



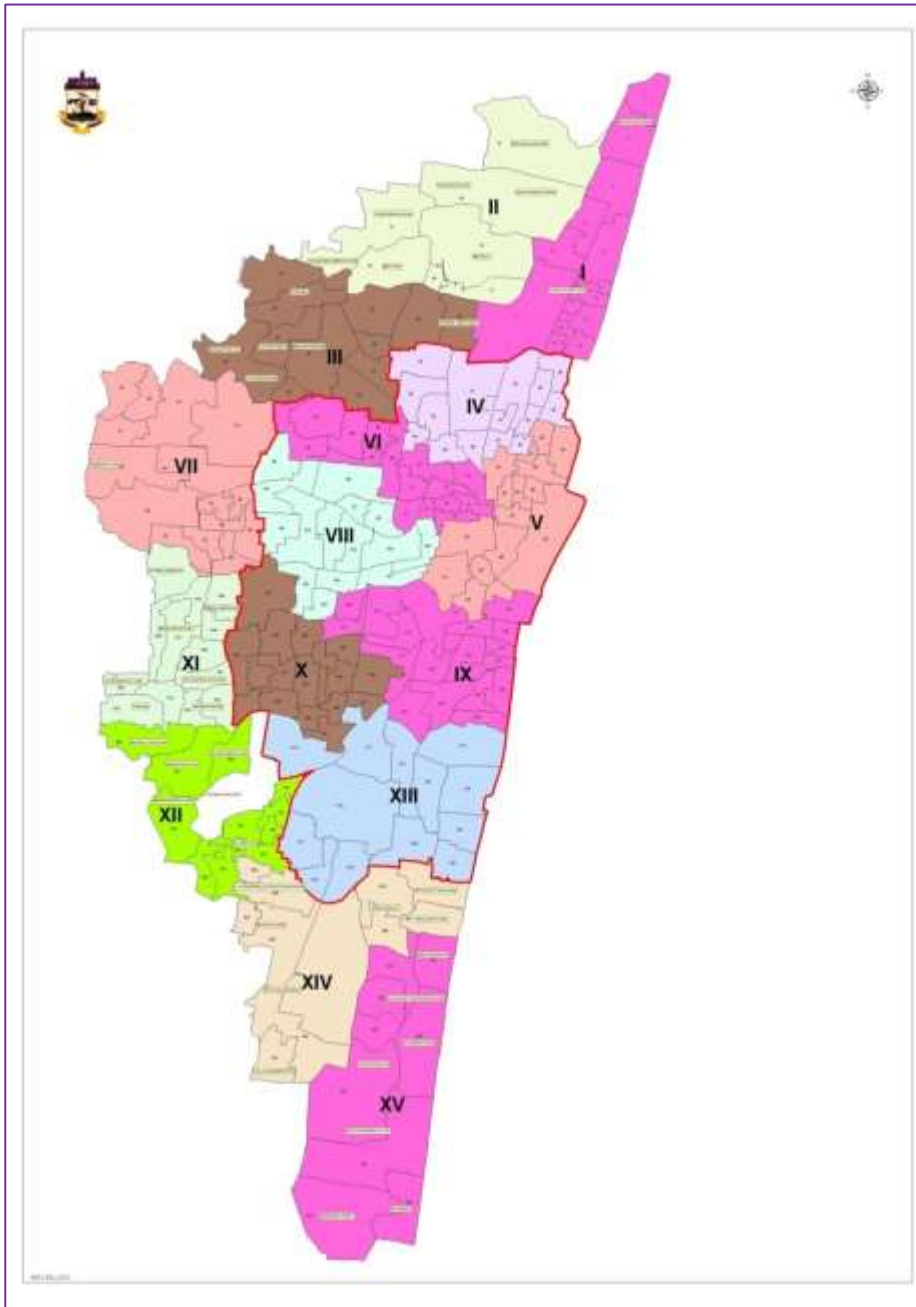
TAMIL NADU SLUM CLEARANCE BOARD

RAJIV AWAS YOJANA PILOT PROJECT PROPOSAL

**416 TENEMENTS AT ATHIPATTU IN AMBATTUR FOR
REHABILITATING KAKKANJI NAGAR PHASE-II,
CHENNAI, TAMILNADU**

PROJECT COST Rs.32.23 Crores.

Chennai Corporation Map – Zone Wise



Earlier...

No. of Zones : 10
No. of Wards: 155
Area in Sq.km: 176

Now...

No. of Zones : 15
No. of Wards: 200
Area in Sq.km: 426

Chennai City Profile

Chennai Corporation area	- 426 Sq.KM
No. of Zones	- 15
No. of Wards	- 200
No. of Slum Areas	- 1666
Population	- 46.81 lakhs
Slum Population	- 9.20 lakhs;

Most of the Slum people are residing along the banks of Adayar river, Coovum river, Buckingham Canal and other small streams,.



