

**RENTAL TO OWNERSHIP HOUSING SCHEME AT  
MOHAN LAL SUKHADIA EXTENSION  
KOTA**

**UNDER**

**“Rajiv Awas Yojana”**

**IMPLEMENTING AGENCY**

**URBAN IMPROVEMENT TRUST  
KOTA**



# PROJECT BACKGROUND.....

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- Rajiv Awas Yojana was launched for “**SLUM FREE INDIA**”.
- Objective of RAY was:
  - ❑ Bringing existing Slums within the **formal system of Basic Services** and enabling them to **Avail of the same level of Basic Amenities** as the rest of the town avails.
  - ❑ Redressing the “**Failures of the Formal System**” that lie behind the creation of Slums in Towns/Cities.
  - ❑ Tackling the Shortages of Urban Land and Housing that keeps shelter out of reach to the Urban Pooors.



## PROJECT BACKGROUND.....

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- The objective of RAY required two simultaneous actions:

1) Up gradation/relocation of slums to acceptable living conditions.

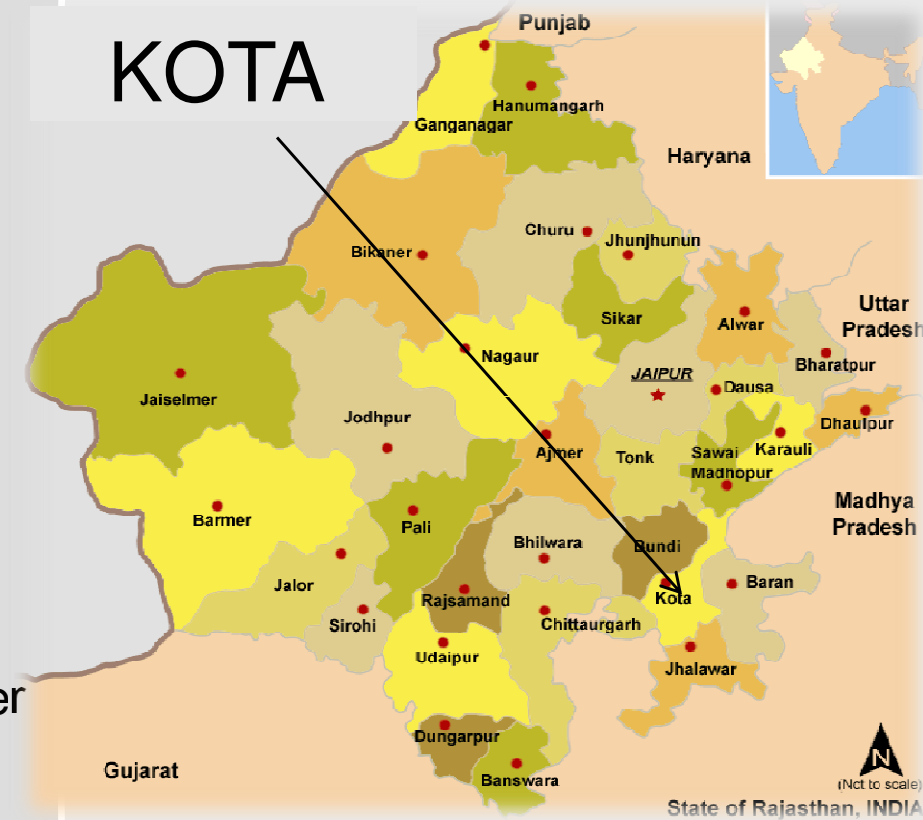
2) Preventive or pre-emptive action to create ***Rental to Ownership*** housing and urban services over time.

This project had been taken as preventive or pre-emptive action. For execution of this project, the site was selected in the North Western side of Kota City.



