

## CHAPTER 4

### 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 11<sup>th</sup> Five Year Plan with the implementation of JNNURM programme for providing EWS houses. The JNNURM projects for construction of about 52584 EWS flats are being 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 shelterless 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.

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>

Out of 52,584 flats, construction of 24504 number of flats has been completed by the end of 2016-17 and remaining flats are at various stage of completion.

Outlay under Budget Estimates 2017-18 for housing projects is given here under: -

<b>Particulars</b>	<b>(₹ in Crore)</b>		
	<b>Outlay 2016-17</b>	<b>Expenditure 2016-17</b>	<b>Approved Outlay 2017-18</b>
Delhi Govt. Quarters (PWD)	50.00	19.80	30.00
Night Shelter (DUSIB)	35.00	15.00	20.00
In-Situ Slum rehabilitation Plan (DUSIB)	100.00	0.00	100.00
EWS Houses- JNNURM	110.50	100.00	30.20
EWS Houses-DDA	0.00	0.00	58.00
Rajiv Awas Yojana	0.00	0.00	8.00
Housing for all-(PMAY)	4.50	0.00	4.80
<b>Total (Housing)</b>	<b>300.00</b>	<b>134.80</b>	<b>251.00</b>

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

Budget Allocation 2017-18 : ₹ 3000 Lakh  
(₹ 2955 Lakh for Minor repair works,  
₹ 45 lakh capital)

Some of the Major Housing Project for Delhi Govt. Employees by PWD is as follows:

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

Budget Allocation 2017-18 : ₹ 250 Lakh

Minor repair work in existing flats including construction of balconies and granite work.

### **2. Redevelopment of Kalyanwas Housing Complex**

Budget Allocation 2017-18 : ₹ 30 Lakh

Minor repair work in existing flats.

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

Budget Allocation 2017-18 : ₹ 600 Lakh

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). Budget provision is made for routine maintenance of electrical & civil works.

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

Budget allocation 2017-18 : ₹ 5 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 ₹ 5 lakh has been kept in the budget of 2017-18.

### **5. Minister's Bungalow at Raj Niwas and Attatur Rehman Lane**

Budget Allocation 2017-18 : ₹ 100 Lakh

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

Budget Allocation 2017-18 : ₹ 300 Lakh

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 Budget 2017-18.

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

Budget Allocation 2017-18 : ₹ 20 Lakh

Construction of new staff quarters type-VI - 76 Nos. and type-VII - 18 for the employees of Govt. of National Capital Territory of Delhi. The consultants 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.

**8. Renovation of Staff quarter at Gulabi Bagh & Timarpur**

Budget allocation 2017-18 : ₹ 1355 Lakh

Repair & maintenance 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

**9. Construction of Residential Accommodation at Hakikat Nagar**

Budget Allocation 2017-18 : ₹ 30 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.

**10. Staff quarters at Satbari**

Budget Allocation 2017-18 : ₹ 10 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 ₹ 10 Lakh has been kept for Budget 2017-18.

#### **11. Staff quarters at Dwarka**

Budget Allocation 2017-18 : ₹ 300 Lakh

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)**

DUSIB is a statutory body under Delhi Government which has been given the primary mandate of improving the quality of life of jhuggi jhompri /Slum dwellers and their rehabilitation/ redevelopment. There are about 675 JJ bastis all over Delhi having about 3,06,602 jhuggis. DUSIB is implementing number of plan schemes to provide basic facilities to JJ dwellers/slum dwellers of notified slum areas. In the current financial year.

In financial year 2017-18 an outlay of Rs.214.80 crores has been approved for DUSIB (Rs. 152.80 crore for housing for poor and Rs. 62 crore for development / sanitation services in JJ and Slum areas), however about Rs. 89 crore is unspent laying with DUSIB.

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

Budget Allocation 2017-18 : ₹ 2000 Lakh (₹ 500 Lakh For capital assets)

The main objective of the scheme is to provide shelter to homeless with adequate basic amenities including food, vocational training, health care etc. This is ongoing scheme of State Government since 1984-85.

DUSIB being nodal agency of Delhi Govt (2017-18) is operating and managing 201 Night shelters having capacity to accommodate about 16979 inmates. This consists of 83 permanent (RCC Building), 115 Porta cabin & 03 tents.

These Night Shelters are being managed through 33 Shelter Management Agencies/ NGOs. Each shelter is equipped with sufficient number of blankets, durries, jute mats, toilets with bio-digester and drinking water facility, first aid box, electricity, emergency light fire extinguishers, dustbins etc. A new concept rickshaw toilet has been brought into operation for use by homeless occupying tents where sewer facility is not available. 216 bio-digester toilets have been provided in 80 Night Shelters upto March 2017.

