

CHAPTER- 4

HOUSING

1. 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.
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 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.

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
5.Construction of five storied (G+4)EWS Housing for Slum Dwellers at Balaswa, Jahangir Puri 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. Outlay under Budget Estimates 2019-20 for housing projects is given here under: -

(` in Crore)

Particulars	Outlay 2018-19	Revised Outlay 2018-19	Release/ Expenditure 2018-19	Approved Outlay 2019-20
Delhi Govt. Quarters (PWD)	30.00	27.10	21.23	32.80
Night Shelter (DUSIB)	20.00	17.70	17.70	20.00
In-Situ Slum rehabilitation Plan (DUSIB)	30.00	200.00	200.00	50.00
EWS Houses- JNNURM	30.20	630.20	401.06	30.18
Housing for all-(PMAY)	11.80	1.00	0.00	0.02
Total (Housing)	122.00	876.00	639.99	133.00

A. General Pool Accommodation for Delhi Govt. Employees

Budget Allocation 2019-20 : ` 3280 Lakh
 (` 2580 Lakh for Minor repair works,
 ` 700 lakh for capital)

An amount of ` 3280 lakh has been provisioned in BE 2019-20 to augment infrastructure and to carry out the repair, maintenance and capital works in staff quarters/Housing Projects for Delhi Govt. Employees by PWD.

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 2019-20, an outlay of ` 232.02 crore has been approved for DUSIB (` 90.02 crore for housing for poor and ` 142 crore for development/ sanitation services in JJ and Slum areas).

5. Allied works like providing & fixing fly proof wire guaze for doors & windows, providing & applying reflective paint on roof, wall, Providing & Laying new sewer lines, construction of platform of water storage tank approach road to Night Shelter, raising of boundary wall and tubewell bore etc. were carried out. Annual repair & Maintenance of existing Night Shelters were undertaken to make them habitable

PHYSICAL TARGETS FOR 2019-20

- 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.

A. In Situ Slum Rehabilitation Plan

Budget Allocation 2019-20 : ₹ 5000 Lakh Loan

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 5310 EWS houses at 4 locations is being taken up.

3780 EWS houses at Bhalaswa.

1. 500 EWS houses at Dev Nagar.
2. 448 EWS houses at Kasturba Nagar.
3. 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 Achievements 2018-19

Tender for 5310 EWS Houses at

- A. 3780 at Bhalswa.
- B. 500 at Dev Nagar.
- C. 448 at Kasturba Niketan and 582 at Sangam Park have been received on 22.02.2019 and are under scrutiny.

PHYSICAL TARGETS 2019-20

- 1. Funds are required to start work for construction of 5310 flats at Sangam Park, Lajpat Nagar, Karol Bagh & Bhalaswa after approval of DPR from Delhi Govt.

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

Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

Budget Allocation 2019-20 : ₹ 3018 Lakh

The main objective of the scheme is to provide houses to economically weaker section/relocation of J.J. dwellers in built up flats. The said scheme commenced in the year 2009-10 with the financial assistance of Govt. of India(CSS) & State Government (SS).

Due to scarcity of land in Delhi the approach of relocation of squatters family in the high rise dwelling units instead of plotted development to achieve more densities have been contemplating since long.

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 committee set up to prepare the master plan for making Delhi Slum free has also strongly recommended that the pattern of horizontal plotted, rehabilitation will have to be replaced by high density, high rise (multi- storeyed) pattern of rehabilitation in which built up accommodation would be provided. This is going to be found possible under the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) which envisages the mission of providing basic services to the urban poor as integrated development of Slum through project for providing shelter, basic services and the related civic amenities.

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 ₹ 3018 Lakh has been kept for Annual Plan 2019-20. Under this programme, the following three agencies are involved:-

I. Houses for Weaker Section: DUSIB

Budget Allocation 2019-20 : ` 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 2018-19

1. Construction of 7620 flats at Savda Ghevra Ph – III (100%). However services work in progress.
2. Construction of 7400 flats at Bhalswa Jahangirpuri Pkt. II remained in progress (96%).

PHYSICAL TARGET 2019-20

To complete the ongoing works of construction of 7400 flats at Bhalswa Jahangir Puri.

II Houses for Weaker Sections: DSIIDC

Budget Allocation 2019-20 : ` 1000 Lakh (For capital assets)
(` 800 lakh for General and
` 200 lakh for SCSP)

DSIIDC is one of the executing agencies of Govt. of NCT of Delhi for construction of flats for Economically Weaker Section (EWS) under JNNURM at various sites in Delhi. Initially, these projects were funded jointly about 50 % each by Government of India and the Government of NCT of Delhi.

DSIIDC was entrusted with the work of construction of 34260 houses in 8 projects JNNURM with total project cost of ` 1564.80 crores. DSIIDC has completed the construction of 17660 flats except for services and certain repairs and replacement of fitting & fixtures. Remaining 16600 flats have not been completed. The project of Pooth Khurd Ph-II, shifted to Tikri Kalan has been determined. The works for other two projects are under progress.

The Central funding under JNNURM has been closed by the Govt. Of India after 31.03.2017 and hence the balance funds required for completion of these uncompleted flats are to be made available by Govt. of NCT of Delhi. ` 1122.55 crore was released to DSIIDC against the sanctioned amount of ` 1564.80 crore. As per the sanctioned amount of 8 projects ` 442.25 crore (1564.80-1122.55) is to be released by the Govt. of NCT of Delhi. An amount of ` 371.06 crore has already been released during the year 2018-19 which will be incurred by DSIIDC for completion of these projects.

PHYSICAL ACHIEVEMENTS 2018-19

Work of demand survey of Slum & JJ basties awarded but survey work held up due to pending notification of scheme as Mukhya Mantri Avas Yojna. It is notified on 31.01.2019 but due to imposition of model code of conduct work could not be initiated.

PHYSICAL TARGET 2019-20

To complete demand survey of 675JJ Basties and issue of survey certificate.