

Policy Environment For Urban Poor In New Delhi



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POLICY ENVIRONMENT FOR URBAN POOR IN NEW DELHI

Slum Profile:

As per the Department of Urban Development, NCT Delhi there is 685 Jhuggi- Jhopari (JJ) Clusters with 4,18,000 Households. The census 2001 reported 1.85 million slum dwellers in Delhi and currently the population is 1.7 million. On the other hand, as per Census 2011, Delhi has 14.6% of its households living in slums with the total population of 17, 85,390 with 7, 38,915 of the slum population living in notified slums.

According to the capitals civic bodies the number is much higher. They claim that about 49 percent of the total population of delhi lives in slums, unauthorized colonies and about 860 jhuggi-jhonpri clusters with 4,20,000 jhuggies with inadequate provision of basic services.

Status of Basic Services:

Speakers					
S. No.	Items	2001 (in '000)	Percentage of Total Households	2001 (in '000)	Percentage of Total Households
1	Electricity	2372	92.86	3311	99.1
2	Toilet facility	1991	77.96	2991	89.5
3	Electricity and toilet facility	1874	73.77	2980	89.1
4	Electricity available but no toilet facility	498	19.49	331	9.9
5	Toilet available but no electricity	117	4.59	11	0.3
6	No electricity and toilet facility	65	2.55	19	0.6
7	Water supply				
	(i). Piped water supply	1924	75.33	2717	81.3
	(ii). Handpumps/tubewells	560	21.91	458	13.7
	(iii). Wells	1	0.04	3	0.1
	(iv). Other sources (river/canal/tank)	69	2.72	163	4.8

Housing & Security of Tenure:

Out of 383,609 households, 272,382 households are owned by the slum dwellers, 7 6,312 households stay in rented houses and the remaining 34,915 households have other status. (Census 2011). A research done by Centre for Global development in collaboration with the Planning Commission of India which identified 477 slum clusters in Delhi, 475 Slums are located on Government land. The remaining 2 slums are located in Private land and private individuals respectively. Thus, the entire cost of slum is born by the government or the tax payer.

Drinking Water & Regularity:

281,081 households have access to tap water from treated source and 42,153 households have access to tap water from un-treated source. Covered well is a source of drinking water for 42,153 numbers of households, whereas 247 households drink water from uncovered well. For 195,221 households water is available within their premises, whereas 151,910 households have to fetch water from near the premises and 36,478 households have to travel to faraway places to fetch drinking water. (census 2011). According to CDGR research Out of 477 slums, only 211 (44.23 per cent) reported regular supply. The maximum number of slums reporting irregular supply varies between 66.92 per cent in West to 36.78 per cent in East Zone

Sanitation (Community + Personal):

Out of 383,609 households in Delhi 192,171 HHS have latrine facilities within the premises, while 191,438 HHs do not have the latrine facilities within the premises. 143,589 HHs use public toilets whereas 47,849 HHs go for open defecation. (census 2011). Out of 477 slums, 354 slums (74.21 per cent) have common toilet facility inside the slum and the remaining 25.79 per cent reported no such facility. Even those slums where common facility is provided the number is not enough to meet the requirement. The greatest sufferers are women and girl children. (CGDR report)

Drainage and Sewerage:

Out of 477 slums, 93.50 per cent have the drainage system inside the slum. As per census 2011 out of 383,609 households in Delhi 186,803 HHs have closed drainage system and 174,837 have open drainage system while 21,969 households have no drainage system.

Electricity and street light: Out of the total 383,609 households, electricity is the major source of lighting for 373,160 households, kerosene for 8,682 households, solar energy for 280 households, other oil 112 households, 862 households have any other source of lighting and 513 households have no lighting. The report by CGDR suggests that only 4.2 per cent households in Delhi Slums are without electricity facility.

Road and Transport:

Out of 477 slums, 244 (51.15 percent) slums have roads of mixed type, which includes cement concrete road, and bitumen road and kutcha roads. 31.24 per cent of slum clusters have cement concrete roads; and 13.00 per cent slums have metal roads and 1.47 per cent have both metal and cemented roads. Only about 3.14 per cent slum clusters have kutcha roads.

