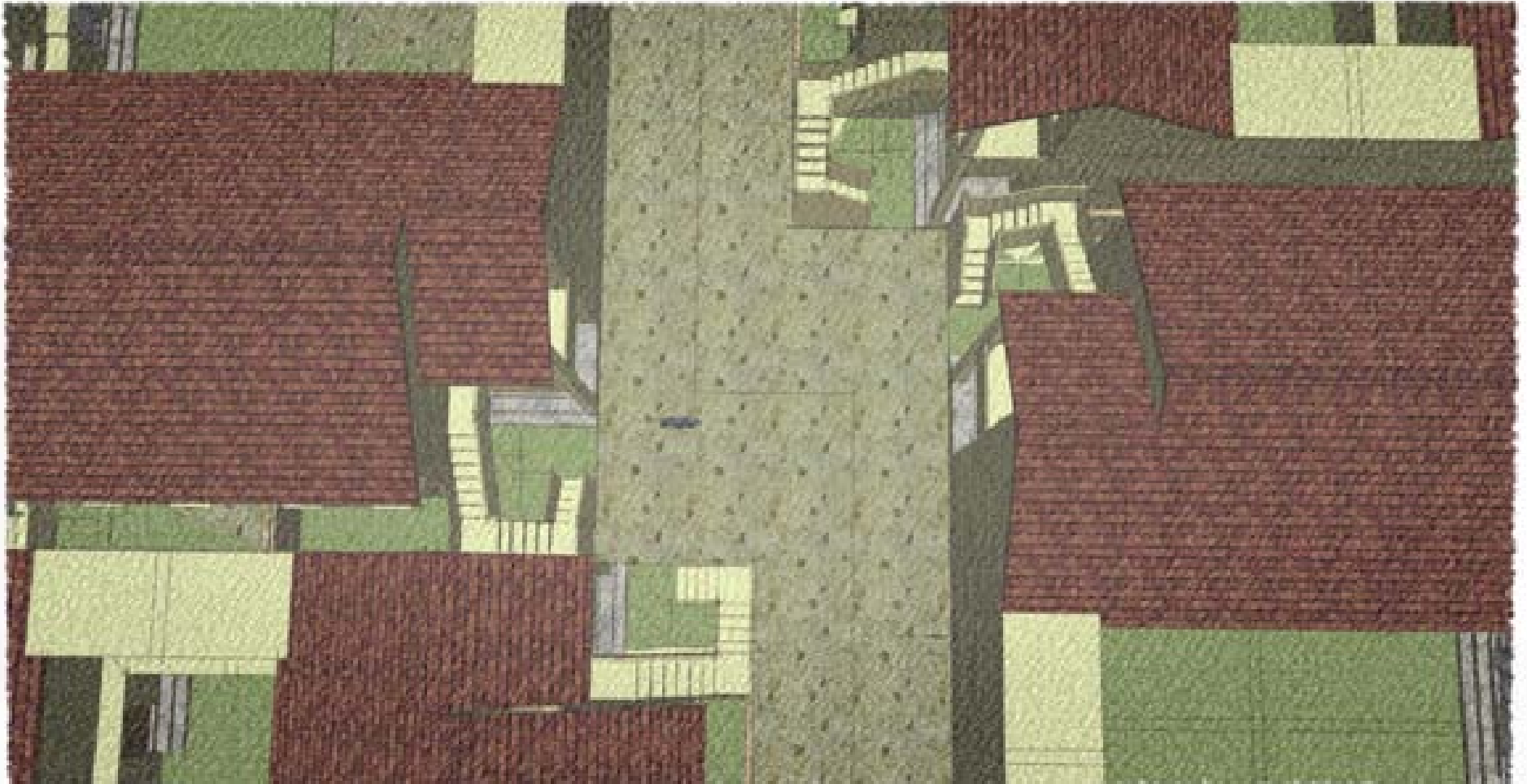








# CLUSTER





	Cost of development V/S source of Income			
A	Cost of development	qty	Rate	Amount
	407 sq.feet Houses	37	365000	1,35,05,000.00
	Road	1100	1000	11,00,000.00
	Sewer line	225	1500	3,37,500.00
	Water supply line	225	1000	2,25,000.00
	Electricity	37	5000	1,85,000.00
	Common plot ,Play area,comm.space	600	500	3,00,000.00
	Total			1,56,52,500.00
