

1. Name of the Project: Development of Integrated Group Housing facilities at Dumbhal Tenements on F.P. No. 18/A, T.P. Scheme No. 33 (Dumbhal) on PPP basis under Redevelopment of Public Housing Scheme 2016.

2. Sector: Housing Infrastructure

3. Cost and financing:

- SCP Cost – Rs. 00.00 Cr
- DPR Cost – Rs. 00.00 Cr
- Tender Estimated Cost - Rs. 93.00 Cr
- Tender Sanctioned Cost - Rs. 93.00 Cr
- Convergence Scheme/PPP/SMC – Redevelopment of Public Housing Scheme - 2016 (PPP)
- ~~Convergence/PPP/SMC Costing~~ - Rs. 00.00 Cr

4. Brief Description (Technical Details):

• Estimated Cost of Public Housing Component (PHC, Parcel-A)	Rs. 93,00,00,000.00
• Estimated Cost of Additional Affordable Housing Component (AHC, Parcel-B)	Rs. 12,24,00,000.00
• Land Cost of Free Sell Component (FSC, Parcel-C)	Rs. 78,97,80,000.00
TOTAL	Rs. 184,21,80,000.00 Say Rs. 185.00 Cr.
• Sanctioned Details	Standing Committee Res. No. 10/2018, Dt. 04/01/2018
• Work Order	SUC/OUT/NO. 41, Date : 31/01/2018
• Developer	Siddhi Constructions, Surat.
• Time Limit	3 Years (first 6 months for Complete all approval, clearance process, Dismantling, Planning, Designing, Transit Accommodation etc.)
• Existing Tenement Du's	<ul style="list-style-type: none"> • Residential : 896 • Non residential : 12
• Public Housing Component (PHC, Parcel-A)	<ul style="list-style-type: none"> • 896 residential units, The maximum aggregate carpet area may be 140% of existing approved & sanctioned carpet area of the dwelling unit or 30 sq. mt. carpet area (whichever is higher) • 12 non residential units (125% of

	existing sanctioned carpet area)
<ul style="list-style-type: none"> Additional Affordable Housing Component (AHC, Parcel-B) 	168 Dwelling unit of 30 Sq. mt. carpet area (free of cost).
<ul style="list-style-type: none"> Free Sell Component (FSC, Parcel-C) 	After Development of Parcle-'A' and Parcel-'B' private devloper with own residue land as a free sale component Parcel-'C'. This will be on lease for 99 years in which private developer can sale the said land or carry out development. However, ownership of land shall be with SMC/Government.
<ul style="list-style-type: none"> Planning Norms 	<ul style="list-style-type: none"> If the width of the road is more than 30.0 mt then building height upto 70.0 mt shall be permitted on the recipient land for utilisztion of TDR. However, if the road width is less than 30.0 mt then Preveling/available GDCR shall be applicable. Total Permissible FSI for the entire plot will be 3.0 FSI or as per GDCR whichever is higher. Internal LED light Roof top Solar installation in at least 50% of roof area with grid connection Layout of free sale development and Redevelopment of existing/housing and affordabel housing shall be approved at a time.

5. Current status of the project implementation: Social work is in progress

6. Likely completion date of project: 09/02/2021

7. Impact/ Envisaged Impact of the project:

(The impact may be in the areas of governance, spatial, Social, Economic or environmental aspects)

8. Site Plan (Google Map)