Garbage Collection & Disposal:

Out of 477 slum clusters, only about 43.61 per cent reported regular visit by MCD sweepers. At regional level, maximum attention is given to slum clusters in central zone where 70.49 per cent of slum clusters are visited by MCD sweepers and minimum attention is given to western region where only 16.54 per cent slums have reported visits by MCD sweepers. Out of total 477 Slums, 258 (54.09 per cent) reported absence of garbage disposal facility. Importantly, more than 90.98 per cent slums located in the west are without a common dust bin. In other Zones Slums without any common dust bin varies between 56.32 percent in East to 26.23 per cent in Central Zone. In Central Zone, more than 74 per cent of the slums reported having a common dust bin.

Agencies involved in slum development:

Delhi Urban Shelter Improvement Board (DUSIB): Delhi Urban Shelter Improvement Board functions under the control of Govt. of NCT of Delhi and is primarily functioning under the purview of the DUSIB Act, 2010. This act empowers the DUSIB to notify certain areas as slums, where with the passage of time, the buildings have become dilapidated and the basic civic services are missing. Apart from this, DUSIB has been also assigned the role of looking after the Jhuggie Jhompri Squatter Settlements/Clusters by way of provision of civic amenities and their resettlement too. The Slum & JJ Department which was earlier part of MCD has now been transferred to this Board. DUSIB is primarily responsible for improving the quality of the life of Slum & JJ Dwellers in the capital city of Delhi. The main mission of DUSIB is to improve the quality of life of Slum & JJ Dwellers by implementing number of approved plan Schemes on behalf of Delhi Govt.

Delhi State Industrial and Infrastructure Development Corporation Ltd. (DSIIDC): DSIIDC is one of the implementing agencies under (JNNURM) a scheme launched by Govt of India to provide basic services to urban poor's. It aims at balanced growth of the national capital and has taken several measures so as to benefit the economically weaker groups. 13,820 houses have been completed till date. The flats allotted by DSIIDC are provided with essential services like electricity, water and sewage disposal, besides other infrastructural facilities required to make them habitable. With the support of Central Government under the Jawaharlal Nehru National Urban Renewal Mission (JNNURM), about 9,660 houses have been constructed, while the remaining 4,144 houses are fast nearing completion. There are other schemes on the anvil under JNNURM for construction of 18,760 houses at Pooth khurd, 3600 at Kanjhawala, and 8420 houses at Tikri Kalan, Delhi. More sites are being identified and acquired for the construction of more such houses under JNNURM.

Status of houses under JnNURM:

- 6480 EWS Houses at Phase-I PoothKhurd under construction.
- 7720 EWS Houses at Phase-III PoothKhurd under construction.
- 3680 Nos houses with RCC Monolithic technology (Composite work) at Ghoga (Bawana) Constructed.
- 704 Nos. houses with RCC Monolithic technology (Composite work) in Sector-5 Bawana Industrial Complex Delhi under construction.
- 4560 EWS Houses Phase-VII. Low cost housing (TikriKalan) under construction.
- 5552 Nos. EWS houses (Composite Work) with cost effective technologies at Baprola on the verge of completion.
- 1892 Indl. Workers Housing with Cost Effecting at NARELA Completed.

Future Projects under JNNURM

1. Tikri Kalan Phase I consisting of 8420 DUs approved by SLSC and CSMC. Appointment of Consultant is at final stage.
2. Kanjhawala Housing Project for 3600 DUs under approval with CSMC.

Future Projects under RAY

1. 5 Bedded and 10 bedded Transit Accommodation at Kanjhawala for 20020 persons under approval with CSMC.
2. 5 Bedded and 10 bedded Transit Accommodation at Samaspur for 34200 persons submitted to UD Deptt. for SLSC approval and onward submission for CSMC approval.

Though, the houses are being constructed and projects undertaken being completed but hardly has the flats been allocated to the slum dwellers.

Delhi Development Authority (DDA):

has been constructing houses in Delhi according to the requirements and purchasing capacity of different strata of society. DDA, from time to time, has been announcing schemes through newspapers and advertisements for various categories of flats. Planned development of Delhi is the main function of DDA under Sections 7 - 11A of the DD Act of 1957.

