

## 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 11<sup>th</sup> 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 52584 EWS flats are being implemented by DSIIDC, 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 for EWS Housing are as under:-

<b>DSIIDC</b>	<b>No. of Flats</b>
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	6300
8. Slum Relocation Project at Tikri Kalan – Phase –I	5740
<b>TOTAL ( DSIIDC)</b>	<b>34260</b>

<b>DUSIB</b>	<b>No. of Flats</b>
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
<b>TOTAL DUSIB</b>	<b>18084</b>
<b>NDMC- Bakkarwala Project</b>	<b>240</b>
<b>GRAND TOTAL (DSIIDC+DUSIB+NDMC)</b>	<b>52584</b>

The 23164 nos. flats have been completed and remaining flats are at various stage of completion.

Major plan programmes envisaged to be taken up in Annual Plan 2016-17 are as under:

- a. The Budget allocation includes provision of ` 100 crore to DUSIB for a new project “ In-sity Rehabilitation Development plan” as discussed in the budget meeting by Hon’ble Chief Minister. Proposed budget is to be given to DUSIB in the form of Loan towards the seed money for the Slum Rehabilitation Project to be executed on PPP mode. A new scheme has been proposed in the Annual Plan 2016-17.
- b. DUSIB is presently implementing 06 EWS housing projects under JNNURM for construction of 18084 EWS houses against total project cost of ` 906 crore. GNCTD already released `775 crore for the project. `100 crore is proposed to be allocated to DUSIB for the ongoing EWS Housing Projects.
- c. The Central Scheme” Pradhan Mantri Awas Yojana- Housing for All” is being implemented in Delhi through DUSIB for slum rehabilitation. This project is to be executed with participation of private developers using land as resources, for which an amont of `4.50 crore has been propped in Annual Plan 2016-17.

- d. DUSIB is implementing the scheme for construction and management of night shelters. An allocation of `35 crore is proposed in Annual Plan 2016-17.
- e. PWD for housing purpose has taken up new housing projects at Bahapur, Dheerpur, Hakikat Nagar and Satabari. It is to renovate old staff quarters for Delhi Government Employees at Mayur Vihar, Shalimar Bagh and Kalyanvas. A total of `50 crore may be allocated for Housing Projects of PWD.

Proposed Outlay under Annual Plan 2016-17 for housing projects is given here under: -

Particulars	Approved Outlay 12th Five year	Expenditure ( 4 yrs) of 12 <sup>th</sup> FY 2012-13 to 2015-16	(₹in Crore)
			2016-17 Proposed Outlay
Delhi Govt. Quarters (PWD)	410.00	183.22	50.00
DUSIB- Night Shelter	30.00	75.00	35.00
In-Situ Slum rehabilitation Plan- DUSIB			100.00
EWS Houses- JNNURM	2260.00	1114.15	110.50
Housing for all-(PMAY)			4.50
<b>Total (Housing)</b>	<b>2700.00</b>	<b>1372.37</b>	<b>300.00</b>

#### **A. General Pool Accommodation for Delhi Govt. Employees**

Annual Plan Outlay 2016-17 : ₹ 5000 Lakh (Capital)  
Some of the Major Housing Project for Delhi Govt. Employees by PWD is as follows:

##### **1. Staff Quarters at Mayur Vihar**

Annual Plan Outlay 2016-17 : ₹ 200 Lakh (Capital)

<b>Aims and Objectives of the Scheme</b>	Repair work in existing flats.
<b>Outlay [₹ in lakh]</b>	
a. Proposed Outlay Annual Plan (2016-17)	200.00
Physical Targets for Annual Plan [2016-17]	Major repair work in existing flats including construction of balconies and granite work.