Banks of Adayar River(Saidapet)



**Coovum River– Gandhi Nagar
(near Poonga Nagar)**



Annai Sathya Nagar (Villivakkam)

Pilot Project Proposal

Kakkanji nagar slum relocated at Athipattu



Details about Kakkanji Nagar Slum

- ❑ Chennai Corporation Division No. : 96**

- ❑ Kakkanji Nagar land classification : Chennai Metro Water Supply and Sewerage Board**

- ❑ Age of Kakkanji Nagar Slum : 30 Years**

- ❑ Population : 5578**

- ❑ No.of families : 1452**
(Huts - 668
AC Sheet / Tin Sheet roof houses - 770
Permanent Houses - 14)

- ❑ Employed : 1819**

Kakkanji Nagar Slum Photos

High Voltage
Tower Line



KAKKANJI NAGAR SLUM PHOTOS



**Water Supply
Conduit Pipe Line**

KAKKANJI NAGAR –Cluster of Huts



Kakkanji Nagar – AC Sheet/Tin Sheet Roof Houses



Socio Economic Status of Kakkanji Nagar

❖ **Total Population - 5578**

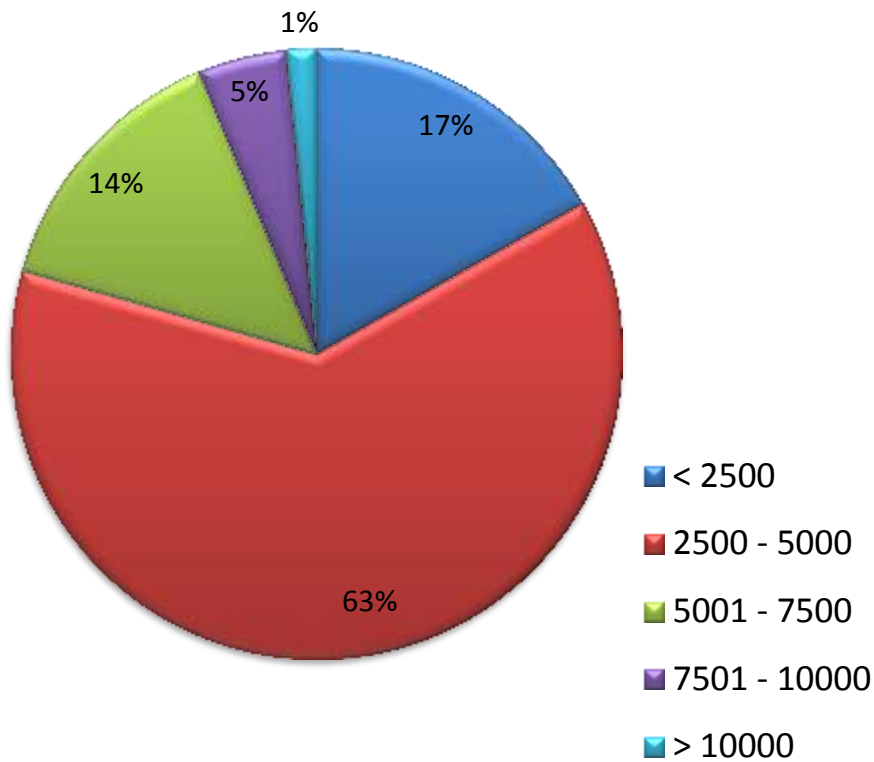
❖ **Male - 2845 (51%) → Literate - 1808**

❖ **Female - 2733 (49%) → Literate - 1666**

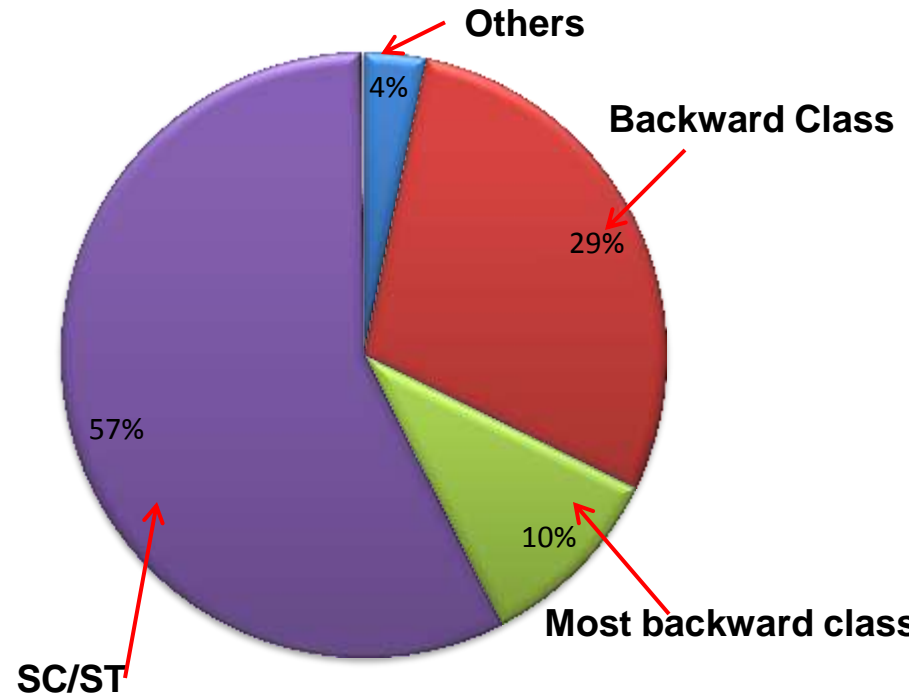
Stage	Male	Female	Total
Elementary	534	506	1040
Middle School	597	565	1162
High School	432	353	785
Higher Secondary	154	169	323
Degree	60	65	125
Technical	31	8	39
Total	1808	1666	3474