New Delhi Municipal Corporation (NDMC):

resolves to intensify its efforts in providing better civic services to the citizens and a multitude of visiting patrons from all over the country and overseas. Other objectives before NDMC are to improve quality of life provide social and community welfare amenities with public, private participation- with special emphasis on promotion of art & culture, environmental improvement, cleaning & greening campaigns to serve as a show window of "A Model Well-Planned Metropolitan City".

Municipal Corporation of Delhi (MCD):

The MCD has been trifurcated into North Delhi Municipal Corporation, South Delhi Municipal Corporation and East Delhi Municipal Corporation with the responsibility of maintaining, upgrading and developing civic amenities efficiently with a view to create a better tomorrow for citizens of Delhi.

Department of Planning:

The Planning Department is responsible for preparation of Five Year Plan and Annual Plans of NCT of Delhi for the subjects within the jurisdiction of Govt. of NCT of Delhi. This involves: (i) estimation of resources for financing of Annual Plans & Five Year Plan, (ii) preparation, monitoring and evaluation of Five Year Plan/Annual Plans. The implementation of the respective plans is carried out by different departments of GNCTD, Local Bodies and Autonomous Organizations under Government of Delhi.

Delhi Jal Board:

The Delhi Jal Board was constituted on 6th April, 1998 through an Act of the Delhi Legislative Assembly incorporating the previous Delhi Water Supply and Sewage Disposal Undertaking. The Delhi Jal Board is responsible for the Production and Distribution of potable water after treating raw water from various sources like river Yamuna, Bhakhra Storage, Upper Ganga Canal & Groundwater and also provides treatment and disposal of waste water. The Delhi Jal Board provides water in bulk to the NDMC and Cantonment areas. Sewage from these areas is also collected for treatment and disposal by the Delhi Jal Board.

Department of Urban Development:

The main objective of the Urban Development Department of GNCTD of Delhi is to plan for various infrastructure facilities and essential services being implemented by various agencies for works such as Water Supply, Sewage Disposal & Sanitation, Urban Poverty Alleviation and various municipal services. The Urban Development Department formulates policy, provides funds, monitors and coordinates the activities, of the Urban Local Bodies, which include the Municipal Corporation of Delhi, the New Delhi Municipal Council, Delhi Jal Board & Trans – Yamuna Area Dev. Board.

The city development plan for Delhi, 2006 outlines the approach of the government towards areas notified as Slums under the Slum areas Act 1956. The strategy has been three pronged (i) Clearance/Relocation; (ii) In situ up gradation; and (iii) Environmental Improvement Schemes. Clearance / relocation have been the mainstay of the policy towards the squatters and JJ clusters. The program of squatter clearance was discontinued at the end of the sixth plan (1980-85). The clearance program has been initiated again in 2005.

The general policy adopted by the government has been two fold (i) No new encroachment shall be permitted on public land and (ii) Past encroachments viz. those in existence up to 1990 would not be removed without providing alternatives. However, in practice, relocation is carried out for those JJ clusters and slums that are required for public interest projects.

Major initiatives of U.D. department related to slums are given below:

Jawahar Lal Nehru National Urban Renewal Mission (JNNURM)

The Government of India has launched JNNURM to build infrastructure in the cities by improving quality of services and spatial development of cities to bring qualitative improvement of urban areas and also provision for low cost houses and upgradation of slums by providing basic services to the urban poor. The City Development Plan Delhi has been prepared with a total investment of Rs.24140 crores spread over six years. The Ministry of Housing and Poverty Alleviation, Govt. of India has approved 17 projects of Govt. of NCT of Delhi with a total project cost of Rs.3068.11 crores for construction of 72996 flats.

Unauthorized Colony Cell

Govt. of NCT of Delhi took a decision in 1998-99 to construct roads and drains in 1071 unauthorized colonies through MCD and DSIIIDC. Since then an amount of Rs. 310 crores approximately has been released to MCD and DSIIIDC. The roads/drains have been constructed/are being constructed in 485 such colonies on private lands. Govt. of NCT of Delhi further took a decision to invite applications from the unauthorized colonies existing as on 31.03.2002 and a public notice was issued in October 2004. 1432 applications were received which have been sent to various

agencies for verification and land status report. Another 107 applications of unauthorized colonies were also received in response to advertisement issued in June 2006 which are being scrutinized, Union Cabinet in its meeting held on 08.02.2007 approved a proposal for regularization of unauthorized colonies in Delhi. Regularization of these unauthorized colonies is under process.