# KOTA City “An Overview” ...

- Kota city is third largest city of Rajasthan State after Jaipur and Jodhpur.
- Population: **10,01,365** (as per Census of India 2011)
- Kota also serves as **Army Headquarters**.
- Situated along Bank of River Chambal,
- **Important Industrial City:** Fertilizers, Chemicals, Cement, Power Generation, Kota stone, sand stone, Kota Saris
- **Educational Hub** :Coaching center for IIT, Medical, Commerce and Engineering in the Country.
- Well connected to “Jaipur” the State Capital and other Major Cities of Country through Road N.H. 52, East West Corridor NH-27 and Rail Network.





## Steps for construction of houses for EWS/LIG by UIT KOTA

- More than **10,000 houses** has been constructed for EWS/LIG in Kota City Under various housing Schemes of State Govt.
- More than **1480 houses** has been taken-up within this financial year.
- Provides **25% Plots** to EWS/LIG under various residential schemes as per State Government township policy

## Project Need...

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- Increasing migrant population creates new slum problem in Kota City from nearby rural areas because of employment opportunities.
- About 19.40% of total Slum Households reside in Rental Housing.
- Immediate need to take preventive or pre-emptive action to create Rental housing and urban services in Kota city for prevention of new slums.
- Tackling the shortages of urban land and housing .



## Project Sanction.....

The Pilot Project under RAY was sanctioned in 5<sup>th</sup> meeting of central sanctioning and monitoring committee(CSMC) held on 21<sup>st</sup> December 2012 at New Delhi.

### Project Cost Sharing Pattern as Per Minutes of Meeting

Source of Release	Share (Rs. In lakh)	Percentage
GOI	3415.85	50%
State	2049.50	30%
ULB	1701.23	20%
<b>Total :-</b>	<b>7166.58</b>	<b>100%</b>

## **Details of Sanctioned cost and Expenditure.....**

### **Details of Sanctioned cost, Expenditure incurred and Central Assistance Received**

<b>Source</b>	<b>Sanctioned Cost (Rs. in lakhs)</b>	<b>Share Released (Rs. in lakhs)</b>	<b>Balance Share (Rs. in lakhs)</b>
<b>Central</b>	<b>3415.85</b>	<b>2679.40</b>	<b>736.45</b>
<b>State+ULB</b>	<b>3750.73</b>	<b>4800.40</b>	<b>(-)1049.67</b>
<b>Total</b>	<b>7166.58</b>	<b>7479.80</b>	<b>-----</b>

# Details Project Cost...

Sr. No.	Component	Cost In Lakhs	
<b>I</b>	<b>HOUSING</b>		
1	1528 Houses (G+1) Pattern.	5,192.62	<b>5,192.62</b>
<b>II</b>	<b>BASIC INFRASTRUCTURE</b>		
2	Roads	273.23	<b>1438.68</b>
3	Water Supply	400.65	
4	Storm Drains	112.06	
5	Sewerage	354.19	
6	Street lighting	92.07	
7	Park Development	17.99	
8	Parking	56.72	
9	Compound Wall	131.77	
<b>III</b>	<b>SOCIAL INFRASTRUCTURE</b>		
10	Community Center	48.06	<b>66.44</b>
11	Health Center	18.38	
<b>Total Cost Rs. In Lakhs</b>			<b>6697.74</b>
DPR preparation,project management,supervision & Quality Control @ 5%			<b>334.89</b>
O & M Charges 2%			<b>133.95</b>
<b>Total Project Cost</b>			<b>7,166.58</b>

Implementing Agency: Urban Improvement Trust, Kota (Rajasthan)



## **Eligibility Criteria.....**

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▪ **Applications for allotment of house in rental to ownership housing scheme were invited from persons satisfying below mentioned eligibility Criteria:**

### **1. Persons residing in slums of Kota city on Rental/Tenant Basis:**

Socio-economic survey under RAY was conducted in slums of Kota city in year 2011-12. More than 15000 families had been residing on rental basis in the slums of Kota city as per survey. In order to address Housing problem of this group the scheme had been launched. Therefore, 70% of the total houses were reserved for this group.

Person residing in the slum of Kota city who's income was less than 2 Lac p.a. and also surveyed as rental slum dweller in RAY survey was considered eligible in this scheme.

