

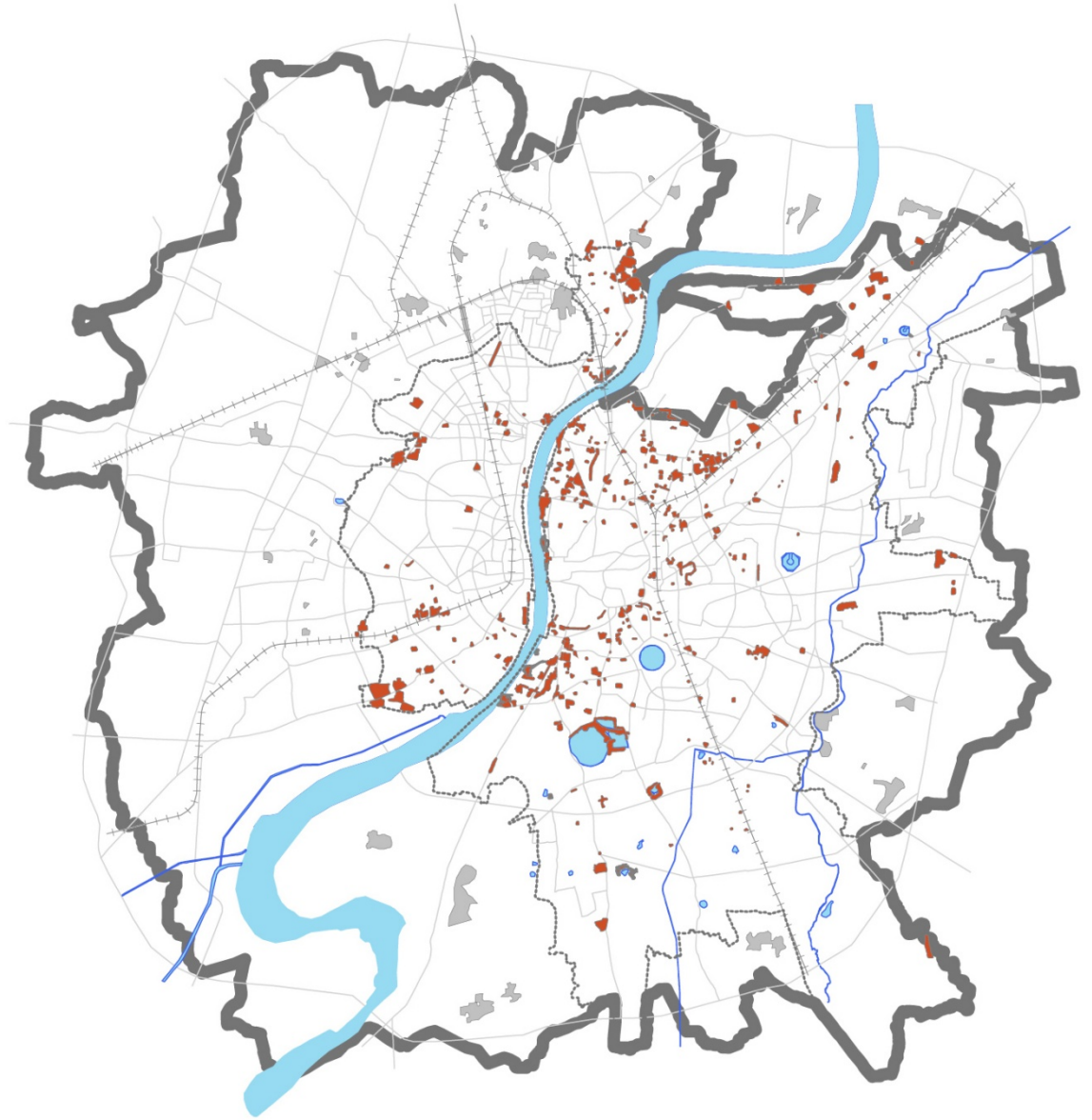


Ahmedabad Slum Free City Action Plan

Executive Summary

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This report has been prepared by CEPT University's
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Executive Summary

Ahmedabad is one of the largest cities in Western India, located in the highly industrialized and urbanized state of Gujarat on the West coast of India. The city is humming with industrial, trade and commerce activities and is becoming increasingly industrialized, due to the policies, programmes and focus of the state.