Statistics on Kakkanji Nagar Slum

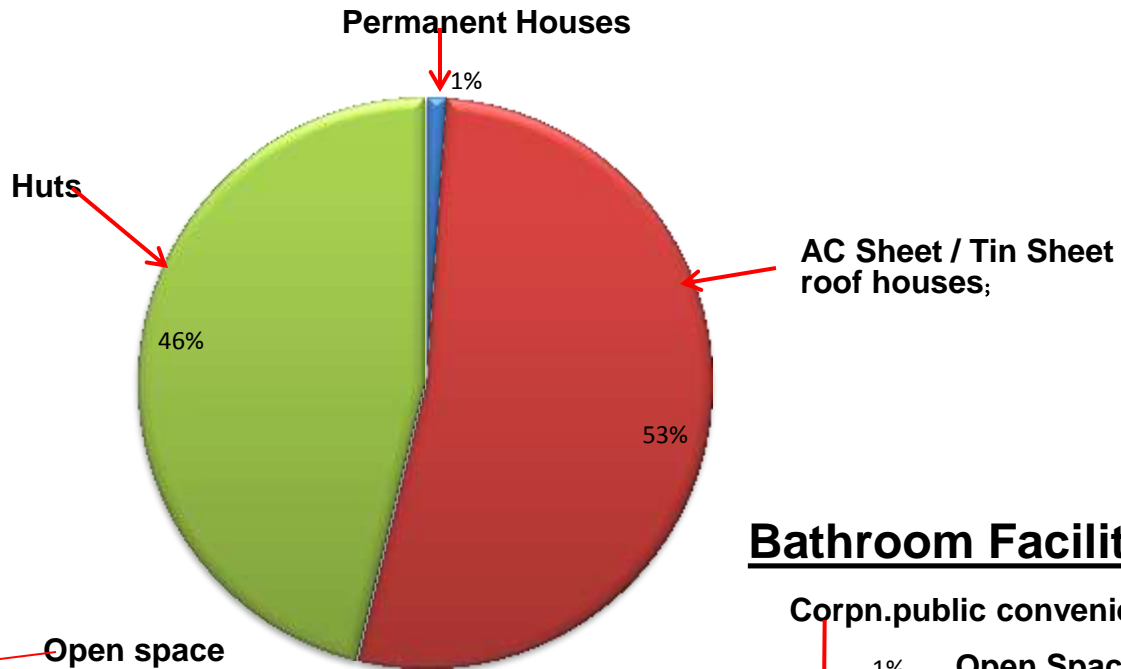
Monthly Income in Rs.



