

CHAPTER - 4

HOUSING

1. As per 2011 Census Delhi's population has increased from 138.50 lakh in 2001 to 167.53 lakh in 2011. It is a matter of great relief that decadal population growth rate during 2001-2011 of Delhi has been reported as 20.96% as compared to more than 50% growth rate during 1951 to 1991 in each Census. Even decadal growth rate 1991-2001 was 47.02%.
2. The Housing Sector in National Capital Territory of Delhi is within the domain of DDA only as Govt. of NCT of Delhi has not been allotted the subject like land, land development and public housing. However GNCT of Delhi entered into the housing sector in a limited way during 11th Five Year Plan with the implementation of JNNURM programme. Other major programmes implemented under Housing Sector are construction of Staff Quarters for Delhi Govt. Employees, construction and management of Night Shelters for shelterless persons. The JNNURM projects for construction of about 52284 EWS flats are being implemented by DSII DC, DUSIB and NDMC.
3. Since DDA could not develop required Urban Extension Area taking into account and matching with growth of population particularly due to migration in NCT of Delhi, the result is growth of unplanned habitats. However GNCT of Delhi is making its sincere efforts in providing all basic essential civic services in all such unplanned habitats so as to provide better living environment to such EWS and other deprived section/society residing in such unplanned habitats.

Major project approved under JNNURM are as under:-

DSIIDC	No. of Flats
1. Housing for urban Poor at Bawana , Narela, Bhorgarh	3868
2. Slum Relocation Project at Ghogha ,Bapraula	7104
3. Slum Relocation Project at Bapraula, Phase-II, Delhi	2144
4. Slum Relocation Project at Bawana, Delhi	704
5. Slum Relocation Project at Pooth Khurd I	3840
6. Slum Relocation Project at Pooth Khurd II	4560
7. Slum Relocation Project at Pooth Khurd III	6000
8. Slum Relocation Project at Tikri Kalan – Phase –I	5740
TOTAL (DSIIDC)	33960

DUSIB	No. of Flats
Construction of four storied EWS Housing for Slum Dwellers at 16-B, Site No.2, Dwarka	736
Construction of four storied EWS Housing for Slum Dwellers at 16-B, Site No.3, Dwarka	288
Construction of five storied EWS Housing for Slum Dwellers at Savda Ghevra, Ph-III	7620
Construction of five storied (G+4)EWS Housing for Slum Dwellers at A-3 Sultan Puri Delhi	1060
Construction of five storied (G+4)EWS Housing for Slum Dwellers at Balaswa, JahangirPuri Ph-II	7400
Construction of five storied (G+4)EWS Housing for Slum Dwellers at Block/sector 16B, PhII, Dwarka	980
TOTAL DUSIB	18084
NDMC- Bakkarwala Project	240
GRAND TOTAL (DSIIDC+DUSIB+NDMC)	52284

The 22924 nos. flats have been completed and remaining flats are at various stage of completion.

The Statement showing proposed Outlay for Annual Plan 2015-16 and 12th FYP is given here under: -

Particulars	(₹in Crore)			
	12th FYP Proposed Outlay	2014-15 Approved Outlay	2014 -15 Revised Outlay	2015-16 Proposed Outlay
Delhi Govt. Quarters	410.00	50.00	50.00	40.00
DUSIB- Night Shelter	30.00	15.00	20.00	20.00
JNNURM	2260.00	427.00	205.00	158.00
Total (Housing)	2700.00	492.00	275.00	218.00

A. General Pool Accommodation for Delhi Govt. Employees

Annual Plan Outlay 2015-16 : ₹ 4000 Lakh (Capital)

1. Staff Quarters at Mayur Vihar

Annual Plan Outlay 2015-16 : ₹ 300 Lakh (Capital)

Aims and Objectives of the Scheme	Repair work in existing flats.
Outlay [₹ in lakh] a. Proposed Outlay Annual Plan (2015-16)	300.00
Physical Targets for Annual Plan [2015-16]	Major repair work in existing flats including construction of balconies and granite work.

2. Redevelopment of Kalyanwas Housing Complex

Annual Plan Outlay 2015-16 : ₹ 500 Lakh (Capital)

Aims and Objectives of the Scheme	Construction of new staff quarters for the employees of Govt. of National Capital Territory of Delhi in place of Old depleted quarters.
Outlay [₹ in lakh] a. Approved Outlay for Annual Plan 2014-15 b. Proposed Outlay Annual Plan (2015-16)	28.00 500.00
Physical Targets for Annual Plan [2015-16]	Construction of 105 type-II and 121. Type III quarters in Phase III will be undertaken.