### **2. Persons of BPL Category of Kota city:**

30% of the total houses were reserved for this group person who is in BPL category as per the list **BPL census 2003 Rajasthan.**

Homeless Person of BPL category residing in rental houses were considered eligible in this category.

## **Rental to Ownership Procedure...**

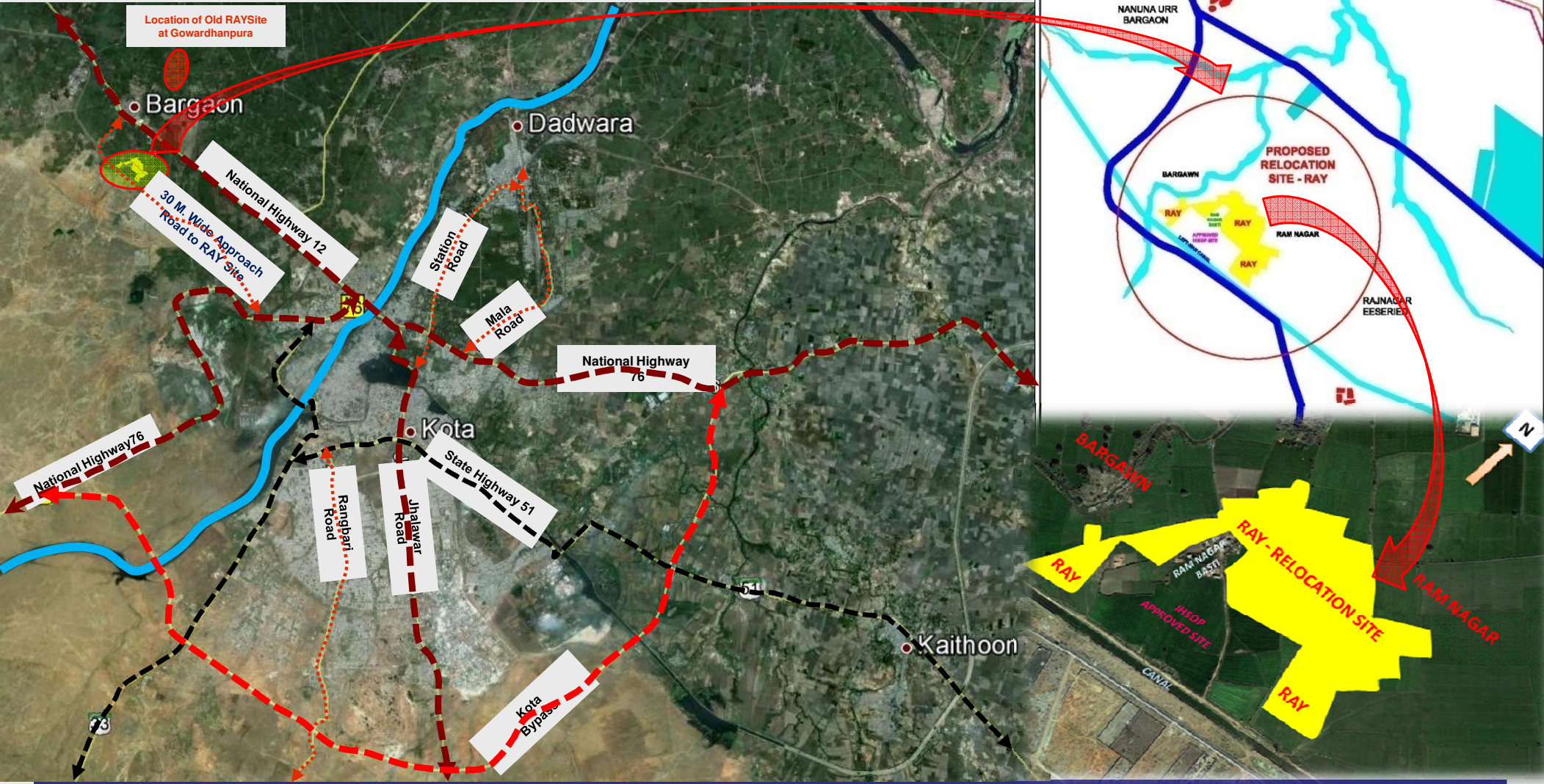
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- **Initially beneficiaries have been allotted the house on Monthly rent of Rs. 525.00 for the period of 5 years.**
- **Monthly rent can be increased @5% per annum.**
- **Besides payment of monthly rent the allottee is also required to pay Rs. 100 per month as maintenance charges of the scheme.**
- **After successful completion of 5 year rental period ownership of house shall be offered to the allottee on the payment of Rs. 35,000 i.e. 10% of actual cost of construction of the house.**
- **Allotment of the house may be cancelled, if allottee breaches allotment conditions:**
  - i) **Alteration or additional construction in the house.**
  - ii) **Selling of the House.**
  - iii) **Renting of the house.**
  - iv) **Commercial use of the house.**
  - v) **Involvement in illegal/criminal activities.**



