

Anjar Temporary Shelters Project
(Supported by UNDP)



Aga Khan Foundation, India

And

Aga Khan Planning and Building Service, India.

1.0 INTRODUCTION:

Nearly one year after the disastrous earthquake rendered thousands of families homeless in Kutch district, many families are still living in the open. The situation is critical especially in the urban centers where the Gujarat government has embarked upon an exercise of developing revised Town Plans-an exercise that takes at least an year with all the will power of the Government. As a consequence no new construction has been officially allowed in the major towns in the Kutch district.

In order to provide some relief to such urban family United Nations development Programme (UNDP) has made provisions to build 'Temporary Shelters' in these urban areas through NGOs. While many NGOs have taken up the task of erecting such Temporary Shelters in Bhuj town the scene was dismal in Anjar town, besides Bachau. In order to provide temporary shelters to the poor and homeless in Anjar town UNDP requested Aga Khan Development Network to take up the responsibility of erecting 300 temporary shelters in Anjar town.

The United Nations Development Programme (UNDP) signed an MOU with the Aga Khan Foundation, India (AKF,I) on 27th August 2001, for providing 'Temporary Shelters' to 300 earthquake affected families residing in Anjar town in Kutch district.

Following was the agreed terms and conditions:

- Each 'temporary Shelter' would be of about 100 square feet of built-up area in a plot of about 300 square feet.
- The Anjar authorities would provide water supply and electricity to these houses, once completed.
- The Government of Gujarat would also provide financial assistance to these families for extending their shelter and also for addition of latrine and bathrooms, if the family so desires.

The UNDP provided a grant of Rs 8,000 per unit for the construction of each 'Temporary Shelter' and requested AKF,I to select appropriate design and materials for construction.

The AKF,I in turn entered into an MOU with Aga Khan Planning and Building Service, India (AKPBS,I), on 31st August, 2001, to implement the above project as AKPBS,I had the technical expertise and the field presence in the area. AKF,I agreed to provide additional resources for the project as may be needed, over and above the grant of UNDP.

The Housing Finance Development Corporation (HDFC) and Kreditanstalt für Wiederaufbau (KfW) a German bank, combine sanctioned an additional amount of Rs 4,000/- per unit to AKPBS, I for meeting the additional cost of construction and also the administrative expenses of the project.

2.0 PROJECT SETUP:

AKPBS, I deputed a team consisting of Mr. Sadruddin Ajani, Director, Mr. J.V.R. Murty, Program Director, Mr. Dipak Jadav, Programme Officer and Mr. Rajesh Patel, Programme Assistant, at Anjar to plan and implement the project

3.0 LAND FOR CONSTRUCTION:

3.1 LAND ALLOTTMENT:

The AKPBS, I team along with the UNDP team studied the various options of location of the project presented by Anjar Area Development Authority (AADA) and selected an appropriate site for the project. Following a series of discussions with various authorities in Anjar town, the Collector, Kutch district formally gave the permission for construction of temporary shelters on Plot no 43 (measuring 1.69 hectares), Viridi road in Anjar town to UNDP on 29th September 2001. UNDP in turn gave its approval to AKF, I to start construction process on this land on 3rd October 2001.

3.2 LAND LEVELING:

AKPBS, I engaged private contractors to get the site leveled and in the process of finalising the leveling action plan AKPBS, I team noticed that a portion of the land has been encroached and therefore the same could not be useful for the project. Subsequently, AKPBS, I discussed the issue with AADA and a modified plot on the same plot was allotted on 12th October 2001 by AADA for the project. This final plot was leveled by 20th October 2001 and the UNDP provided necessary finances for the work.

(It may be noted that the entire site was allotted for a total of 500 units and UNDP entered into an MOU with Indian Institute of Architects (IIA), Ahmedabad Chapter to execute the work of the 200 units.)

