



Employment Generation & Upliftment of Tribal's Project.

SAI AROGYA CHARITABLE TRUST

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RIDDHI ENGINEERS & CONSULTANT

INTRODUCTION

- It is unique project for Tribals who are already grown up and not having employment but having responsibility of the family and specially for tribal's. This is seen in tribal's on large scale and growing day by day .
- This kind of project will help in eradicating the unemployment on very mini scale but this can be start and can be increase in future, once one project is successful.
- This will also provide clean and well planed life. in addition nature and surrounding area will increase life by clean and pure air and atmosphere as they always have.

Project Profile

- **PROJECT PROFILE: (Employment Generation & Upliftment of Tribal's Project.)**
- **1. PROJECT TITLE:** Development of resources from housing to employment among Rural Tribal Mens and Women.
Establishing sustainability of the project to sustain and grow in future.
- **2. PROJECT AREA:** Village Kelve Road, Near Kelve Railway Station, Kelve East, Taluka Palghar, Dist. Palghar, Palghar 401401, Maharashtra, India.
- **3. PROJECT DURATION:** 5 years for Initial set-up of a CFC (Common Facilitation Center) Unit and then production will be self sustained within the premises only.

Objectives

- To create employment and self employment also for their families.
- To start preparation for better life and balance life and grow with simple and stable life.
- Way for better health and hygiene among rural Tribal's families.
- To engage one youth from each Tribal families unemployed youths in production and marketing etc.
- Compulsion to their families each child for education and individual growth .
- Impart Training to maximum youths to do skilled job with certification from Govt of india as well as State Govt. like PMKVY, DDU-GKY, NULM, PMKUVA, etc skill development programmes.
- Running Cost effective establishment with preferably internal resources and generate internal resources.

Project Name & Location details

- Name of the project: **Employment Generation & Upliftment of Tribal's Project.**
- Location: Village Kelve Road,
Near Kelve Railway Station,
Kelve East, Taluka Palghar,
Dist. Palghar.
Palghar 401401, Maharashtra, India

Employment Generation & Upliftment of Tribal's Project.

Team Members

- Dr. Sandeep Singh
- Dr. Pradeep Sonar
- Mr. Raju Chopdekar

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Employment Generation & Upliftment of Tribal's Project.

- Development of existing plot to provide Five CFC & 1200 Houses for benefits as per Project plan.

1. Five CFC will be developed for benefit of 1200 members self employment.

- Common Facility Centre 1
50 bedded Multi-Super Speciality Hospital
 - Common Facility Centre 2 (similar to Big Bazar or Dmart)
Day to day needs of food grains and house related goods
 - Common Facility Centre 3
Cottage Industry like manufacturing of glowered (imitation jewellery)
 - Common Facility Centre 4
Labour, tribal students and Managers Training Centre
 - Common Facility Centre 5
School building ,Recreation, Yoga & Meditation centre and Play ground
 - Common Facility Centre 6
Houses for 1200 people
2. Approx. area of each CFC will be 20000 sq ft .
3. Approx. area of each CFC floor will be 2000 sq ft and five floors in each CFC.
4. Final CFC plan will be as per Technical requirements of the project and interference from anyone will not allowed legally.

Employment Generation & Upliftment of Tribal's Project.

Acquire Land Approx 20 Acres for Entire project with following preferable conditions

- N. A. Land or ready to convert to NA
- Preferably located near Railway station
- Railway station should have good frequency of trains
- Approval of land by Consultant & Sai Arogya Charitable Trust Team
- Legal clearance of the Land
- MOU of the Land
- Survey of the land and table top survey
- Purchase Agreement of the Land
- Payment Arrangement as per Agreement
- Cost estimated for Land Rs 24 Crores (1.2 Cr per Acre)

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- Development of existing plot to provide Five CFC & 1200 Homes for benefits as per Project plan.