# RAY Site Locations ...

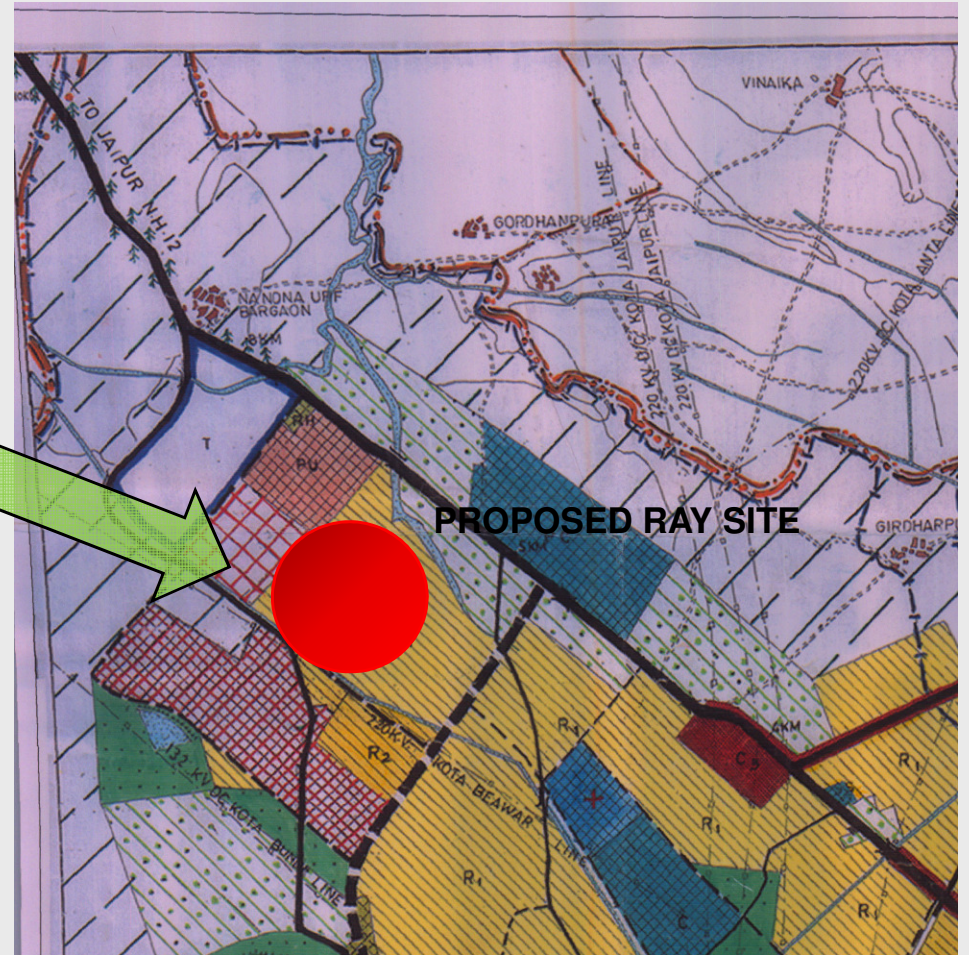