3. Construction of Staff Quarters at Shalimar Bagh

Annual Plan Outlay 2015-16 : ₹ 40 Lakh (Capital)

Aims and Objectives of the Scheme	Improvement in the satisfaction ratio of the employees of Govt. of National Capital Territory of Delhi at newly constructed staff quarters in Shalimar Bagh.
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Outlay [₹ in lakh]	
a. Approved Outlay for Annual Plan 2014-15	40.00
b. Proposed Outlay Annual Plan (2015-16)	40.00
Physical Targets for Annual Plan [2015-16]	For 2 nd phase of quarters provision has been kept under 12 th Five Year Plan. The project cost is ₹54.73 crore.

4. Construction of Residential Accommodation at Dheerpur Village

Annual Plan Outlay 2015-16 : ₹ 500 Lakh (Capital)

To make more houses available for the employees of GNCT of Delhi, the staff quarters at Dheerpur will be constructed. Appointment of Consultant M/s Nivedita & Uday Pande has been made. This was communicated by CE's letter dt: 06.11.2013. A provision of ₹ 500 lakh has been kept for Annual Plan 2015-16.

5. C/o of Staff Quarter at Bahapur (New Friends Colony)

Annual Plan Outlay 2015-16 : ₹ 500 Lakh (Capital)

Aims and Objectives of the Scheme	Construction of new staff quarters for the employees of Govt. of National Capital Territory of Delhi
Outlay [₹ in lakh]	
a. Approved Outlay for Annual Plan 2014-15	21.00
b. Proposed Outlay Annual Plan (2015-16)	500.00
Physical Targets for Annual Plan [2015-16]	The consultant M/s Kapoor & Associates have submitted the final conceptual drawings incorporating suggestion/modification and same has been submitted to CE, B-1 for approval from the competent authority on 21.10.2013. Presentation was done before Chief Secy. on 12-11-2013. The approval of competent authority is still awaited.

6. Renovation of Staff quarter at Gulabi Bagh & Timarpur

Annual Plan Outlay 2015-16 : ₹ 1000 Lakh (Capital)

Aims and Objectives of the Scheme	Renovation of all quarters at Gulabi Bagh
Outlay [₹ in lakh]	
a. Approved Outlay for Annual Plan 2014-15	3400.00
b. Proposed Outlay Annual Plan (2015-2016)	1000.00
Physical Targets for Annual Plan [2015-16]	Extra Ordinary Repair of 2128 nos of qtrs. at Gulabi Bagh at an estimated cost of ₹ 64.75 crore and for 802 no of flats at timarpur at an estimated cost of ₹1.50 crore

7. Construction of Residential Accommodation at Hakikat Nagar

Annual Plan Outlay 2015-16 : ₹ 200 Lakh (Capital)

To make more houses available for the employees of GNCT of Delhi, the staff quarters at Hakikat Nagar will be constructed. Consultant M/s Development Consultant appointed on 30/08/2010. A/A & E/S 1.01 Crores dtd: 04.06.2010. Modified LOP for C/o Type-II- 252 Nos., Type-III-252 Nos., Type-IV-48 Nos. (Total: 552 Nos.) Submitted to MCD on 18.06.12. Objection raised by MCD vide letter no. 85/B/HQ/NDMC/12 dt: 20.11.12. Drawing submitted to DUAC on 31.08.12. DUAC returned the layout plans vide letter no. 23(40)/2012/DUAC dt: 17.12.12 and asked for submission of walk through. Same has been submitted on 24.06.2013 to DUAC. The case has been approved in the meeting dtd: 25.09.2013. Formal approval is awaited. Now the case has been re-submitted to MCD (Bldg. section) for approval on 30.09.2013. The approval is awaited. Clearance from fire department has been received.

8. Construction of Staff Qquarters at various places

Annual Plan Outlay 2015-16 : ₹ 160 Lakh (Capital)

A provision of ₹160 lakh has been kept for Annual Plan 2015-16 for Renovation and Repair work in Staff Quarters on GNCTD at various places.

9. Staff quarters at Satbari

Annual Plan 2015-16 : ₹ 300 Lakh (Capital)

To make more houses available for the employees of GNCT of Delhi, the staff quarters at Satbari will be constructed. Land measuring 56 Acre (271 bigha 8 biswa)

in village Satbari has been taken over by PWD on 21.05.2010 from Animal Husbandry Unit of Development Department. Which has been allotted for C/o General Pool Govt. Housing? The declaration of Land use for its residential use has been confirmed by DDA on 18.04.2012. PWD Secretariat sent tentative requirements in respect of residential houses conveyed on 17.09.2012. NIT for consultant appointment has been approved by CE, B-1 on 24.05.2013 and tender invited on 30.05.2013 and was due on 17.06.2013. No tender received. It was decided in the meeting of E-in-C on 27.06.2013 to take up the C/o Qtrs. in four phases. It was decided in the meeting chaired by E-in-C that the planning work is to be done in house. Accordingly the conceptual drawing has been prepared and discussed with E-in-C on 28.10.2013. Certain modifications were suggested which has been incorporated and Architectural drawings have been submitted to competent authority for approval.