## **2. Construction of Staff Quarters at Shalimar Bagh**

- Annual Plan Outlay 2016-17 : ₹ 200 Lakh (Capital)
- Revised Outlay for Annual Plan 2015-16: ₹ 200 Lakh (Capital)
- Proposed Outlay Annual Plan 2016-17 : ₹ 200 Lakh (Capital)
- Total 299 staff qrs. are built at a total revised project cost is ₹75.43 crore in 2011 EFC (against ₹54.73 crore of original project cost)
- Plan provision is for routine maintenance of electrical & civil works.

## **3. Construction of Residential Accommodation at Dheerpur Village**

Annual Plan Outlay 2016-17 : ₹ 1000 Lakh (Capital)

Appointment of Consultant M/s Nivedita & Uday Pande has been made. Number of Qtrs. as per the original LOP was for completion of Type-II-312 Nos, Type-III-384 Nos. Type-IV-456 Nos. (Total: 1152 Nos.). A provision of ₹ 1000 lakh has been kept for Annual Plan 2016-17.

## **4. C/o of Staff Quarter at Vasant Kunj**

Annual Plan Outlay 2016-17: ₹ 300 Lakh (Capital)

Civil Structure work of this project has been completed, finishing as well as fixing of doors and windows is in progress. Work completed physically 100% but due to no sanction of building plant W/S & E/S held up.

A provision of ₹ 300 lakh has been kept for Annual Plan 2016-17.

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

Annual Plan Outlay 2016-17 : ₹ 1000 Lakh (Capital)

<b>Aims and Objectives of the Scheme</b>	Construction of new staff quarters type-VI - 76 Nos. and type-VII - 18 for the employees of Govt. of National Capital Territory of Delhi.
<b>Outlay [₹ in lakh]</b>	
a. Revised Outlay for Annual Plan 2015-16	20.00
b. Proposed Outlay Annual Plan (2016-17)	1000.00
Physical Targets for Annual Plan [2016-17]	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. The work is planned to be executed in PPP Mode.

## **5. Renovation of Staff quarter at Gulabi Bagh & Timarpur**

Annual Plan Outlay 2016-17 : ₹ 300 Lakh (Capital)

<b>Aims and Objectives of the Scheme</b>	Renovation of all quarters at Gulabi Bagh
<b>Outlay [₹ in lakh]</b>	
a. Revised Outlay for Annual Plan 2015-16	4042.00
b. Proposed Outlay Annual Plan (2016-17)	300.00
Physical Targets for Annual Plan [2016-17]	Extra Ordinary Repair of 2128 nos of qtrs. at Gulabi Bagh at an estimated cost of ₹ 64.76 crore and for 802 no of flats at timarpur at an estimated cost of ₹18.72 crore

## **7. Construction of Residential Accommodation at Hakikat Nagar**

Annual Plan Outlay 2016-17 : ₹ 500 Lakh (Capital)

Project Consultant approved in 2010 for this project is M/s Development Consultant for which 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.) was Submitted to MCD on 18.06.12. Objection raised by MCD vide letter no. 85/B/HQ/NDMC/12 dt: 20.11.12. Clearance from fire department has been received. Formal approval of DUAC is awaited. The case has been re-submitted to MCD (Bldg. section) for approval on 30.09.2013. The approval is still awaited.

## **8. Staff quarters at Satbari**

Annual Plan 2016-17 : ₹ 1000 Lakh (Capital)

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 ₹ 1000 lakh has been kept for Annual Plan 2016-17.

## **9. Staff quarters at Dwarka**

Annual Plan Outlay 2016-17 : ₹ 500 Lakh (Capital)

Plan Outlay is for major repair / renovation work for 338 (82 Type –I, 76 Type-II, 180 Type-III) staff quarters at Dwarka for providing slab, marble tile works etc.