B	Planning, Design, Technical and Social facilitation cost of organisations( KMVS and Hunnarshala)	10% of above	15,00,000.00	
C	Source of income	qty	Rate	Amount
	From RAY for house construction	37	350000	1,29,50,000.00
	From state Govt. for infrastructure	37	40000	14,80,000.00
	Benificiary contribution	37	50000	18,50,000.00
	Total			1,62,80,000.00

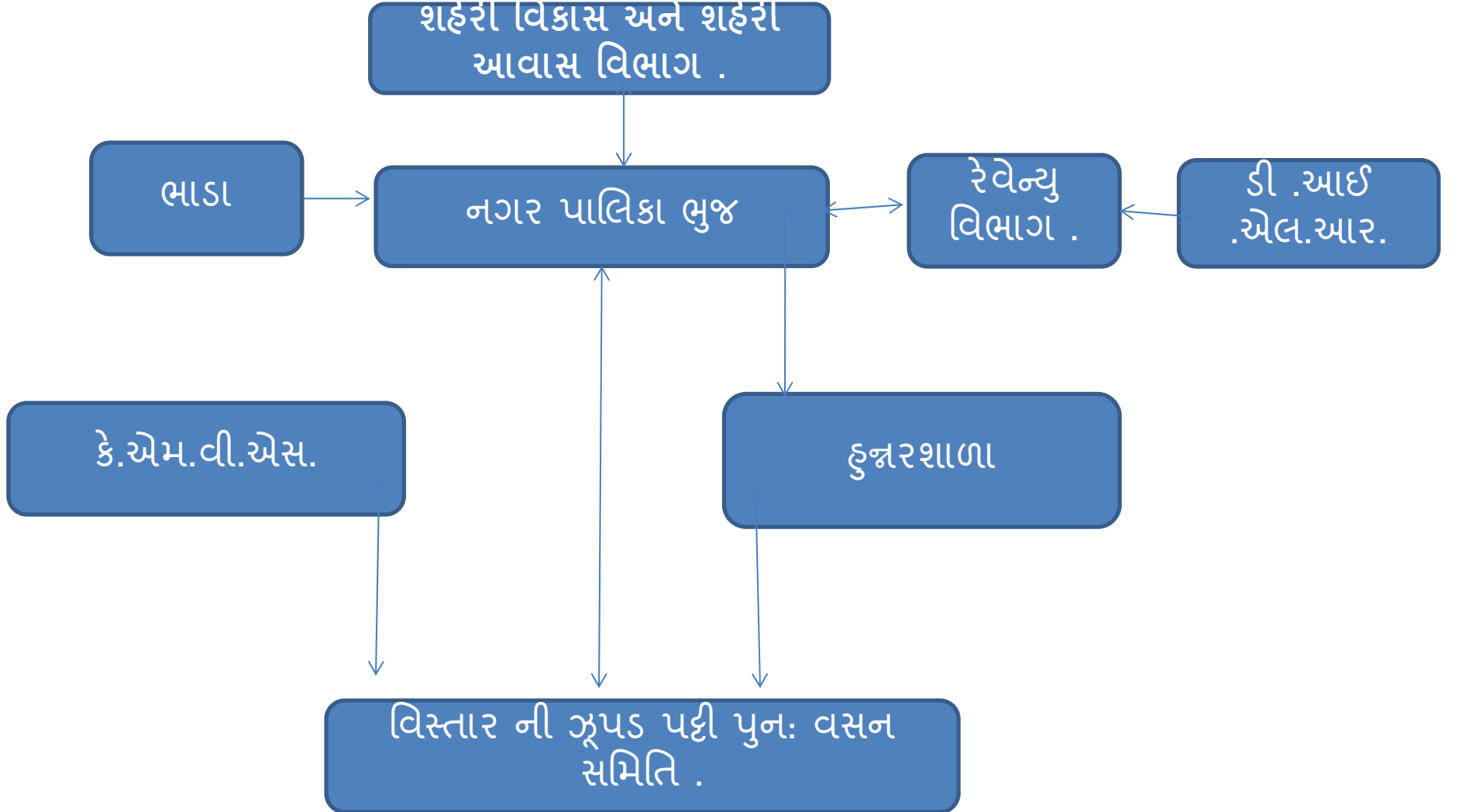
**DETAIL ESTIMATE OF PROPOSED PILOT PROJECT UNDER RAJIV AWAS YOJNA  
SLUM IMPROVEMENT PLAN - BHUJ (KUTCH)**

