

CHAPTER - 19

HOUSING

1. 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 for providing EWS houses. The JNNURM projects for construction of about 52584 EWS flats are implemented by DSIIDC, DUSIB and NDMC. Other major programmes implemented under Housing Sector are construction of Staff Quarters for Delhi Govt. Employees, construction and management of Night Shelters for shelter-less persons.
2. 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 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.
3. Major project approved under JNNURM for EWS Housing 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 | 6300 |
| 8. Slum Relocation Project at Tikri Kalan – Phase –I | 5740 |
| TOTAL (DSIIDC) | 34260 |

| DUSIB | No. of Flats |
|--------------------------------------------------------------------------------------------|---------------------|
| 1.Construction of four storied EWS Housing for Slum Dwellers at 16-B, Site No.2, Dwarka | 736 |
| 2. Construction of four storied EWS Housing for Slum Dwellers at 16-B, Site No.3, Dwarka | 288 |
| 3.Construction of five storied EWS Housing for Slum Dwellers at Savda Ghevra, Ph-III | 7620 |
| 4.Construction of five storied (G+4)EWS Housing for Slum Dwellers at A-3 Sultan Puri Delhi | 1060 |

| DUSIB | No. of Flats |
|-----------------------------------------------------------------------------------------------------|---------------------|
| 5.Construction of five storied (G+4)EWS Housing for Slum Dwellers at Balaswa, JahangirPuri Ph-II | 7400 |
| 6.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) | 52584 |

4. Out of 52,584 flats, construction of 28584 numbers of flats has been completed by the end of 2017-18 and remaining flats are at various stage of completion.
5. Revised outlay & expenditure of 2016-17, Approved outlay & Revised Outlay 2017-18 and Annual Outlay 2018-19 for Housing Sector are as under:
[₹ in Crore]

| Sector | 2016-17 | | 2017-18 | | | 2018-19 BE |
|---------------|----------------|------------|----------------|-----------|------------|-----------------------|
| | RE | Exp | BE | RE | Exp | |
| Housing | 142 | 134.81 | 251 | 41 | 36.44 | 122 |

6. Approved Outlay under Budget Estimates 2018-19 for housing projects is given as under: -

(₹ in Crore)

| Particulars | Outlay 2017-18 | Revised Outlay 2017-18 | Release/ Expenditure 2017-18 | Approved Outlay 2018-19 |
|------------------------------------------|---------------------------|---------------------------------------|---------------------------------------------|----------------------------------------|
| Delhi Govt. Quarters (PWD) | 30.00 | 15.65 | 14.27 | 30.00 |
| Night Shelter (DUSIB) | 20.00 | 20.00 | 20.00 | 20.00 |
| In-Situ Slum rehabilitation Plan (DUSIB) | 100.00 | 1.00 | 1.00 | 30.00 |
| EWS Houses- JNNURM | 30.20 | 4.10 | 0.92 | 30.20 |
| EWS Houses-DDA | 58.00 | 0.00 | 0.00 | 0.00 |
| Rajiv Awas Yojana | 8.00 | 0.00 | 0.00 | 0.00 |
| Housing for all-(PMAY) | 4.80 | 0.25 | 0.25 | 11.80 |
| Total (Housing) | 251.00 | 41.00 | 36.44 | 122.00 |

A. General Pool Accommodation for Delhi Govt. Employees

Budget Allocation 2018-19 : ₹ 3000 Lakh
(₹ 2900 Lakh for Minor repair works,
₹ 100 lakh for capital)

Some of the Major Housing Projects for Delhi Govt. Employees by PWD are as follows:

1. Staff Quarters at Mayur Vihar
2. Redevelopment of Kalyanwas Housing Complex
3. Construction of Staff Quarters at Shalimar Bagh
4. Construction of Residential Accommodation at Dheerpur Village
5. Minister's Bungalow at Raj Niwas and Attatur Rehman Lane
6. C/o of Staff Quarter at Vasant Kunj
7. C/o of Staff Quarter at Bahapur (New Friends Colony)
8. Renovation of Staff quarter at Gulabi Bagh & Timarpur
9. Construction of Residential Accommodation at Hakikat Nagar
10. Staff quarters at Satbari
11. Staff quarters at Dwarka

B. DELHI URBAN SHELTER IMPROVEMENT BOARD (DUSIB)

Delhi Urban Shelter Improvement Board, established under Delhi Act 07 of 2010 is primarily responsible for rehabilitation of Jhuggie dwellers and re-development of JJ clusters for improving the quality of life of JJ dwellers. It is a continuous process to provide basic civic amenities in about 675 JJ cluster scattered all over Delhi through various plan schemes. Apart from this, the board is providing various basic services/ amenities in notified slum areas and providing structural safety to its properties / katras located in walled city and its extension.