## **B. DELHI URBAN SHELTER IMPROVEMENT BOARD (DUSIB)**

### **1. Night Shelters including Mobile Shelters**

Annual Plan Outlay 2016-17 : ₹ 3500 Lakh (₹ 2500 Lakh For capital assets)

The main objective of the scheme is to provide shelters to the shelter-less persons sleeping on pavement. To take care of this most vulnerable segment of society i.e., homeless, DUSIB being nodal agency of Delhi Govt., at present is operating and managing 84 permanent, 115 Porta Cabin, and 02 DMRC Night Shelters having capacity of about 16458 inmates. In addition to this, in winter season Night Shelters are being operated in tents to accommodate more inmates as per requirement at various places in Delhi. Other agencies like DDA and NDPL have also provided space for running Night Shelters.

These Night Shelters are being managed through 17 Shelter Management Agencies (SMAs)/NGOs. Each shelter is equipped with sufficient number of blankets, durries, mats, toilets and drinking water, first aid box and fire extinguishers.

These Night Shelters are opened for public use for 24 X 07 days and services are being provided free of cost during winter seasons (from 1<sup>st</sup> December to 15<sup>th</sup> March extended upto 31<sup>st</sup> March on the basis of extended winter). During other season a nominal fee of ₹ 10.00 per inmate is being charged under the discretion of SMA/NGO running the shelter. The Night Shelter Helpline located at Punarwas Bhawan, ITO is open for 24 hours for redressal of complaints.

During 2015-16 an amount of ₹ 2500.00 lakh was been released. Apart from this an amount of ₹ 552.97 lakh unspent balance of 2014-15 was also available against that an amount of ₹ 2225.99 lakh (tentative) was incurred.

## Physical Achievements 2015-16

- Construction of permanent Night Shelter at IFC Pkt.-C Gazipur completed whereas C/o Night Shelter at Sector 22 Rohini remained in progress.
- Two Porta Cabin Night Shelters opened for public use at Gita Ghat.
- One Porta Cabin Night Shelter at Shiva Camp, Vasant Vihar completed whereas 01 Night Shelter at Sarai Kale Khan remained in progress.
- Renovation of 15 Night Shelters completed whereas work in 07 Night Shelters remained in progress.
- Allied works like CC flooring, c/o platforms for water tanks, footpaths, tube wells, WC bath cabins, C/o boundary wall, development of surroundings etc. completed in 39 night shelters whereas work remained in progress in 18 night shelters.
- Horticulture works provided in 07 night shelters.

## Physical Targets 2016-17

- To complete the construction of 02 Nos. at Sector-22 Rohini & Nangloi Ph-II and other on-going works.
- To initiate construction of permanent night shelter at Narela, near truck terminal.
- To initiate construction of temporary night shelter at Nigam Both Ghat.
- Operation & Management of existing Night Shelters.
- Up gradation, renovation of existing Night Shelter as per requirement.

An outlay of ₹3500.00 lakh has been approved for the Annual Plan 2016-17.

1. Operation & management of night shelter ₹1000.00.Lakh)
2. Construction of Night Shelters (Capital Asset) ₹2500.00 Lakh).

## 2. In Situ Slum Rehabilitation Plan

Annual Plan Outlay 2016-17 : ₹ 10000 Lakh as seed money

DUSIB has proposed for implementation of 05 pilot projects for in-situ development Delhi Urban Shelter Improvement Board (DUSIB) has been designated as Nodal Agency for rehabilitation/relocation of JJ dwellers by Govt. of NCT of Delhi. Presently, there are 675 JJ Basties on the land of various agencies which are require to be relocated and rehabilitated. Initially, Pilot projects for In-situ rehabilitation of JJ Basties on DUSIB land is being considered as a new initiative to provide homes to slum dwellers and also as a step toward making city slum free. For this purpose, DUSIB appointed M/s. Earnest & Young as consultant to examine the technical feasibility and financial viability of the proposal.

As per the report of the consultant, the in-situ redevelopment and rehabilitation of JJ Basties in the area of Sultanpuri, Sangam Park and Tagore Garden is technically feasible and financially viable using land as a resource. However, the JJ Basties at Shyam Nagar and Sikri Bhatta and some clusters of Sultanpuri may be relocated to the available EWS houses at Dwarka and Sultanpuri constructed by DUSIB under JNNURM. The work will be taken up on these Pilot Projects at Sultanpuri, Sangam Park and Tagore Garden & 20 JJ Basties having about 4844 jhuggies will be rehabilitated. This model will be replicated in entire Delhi if all Land Owning Agencies cooperate.

