

CHAPTER-4

HOUSING

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. 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 being implemented through DSIIDC, DUSIB and NDMC. Other major programmes being implemented under Housing Sector are construction of Staff Quarters for Delhi Govt. Employees, construction and management of Night Shelters for shelterless persons.

The following Budget Estimates 2020-21 has been earmarked under Housing Sector for housing projects is given here under: -

(₹in Crore)

Particulars	Budget Estimate 2019-20	Revised Estimate 2019-20	Release/ Expenditure 2019-20	Budget Estimate 2020-21
General Pool Accommodation for Delhi Govt. Employees (PWD)	32.80	21.94	19.97	28.96
Night Shelter (DUSIB)	20.00	20.00	20.00	20.00
In-Situ Slum rehabilitation Plan (DUSIB)	50.00	1.00	1.00	50.00
EWS Houses- JNNURM	30.18	19.04	19.00	25.02
Housing for all-(PMAY)	0.02	0.02	0.01	0.02
Total (Housing)	133.00	62.00	59.98	124.00

(i) General Pool Accommodation for Delhi Govt. Employees(PWD)

Budget Allocation 2020-21 : ₹2896 Lakh
(₹1896 Lakh for Minor repair works and ₹1000 lakh for capital)

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

1. Accommodation at Mayur Vihar
2. Redevelopment of Kalyanwas Housing Complex
3. Accommodation at Shalimar Bagh
4. Accommodation at Dheerpur Village
5. Minister's Bunglow at Raj Niwas and Attatur Rehman Lane

provided, 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 have been provided in morning in all night shelters during winter season. In addition to this breakfast, lunch, and dinner was also provided to all the inmates of night shelters through Shelter Management Agencies (SMAs) due to Covid-19 pandemic since March 2020.

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. Toilets were set up in night shelters and in 2020-21, bio-digester / cycle rickshaw toilets shall be provided as per requirement. Shelter and Toilets have been made disable friendly wherever feasible.

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 2019-20

1. Operation & Maintenance of 212 Night shelters.
2. 14 Renovation works completed in various Night Shelters.
3. Up-gradation of 02 Night Shelter & Renovation of 18 Night Shelter completed.
4. Apart from this ARMO/Allied works/Fire Exit Gates / Horticulture Works taken up as per site requirement in various Night Shelters.
5. 6 works were in pipe line and 9 works are in progress.

Physical Targets 2020-21

GIA-General (Revenue)

- Operation & Management of existing Night Shelters.
- Up gradation, renovation of existing Night Shelter as per requirement.

Creation of Capital Asset

- Construction of temporary porta cabin / pre fabricated Night Shelter as per requirement.
- Arrangement for protection of vacant land earmarked for night shelter / shelter homes for urban poor.

(iii) In Situ Slum Rehabilitation Plan

Budget Allocation 2020-21 : ₹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. in exceptional circumstances with the approval of Board inbuilt-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 was 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 namely 3780 EWS houses at Bhalaswa, 500 EWS houses at Dev Nagar, 448 EWS houses at Kasturba Nagar, 582 EWS houses at Sangam Park were called, but in view of the unutilized inventory of EWS houses under JNNURM, in-situ rehabilitation has been postponed till further decision by the Delhi Govt. As such the above proposal for 5310 EWS houses have been dropped.

Under JNNURM, 52584 flats were taken up. Out of which DUSIB constructed 18084 Dwelling Unit at Dwarka, Sultan Puri, SavdaGhevra and Bhalaswa Jahangir Puri, DSIIDC 34260 DUs at Baprola, Bawana, Narela, Ghoga, Bhorgarh, Pooth Khurd Ph-1,Ph-2,Ph-3& NDMC 240 Dwelling Units at Bakkarwala. Out of this, 16600 flats of DSIIDC at 03 locations i.e. PoothkhurdPh-1, Ph-2 & Ph-3 are at different stages of construction and likely to be completed within one and half years. DUSIB has already allotted 2153 flats to JJ dwellers of 23 JJ Bastis at Dwarka(977), Baprola(853) &Bawana(323).

Apart from above, 05 JJ Bastis are already under relocation to the flats at Dwarka and flats in Sultanpuri&Bhalaswa will be in-situ rehabilitated within 5 Km from JJ Bastis on DUSIB lands in Jahangirpuri area. It has been decided to utilize the flats available within 05Km radius for in-situ rehabilitation of JJ Bastis on Delhi Govt. land as per policy "Mukhya Mantri AwasYojna", whereas the flats constructed at SavdaGhevra by DUSIB will be utilized for the registrants of 1985 Registration Scheme. 11443 flats have been already allotted out of waiting list of registrants of 19582.

Physical Achievements 2019-20

Tenders for construction of 5310 EWS houses at 4 locations namely 3780 EWS houses at Bhalaswa, 500 EWS houses at Dev Nagar, 448 EWS houses at Kasturba Nagar, and 582 EWS houses at Sangam Park were called, but in view of the unutilized inventory of EWS houses under JNNURM, in-situ rehabilitation has been postponed till further decision by the Delhi Govt. As such the above proposal for 5310 EWS houses have been dropped.

(iv) Construction of EWS Houses for Slum Dwellers in Delhi under Jawahar Lal Nehru National Urban Renewal Mission (JNNURM)

Budget Allocation 2020-21 : ₹2502 Lakh
(₹1900 Lakh for Loan)
(₹ 602Lakh for capital assets)

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 about 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.