Ahmedabad accounts for 9.5 percent of the population of the State (as per Census, 2011). The city and state government interventions for economic development in and around Ahmedabad have ensured that it will remain an important economic centre of Gujarat state. Population growth in Ahmedabad has also been accompanied by demand for affordable housing. While the formal real estate sector is able to cater to middle and upper income groups, lack of affordable housing pushes poor households into slums. Slum upgrading, especially provision of water and toilets in slums, has been a major programme of the Ahmedabad Municipal Corporation (AMC). Since 1972, when the first slum census was done in Ahmedabad, the AMC has had many pro-poor policies for provision of services to the slum dwellers. The Slum Networking Programme (SNP) has been successfully implemented in more than 50 slums with benefiting to more than 10,000 families till 2011. SNP also won the Dubai International Award in 2006 for “Best practice to improve the living Environment”.

AMC has successfully implemented Jawaharlal Nehru National Urban Renewal Mission (JNNURM) Basic Services for the Urban Poor (BSUP) and promote inclusive, sustainable and equitable urban development.

The AMC has initiated preparation of a Slum Free City Action Plan under the Rajiv Awas Yojana (RAY). This slum Free City action plan would help AMC to achieve its stated goal of ‘city without slums’ laid down in the City Development Plan prepared for JNNURM.

City-Slum Profile

Sl.no	Indicator	AMC	Slum
1	Area (sq m)	466	5.41
1.1	Area of slums as % of the total area of city	1.16%	
2	Number of Municipal Wards	64	N/A
3	Population and Households		
3.1	Total Population (2001 census) in Lakh	35.15	4.73
3.2	Number of Households (2001 census)	7.13	0.92
3.3	Current Population (2011) in Lakh	55.51	7.28
3.4	Current Number of Households (2011) in lakh	12.37	1.62
3.5	Slum population in % terms of total population in city (2001 census)	13.5%	
3.6	Slum households in % terms of total Households in city (2001 census)	12.9%	
3.7	Current slum population in % terms of current population in city (2011)	13.11%	
3.8	Current slum households in % terms of total current Households in city (2011)	13.09%	

Magnitude of Slums

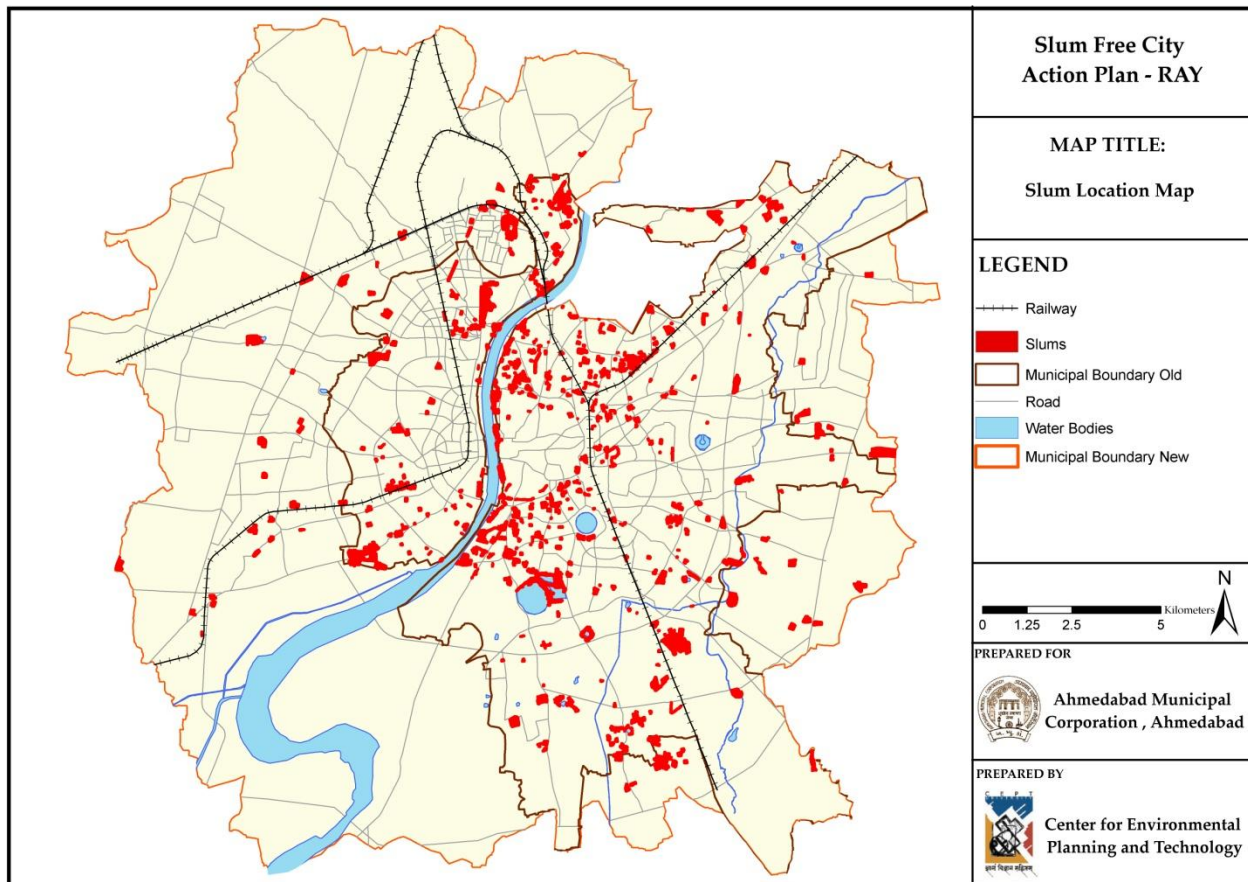
In Ahmedabad, slum population account for approximately 13.1% of the total population. There are about 691 slum settlements existing within AMC limit.