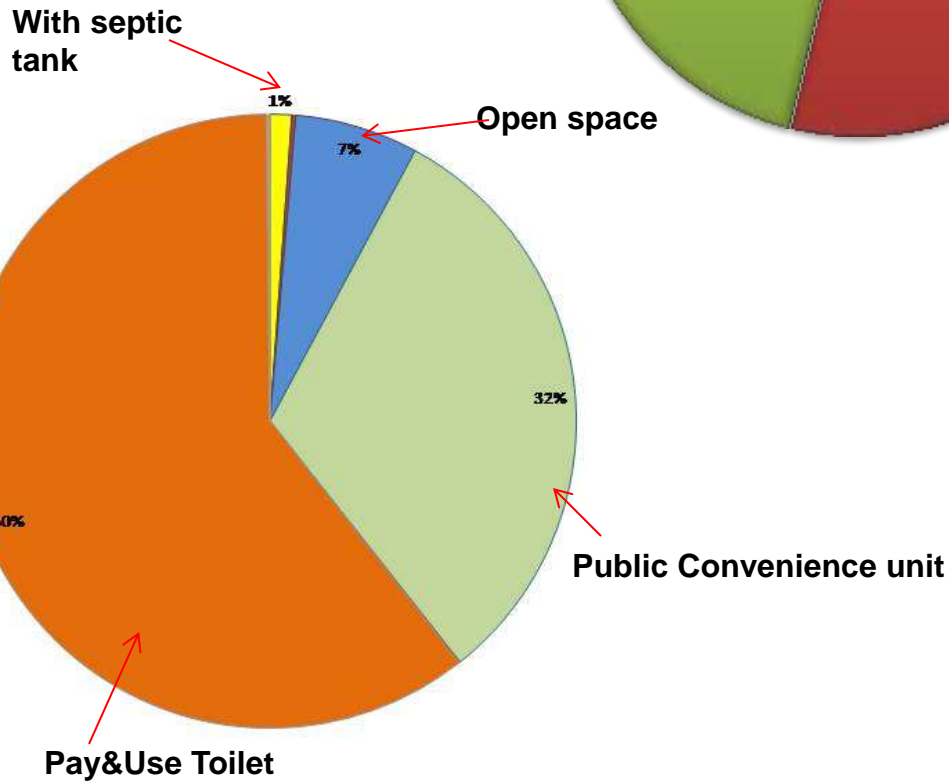
Community



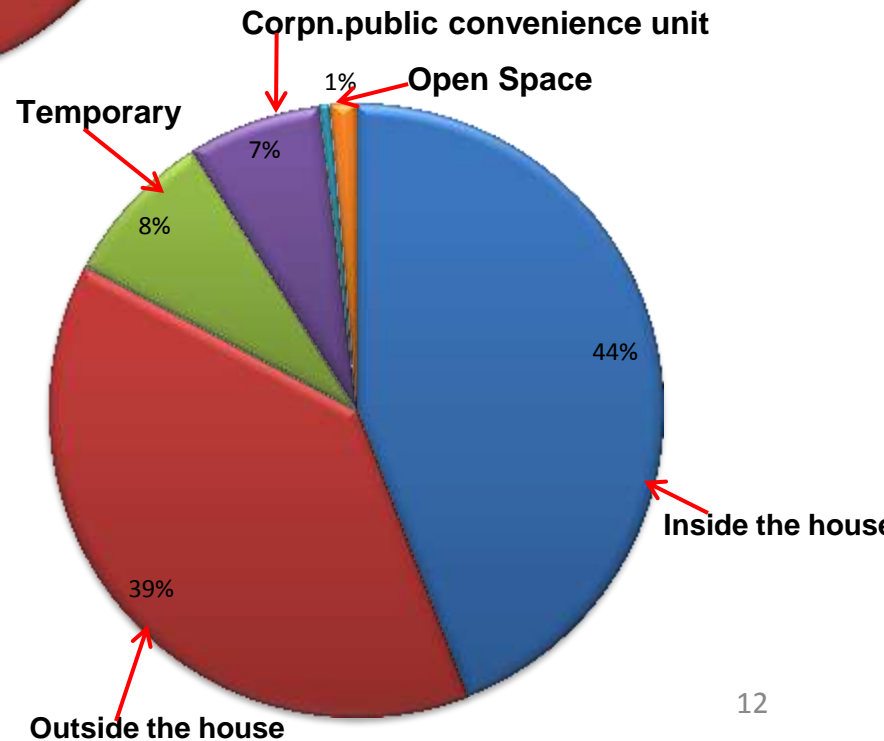
Present Housing status



Toilet Facilities



Bathroom Facilities



Livelihood details

Sl.No	Description	No. of employed
1	Construction workers	559
2	Domestic servants	370
3	Automobile workers	182
4	Casual labours	140
5	Office related workers	81
6	Sanitary workers	29
7	Electrical workers	25
8	Others	433
	Total	1819

Community Mobilization - Interaction

- **Scheme details were explained to the slum dwellers through Self Help Groups and NGOs**
- **Slum dwellers have expressed their consent to go to the rehabilitation site.**