Urban Basic Services Programme

The Urban Basic Services Programme being implemented by Department of Urban Development, Government of Delhi was initiated in Delhi as per Ministry of Urban Development guidelines issued in May 1985. It is based on assessing the needs of the community at large, through community participation. A provision of Rs.100.00 lakh has been proposed for the 11th Five Year Plan. The objectives of Urban Basic Services Programme are-

- To reduce substantially morbidity and mortality rates of children.
- Develop potential of children through improved access of learning opportunities and other basic services.
- Enhance the awareness and ability of the urban low-income community to meet its own needs particularly those of children and women.
- To enhance capacity building efforts of Delhi Government and local agencies and to train manpower as skilled and specialized resource.

Slum Improvement Programs at the Central Level:

JnNURM launched in 2005, is a flagship programme of the Gol aimed at creating economically productive, efficient, equitable, responsive and inclusive cities. The Mission has four components of which two focus on housing and basic amenities to the urban poor, especially slum dwellers: i) Basic Services for Urban Poor (BSUP) applicable to 65 mission cities and ii) Integrated Housing & Slum Development Programme (IHSDP) applicable to other cities and towns. Overall progress of JnNURM under BSUP and IHSDP at the national level is available at: https://jnnurmmis.nic.in/jnnurm_hupa/jnnurm/Jnnurm_Ray_AHP_Progress_Report/Jnnurm_Glance_All_Progress.pdf

Though this scheme was for seven years and was expected that all the projects would be completed by 2012, but since many of the projects are on-going and yet to achieve its target an extension of time period by one year upto 2014-15 for completion of projects sanctioned till march 2012. No new projects under BSUP and IHSDP will be sanctioned during this extended period.

National Urban Housing & Habitat Policy (NHHP), 2007:

The policy aims at providing Affordable Housing for All, particularly for the economically weaker sections and lower income groups. The Policy gives primacy to provision of shelter to the urban poor at their present location or near their work place and efforts will be made to ensure that rights provided are non-transferable for a period of 10-15 years. Only in cases, where relocation is necessary on account of severe water pollution, safety problems on account of proximity to rail track or other critical concerns relocation of slum dwellers will be undertaken. In such cases, special efforts will be made to ensure fast and reliable transportation to work sites. It also aims at promoting in-situ up-gradation slum with partnership between the Central Government, State Government, Urban Local Bodies, Banks/MFIs and Potential beneficiaries. The State Government would (in consultation with Urban Local Bodies) prepare the State Urban Housing & Habitat Policy (SUHHP); act as a facilitator and enabler in collaboration with ULBs/Private Sector/Co-operative Sector/NGOs with regard to Integrated Slum Development Projects, Prepare and update Master Plans along with Zone Plans, Metropolitan Plans, District Plans and the State level Regional Plan by respective agencies with provision of adequate land for urban poor.

Rajiv Awas Yojana:

launched in 2011 with the vision of 'Slum Free India' that aims at encouraging States/Union Territories to progress beyond JnNURM and tackle the problem of slums holistically. The major difference between JnNURM and RAY is that the latter extends support to States that are willing to assign property rights to people living in slum areas. RAY will adopt a whole-city approach upgrading all slums in a city. This scheme will be operationalised in two phases: preparatory phase and implementation phase.

As on 31st January, 2014 the total number of projects approved in the preparatory phase is 55 at the all India level across 16 states and 48 cities/towns. Although, RAY has been approved in 16 states but only 8 states have garnered more than 75% of the projects which are Rajasthan, Madhya Pradesh, Haryana, Karnataka, Andhra Pradesh, Chhattisgarh, Uttar Pradesh and Tamil Nadu. This clearly reflects that RAY pilot projects are not fairly distributed across the country and only selected few states have managed to get the pilot projects. In total 42,488 Dwelling Units have been approved for 48 cities but just 10 cities have got about half of the DUs. The total number of DUs for these 10 cities is 19,564. This reflects the lop-sided progress of the scheme across various cities.

Interest Subsidy Scheme for Housing the Urban Poor (ISHUP):

Launched in 2008-09, seeks to provide a subsidy of 5 percent per annum on interest on home loans up to Rs. 100,000 for fifteen years taken for housing purposes by the urban poor, admissible over the full period of the loan and aims at a flow of institutional finance for economically weaker and low income groups.