Table: Existing Status of Slums

	No of Slum Settlements	No of houses	Population
Total AMC (466 Sqkm)	691	1,62,749	7,27,934

*Source: Based on socio-economic slum survey result, 2010-11

Map: 1 Location of slum Settlement of Ahmedabad



Approach adopted for preparation of Slum Free City Planning

- AMC has adopted a 'whole city', 'whole slum' approach, to ensure that all slums within Ahmedabad will be covered irrespective of size of settlement, age, tenure, land ownership etc.
- AMC has used the following definition of slum to identify the slum settlement: "A slum is a compact settlement of at least 10 households with a collection of poorly built tenements, mostly of temporary nature, crowded together usually with inadequate sanitary and drinking water facilities in unhygienic conditions"

- A detailed household survey in slums was carried out in 2009 to cover all slum settlements in Ahmedabad. A total station survey was also carried out for each slum settlement with the help of professional agency.
- The slum survey result has been validated through process of community consultation with the help of CEPT and Mahila Housing Trust (MHT). The teams visit each slum pocket to validate the slum survey result and prepare result verification report.
- AMC has adopted a multi-pronged approach to building and maintaining a slum free Ahmedabad with principles of minimum displacement and more In-situ up gradation approach. To the extent possible, all slums will be developed as in-situ upgrading programme.
- AMC's strategy on in-situ upgrading focuses on ensuring universal access to basic services like water supply and toilets to all, with drainage, street lights and paving of all roads in all slum settlements. This has been practiced in the Slum Networking Programme (SNP) initiated by AMC and there is sufficient expertise and experience with AMC to implement such a programme for all slums. In the slums that have been taken up under SNP or other infrastructure improvement programme, many slum households have begun shelter upgrading. In a few SNP slum pockets of Ahmedabad, one can see two storied slum houses as well. The AMC strategy recognises that shelter up gradation – moving from kutcha shelters to pucca shelter- is taking place and needs to be supported. Various technical options and financing options are considered for this in the overall strategy.
- Under the Gujarat **Rehabilitation and Redevelopment of the Slums Policy of 2010**, private developers are encouraged to play a major role in slum redevelopment. The overall city wide strategy for “slum-free Ahmedabad” provides for public-private partnership (PPP) option.
- In addition to the above three in-situ approaches, there are also pockets of slums located on marginal lands that pose severe hazards to slum dwellers. Keeping in view the overall policy of minimal relocation, such slum pockets have been identified and an effort to relocate them in pucca houses has been proposed. The plan is that, to the extent possible, such slums will be relocated within the same zone and the entire slum settlement with all slum families will be located in a single pocket.
- Choice of slum redevelopment options have been discussed with community through focus group discussions. The pilot project proposals have been discussed with community groups. The proposed pilot projects have been selected to represent each of the options identified for the city wide slum upgrading strategy. The aim to learn from implementation of the pilot projects and then prepare plan for a “slum-free” Ahmedabad.

Slum Redevelopment Strategy: Slum Free City Plan of Action

The key principles of Ahmedabad's slum free city strategy are minimum displacement and maximum in-situ up gradation. The main premise of the strategy is to focus on provision of basic infrastructure – water, sanitation (toilets), drainage, - to all slum households and provide community level services in all slums.