The Budget of ₹ 10000.00 lakh as seed money for starting these projects has been provided for in the Plan Budget of GNCTD for DUSIB in Annual Plan 2016-17.

### **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 2016-17: ₹ 11050 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 119 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. DUSIB has issued provisional allotment letters to 3733 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 of availability of land and for providing alternate accommodation to the JJ dwellers for development of the colony.

An amount of ₹110.50 crore has been kept for Annual Plan 2015-16.

### **I. Houses for Weaker Section (DUSIB)**

Annual Plan Outlay 2016-17 : ₹ 10000 Lakh (For capital assets)  
(₹8000 lakh for General and ₹ 2000 lakh for SCSP)

<b>Aims and Objectives of the Scheme</b>	To provide shelters to JJ squatters by constructing houses for weaker sections.
<b>Outlay [₹ in lakh]</b> Approved Outlay for Annual Plan 2016-17	10000.00 lakh
Achievements during 2015-16	Govt. of India has approved 6 projects for the construction of 18084 houses for J.J. Squatters at an estimated cost of ₹ 906.16 crore. The Central Share is ₹ 428.45 crore and ₹477.72 crore is State share. 980 flats at Sector 16-B, Ph-II, Dwarka has been constructed. 1060 flats at A-3 Sultan Puri completed during this year. -7620 flats at Savda Ghevra are under progress (97%) -7400 flats at Bhalswa Jahangirpuri Pkt.II are under progress (74%)
<b>Physical Targets for Annual Plan 2016-17</b>	To complete the on-going works.

### **II Houses for Weaker Sections: DSIIDC**

Annual Plan Outlay 2016-17 : ₹ 1000 Lakh (For capital assets)  
(₹800 lakh for General and ₹200 lakh for SCSP)

<b>Aims and Objectives of the Scheme</b>	To provide residential accommodation to Economically Weaker Section and relocation of Slum Areas to make Delhi as Slum Free Delhi
<b>Outlay [₹ in lakh]</b> Approved Outlay for Annual Plan 2016-17	1000
<b>Physical Targets for Annual Plan 2015-16</b>	Government of India has approved 8 projects for construction of

	34260 flats for weaker sections at an estimated cost of ₹1586.22 crore. Out of 34260 approved flats, 13820 flats completed 20440 flats under progress.
<b>Physical Targets for Annual Plan 2016-17</b>	Construction / Completion of 20440 flats for JJ dwellers at Poothkhurd Phase-I (3840), Poothkhurd Phase-II (4560), Poothkhurd Phase-III (6300) and Tikri Kalan Phase-I (5740)

## II. C/o Houses for Weaker Sections by NDMC

Annual Plan Outlay 2016-17 : ₹ 50 Lakh (For capital assets)  
(₹30 lakh for General and ₹ 20 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
	<b>Total</b>	<b>2188.74</b>

### 3. Housing For All-PMAY(New Scheme)

Annual Plan Outlay 2016-17 : ₹ 450.00 Lakh (For capital assets)  
(₹ 300 lakh under CSS and ₹150 lakh for State Share)

The Government of India has launched Mission “Housing for All (Urban)”, with the objective that every family will have a pucca house with water connection, toilets facilities, 24x7 electricity supply and access on to address the housing requirement of Urban Poor including slum dwellers. The beneficiary family should not own a pucca house in his/her name or in the name of any family member in any part of India to be eligible to receive central assistance under the mission.