A provision of ₹ 300 lakh has been kept for Annual Plan 2015-16.

10. Staff quarters at Dwarka

Annual Plan Outlay 2015-16 : ₹ 500 Lakh (Capital)

Major repair / renovation work for 332 staff quarters at Dwarka for providing slab, marble tile works etc.

B. DELHI URBAN SHELTER IMPROVEMENT BOARD

1. Night Shelters including Mobile Shelters

Annual Plan Outlay 2015-16 : ₹ 2000 Lakh (₹ 300 Lakh For capital assets)

Aims and Objectives of the Scheme

The main objective of the scheme is to provide the shelters to the shelter-less persons sleeping on pavement. To take care of this most vulnerable segment of society i.e homeless, DUISB being nodal agency of Delhi Govt., at present is operating and managing 92 permanent & 112 Porta cabin Night shelters having capacity of about 17617 inmates. In addition to this, in winter season Night Shelters are being operated in 51 tents having capacity of 2173 inmates. Another agencies like DDA, DMRC, NDPL have also provided space for running 17 night shelters to accommodate 814 persons. These night shelters have been provided with the basic facilities of WC and baths, drinking water, electricity etc. the inmates are provided blankets, jute mattresses and durries for night stay by charging ₹ 6.00 per inmate w.e.f. July, 1999. However, women, senior citizens & children below 16 years are allowed to utilize this facilities without any cost. During winters Tea and Rusks are also served in morning in these Night shelters. These night shelters are opened for 24 hours and services are being provided free of cost during winter seasons. The night Shelters Helpline located at Punarwas Bhawan, ITO is open for 24 hours for redressal of complaints.

The management of all these night shelters vests with DUSIB. all the Night Shelters have been handed over to various NGO's for better operation, management and utilization, DUSIB is providing financial assistance to NGO on monthly basis at the tune of ₹35087/- per month per night shelter and department is also bearing expense for electricity.

The achievement for 2014-15: 1 permanent Night shelter at Avantika has been completed whereas c/o 01 permanent Night shelter at Rohini is under progress. C/o 04 porta cabins Night shelters completed. Apart from this, numbers of Night shelters have been upgraded/ renovated and additional facilities like CC flooring, c/o platforms for water tanks, footpaths, tubewells, 20 nos. FRP single seater WC bath cabins, development of surroundings etc have been provided. DUSIB at present is operating and managing 271 permanent & porta cabin Night Shelters at various locations in Delhi with the help of NGOs/ Shelter management agencies.

Physical Targets 2015-16

To complete the construction of 02 Night shelters at Sector-22 Rohini, IFC Gazipur, to initiate construction of 03 more night shelters at sector-5, Rohini, Sector 16-B Dwarka, Sector-9, Dwarka Ph-II. Operation & management of existing Night Selters, upgradation, renovation of existing Night Shelters as per requirement.

C. HOUSES FOR WEAKER SECTION [J.N.N.U.R.M]

Under this programme, the following three agencies are involved:-

Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

Annual Plan Outlay 2015-16: ₹ 15800 Lakh (For capital assets)

Jawaharlal Nehru National Urban Renewal Mission (JNNURM) has been formulated to build infrastructure by improving quality of services and spatial development of the city to bring about qualitative improvements of urban areas and also provision of low cost houses and up gradation of slums by providing basic services to the urban poor. The aim is to encourage reforms and fast track planned development of the city.

The Government of India has approved 15 low cost housing projects for construction of 52000 flats under sub-mission for Basic Services to the Urban Poor (BSUP). Out of which 14844 flats are ready for allotment. Additional 8080 dwelling units have been completed, however infrastructure works are expected to be completed within six months. About 29000 flats are under construction stage. The allotment of completed flats shall be done by DUSIB after approval of the Relocation Policy Guidelines of GNCT of Delhi.

The Delhi Urban Shelter Improvement Board is nominated as the nodal agency for relocation /rehabilitation of slum and JJ dwellers. The Government has prioritized 52 JJ clusters for relocation and allotment of flats in the 1st Phase. The Delhi Urban

Shelter Improvement Board is finalizing the list of eligible beneficiaries from the above JJ clusters whose annual family income is upto 1.00 lakh with cut-off date of 31-03-2007. Only 3733 number of dwelling units got allotted to the eligible beneficiaries and 266 units got occupied by the end of March 2015. The issues and problems for low occupancy are very low eligibility rate qualifying for getting the dwelling unit, non-availability of required peripheral infrastructure facilities, apprehension of allottees of losing livelihood after shifting. Other issues for in situ development of JJ clusters are lack availability of land and for providing alternate accommodation to the JJ dwellers for development of the colony.