Based on the above principles, the following options were identified .

- In-situ upgrading of services in slums to ensure provision of piped water supply, a toilet, and a drainage connection to every slum house. In addition, basic infrastructure of street paving, open drains and street lights in all slums (as in SNP programme) to be provided to all slum pockets irrespective of tenure and ownership of land.
- In-situ shelter upgrading in slums that already have all the basic facilities and/or those covered under SNP. Technical design and construction options of wall and roof have been prepared and demonstrated to the community
- In-situ reconstruction of houses, only where major restructuring of layout is required. A few new housing options are developed and presented to the community. A few slum settlements that have the potential for public private partnership or where private developers have expressed willingness to construct shelter as per the Gujarat slum rehabilitation and redevelopment policy would be identify.
- Relocation of slum from sites that are marginal lands i.e. those which are located on environmentally sensitive zone (e.g. water bodies, natural drains etc.); or along major Town Planning or Development Plan roads, or near railway tracks. In addition, many slum pockets are along the planned BRTS corridor or other major transport projects. These slum settlements will need to be relocated at sites as close to original site as possible. For this option, various possible sites need to be discussed with the community.

Slum Categorization by Tenability

The slum free city plan will identify a suitable model from the above listed options for each slum. This requires analysing tenability of each slum pocket. Based on the GIS maps and the household survey data as well as the total station survey maps for each slums, a tenability analysis was undertaken. Based on the tenability analysis, the 691 slum pockets of Ahmedabad have been classified in the various categories as below.

Table 2: Slum Categorization by Tenability**

	No of Slum Settlements	No. of Huts
Slums Survey Result	691	162749
1. slums rehabilitated after completion of Survey	33	7,025
i. Fully Rehabilitated Slums	28	6,235
ii. Partially Rehabilitated slums	5	790
2. Slums to be delisting (Less than 20 with private sheds)	23	270
3. Slums (Well maintained Structure with Infrastructure) -to be delisting	25	6,103
4. Gamtal area to be counted in slums required to be delisting	25	2,695
5. Slum Upgradation/Redevelopment projects approved under RAY	3	1,201
Status of Slum Settlement as on February, 2014	582	145455
1. Fully Non-Cooperating slum settlements	10	3,936
2. Slum settlements having court litigation pending	5	1,935
Slum for which Redevelopment Strategy need to be prepared for	567	139584
A. Strategy for Relocation		
1. Partially rehabilitated slums to be relocated	5	2,191
2. Rehabilitation of slums on or near water bodies	20	10,088
3. Rehabilitation of slums either on major roads or road margin	38	3,303
4. Rehabilitation of slums: Heritage Monuments	8	812
5. Rehabilitation of slums: Along drain, canal	2	179
6. Rehabilitation of slums: Sabarmati Riverfront Phase II	8	2141
7. Rehabilitation of slum: Railway land	9	1139
8. Rehabilitation of slum: Objectionable land	12	2151
Relocation Model (Total A.)	102	22004
B. Strategy for In-Situ Redevelopment		
PPP Model as per GoG Slum Redevelopment Guideline		
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	9	2264
2. Potential Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	34	12635
3. In-Situ redevelopment on public land (Slums on public land)	62	24153
Strategy for In-Situ Redevelopment (Total B.)	105	39052
C. Strategy for In-situ Up gradation (Housing+Infrastructure)		
i. Slums on Private Land	337	62858
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation based on physical condition and land ownership		
i. Slums on Mixed land (Public + Private)	28	15670
# The decision on In-situ housing up gradation or only infrastructure up gradation will be taken after community consultation in case of In-Situ Up gradation option.		
*At present AMC has prioritized slums on government land for In-situ Redevelopment.		

Financial Plan

Financial plan includes the block estimates for construction of housing, infrastructure development cost and potential source of finance over the time frame of 2013-2022 years.

Financial Plan:

The city level slum redevelopment strategy is being developed based on spatial analysis of slum pockets for Ahmedabad. The block estimate is derived based on the upper ceiling limit define by MoHUPA for base cost for housing and experience from slum networking project to derive infrastructure development cost per dwelling unit. This estimates will help in assess the finance require for to achieve the goal of Slum Free city status and goal of universalize access to basic service to all slum dwellers and identify the potential sources of finance.