Community Mobilisation - Interaction

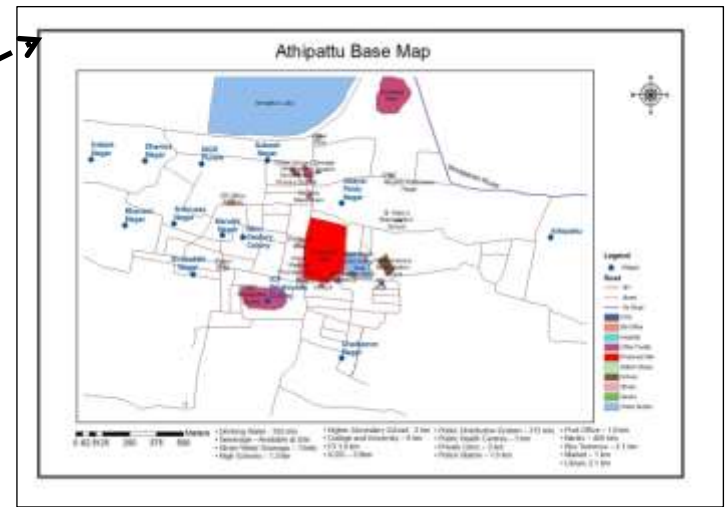
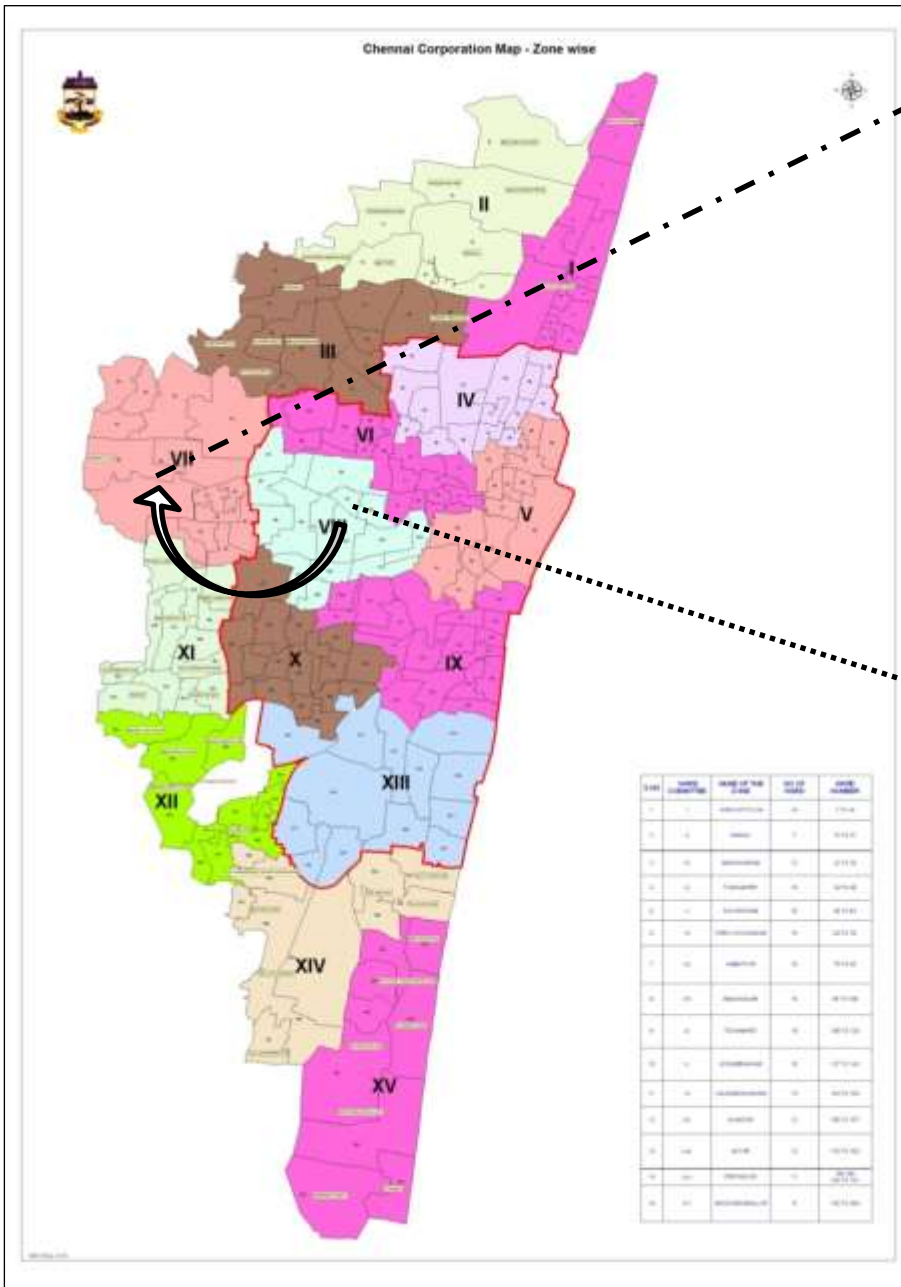