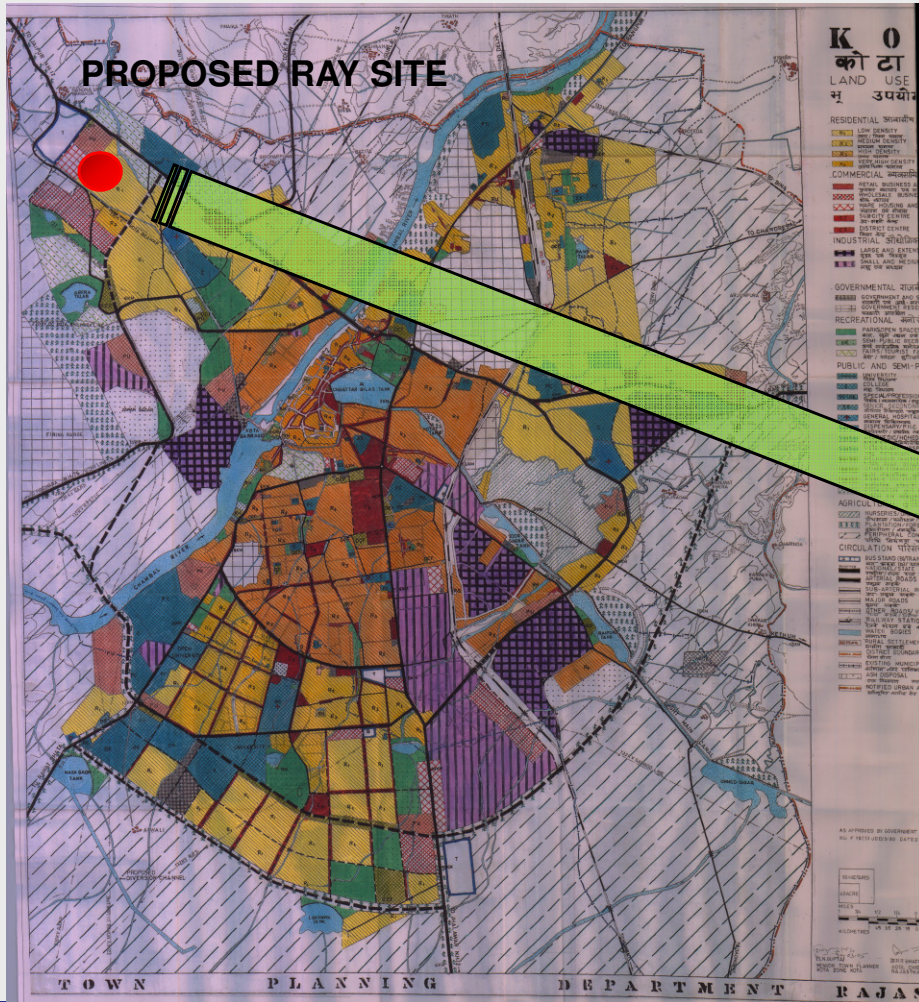