The following table shows the finance requires achieving Slum Free City Status: (inflation index is applied on block cost)

Table 3 Cost Summary: Slum Free City Plan

Description	No of Slum	No of Beneficiaries	Base Unit Cost	Cost in Rs Cr
A. Relocation Strategy	102	22004	500000 per DU	1205.7
B. Strategy for In-Situ Redevelopment (1+2+3+4)	105	39,052		1,452.5
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	9	2264	75000 Per DU for external Infrastructure component	17.0
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	34	12635	75000 Per DU Per DU for external Infra.component	101.0
3. In-Situ redevelopment on public land (Slums on public land)	62	24153	500000 per DU	1334.5
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	337	62858	75,000 per DU	530.1
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	28	15670	350,000 per DU	663.6
Total Project Cost (A+B+C+D)	572	139584		3851.9

Note: Preliminary Cost estimates derived using basic block cost for curative strategy.

Financial Resource Mobilization and Cost Sharing Mechanism:

The funding for RAY, State led scheme of GRUH, state assistance under Nirmal Gujarat Programme, private developer contribution, beneficiary contribution and AMC's own earmarking fund for urban poor are the major source of revenue to implement the Slum Free City Action plan.

Under RAY, The central assistance would be 50% with ceiling limit of Rs 5 lakh per dwelling unit cost including physical and social infrastructure development. Central government also provides incentive funding if any state or city demonstrates innovative financing mechanism through involvement of Private developer in construction of housing for poor.

State share would be 28% and minimum beneficiary's contribution would be 12%.

RAY would not provide any central assistance in case of infrastructure upgradation option. Therefore, City government has to financing the in-situ infrastructure upgradation option.

Proposed Cost sharing formula for Slum Free City Action plan:**Table 4 Proposed cost sharing formula: Slum Free City Plan**

Description	Central Share	State Share	AMC Share	Beneficiary Contribution
A. Relocation Strategy	50%	28%	10%	12%
B. Strategy for In-Situ Redevelopment (1+2+3)				
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline (Component of external infrastructure)	75,000 per DU as incentive fund			
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value) (Component of external infrastructure)	75,000 per DU as incentive fund			
3. In-Situ redevelopment on public land (Slums on public land)	50%	28%	10%	12%
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land			88%	12%
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	50%	28%	10%	12%

The city will required on an average Rs. 87 crore per annum for period of 2013-2022 years to implementing the slum free city action plan.

Table 5 Cost sharing: Slum Free City Plan

Description	Cost in Rs cr	MoHUPA Share	State Share	AMC Share	Beneficiary Contribution
A. Relocation Strategy	1205.7	602.8	337.6	120.6	144.7
B. Strategy for In-Situ Redevelopment (1+2+3)	1452.5	785.3	373.7	133.4	160.1
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	17.0	17.0	Land belongs to AMC. TDR rights given to private developer.		
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	101.0	101.0	Land belongs to AMC. TDR rights given to private developer.		
3. In-Situ redevelopment on public land (Slums on public land)	1334.5	667.2	373.7	133.4	160.1
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	530.1	0.0	0	466.5	63.6
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	663.6	331.8	185.8	66.4	79.6
Total Project Cost (A+B+C)	3851.9	1719.9	897.1	786.9	448.1

Implementation Plan:**Table 6 Slum Redevelopment Option: Phasing of implementation (2013-2022)**

Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Relocation/Rehabilitation Model (slums on Non-tenable Slums)	0	2528	3144	3144	3144	3144	3144	3144	612	0	22004
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	935	935	394	0	0	0	0	0	0	0	2264
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	0	3641	0	6040	0	2954	0	0	0	0	12635
3. In-Situ redevelopment on public land (Slums on public land)	0	3013	3020	3020	3020	3020	3020	3020	3020	0	24153
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0	6984	6984	6984	6984	6984	6984	6984	6984	6986	62858
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	0	0	0	1958		1958		5877		5877	15670
Total Dus to be address	935	17495	20132	14162	20132	11076	20132	12041	17600	5877	139584

Financial Plan:**Slum Redevelopment Option: Phasing of Financial Plan (2013-2022)****Table 7 Slum Free City Plan: Phasing of Financial Plan**