CFC1-50 bedded Multi-Super Speciality Hospital

- Land Area required will be 1 Acre.
- Approx. area of CFC 1 will be 20000 sq ft .
- Approx. area of each CFC floor will be 4000 sq ft and five floors.
- Hospital design for 50 beds with minimum facility and one minor operation theatre.
- Approx 150 people will be employed from 1200 Residents.
- Two Temple will be constructed in the existing plot.
- Approx. area of each Temple will be 400 sq ft each.
- Estimated cost will be 60 crores
- Final CFC plan will be as per Technical requirements of the project.

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CFC 1-50 bedded Multi-Super Speciality Hospital

Hospital design for 50 beds with minimum facility and one minor operation theatre. Approx 150 people will be employed



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- Development of existing plot to provide Five CFC & 1200 Homes for benefits as per Project plan.

CFC 2 Day to day needs of food grains and house related goods.

- Land Area required will be a 1 Acre.
- Approx. area of CFC 2 will be 20000 sq ft .
- Approx. area of each CFC floor will be 4000 sq ft and five floors with elevator.
- similar concept like Big Bazar or D-mart will be adopted.
- Approx 100 people will be employed from 1200 residents.
- Estimated cost will be 45 crores
- Final CFC plan will be as per Technical requirements of the project.

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- CFC 2 Day to day needs of food grains and house related goods.
- similar concept like Big Bazar or D-mart will be adopted.
- Approx 100 people will be employed from 1200 residents.



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- Development of existing plot to provide Five CFC & 1200 Homes for benefits as per Project plan.

CFC 3 Cottage Industry like manufacturing of glowered (imitation jewellery)

- Land Area required will be 1 Acre.
- Approx. area of CFC 3 will be 20000 sq ft .
- Approx. area of each CFC floor will be 4000 sq ft and five floors with elevator..
- Manufacture and supply of metal ornament (replacement to gold) will be planed and executed.
- Approx 200 people will be employed from 1200 residents..
- Estimated cost will be 40 crores
- Final CFC plan will be as per Technical requirements of the project.

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- **CFC 3** Cottage Industry like manufacturing of glowered (imitation jewellery)
- Manufacture and supply of metal ornament (replacement to gold) will be planed and executed.
- Approx 200 people will be employed from 1200 residents..



Employment Generation & Upliftment of Tribal's Project.

- Development of existing plot to provide Five CFC & 1200 Homes for benefits as per Project plan.

CFC 4 Employees education, training & certification Centre

- Land Area required will be 1 Acre.
- Approx. area of CFC 4 will be 20000 sq ft .
- Approx. area of each CFC floor will be 4000 sq ft and five floors with elevetor.
- Training to max tribals with extensive training courses and office Management training courses will be planed and executed.
- Approx 1200 or more employees will be Trained free of charge from 1200 employees and other willing tribal students under Govt of india as well as State Govt. like PMKVY, DDU-GKY, NULM, PMKUVA, etc skill development programmes.
- Estimated cost will be 40 crores
- Self employment will be generated by having inbuilt Placement or Labour/worker/manager supply hub.
- Final CFC plan will be as per Technical requirements of the project.

Employment Generation & Upliftment of Tribal's Project.

- **CFC 4** Employees education, training & certification Centre
- Approx 1200 or more employees will be Trained free of charge and other willing tribal students under Govt of india as well as State Govt. like PMKVY, DDU-GKY, NULM, PMKUVA, etc skill development programs.



Employment Generation & Upliftment of Tribal's Project.

- Development of existing plot to provide Five CFC & 1200 Homes for benefits as per Project plan.

CFC 5 School and Playground

- Land Area required will be 2 Acres.
- Approx. area of CFC 5 will be 20000 sq ft .
- Approx. area of each CFC floor will be 4000 sq ft and five floors with eleveter.
- Approx 50 class rooms with office Management will be planed and constructed as per requirement
- Initially approx. 2400 Student will be imparted education from KG up to 10 std, as per Govt. norms ,rules and regulation.
- Estimated cost will be 40 crores
- Final CFC plan will be as per Technical requirements of the project.