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# Site Location on Master Plan – 2023, Kota...

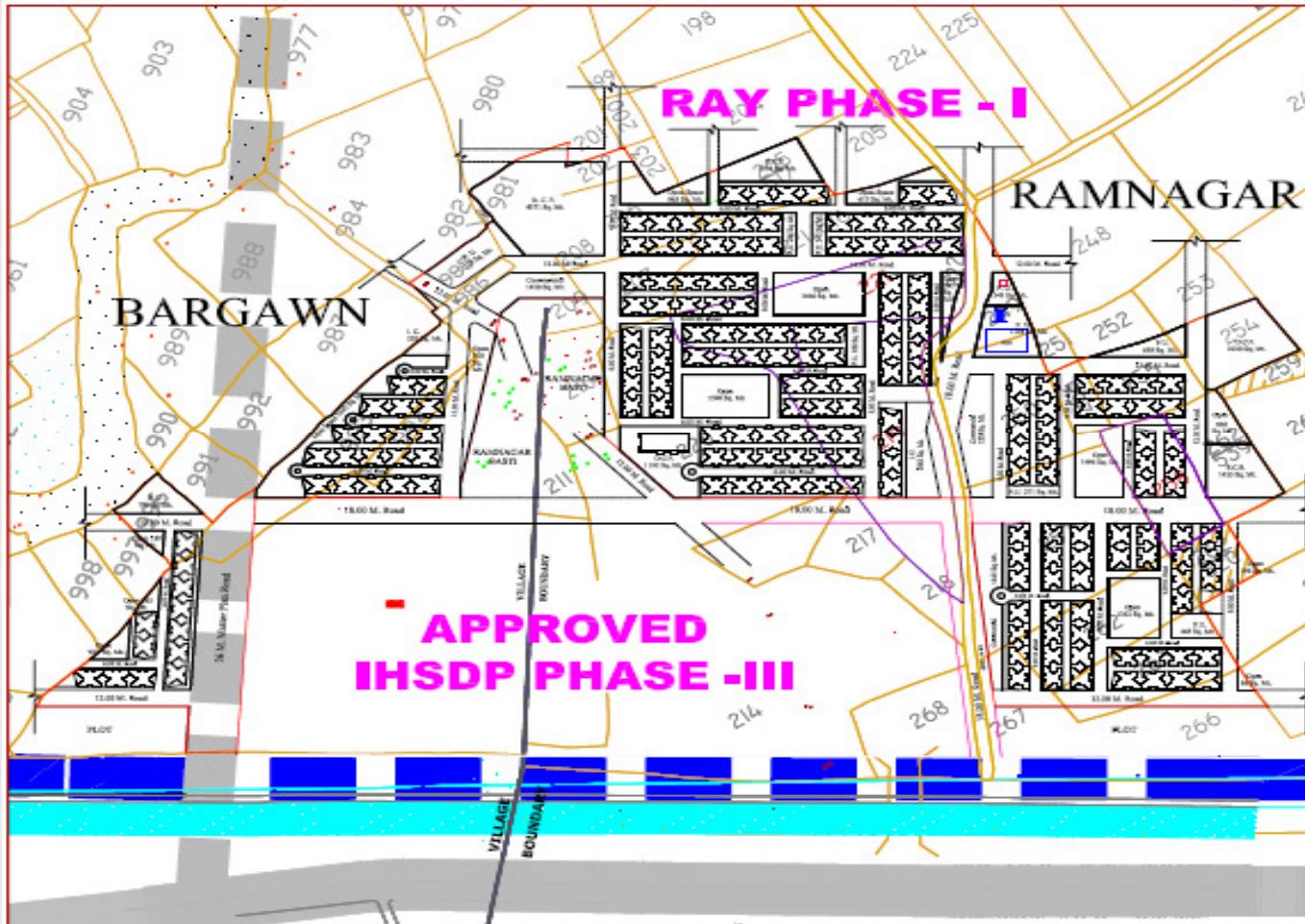


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# Site Planning...