Implementation Time Line - Financial Plan (Rs in Cr.)											
Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Cost in Cr
<i>Inflation index</i>	<i>1</i>	<i>1</i>	<i>1</i>	<i>1.07</i>	<i>1.07</i>	<i>1.14</i>	<i>1.14</i>	<i>1.21</i>	<i>1.21</i>	<i>1.28</i>	
Relocation/Rehabilitation Model (slums on Non-tenable Slums)	0.0	126.4	157.2	168.2	168.2	179.2	179.2	190.2	37.0	0.0	1205.7
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	7.0	7.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.0
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	0.0	27.3	0.0	48.5	0.0	25.3	0.0	0.0	0.0	0.0	101.0
3. In-Situ redevelopment on public land (Slums on public land)	0.0	150.7	151.0	161.6	161.6	172.1	172.1	182.7	182.7	0.0	1334.5
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	52.4	52.4	56.0	56.0	59.7	59.7	63.4	63.4	67.1	530.1
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	0.0	0.0	0.0	73.3	0.0	78.1	0.0	248.9	0.0	263.3	663.6
Total Cost for Slum Free City Action Plan	7.0	366.7	360.6	507.6	385.8	514.4	411.1	685.2	283.1	330.4	3851.9

Note: Cost including housing, physical and social infrastructure component, 6% of O&M , DPR and PMC cost

Investment Plan

Table 8 Investment plan for Curative Strategy (Rs in CR)

Description	No of Slums	Number of Units	Housing Cost	Physical & Social Infrastructure cost	Total Cost	O&M , DPR and PMC cost @ 6%	Total Cost
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = C+D</i>	<i>F</i>	<i>G=E+F</i>
A. Relocation Strategy	102	22004	988.6	148.8	1137.4	68.2	1205.7
B. Strategy for In-Situ Redevelopment	105	39052					0.0
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline (Component of external infrastructure)	9	2264	-	16.0	16.0	1.0	17.0
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	34	12635	-	95.3	95.3	5.7	101.0
(Component of external infrastructure)	62	24153	1094.3	164.7	1259.0	75.5	1334.5
3. In-Situ redevelopment on public land (Slums on public land)	337	62858	-	500.1	500.1	30.0	530.1
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	28	15670	544.2	81.9	626.1	37.6	663.7
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	572	139584	2627.1	1006.8	3633.9	218.0	3851.9

Figures in Crores

Particulars	Total Base Cost: (A)	DPR, PMC, O&M Cost (B): 6 % of (A)	Total Funding Requirement (D)= (A) +(B)
Housing	2627.1	157.6	2784.7
Infrastructure Requirement	1006.8	60.4	1067.2
Total (in Rs.lakhs)	3633.9	218.0	3851.9

Sharing Cost for the Curative Strategy

Table 9 Sharing cost for the curative strategy: Housing Component (Rs in Cr)

Slum Redevelopment Option	MoHUPA	State Government	ULB	Beneficiary	Total
A. Relocation/Rehabilitation Model (slums on Non-tenable Slums)	494.3	276.8	98.9	118.6	988.6
B. In-Situ Redevelopment					
B1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	0.0	0.0	0.0	0.0	0.0
B2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	0.0	0.0	0.0	0.0	0.0
B3. In-Situ redevelopment on public land (Slums on public land)	547.1	306.4	109.4	131.3	1094.3
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	0.0	0.0	0.0	0.0
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	272.1	152.4	54.4	65.3	544.2
Total Cost for Slum Free City Action Plan	1313.6	735.6	262.7	315.3	2627.1

Table 10 Sharing cost for the curative strategy: Infrastructure Component (Rs in Cr)

Slum Redevelopment Option	MoHUPA	State Government	ULB	Beneficiary	Total
A. Relocation/Rehabilitation Model (slums on Non-tenable Slums	74.4	41.7	14.9	17.9	148.8
B. In-Situ Redevelopment					
B1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	16.0	0.0	0.0	0.0	16.0
B2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	95.3	0.0	0.0	0.0	95.3
B3. In-Situ redevelopment on public land (Slums on public land)	82.3	46.1	16.5	19.8	164.7
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	0.0	440.1	60.0	500.1
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	41.0	22.9	8.2	9.8	81.9
Total Cost for Slum Free City Action Plan	309.0	110.7	479.6	107.5	1006.8

Table 11 Total Cost for Housing and Infrastructure components (Rs. In Cr.) (Table 4.7+4.8)

Slum Redevelopment Option	MoHUPA	State Government	ULB	Beneficiary	Total
A. Relocation/Rehabilitation Model (slums on Non-tenable Slums	568.7	318.5	113.7	136.5	1137.4
B. In-Situ Redevelopment					
B1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	16.0	0.0	0.0	0.0	16.0
B2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	95.3	0.0	0.0	0.0	95.3
B3. In-Situ redevelopment on public land (Slums on public land)	629.5	352.5	125.9	151.1	1259.0
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	0.0	440.1	60.0	500.1
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	313.0	175.3	62.6	75.1	626.1
Total Cost for Slum Free City Action Plan	1622.6	846.3	742.3	422.7	3633.9