These Night Shelters are opened for public use for 24X7 days and services during winter 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 2016-17**

1. Operation and Management of 269 Night shelters during winters includes 83 permanent 116 porta cabins, 68 tents & 02 sub ways with the capacity of accommodates 22309 inmates.
2. One Recovery shelter with 50 beds opened in tent at Sarai Kale Khan for the recovery of homeless under medical treatment.
3. 03 Mohalla clinics at Sarai Kale Khan, Dandi Park & Shakur Basti were opened with the help of Health Department to provide medical treatment facilities to the homeless people and others in nearby areas.
4. 04 shelters at Parada Bagh (for women), Delhi Gate & Dakshin Puri (for men) and Kotla Mubarak Pur (for Children) have been converted for use as drug de-addiction shelters and are being managed by NGO-SPYM having expertise in this field.
5. Delhi Urban Shelter Improvement Board (DUSIB) has been identified as the nodal agency for implementing welfare schemes for the homeless people in Delhi. Presently DUSIB is managing more than 190 shelters for the homeless people to provide shelter and other basic amenities.
  - i. DUSIB in association with Directorate of Training and Technical Education of GNCTD as well as with the selected NGOs who are managing the night shelters decided to start skill training to homeless people in 10 shelters as a pilot project for giving training to 250 people. These Skill development Centres were inaugurated by Hon'ble Lieutenant Governor and Hon'ble Chief Minister of Delhi on 10th January 2017.
  - ii. The Skill development programme is a tripartite arrangement between DUSIB, Directorate of Training and Technical Education and Shelter Management agencies whereby DUSIB is providing logistics in the form of space and other infrastructural support. DUSIB is also providing beneficiaries a tool kit worth Rs 1000/- to each successful candidate on the completion of the course: DTTE is providing financial and technical support. Financial support will cover the cost of equipments and cost of running training including salary of faculty. ITIs will be providing technical support like course curriculum etc. and will be monitoring the progress of training course and Shelter Management Agency will be responsible for smooth operation of the course. They will also mobilise and select trainee and also employ trained faculty for imparting training.
  - iii. The programme is for homeless people. It is free of cost and no payment is required from the trainee. Selection of trainee is on first come first basis. Notice inviting homeless people to join courses displayed by NGOs. Initially one batch is planned. Depending upon the demand more batches will be introduced. A mother ITI has been assigned to each shelter who will monitor the performance of the course. At the end of the Course, successful candidates will be given a Certificate of achievement.

- iv. The first batch of training programme has been completed in six centres. Out of 150 homeless people who attended the skill training in six centres, 121 homeless people have successfully passed the skill training and exam is scheduled in mid August, 2017 for the remaining candidates.
6. 31 CCTV were installed in selective Night Shelters for women.
7. 22 water heaters for providing warm water during winter to inmates of 22 Night Shelters have been arranged.
8. Provision for food (morning tea, lunch & dinner) to inmates of Night Shelters. This facility was provided for a short period on experimental basis.
9. Renovation and up-gradation of 18 Night Shelters completed whereas work remained in progress in 11 Night Shelters.
10. The construction of temporary Night Shelter at Yamuna Pusta near Nigam Bodh Ghat has been made operational.
11. No of allied works like construction of boundary wall, A/R & M/O, Horticulture work and works relating to internal electrification etc. completed whereas works relating to construction of partition wall septic tank, tube well bore and A/R & M/O of Night Shelters remained in progress.

### **Physical Targets 2017-18**

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

An outlay of ₹2000.00 lakh has been approved for the Approved Plan 2017-18.

### **2. In Situ Slum Rehabilitation Plan**

Budget Allocation 2017-18 : ₹ 10000 Lakh (₹ 4000 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. In exceptional circumstances with the approval of Board in 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 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 as 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 cooperated. The tenders of 582 EWS Houses at Sangam Park has been called.

In physical terms, In-situ redevelopment of JJ basties at 9 sites is proposed, which include 2 sites at Sangam Park, 3 sites at Sultanpuri, one site each at Sikri Bhatta/Shyam Nagar, Lajpat Nagar, Bhalaswa Jahangir and Nangloi. A total of about 10000 flats are proposed to be constructed under the scheme.

### **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)**

Budget Allocation 2017-18 : ₹ 3020 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 24504 flats are ready for allotment.. About 28080 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 2017-18.

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

Budget Allocation 2017-18 : ₹ 2000 Lakh (For capital assets)  
(₹1500 lakh for General and ₹ 500 lakh for SCSP)

To complete the ongoing works of 7620 (99% completed) flats at Savda Ghevra & 7400 (93% completed) flats at Bhalswa Jahangir Puri.

**II Houses for Weaker Sections: DSIIDC**

Budget Allocation 2017-18 : ₹ 1000 Lakh (For capital assets)  
(₹800 lakh for General and ₹200 lakh for SCSP)

To complete the 20440 EWS flats at various places.

**III. Construction of Houses for Weaker Sections by NDMC**

Budget Allocation 2017-18 : ₹ 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
	<b>Total</b>	<b>2188.74</b>

**12. EWS HOUSES-DDA**

Budget Allocation 2017-18 : ₹ 5800 Lakh

Provision has been made in Budget 2017-18 for DDA in-order to refund the amount received from Govt. of India as ACA against EWS- Houses under JnNURM.

### 13. Rajiv Awas Yojna

Budget Allocation 2017-18 : ₹ 800 Lakh

Provision has been made in Budget 2017-18 in-order to refund the amount received from Govt. of India as ACA under RAY.

### 14. Housing For All-PMAY (URBAN)

Budget Allocation 2017-18 : ₹ 480.00 Lakh (For capital assets)  
(₹ 180 lakh under CSS and ₹300 lakh for 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)
- 3.06 lakh housing needs surveyed by DUSIB under Rajiv Awas Yojna may provide the base line data for updating the housing demand under PMAY.

Budget Allocation 2017-18 : ₹ 480 lakh  
(includes Central Share: ₹ 300Lakh)