Integrated Low Cost Sanitation Scheme (ILCS):

Aims at the conversion of dry latrines into pour flush latrines. The scheme provides a subsidy of 75% of the cost for a complete two-pit pour flush unit superstructure.

SCHEMES AT THE STATE LEVEL

Major Highlights of Delhi Master Plan-2021:

The MPD-2021 is based on a projected addition of 4.8 million populations during 2011 and 2021 and use market mechanisms to development with priority on (1) public - private partnerships; (2) Incentivizing re-development and modernizing of the old buildings and localities, unauthorized colonies, and JJ Clusters; (3) Re-structuring the physical infrastructure of the city;

The MPD-2011 has specific program on housing for poor including in-situ slum rehabilitation, including using land as a resource for private sector participation; in order to prevent growth of slums, mandatory provision of EWS housing / slum rehabilitation in all groups housing to the extent of 15 per cent of permissible FAR or 35 per cent of dwelling units on the plot, whichever is higher; housing for urban poor to the extent of 50-55 per cent of total; re-categorization of housing types, development control norms and differential densities to make EWS /LIG housing viable and economical. The MPD of 2011 is just an off shoot of NHHP, 2007.

Ministry of Urban Affairs and Employment (MOUAE) Policy orders/guidelines:

(MOUAE is presently know as Ministry of Urban Development, Govt of India)

1. Existing slums/jj clusters ought to be ameliorated by a judicious mix of relocation and in-situ development (July 2003)-MOUD&PA guidelines for MPD-2021.
2. MOUAE directions vide d.o. letter no.K-20014/5/96-DDIIA dated 29.1.97
 - DDA to supply 10% of residential land to Slum Department, MCD at pre-determined rates for facilitating relocation/resettlement of JJ dwellers.
 - Further, at least 20% of all flats shall be for EWS with maximum plinth area 25 sqm.
 - Another 20% of flats to be constructed by DDA for LIG with plinth area between 25 to 50 sqm.
 - The estimates committee has recommended to the government to increase 10% of residential area for Slum/JJ Rehabilitation to 20%

MOUAE letter dated 17.1.2001:

There is only one Government policy and one approved pattern of resettlement, i.e. allotment of 18 sq m. built up space to pre-1990 squatters and 12.5 sq. m. to post-1990 but pre-1998 squatters. Any other procedure and pattern of development would be violation of Government order and its Policy and would be administratively and financially irregular. The duality of treatment is not to be accorded, under any circumstances, to any case involving clearance and resettlement.

Apart from this, for the betterment of the lives of jhuggie dwellers, number of scheme like Construction of Pay & Use Jansuvidha Complexes to curb the habit of mass defecation in open; Basti Vikas Kendras to meet the social-consumption requirements of jhuggi dwellers; Shishu Vatikas to create space for slum children etc. are also under implementation. However,

In 2007, Delhi government came out with a very ambitious and massive rehabilitation program under the flagship name of Rajiv Ratan Awas Yojana (RRAY) for the resettlement of squatter families in Delhi. Under the new policy, Delhi Government has proposed to provide built up flats instead of plots to slum dwellers, and economically weaker sections (EWS). These flat were to be constructed, consisting of two rooms, a bathroom and kitchen and with a floor area of 25 square meters.

Sanjha Prayas is essentially an offshoot of the Bhagidari initiative with the sole difference that it involves merely the slum dweller and not the more privileged. It is an initiative of the Delhi Government led ably by Chief Minister Sheila Dikshit and thousands of slum dwellers. Launched in 2007, CURE is consultant to the Bhagidari-Sanjha Prayas initiative. The poor living in slums and resettlement colonies are expected, under the scheme, to identify and prioritize problems and develop community level action plans through participative processes towards improving the quality of services in their settlements. Community mobilization has been started in 19 slum areas in Patparganj, Seemapuri and Shahadra constituencies and 11 blocks of Savda Ghevra, a new resettlement being developed in Delhi to relocate and house slum dwellers.

JnNURM and its status:

The progress in BSUP made so far in Delhi is illustrated below. Out of 26 projects submitted only 17 got approved and the number of DUs occupied is just 9614 with 12736 DUs have been completed. With an extension of BSUP by another year, it is still doubtful if the set target would be achieved and slum dwellers occupy the houses.