Credit Plan:**Table 12 Central Share: Phasing of Credit Plan (2013-2022)**

Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Cost in Cr
Relocation/Rehabilitation Model (slums on Non-tenable Slums)	0.0	63.2	78.6	84.1	84.1	89.6	89.6	95.1	18.5	0.0	602.8
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	7.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.0
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	0.0	30.3	0.0	48.5	0.0	25.3	0.0	0.0	0.0	0.0	104.0
3. In-Situ redevelopment on public land (Slums on public land)	0.0	75.3	75.5	80.8	80.8	86.1	86.1	91.4	91.4	0.0	667.2
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	0.0	0.0	0.0	36.7	0.0	39.1	0.0	124.4	0.0	131.6	331.8
Total Cost	7.0	175.8	154.1	250.0	164.9	240.0	175.7	310.9	109.9	131.6	1719.9

Note: Cost including housing, physical and social infrastructure component, 6% of O&M, DPR and PMC cost

Table 13 State Share: Phasing of Credit Plan (2013-2022)

Credit Plan (Rs in Cr) - State Share											
Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Cost in Cr
Relocation/Rehabilitation Model (slums on Non-tenable Slums)	0.0	35.4	44.0	47.1	47.1	50.2	50.2	53.3	10.4	0.0	337.6
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3. In-Situ redevelopment on public land (Slums on public land)	0.0	42.2	42.3	45.2	45.2	48.2	48.2	51.2	51.2	0.0	373.7
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	0.0	0.0	0.0	20.5	0.0	21.9	0.0	69.7	0.0	73.7	185.8
Total Cost	0.0	77.6	86.3	112.9	92.3	120.3	98.4	174.1	61.5	73.7	897.1

Note: Cost including housing, physical and social infrastructure component, 6% of O&M, DPR and PMC cost

Table 14 AMC (ULB) Share: Phasing of Credit Plan (2013-2022)

Credit Plan (Rs in Cr) - AMC (ULB) Share											
Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Cost in Cr
Relocation/Rehabilitation Model (slums on Non-tenable Slums)	0.0	12.6	15.7	16.8	16.8	17.9	17.9	19.0	3.7	0.0	120.6
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3. In-Situ redevelopment on public land (Slums on public land)	0.0	15.1	15.1	16.2	16.2	17.2	17.2	18.3	18.3	0.0	133.4

Credit Plan (Rs in Cr) - AMC (ULB) Share											
Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Cost in Cr
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	46.1	46.1	49.3	49.3	52.5	52.5	55.8	55.8	59.0	466.5
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	0.0	0.0	0.0	7.3	0.0	7.8	0.0	24.9	0.0	26.3	66.4
Total Cost	0.0	73.8	76.9	89.6	82.3	95.5	87.7	118.0	77.7	85.3	786.9

Note: Cost including housing, physical and social infrastructure component, 6% of O&M, DPR and PMC cost