Employment Generation & Upliftment of Tribal's Project.

- **CFC 5 School and Playground**
- Approx 50 class rooms with office Management and Initially approx. 2400 Student will be imparted education 10 std, as per Govt. norms ,rules and regulation.



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■ CFC 6 Home for 1200 Employees

- Max number of homes will be 1200 nos.
- Each block will have 50 homes
- Number of block will be 24 nos
- Each home will be of 240 sq ft
- Size of home will be 20 ft long X 12 ft width
- Single phase electricity meter will be provided
- Home internal floor plan will be provided
- Provide home all roads will be 50 % covered by tar
- Provide home all roads will be 50 % not covered by tar
- Open road will be developed as grass garden by individual residing in home in future
- Tree plantation by Each member including children will be done in future in phased manner at located place only.
- Each block will be provided with one bore well
- Each block will be provided with two water tank of 5000 liters with suitable pipeline till room cock
- One electric meter will be provided with each block for passage lights and bore-well
- Estimated cost will be 40 crores
- Changes in the scope or plan will be applicable as per Architect plan

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- CFC 6 Home for 1200 Employees
- Each home will be of 240 sq ft



Employment Generation & Upliftment of Tribal's Project.

	15 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	15 ft
																									12 ft		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	20 ft	
76 ft																									12 ft		
	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	20 ft	
																									12 ft		
	330 ft																										
	Area required for one kis				25080 sq ft	25.1 guntha																					
										76																	
	Number of box plan are 24 nos				601920 sq ft	602 gunthe				15 hekar and additionally 1 hekar ground required																	

Project Loss & Profit Statement

1.Area Calculation

unit	Sq.m	Sq.ft	FSI	Total
Plot area	80000	860800	1	860800
RG 15% & RS 15 %	24000	258240	-30%	RG & RS will be added to FSI again

2.Total number of flats

Type	Land per unit	units per floor	area per floor sq.ft.	Built up area in sq ft
CFC1	40000	5	4000	20000
CFC2	40000	5	4000	20000
CFC3	40000	5	4000	20000
CFC4	40000	5	4000	20000
CFC5	40000	5	4000	20000
Home for 1200 people	645600	1	645600	645600
Mandir-1	400	1	400	400
Mandir-2	400	1	400	400
Balance area for development	114400			
Total				746400

3.Expenses

Description	Area/Tenets/Towers	Rate in Rs	cost in Rs	Rs in crore
Land purchase	80000	3000	240000000	24.00
Construction cost	860800	3000	2582400000	258.24
CC/IOD	860800	200	172160000	17.22
Agency and salary for 3 years of consultant	6	10000000	60000000	6.00
Generator & fire fighting	6	3800000	22800000	2.28
OC	6	1400000	8400000	0.84
CFC1 development cost	20000	30000	600000000	60.00
CFC2 development cost	20000	22500	450000000	45.00
CFC3 development cost	20000	20000	400000000	40.00
CFC4 development cost	20000	20000	400000000	40.00
CFC5 development cost	20000	20000	400000000	40.00

Total Project Cost

533.58

4.Gain statement per month

Description	no of people working	Income per month	cost in Rs	Rs in crore
CFC1 Hospital Income per month	150	20800	3120000	0.31
CFC2 big bazar Income per month	100	52000	5200000	0.52
CFC3 industry Income per month	200	78000	15600000	1.56
CFC4 Labour supply income per month	800	5200	4160000	0.42
total Earning in months				2.81

5.Salary Expences per month statement

All CFC avg salary per month	100	30000	3000000	0.30
Salary for 1200 people per month	1200	12000	14400000	1.44