In financial year 2018-19, an outlay of ₹ 208.80 crore has been approved for DUSIB (₹ 81.80 crore for housing for poor and ₹ 127 crore for development/ sanitation services in JJ and Slum areas).

1. Night Shelters including Mobile Shelters

Budget Allocation 2018-19 : ₹ 2000 Lakh
(₹ 1500 Lakh for General O&M)
(₹ 500 Lakh for capital assets)

The main objective of the scheme is to provide shelter to homeless with adequate basic amenities. This is ongoing scheme of State Government since 1984-85.

DUSIB being nodal agency of Delhi Govt. has been operating and managing 265 Night Shelters having capacity to accommodate about 21134 inmates. This consists of 83 permanent (RCC Building), 115 Porta cabin & during winter additional 66 tents and 1 under subway.

Each night shelter is equipped with sufficient numbers of blankets, durries, jute mats etc., Drinking water/ Water Cooler/Muyur Jug/ Water dispenser, Electricity connection / Emergency Lights, First aid box and Fire Extinguishers. To make the life in shelter more comfortable in summer, desert coolers have been provided in summer, whereas in winter water heater / geysers have been installed in most of the permanent night shelters to provide warm water for daily needs. For entertainment, colour TV sets have been provided in most of the permanent night shelters. Tea with two rusks is provided in morning in all night shelters during winter season.

Toilets with Bio-digester/dustbin have been provided in most of the Night shelters. In addition to this, "Cycle Rickshaw Toilets" have been provided where no water and no sewer facility exists. Last year 46 such toilets were set up in night shelters and in the current financial year, bio-digester / cycle rickshaw toilets shall be provided as per requirement. Shelter and Toilets have been made disable friendly wherever feasible.

During 2017-18, Vocational training was provided in 10 Night Shelters with the help of Deptt. of Training & Technical Education, Govt. of NCT of Delhi to provide training in the field of basic swing operator, beauty culture, plumbing, basic electrical & Asstt. Cook. So far, 175 trainees have successfully completed the course out of 250 trainees enrolled. Certificates were issued to 113 candidates by Hon'ble Dy. Chief Minister of Delhi.

These Night Shelters are being managed through 30 Shelter Management Agencies / NGOs. 20 rescue teams were deployed to rescue homeless people in Delhi. These night shelters are opened for public on 24 X 07 basis and services are being provided free of cost. In addition to this DUSIB has also designed a Mobile Application (App) to track and rescue homeless people in Delhi.

Physical Achievements 2017-18

1. Operation and Management of 265 Night Shelters (during winter).
2. 1 new double storey (porta) at Sarai Kale Khan opened for public use.
3. 56 CCTV were installed in 31 Shelters for women and children.
4. Geysers were installed in all the 83 permanent shelters in pucca structures to provide warm water for bathing purpose during winter season and desert coolers (406 Nos) were provided in all permanent shelters during the summer season.
5. Provision of morning tea and rusks to inmates of Night Shelters during winter.
6. Other allied works like construction of boundary wall, Horticulture works and works relating to internal electrification etc. completed.

PHYSICAL TARGETS FOR 2018-19

1. Operation & Management of existing Night Shelters.
2. Up gradation, renovation of existing Night Shelter as per requirement
3. Construction of temporary porta cabin / pre fabricated Night Shelter as per requirement.
4. Arrangement for protection of vacant land earmarked for night shelter / shelter homes for urban poor.

C. In Situ Slum Rehabilitation Plan

Budget Allocation 2018-19 : ₹ 3000 Lakh Loan
(₹ 500 Lakh under SCSP)

The objective of the scheme is in-situ Rehabilitation of JJ Dwellers on the same land or in the vicinity within a radius of 5 Kms. or beyond 5 kms. By providing built-up flats with all basic facilities as per Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 approved by Delhi Urban Shelter Improvement Board/Govt. of NCT of Delhi. This scheme is introduced in the year 2016-17.

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 required 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 towards making city slum free. As decided by the Board pilot project to construct 5574 EWS houses at 4 locations is being taken up during 2018-19 at following places:

1. 3784 EWS houses at Bhalaswa.
2. 784 EWS houses at Dev Nagar.
3. 448 EWS houses at Kasturba Nagar.
4. 582 EWS houses at Sangam Park.