Socio-Economic Survey – Kakkanji Nagar

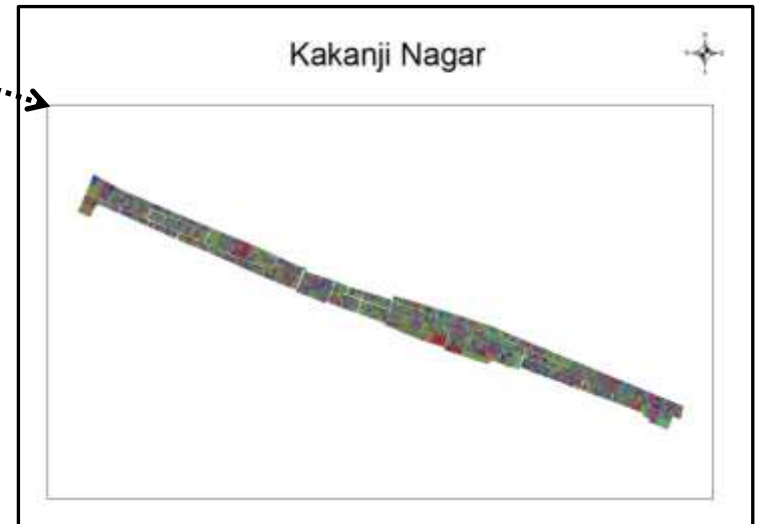


Proposed Relocation site Athipattu

Location of Existing Slum and Relocation site

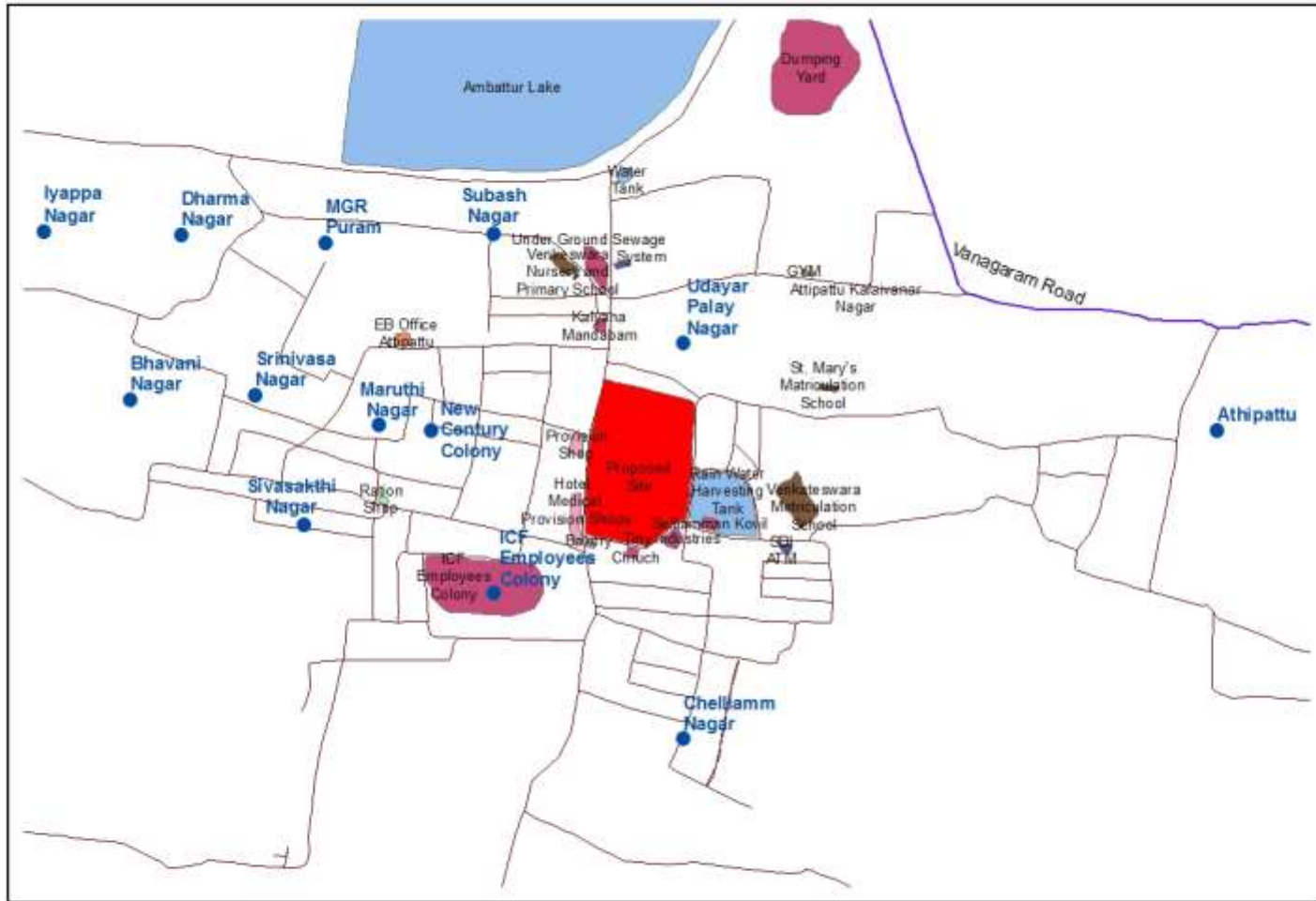


Proposed Relocation Site

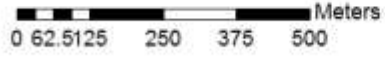


Existing Slum area

Athipattu Base Map



- Legend**
- Villages
 - Road**
 - NH
 - Street
 - Tar Road
 - ATM
 - EB Office
 - Hospital
 - Other Facility
 - Proposed Site
 - Ration Shops
 - School
 - Shops
 - Sports
 - Water Bodies



- Drinking Water - 350 mts
- Sewerage - Available at Site
- Storm Water Drainage - 15mts
- High Schools - 1.2 km
- Higher Secondary School - 3 km
- College and University - 6 km
- ITI - 3.6 km
- ICDS - 2.0 km
- Public Distribution System - 315 mts
- Public Health Centres - 5 km
- Private Clinic - 2 km
- Police Station - 1.6 km
- Post Office - 1.6 km
- Banks - 400 mts
- Bus Terminus - 2.1 km
- Market - 1 km
- Library - 2.1 km

Details of Community Facilities

Existing amenities at relocation site

- High School at 1.20 km distance
- Higher secondary 3.00 ”
- Police Station 1.60 ”
- Post Office 1.60 ”
- Bus Stand 2.50 ”
- Railway Station 2.00 ”
- Health centre 2.00 ”

Proposed amenities

- Ration shop
- Library
- Integrated Children development Service Centre (ICDS)
- Primary School
- Community Hall & Vocational Training Centre
- Convenient Shops