Major projects approved under JNNURM for EWS Housing are as under:-

DSI IDC	No. of Flats	Completed/ on-going	Remarks
1. Bawana , Narela, Bhorganh	1184* 1412 1272	Completed	*266 Flats allotted Proposed for rental housing Proposed for rental housing
2. Ghogha Bapraula Ph-I	3680 3424*	Completed	Proposed for rental housing *844 flats allotted and 2160 flats to be given to CISF
3. Bapraula, Phase-II, Delhi	2144	Completed	Proposed to be allotted to DDA for in-situ rehabilitation
4. Bawana, Delhi	704	Completed	Proposed for rental housing
5. Pooth Khurd I	3840	Completed	Proposed for rental housing
6. Pooth Khurd II	4560	On-going	16,600 EWS houses are under various stages of construction, allotment of the same can be done after their completion
7. Pooth Khurd III	6300	On-going	
8. Tikri Kalan – Phase –I	5740	On-going	
TOTAL (DSI IDC)	34260		

DUSIB	No. of Flats	Completed/ On-going	Remarks
1. 16-B, Site No.2, Dwarka	736	Completed	Out of 1024, 984 are unallotted
2. 16-B, Site No.3, Dwarka	288	Completed	
3. SavdaGhevra, Ph-III	7620	Completed	1144 flats have been earmarked for 1985 registrants
4. A-3 Sultan Puri Delhi	1060	Completed	Unallotted
5. Balaswa, Jahangir Puri Ph-II	7400	Ongoing	
6. Block/sector 16B, Ph-II, Dwarka	980	Completed	45 unallotted
TOTAL DUSIB	18084		
NDMC- Bakkarwala Project	240	Completed	
GRAND TOTAL (DSIIDC+DUSIB+NDMC)	52584		

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.

An amount of ₹2502 Lakh has been kept for Annual Plan 2020-21.

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

A. Houses for Weaker Section: DUSIB

Budget Allocation 2020-21 : ₹1900 Lakh (Loan)
(₹1500 lakh for General and
₹400 lakh for SCSP)

Funds have been allocated to complete the ongoing works of 7620 (100% completed) flats at SavdaGhevra & 7400 (96% completed) flats at Bhalaswa Jahangir Puri.

Physical Achievements 2019-20

- 7400 EWS houses at BhalaswaJahangirpuri (96%). Construction of STP work is yet to be taken up by Delhi Jal Board (DJB).
- 7620 EWS houses at SavdhaGhevra Ph-III (100%). 1144 flats have been earmarked for allotment to the applicants of 1985 Registration Scheme. Construction of STP work is yet to be taken up by Delhi Jal Board (DJB).

Physical Target 2020-21

- To complete the ongoing construction of 7400 flats at BhalaswaJahangirpuri.
- Construction of STP work is yet to be taken up by Delhi Jal Board (DJB) at SavdaGhevra and BhalaswaJahangirpuri.
- To make readily available vacant EWS flats at different location for Quarantine Centre as per demand for COVID 19 cases.

B Houses for Weaker Sections: DSIIDC

Budget Allocation 2020-21 : ₹600 Lakh (For capital assets)
(₹400 lakh for General and
₹200 lakh for SCSP)

DSIIDC is one of the executing agencies for 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.

In the meanwhile, the project cost of two projects have increased due to enhanced cost of material, labour and increased demand raised by DJB/TPDDL/BSES towards development of peripheral services. This revised cost will be incurred after approval of the Expenditure Finance Committee and the Govt. of NCT of Delhi.

C. Houses for Weaker Sections:NDMC

Budget Allocation 2020-21 : ₹2 Lakh (For capital assets)
(₹1 lakh for General and
₹1 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

(v) **Housing for All-PMAY (URBAN)**

Budget Allocation 2020-21: ₹2.00 Lakh (For capital assets)
(₹1lakh under Centre Share and
₹1lakh under State Share)

The Housing for all missions seeks to address the housing requirement of urban poor including slum dwellers through four programme verticals. The relevant vertical is Slum Rehabilitation (In situ redevelopment). DUSIB has been appointed State Level Nodal Agency for in situ rehabilitation of the residents of JJ basties existing on the land belonging to DUSIB and other agencies of Delhi Govt. under vertical - 1 of PMAY – HFA(Urban). Memorandum of Agreement has already been signed with MoHUPA G.O.I on 28.04.2017. However the nomenclature of the scheme has been changed as Mukhya Mantri AwasYojna(MMAY).

DUSIB had been carrying out demand survey under PMAY/MMAY for 675 JJ Basties (196 on Delhi Govt land + 479 on DDA/Central Govt land) + 82 additional JJ Basties (24 on Delhi Govt land + 58 on DDA/Central Govt land). Out of 196 demands survey completed on 157 JJ basties and out 24 additional JJ Basties, survey completed on 21 JJ Bastis. On the other hand out of 479 JJ Bastis on DDA/Central Govt land, survey started on 265 bastis, but it was mid way stopped due to certain reasons. The action plan Housing for all for 99 JJ Basties existing on land of DUSIB + 39 JJB existing on the land of Delhi Government and its agencies will be prepared.

Physical Achievements 2019-20

DUSIB was carrying out demand survey of 675 JJ Bastis, but later on as per decision of the Government of India, DDA has taken up survey of JJ Bastis on DDA/Central Government land at their own. However, demand survey of 169709 house hold in 429 JJ Bastis including 68780 households in 178 JJ Bastis on DUSIB and Delhi Government land was carried out.

Physical Target 2020-21

To carry out survey that left out if reported.