Scheme	State	No. of project approved	No. of city/ town covered	Project Cost Approved			Financial Progress			Physical Progress				
				Housing	Infra	Total	Allocation	ACA Committed	ACA Released	DUs sanctioned	DUs completed	DUs in progress	DUs yet to start	DUs occupied
BSUP	Delhi	17	1	756.14	276.89	1033.03	446.13	444.93	379.02	25728	12736	4960	8032	9614

Progress of Approved Projects Under JNNURM (BSUP)

S.No	Status of DUs	DSIIDC	DUSIB	DDA	NDMC	Total
1.	Approved	44,600	18,204	4740	240	67,784
2.	Constructed	13,820	1024	Nil	Nil	14,844
3.	Under Construction	27,180	17,180	3060	240	47,660
4.	Tender to be initiated	3600	Nil	Nil	Nil	3,600
5.	Cases where problems cropped up	3600	120	1680	Nil	5400
6	Total Projects	9	6	1	1	17

List of Completed Projects

Organization	Place	DU Sanctioned	Approved Cost (Rs in Crore)	DU constructed	Remarks
DSIIDC	Bawana (1184) Bhorgarh (1272) Narela (1412)	3868	113.28	3868	Completed
	Ghoga (3680) Narela (1412)	7104	132.95	7104	Completed
	Barpola	2144	98.45	2144	Completed
	Bawana	704	28.86	704	Completed
	Total	13820	373.54	13820	
DUSIB	Dwarka	288	7.99	288	
	Dwarka	736	20.46	736	
	Total	1024	28.45	1024	

Physical status of ongoing progress of DSIIDC

Scheme	Place	DU's Sanctioned	Appd Cost (in crores)	Date of final approval	Physical Status As On 27/05/2013	Likely progress on 31.3 2014
I	Pooth Khurd Ph-I	6480	374.72	19.04.2011	Present physical progress is 35%(35% work front hindered due to Nursery/ Plantation/Trees) Approval from forest department awaited..	100%
II	Pooth Khurd Ph-II (shifted to Tikri kalan)	4560	272.06	19.04.2011	14%.	100%
III	Pooth Khurd Ph-III	7720	444.91	19.04.2011	Present physical progress is 22%. (25% Work front hindered due to Nursery/ Plantation/Trees). Approval from forest department awaited.	85%
IV	Tikri Kalan Ph-I	8420 (6740)	490.21	10.01.2012	Work recently started	80%

Physical Status of held up Project: DSIIDC

Scheme	Place	DU's Sanctioned	Appd Cost (in crores)	Date of final approval	CURRENT STATUS
I	Kanjhawala	3600	229.83	5.10.2012 (by SLSC)	Preparation of DE, NIT in progress.

Financial Status of Ongoing Projects: DUSIB, DDA, NDMC

S. No.	Deptt.	Name of Project	Project Cost (Crs.)	No. of DUs Sanctioned	Date of Start	Physical Progress	Likely date of completion
1	DUSIB	Bhalaswa, Jahangirpuri,	366.84	7400	26.07.12	25%	31.03.14
2	DUSIB	Sec-16B, Ph-II, Dwarka	50.69	980	10.3.12	60%	31.12.13
3	DUSIB	Site No. A-3, Sul-tanpuri	58.44	1180	13.3.12	58%	31.12.13
4	DUSIB	Savada Ghevra, (Ph-III)	407.69	7620	10.3.12	20%	31.03.14
5	DDA	Narela Ph-III (Siraspur Village)	196.06	4760	21.06.10	67% of the work front available for 2920 DU	31.03.14
6	NDMC	Bakarwala	21.89	240	01.06.13	Work awarded	30.06.14

Revised Guidelines of GNCTD for allotment of EWS houses to Slum dwellers- eligibility and procedure

- Cut-off date of residing in the jhuggie is 4th June, 2009
- Name should be in the Electoral Roll on or before 4/6/2009 & at the time of survey.
- Should possess valid ID proof (Any one of 11 documents) at the time of survey.
- Allotment of Flat on lease hold basis for 15 years, to be converted into Free hold thereafter.
- Allotment made in the joint name of husband and wife.
- Nominal beneficiary contribution of 70,000/-approx.
- 100% subsidy for SC J.J. dweller.
- Authentication of Beneficiary through Aadhaar Card.