Athipattu - Relocation Site



Western side view



Eastern side view

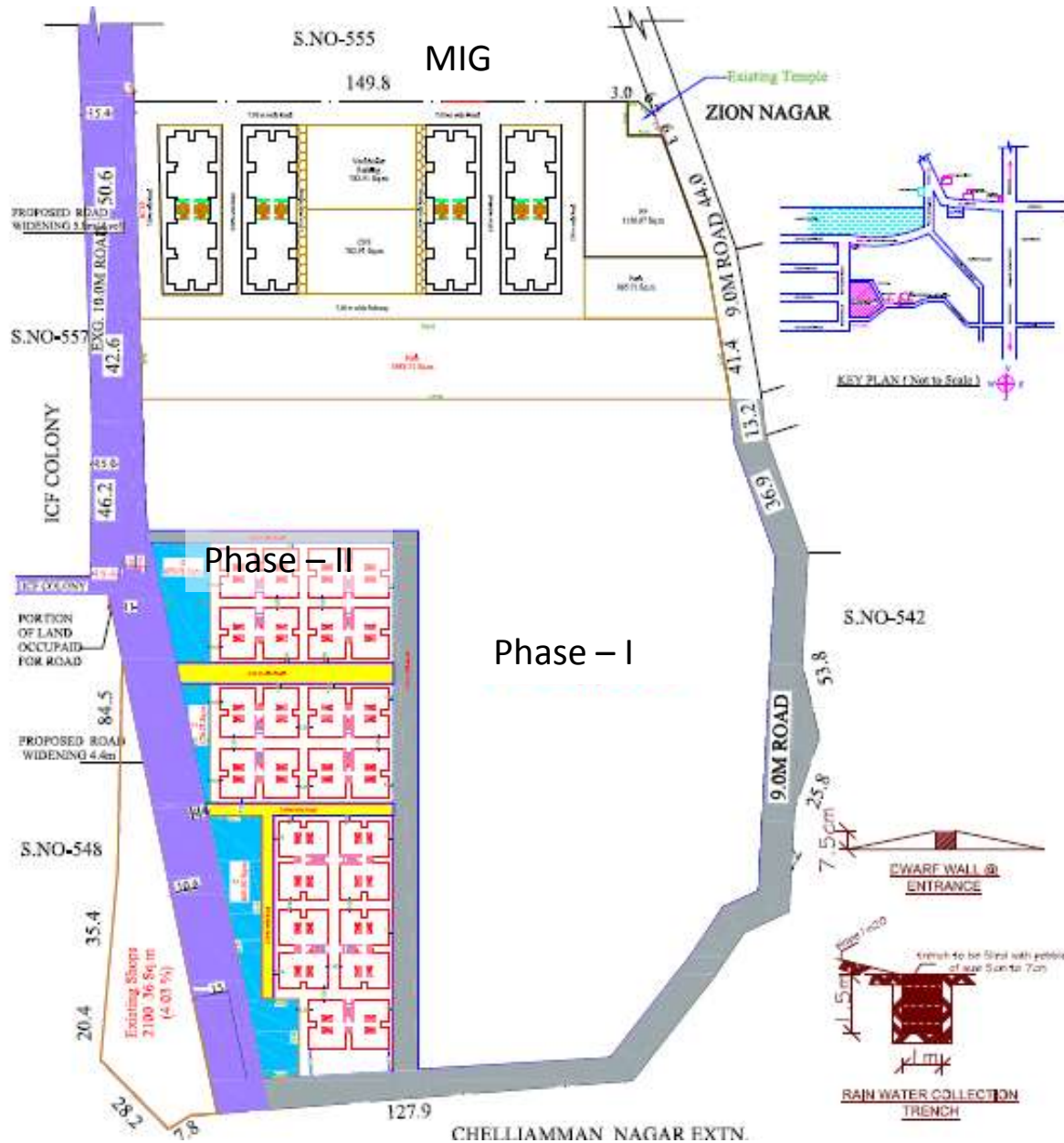
❑ It is proposed to resettle the slum dwellers in a Government land of 12.89 acre extent which is 7km away from the slum.

❑ Athipattu relocation site is well with in middle class residence like Integrated Coach Factory Colony, Selliamman Nagar and is situated 4km distance from Poonamallee High Road and 1.5km distance from Chennai outer ring road and also 1.6km distance from Thiruvallur Highway.