The scheme / projects under JNNURM have now been subsumed under a new format designed by Ministry of Urban Development, Government of India named as Atal Mission for Rejuvenation and Urban Transformation (AMRUT). Project already completed 50% or more under JNNRUM will be financed under AMRUT.

A new scheme named as Rajiv Awas Yojna (RAY) launched by the Ministry of Housing and Urban Poverty Alleviation, Government of India is being taken up by the Government of Delhi. The Delhi Urban Shelter Improvement Board is undertaking the preliminary activities of this scheme, like house to house survey of slum and JJ dwellers, mapping of JJ clusters and preparation of the action plan for Slum Free Delhi.

An amount of ₹15800 crore has been kept for Annual Plan 2015-16.

I. Houses for Weaker Section (DUSIB)

Annual Plan Outlay 2015-16 : ₹ 14500 Lakh (For capital assets)
(₹12500 lakh for General and ₹ 2000 lakh for SCSP)

Aims and Objectives of the Scheme	To provide shelters to JJ squatters by constructing houses for weaker sections.
Outlay [₹ in lakh] a. Approved Outlay for Annual Plan 2014-15 b. Proposed Outlay Annual Plan (2015-16)	24000.00 14500.00
Achievements during 2014-15	Govt. of India has approved 6 projects for the construction of 17060 houses for J.J. Squatters at an estimated cost of ₹ 906.16 crore. The Central Share is ₹ 426.96 crore and ₹ 479.19 crore is State share. 980 flats at Sector 16-B, Ph-II, Dw arka has been constructed.
Physical Targets for Annual Plan [2015-16]	Construction/Completion of 16080 houses for JJ Squatters at Dw arka, Savda Ghevra Ph-III (7620), A-3 Sultanpuri (1060) & Jhangirpuri Pocket-II (7400)

II Houses for Weaker Sections: DSIIDC

Annual Plan Outlay 2015-16 : ₹ 1000 Lakh (For capital assets)
(₹800 lakh for General and ₹200 lakh for SCSP)

Aims and Objectives of the Scheme	To provide residential accommodation to Economically Weaker Section and relocation of Slum Areas to make Delhi as Slum Free Delhi
Outlay [₹ in lakh] a. Approved Outlay for Annual Plan 2014-15 b. Proposed Outlay Annual Plan (2015-16)	15000 1000
Physical Targets for Annual Plan [2015-16]	Government of India has approved 8 projects for construction of 33960 flats for weaker sections at an estimated cost of ₹1885 crore. Out of 33960 approved flats, 13820 flats completed 20140 flats under progress.

III. Rajiv Awas Yojna – (RAY)

Annual Plan Outlay 2015-16 : ₹ 100 Lakh (For capital assets)
(₹ 75 lakh for General and ₹25 lakh for SCSP)

Government of India, Ministry of Housing and Urban Poverty Alleviation has launched The Rajiv Awas Yojna (RAY) for preparation of Slum free plan for the States and Union Territories. As per the guidelines of Rajiv Awas Yojna (RAY), the Govt. of Delhi is required to prepare slum free strategy for the whole city. The ministry of Housing and Urban Poverty Alleviation (HUPA), Govt of India is also providing plan support for preparation of slum free city planning for Delhi. A provision of ₹ 1.00 crore is kept for this scheme.

Physical Status: Socio economic survey for 656 survey cluster has been got completed through 04 agencies selected for this purpose. Data rectification is in progress. All JJ Clusters have been marked on Delhi Govt. GIS. A separate GIS has been established at DUSIB for use with preparation of Plan. Recruitment of specialist for city level technical cell is underway. The social development specialist and consultant (RAY) have joined and are engaged in preparation of City Level Development Plan. Pilot projects for redevelopment of Sultanpuri JJ clusters submitted to Ministry of HUPA/ Delhi Govt. for approval under RAY but Ministry desired that entire plan for making Delhi slum free city may be prepared.

IV. C/o Houses for Weaker Sections by NDMC

Annual Plan Outlay 2015-16 : ₹ 200 Lakh (For capital assets)
(₹100 lakh for General and ₹100 lakh for SCSP)

To provide shelters to the weaker sections by constructing houses, Government of India has approved one project for construction of 240 houses for weaker sections at an estimated cost of ₹21.89 crore. The detail of project is as under: -

S. No	Particulars	Amount (₹ in Lakh)
1.	Cost of the project	2188.74
2.	ACA Committed	786.55
3.	State Share	139.00
4.	Beneficiary Contribution	144.00
5.	ULB Share (NDMC)	1119.19
	Total	2188.74

An amount of ₹ 596.64 lakh against ACA & ₹139 lakh against State Share already been released to NDMC.