Some of the main issues faced:

- 80-90 Acres of Gram Sabha land at Kanjhawala is in the process of allotment to UD department.
- Ministry of Expenditure has asked for a commitment from State Govt to bear the cost of unreleased ACA beyond 31.3.2014

Constraints faced while executing this scheme:

1. Master Plan Provisions

- No separate Development Control norms for EWS Housing are available in MPD 2021. In absence of DC norms approvals of Plans of the scheme by MCD is pending.
- FAR permissible for Slum rehabilitation is 400 and Density allowed is 600 +10% DUs per Hectare. It is possible when EWS houses are constructed as multistoried structures (16 story or more). Cost of construction per DU in multistoried is almost double as compared to five storied structure which we are executing currently in all our schemes because of which neither this FAR nor the density could be achieved.
- Parking norms and other Social Infrastructure requirement available in MPD 2021 is only for group housing which is too high that demands huge financial resources and not feasible for EWS housing.

2. Multiplicity of Approvals

- For execution of the Projects following approvals are required from various departments.
- Approval of layout Plan from MCD/DDA.
- Approval of scheme from DUAC.
- Approval from Fire Dept.
- Environmental Clearance.
- Approval of Water Supply, drainage & Sewerage scheme from DJB.
- Electricity scheme to be taken from TPDDL/BSES.

3. Availability of Water Supply

- Adequate quantity of potable water supply not available due to supply constraints.

- Permission for bore wells for huge quantity of water is very difficult.

- Even if the permission is received, treatment of water from bore well is very costly affair

4. Availability of Land

- Encroachment free land is not available near the slum to be relocated.
- Available Land is at far off place from main city, whereas most of the slums are located within main city area.
- Most of the land is with DDA which is not under control of Delhi State.

5. Cost of Peripheral Infrastructure

- High cost involved for laying water supply network, upto the tune of Rs 20,250/- per DU
- High Cost of laying electricity network including setting of 66/11kv grid, transformers etc.
- Cost of Disposal of Drainage and Sewerage to long distances from site is also a matter of great concern and involves huge expenses.

6. Maintenance of completed Projects

- Funding of maintenance charges of completed houses and Infrastructure like STP, Street light, RWH, roads, Parks, Drainage, sewerage, water supply, garbage disposal and cleaning of roads etc. from Slum dwellers is a difficult task. No RWA of these housing schemes will fund above mentioned maintenance activities.

Rajiv Awas Yojana and its status:

DUSIB has been identified as the Nodal Agency for preparation of 'Slum Free City' plan for Delhi. DUSIB, in consultation with regulatory agencies, land owning agencies, civic services agencies and utility services agencies shall formulate the 'City Plan of Action's' under RAY. The Socio-economic survey for enumeration of Slum Dwellers has been completed by March, 2013 and verification process has started. In total, 3, 50,000 households have been surveyed.

DUSIB: EWS Housing Schemes under Rajiv Awas Yojna (RAY)

S. No.	Proposed Projects	No. of DUs	Project Cost (in crores)	Cost per DU
I	EWS Housing for JJ Dwellers at Sultanpuri Near F-Block	2880	268.70	9.33 Lacs
II	EWS Housing at Kalyan Puri	1472	172.71	11.73 Lacs
III	In-situ Housing at Harinagar Ashram	600	66.00	PPP Mode

Housing requirement for Delhi for next five years

- As per Socio-Economy Survey No. of house hold : Rs 3.50 lacs +
- No. of flats under construction : 0.67 lacs
- No. of DUs required in next 5 years : 3 lacs
- Cost per DUs in multi storied : 10 lacs
- Land reqd. for const. of 3 lacs houses : 500 Hectare
- Total Cost of 3 lacs houses : Rs. 30,000 Crs.
- Funding pattern ACA : 50%
- State Govt. Share i/c beneficiary : 50%
- Fund required per year : Rs. 6000 Crs. for 5 years

¹Centre for Global Development Research Private Limited, New Delhi prepared a study report on Delhi slums in 2011 with the help of SER Grant extended by the Planning Commission of India. It identified 477 slum clusters in Delhi.



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