4.0 DESIGN OF TEMPORARY SHELTER:

AKPBS, I team with the help of Mr. Sanghvi, a Structural Consultant, studied various options for the temporary shelters and finalised the design. AKPBSI added new technical features to make units stronger such as steel plinth and E-Board, which has increased the life span of the units beyond five years.

Following are the main features :

- Use of steel frame on the plinth and E-Boards for walls and roofing.
- The total plot size is about 300 sq. ft and the built up area would be 125 sq.ft

Dr. Wilham, a technical consultant with KfW reviewed the designs of the units and provided useful advice in order to make the units stronger. His recommendations were appropriately incorporated in the construction of the units.

AKPBS,I also finalised the lay out plan for the 300 units with the help of Mr. Utpal Sharma, team leader for IIA. The site plan was finalised and submitted to AADA for its approval on 15th October 2001.

5.0 CONTRACTOR SELECTION:

During this period AKPBS, I contacted six potential contractors and interacted with them to assess their capacity to execute the construction. AKPBS, I also checked their credentials with the previous clients and finally identified three contractors viz. M/s Shreeji Constructions, Bhuj, M/S Praneta Consultants, Anjar and for execution of this work. AKPBS, I issued work orders for construction of 149, 77 and 74 units respectively at a rate of Rs 9,800/- per unit. All the contractors have provided 10% performance bank guarantee in favour of AKPBS, I.

6.0. CONSTRUCTION OF THE UNITS:

The contractors were handed over their respective sites and started work on the 25th October, after mobilising their respective teams. AKPBS, I field team engineers were on the site every day to supervise their work and also to provide guidance as necessary. Apart from day to day basis supervision, AKPBS, I Mumbai team visited the project site about 7 times during the crucial stages of the construction and advised the contractors as per need.

Strict monitoring by Program team led to the completion of project in time. The construction of the units was completed on 10th December 2001.

AKPBS, I team contacted the Eternit Everest Ltd., manufacturers of E-Boards, at Nashik and negotiated a discounted price for supply of 4 mm and 6 mm E-Boards for the above work. The 6 mm sheets have been used for walls and the 4 mm sheets have been used for roofing. This price negotiation resulted in saving of Rs.3 lacs. This amount was utilised to provide sanitary facilities for the project beneficiaries

8.0 CONSTRUCTION OF THE SANITARY PLATFORMS:

AKPBS, I team with their own experience designed sanitary platforms comprising of Bath & W/C with soak-pit. Such sanitary platforms have been constructed for each house up to the sub-structure and the families can add an appropriate super structure to the sanitary platforms as per their desire and affordability. These platforms have been constructed by three contractors at a cost of Rs. 1750 /- per unit. This amount was mobilised from the savings resulted from less construction and administration cost.



Provision of Sanitation Units- A remarkable achievement

Tough market negotiation by Program Management Team lead to saving of Rs.3 lacs This amount was utilised for construction of sub-structure of sanitary units though not the planned component of the project. This has set a trend for AKPBSI for adopting similar approach in other programs

8.0 HANDING OF PROJECT ON 15th JANUARY 2002:

The Project was successfully completed and handed over to UNDP on the 15th January 2002.

9.0 BENEFICIARY IDENTIFICATION:

Though beneficiary identification was not part of project, however, in order to achieve the overall objective of the program, AKPBS, I team facilitated the process of identifying potential beneficiaries for the project through participatory approaches. As a result, about 450 applications have been received by the AADA for the allotments.

10.0 POST CONSTRUCTION COMPLETION:

The AADA and Anjar municipality authorities are in the final stages of finalising the 300 families (out of the 450 applicants) to whom these units would be allotted and AKPBS, I have been helping them in the process. Besides, the AADA and Anjar municipality is also finalising a plan of providing water and electricity to these units.

11.0 FINANCIAL SUMMARY:

The total grant available for the project was Rs.36.08 lacs, out of which, Rs. 26.33 was spent on the construction of 300 units and Rs.5.54 lac was on sanitation units. Expenditure on Program operation was Rs. 1.73 lacs. Following given graph gives the percentage-wise details of the expenditure incurred.