Total salary to be paid per month in Rs crores

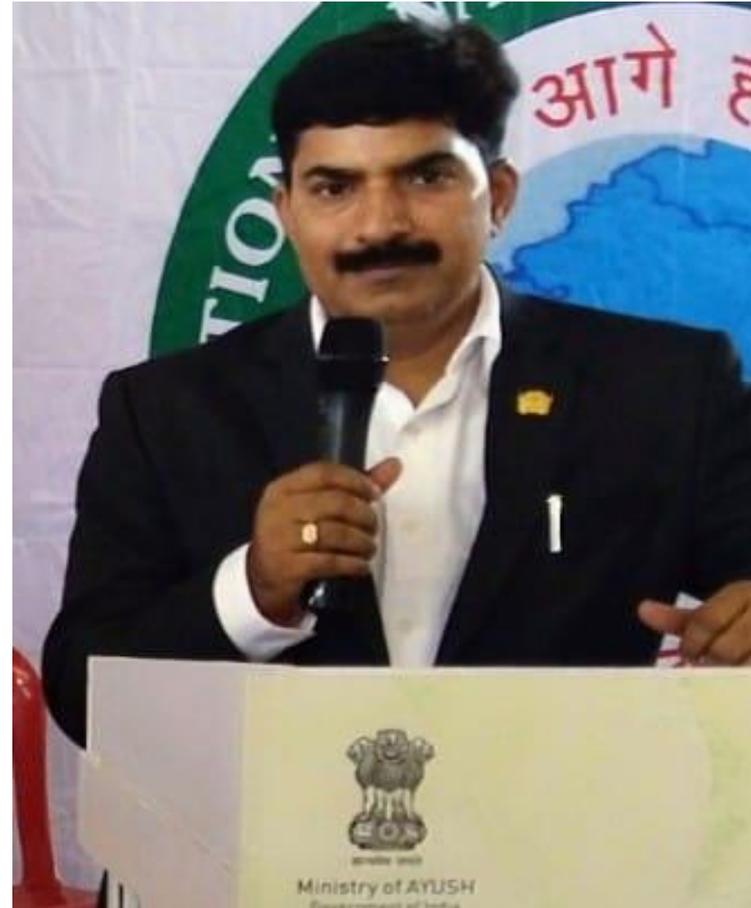
1.74

Total Profit per Month

1.07

SAI AROGYA TRUST Founder

- Dr. Sandeep Singh aged 47, founder and entrepreneur of Sai Arogya trust.
- He has taken the opportunity to serve the poor, needy and tribals in thane district since 20 years and had flair to work and serve with societies deprived category and spread the dream of healthy and happy India to bring changes in society by arranging medical camps through cloths ,books distribution..
- Dr. Sandeep Singh has been started Diabetic Free India Movement through his NGO Sai Arogya trust started conducting seminars, workshops, talk shows, and various activities.



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- Dr. Pradeep Vasudeo Sonar ,aged 52, founder Chairman & Principal of MIT College of IT & Management ,Nandurbar. Founder Chairman of Satpuda College, Taloda,Dist.Nandurbar
- He established ,and brought to level of society excellence and serving with bright future in Tribal district –Nandurbar since last 21 years.
- International yoga trainer and practicing for last 20 years and gain name in the surrounding area indicating symbol of good health.
- Conducted number of health camp and Jaypur foot camp through Rotary club of Nandnagri, Nandurbar helping more then 100 people free of cost for Tribal's.
- Established Agriculture guidanance center and providing guidance for last 20 years for various farming including organic farming.



Consultation Team



Sameer Sheikh
Riddhi Engineers & consultant



Raju Chopdekar
Riddhi Engineers & consultant

Legal and Architect



Our Adv Deepak Paikrao & Associates
High court /GOI



Our Architect:- Siddharth Bhagwat

M. Arch/RIBA II PracticeE.Uk/CIAT/COA.RG

Thanks to

- Ministry of Tribal affairs, Government of India
- All Trustees
- All well-wishers and Supporters