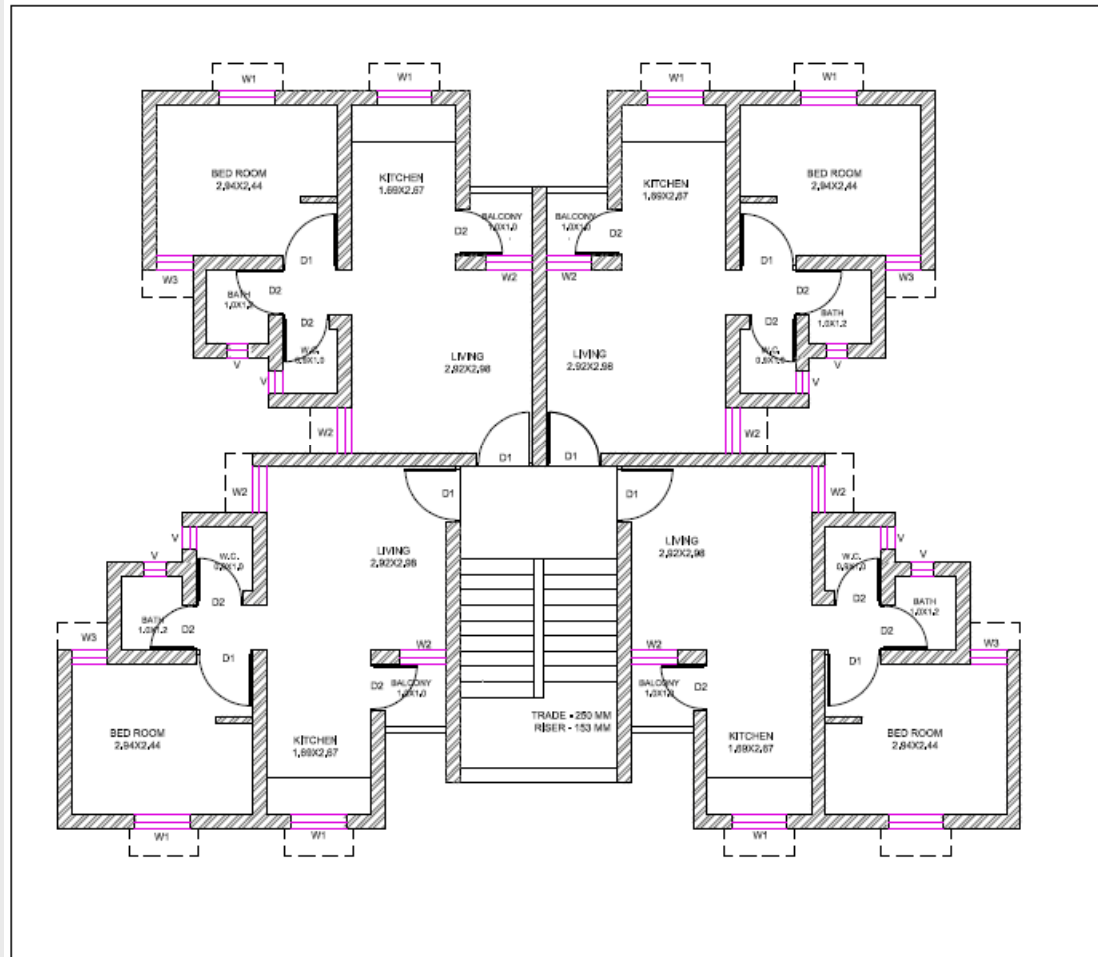


Number of rooms proposed to be made for dwelling unit	2R + 1K + 1Toilet + 1Balcony
Total number of dwelling units	1528 (G + 1 units)
Density of proposed houses	5
Total Population	7640 persons

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# Cluster Unit Overview...



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# Cluster Unit Overview...



- Proposed Area of the Dwelling Unit (**Carpet Area**) : 25.43 Sq.mt.
- Proposed area of the Dwelling Unit (**Built up Area**) : 30.58 Sq. mt.
- **Built up area of a Cluster** Unit : 290.87 Sq. Mt. (G+1) 8 Dwelling Units

# Funding Pattern...

Dwelling Unit Cost		
SL. NO.	Dwelling Units	Dwelling Unit Cost
<b>Construction of New Rental Houses</b>		
1	Cost per dwelling Unit	Rs.3.40 lakhs
2	Government Contribution	50% of the project cost (from Central Govt.)
3	Rajasthan State Government	30% of the project cost (from State Govt.)
4	Beneficiaries contribution	NIL
5	Any other Contribution form	20% from Local Body
6	Total number of dwelling units	1528 (G + 1 units)
7	Allotted DU's	1327
8	Handed over DU's	1100

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# **Scheme During construction.....**



# **Scheme During construction.....**





# Scheme During construction.....



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# Scheme After Possession.....





# Scheme After Possession.....





# Scheme After Possession.....



# OHSR After Possession.....





# Scheme After Possession.....





# Scheme After Possession.....





## **Scheme After Possession.....**





## **Scheme After Possession.....**





## Park After Possession.....





# House After Possession.....





# House After Possession.....





**THANK YOU**

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