Southern side view

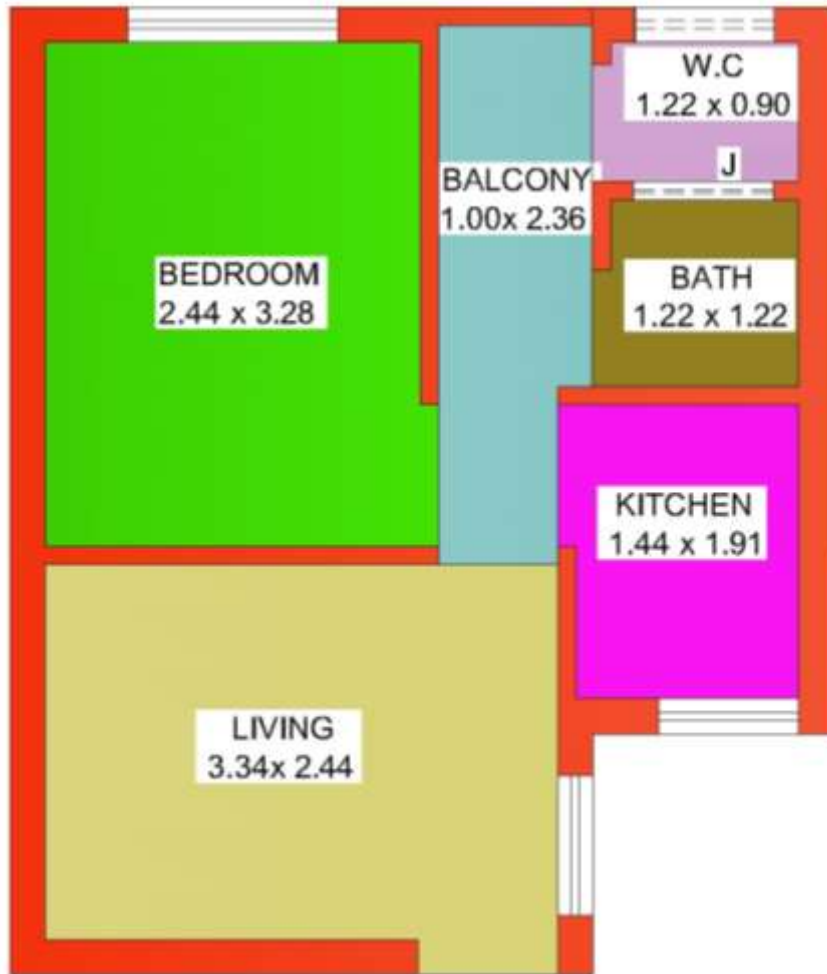
Athipattu Phase – II Layout





FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

EWS - one UNIT plan



- Stilt + 4 Stories
- 15m depths 45cm dia RCC pile foundation
- RCC framed super structure with brick infill wall
- Each house provided with
 - (i) internal water supply and sewer connection
 - (ii) Individual FRP OHT
 - (iii) Separate power connection with internal electrification

Plinth area → 36.53sq.m (393.45 sq.ft)
Carpet area → 25.16sq.m (270.72 sq.ft)

Technical Details

Foundation: Pile Foundation (15m depth)

Super Structure: RCC framed structure with brick wall

Water Supply: Individual over head tank for each tenements(FRP Tank)

Waste Water Drain: Sullage water collected from all the tenements will
be finally disposed into Corporation drains

.

Proposed infrastructure amenities

- BT , Concrete Roads and concrete pavement around the blocks
- Roads
- Culverts
- Storm water drain
- Rain Water Harvesting
- Water supply from deep bore well for ablution purpose
- External Sewer lines
- Street lights
- Tree Planting and development of Park

Disaster Management and Mitigation

Earth quake

Chennai Corporation is situated in Earthquake Zone III. Buildings will be designed by considering the Earthquake effect

Flood Protection

This Scheme will not be affected by flood. However the basement height will be raised by 90cm from natural ground level. Storm water drains are proposed to drain off the rain water from the scheme area.

Project Cost for 416 EWS Tenements (Rs. Crores)

Description	Total Cost	GoI Grant	T.N. Grant	Beneficiaries Share	Cross subsidy from MIG
House Construction	25.23	12.61	6.31	2.53	3.78
		50%	25%	10%	15%
Basic Infrastructure	0.94	0.33	0.47	---	0.14
Community facilities	0.32	0.04	0.23	---	0.05
Others	5.74	0.27	4.59	----	0.88
Total	32.23	13.25	11.60	2.53	4.85
Percentages of Share		41%	36%	8%	15%

Pilot Proposal - Funding Resources

A Pilot project is now proposed as Athipattu Phase II in Chennai with an innovative method – Cross subsidy system by which 15% of the cost of construction of 416 slum tenements will be met out from the profit generated through the sale of 192 MIG flats and commercial plots in the same area.

Details of Cross Subsidy

Details	Receipt (cr)	Expenditure (cr)
Amount to be received by selling 192 MIG flats (192 X 771 X 3500)	51.81	
Amount to be received by selling of commercial plots (3732.9 sq.m X 10.76X2000/sq.ft)	8.03	
Cost of Construction for 192 MIG flats		34.05
Cross subsidy contributed for Phase I		12.76
Cross subsidy contributed for Phase II		4.85
Corpus Fund for maintaining EWS houses, to meet out unforeseen expenses and expenditure for other RAY Project.		8.18
Total	59.84	59.84

Post Construction services

- ❖ **Building Maintenance will be handed over to the Association formed by the allottees .**
- ❖ **Completed basic amenities will be handed over to Chennai Corporation and Chennai Metro Water Supply and Sewerage Board for future maintenance.**

Front Elevation Model - I



Front Elevation Model - II



Thank You