**SUMMARY OF COST**

Sr.no.	Description of Item	Amount (in Lacs)
1	Cost of 293 Dus at Bhuj - Kutch	
	Cost of 37 Dwelling Units at Bhimrao Nagar	₹ 172.29
	Cost of 109 Dus Dwelling Units at Juni Ravalwadi	₹ 507.56
	Cost of 38 Dwelling Units at Kolivas-Bapadayalu Nagar	₹ 176.95
	Cost of 109 Dwelling Units at Ramdev nagar	₹ 495.49
	Sub total 1	₹ 1,352.28
	Built up Area pr DU 1 = 40.53 sq.mt.	
	Carpet Area pr DU 1 = 30.00 sq.mt.	
	Built up Area pr DU 2 = 40.40 sq.mt.	
	Carpet Area pr DU 2 = 32.58 sq.mt.	
2	Services	
	Water Supply Works	₹ 25.15
	Sewerage System	₹ 32.99
3	Roads & Pathways	₹ 248.31
4	External Electrification Works	39.15
5	Cost of Demolition of Existing Structures & Carting it to the outer skirts of the City	₹ 14.20
	Sub total 2	₹ 359.80
	Cost of construction sub total (1+2)	₹ 1,712.08
6	O & M Charges @ 2% of Project Cost	₹ 34.24
7	Add Service Tax 4.05%	₹ 69.34
8	Detail Project Report Preparation, Management, Supervision & Quality Control @ 5%	₹ 85.60
	Sub total 3	₹ 189.18
	Total Project cost	₹ 1,901.26



# પ્રોજેક્ટ અમલીકરણ નું માળખું .



## Objective 2

### ***Preparation for Slum-free city, Bhuj***

- *Nagarpalika/Collector* to set up **Slum Rehab Steering Committee** chaired by MLA, Bhuj
- Set up '**Slum Rehab Division**' in Bhuj  
*Nagarpalika/Collectorate* with dedicated Officer on sp. Duty. Set up Finance, Implementation and Monitoring cells
- Upgrade capacities of
  - BhADA** – to approve micro plans
  - Revenue/DILR** – to approve and demark land for housing.
- Develop PPP with **civil society organizations** for technical, social and management support to program
- Development of **SOP's** for the **program/Slum Rehab Committees (SRC)/Beneficiary list**

## *Methodology*

- **Slum Rehab Committees (SRC)** set up in each slum will be the key Implementing Agency. They will assist in :
  - Finalization of beneficiary list
  - Finalization of technical plan
  - Selection of contractors
  - Monitoring of construction
  - Dispute resolution
  - Financial dispersal to contractors
  - Reporting to Slum Sabha

- **Setu's** will be facilitation centers to assist the Nagarpalika's Slum Rehab Division and the Slum Rehab Committees implement the program.
- One Setu for every 500 homes  
Each Setu with Social, Technical and Administrative Staff, placed by KMVS, Hunnarshala and Nagarpalika respectively.
- Setus will be managed by Abhiyan (Setu)



*Thankyou*