The mission seeks to address the housing requirement of urban poor including slum dwellers through four verticals, which are as follow:

- (i) **Slum Rehabilitation** (In-situ Redevelopment) of Slum Dwellers with participation of private developers. The rehabilitation Grant from Govt. of India will be ₹1.00 lakh per house. Land belonging to Govt. of India,

State, ULBs or private, where slum colonies exist, shall be used as a resource. State Governments and city will provide (if required) FAR/FSI/TDR for making slum redevelopment project financially viable.

- (ii) **Affordable Housing for weaker section through credit linked subsidy.** Interest subvention subsidy @ 6.5% for 15 years will be provided through Banks / Financial institutions for construction of new houses or incremental housing for EWS with annual household income up to ₹ 3.00 lakh, house size upto 30 sq. mtr. and LIG with annual household income between ₹ 3.00 lakh to ₹.6.00 lakh, house size upto 60 sq mtr. The subsidy for additional loan beyond ₹ 6.00 lakh will be at non-subsidized rates.
- (iii) **Affordable Housing in partnership with Public and Private Sector** including parastatal agencies. Central assistance @ ₹ 1.50 lakh per EWS house will be provided in affordable housing projects where 35% of constructed houses are for EWS category.
- (iv) **Subsidy for beneficiary-led individual House construction.** Central assistance of ₹1.50 lakh will be provided for EWS individual requiring housing for construction of beneficiary-led individual new house under the mission. Such beneficiaries should be part of Housing for All Plan of Action (HFAPoA). State has to prepare a separate project for such beneficiaries.

The following State level administrative structure shall be constituted:

- (i) **State Level Sanctioning & Monitoring Committee (SLSMC):** State is required to constitute a State Level Sanctioning & Monitoring Committee (SLSMC) for approval of action plans and projects under the Chairmanship of Chief Secretary, Secretary (UD) as Vice-Chairman and Secretary (Finance), Secretary (Revenue) / Land / Administration, Secretary (Housing), Secretary (Environment), Convener State Level Bankers Committee and State Nodal Officer(HFA) as Members.
- (ii) **State Level Appraisal Committee (SLAC):** State may constitute a State Level Appraisal Committee (SLAC) for techno-economical appraisal of the DPRs, submitted by ULBs/Implementation Agencies.
- (iii) **State Level Nodal Agency (SLNA):** State/UT will identify a State Level Nodal Agency (SLNA), wherein a State Level Mission Directorate will be set up for coordination of the scheme and reform related activities. State may nominate a separate SLNA under the credit-linked subsidy component to identify, motivate and organize beneficiaries to seek housing loan.

- (iv) **Grievance Redressal System:** A suitable Grievance Redressal System should be set up at both State and City level to address the grievances in implementation of the Mission from various Stakeholders.
- (v) **Constitution of others Supportive Bodies**
- a) **State Level Technical Cell (SLTC) and City Level Technical Cell (CLTC):** The constitution of State Level Technical Cell (SLTC) and City Level Technical Cell (CLTC) is to be supported by the Mission with the approval of CSMC. The Ministry support for CLTC and SLTC will be in the ratio of 75:25.
- b) **Technology Sub-Mission:** A Technology Sub-Mission would be set up at the State level to facilitate adoption of modern, innovative and green technologies and building material for faster and quality construction of houses. State would partner with IITs, NITs, Planning & Architectural Institutions for this purpose.
- c) **Third Party Quality Monitoring Agency (TPQMA):** Appointment of Third Party Quality Monitoring Agency (TPQMA) by the State to ensure the quality of construction under various components of the Mission. The Ministry will provide assistance to implement third party quality monitoring mechanism by sharing the cost on 75:25 basis.
- d) **Monitoring and Evaluation of the Mission:** Mission will be monitored and evaluated at three levels, viz. City, State and Central Government. CSMC will monitor the formulation of Housing for All Plan of Action (HFAPoA) and Annual Implementation Plans (AIPs). The project Implementation State has also to develop a suitable monitoring mechanism to watch the progress of the works.

A provision of ₹ 450.00 Lakh is kept for this scheme.