However, some clusters of Sultanpuri may be relocated to the available EWS houses at Sultanpuri constructed by DUSIB under JNNURM. The work will be taken up on these Pilot Projects. As decided by Hon'ble CM Delhi Transaction Advisor is being appointed to examine the possibility to construct EWS houses for in situ rehabilitation of balance Jhuggies on PPP model.

PHYSICAL TARGETS 2018-19

1. Approval of DPRs for construction of 5574 EWS houses.
2. Tenders for construction of 5574 EWS houses.
3. To start work for construction of 5574 flats at Sangam Park, Lajpat Nagar, Karol Bagh & Bhalaswa after approval of DPR.

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

Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

Budget Allocation 2018-19 : ₹ 3020 Lakh

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 28584 flats are ready for allotment. About 24000 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.

An amount of ₹ 3020 Lakh has been kept for Annual Plan 2018-19.

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

I. Houses for Weaker Section: DUSIB

Budget Allocation 2018-19 : ₹ 2000 Lakh (Loan)
(₹ 1500 lakh for General and
₹ 500 lakh for SCSP)

Funds have been allocated to complete the ongoing works of 7620 (99% completed) flats at Savda Ghevra & 7400 (95% completed) flats at Bhalswa Jahangir Puri.

PHYSICAL ACHIEVEMENTS 2017-18

1. Construction of 7620 flats at Savda Ghevra remained in progress (99%).
2. Construction of 7400 flats at Bhalswa Jahangirpuri Pkt. II remained in progress (95%).

PHYSICAL TARGET 2018-19

To complete the ongoing works of construction of 7620 flats at Savda Ghevra & 7400 flats at Bhalswa Jahangir Puri.

II Houses for Weaker Sections: DSIIDC

Budget Allocation 2018-19 : ₹ 1000 Lakh (For capital assets)
(₹ 800 lakh for General and
₹ 200 lakh for SCSP)

DSIIDC had completed 17660 EWS houses under JNNURM and 16600 are at various stage of completion at different places.

III. Houses for Weaker Sections : NDMC

Budget Allocation 2018-19 : ₹ 20 Lakh (For capital assets)
(₹ 10 lakh for General and
₹ 10 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 |

E. Housing For All-PMAY (URBAN)

Budget Allocation 2018-19 ₹ 1180.00 Lakh (For capital assets)
(₹ 180 lakh under Centre Share and
₹ 1000 lakh under State Share)

The Government of India has launched the 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 will be eligible to receive central assistance under the Mission if he does not own pucca house or by any family member in any part of India. The Mission seeks to address the housing requirement of urban poor including slum dwellers through four verticals, which are as follows:

- (i) **Slum Rehabilitation:** In-situ slum rehabilitation using land as a resource with private participation for providing houses to eligible slum dwellers.
- (ii) **Affordable Housing for weaker section through credit linked subsidy:** Interest subvention / subsidy @ 6.5% for 15 years is 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:** This is a supply side intervention. The Mission provides financial assistance to EWS houses being built with different partnerships by States/UTs/Cities. Central Assistance at the rate of ₹ 1.5 Lakh per EWS house would be available for all EWS houses in such projects.
- (iv) **Subsidy for beneficiary-led individual House construction.** Central assistance of ₹ 1.50 lakh is provided for EWS individual requiring housing for construction of beneficiary-led individual new house under the Mission.

Targets given by PMO:

- Housing for All by 2022 on completion of 75 years of India's Independence.
- Estimation of Housing shortage to be assessed by 30th June'17.
- 4.90 lakh housing shortage indicated by Niti Aayog for Delhi as per Technical Group on Urban Housing Shortage Report 2012 of MoHUPA.

Present Status

- Memorandum of Association has been signed between MoHUPA and DDA & DUSIB on 28.4.2017
- DDA & DUSIB have been nominated as State level agency for the PMAY (Urban)
- DDA has constituted State Level Sanctioning and Monitoring Committee (SLSMC)

DUSIB has floated tenders for carrying out demand survey of 675 JJ Bastis, same has been received and work is likely to be awarded by 30-06-2018 and survey is likely to be completed by 31-03-2019 (9 months)

Preparation of Housing Plan of Action under PMAY after demand survey for:

- i For 99 JJ bastis of DUSIB, a tentative HFA-PoA is ready.
- ii For 39 JJ bastis of GNCTD, HFA-PoA will be prepared after transfer of lands from Delhi Govt departments.
- iii For 38 JJ bastis –DMCs will prepare.

State Level Sanctioning & Monitoring Committee (SLSMC) has been formed and will be common for both the SLNAs i.e. DUSIB & DDA. State level Appraisal Committee (SLAC) for DUSIB has also been formed.