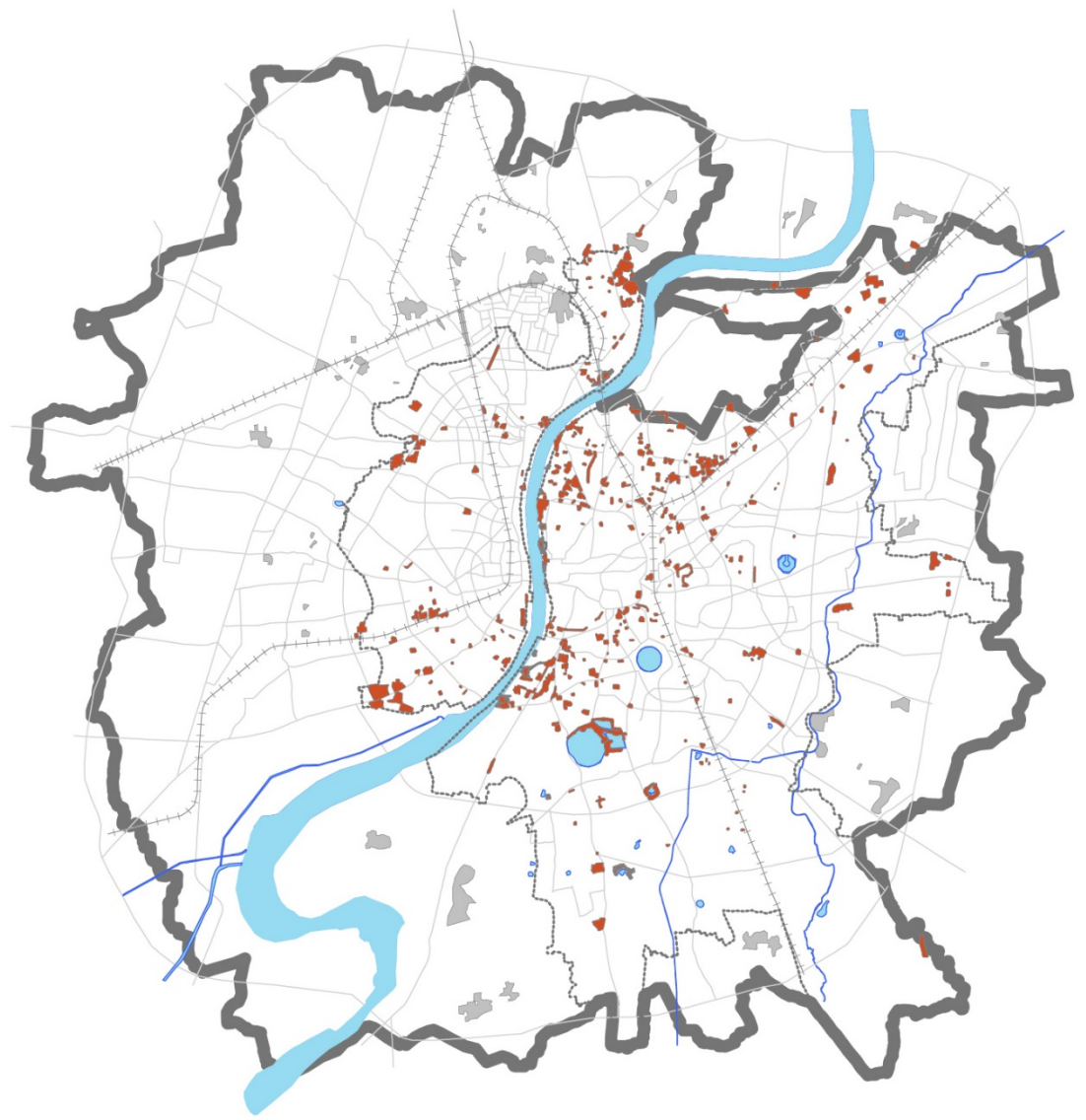
Table 15 Beneficiaries Share: Phasing of Credit Plan (2013-2022)

Credit Plan (Rs in Cr) - Beneficiaries Share											
Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Cost in Cr
Relocation/Rehabilitation Model (slums on Non-tenable Slums)	0.0	15.2	18.9	20.2	20.2	21.5	21.5	22.8	4.4	0.0	144.7
1. Slums already taken for In-situ redevelopment through PPP Model as per GoG Slum Redevelopment Guideline	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2. Slums can be undertaken under PPP model by open bidding (slums on public land with high land value)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3. In-Situ redevelopment on public land (Slums on public land)	0.0	18.1	18.1	19.4	19.4	20.7	20.7	21.9	21.9	0.0	160.1
C. Strategy for In-situ Infrastructure Up gradation for slums On Private Land	0.0	6.3	6.3	6.7	6.7	7.2	7.2	7.6	7.6	8.0	63.6
D. Mixed Strategy: Combination of In-situ Up gradation + Redevelopment + Relocation	0.0	0.0	0.0	8.8	0.0	9.4	0.0	29.9	0.0	31.6	79.6
Total Cost	0.0	39.5	43.3	55.1	46.3	58.7	49.3	82.2	34.0	39.6	448.1

Note: Cost including housing, physical and social infrastructure component, 6% of O&M, DPR and PMC cost

Financial Resource Mobilization Plan- RAY**Table 16 Slum Free City Plan: City level Programme Cost (Rs in Cr)**

Slum Redevelopment Option	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Cost in Cr
Central Share	7	173	157	250	165	240	176	311	110	132	1720
State Share	0	78	86	113	92	120	98	174	62	74	897
AMC Share	0	74	77	90	82	95	88	118	78	85	787
Beneficiaries Contribution	0	40	43	55	46	59	49	82	34	40	448
Total Cost for Slum Free City Action Plan	7	364	364	508	386	514	411	685	283	330	3852



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