

IN-SITU SLUM REHABILITATION

KATHPUTLI COLONY PROJECT

“AN INITIATIVE TO MAKE DELHI SLUM-FREE CITY”

Initiated by



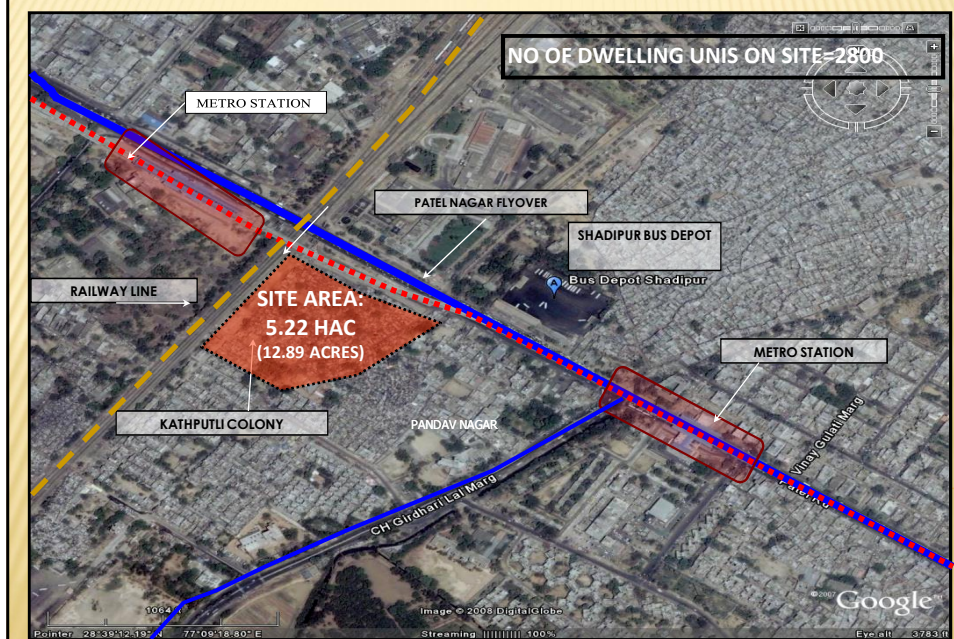
Delhi Development
Authority

INTRODUCTION

INITIATIVE BY DDA -PPP MODEL

1. DDA is the nodal agency to fulfil housing requirement in Delhi.
2. In Master Plan for Delhi 2021, notified in 2007 provisions for Private Sector Participation for in-situ Rehabilitation/Relocation of Slum & JJ Clusters were incorporated with incentives to make scheme viable.
3. Keeping in mind this vision, Delhi Development Authority has taken an initiative for in-situ up gradation of Kathputli colony through **“PPP MODEL”**

THE SITE – KATHPUTLI COLONY



List of Dates & events of Kathputli Colony in slum redevelopment Project

Floating of Bids by DDA	30/08/2008 in Times of India, New Delhi
Signing of Development Agreement with DDA and allocation of originally envisaged land at Swatantrata Bharat Mills Compound- The site could not be handed over to the Developer.	04/09/2009
Door to door video survey done. Shared and ratified in open house (on video) with all Pradhans (Community chiefs)	2009 - 2010
Allocation of site for transit camp- third site (Anand Parvat)-	11/03/2011
Start of Shifting of Slum to transit camp by DDA	24/02/2014
High court rejects petition of Slum representatives and order to shift	20/04/2014
3 elections in sequence hampered the shifting.	
Shifting process started again on	19/12/2016
MOUD / HUPA approved the cut-off date for identification of beneficiaries as 1.1.2015 as provided in the policy.	February 2017
Fresh survey started to include the dwellers having requisite documents upto 1.1.2015	12/5/2017
Final demolition started at the site.	30/10/2017
Over 2800 families have already shifted voluntarily	Till today
Inauguration of Project by Minister, MOUD/HUPA	24/4/2018



VISION AND PLANNING

THE PROJECT WILL BE EXECUTED UNDER PPP MODE AS PER MPD 2021 UNDER WHICH DEVELOPER WAS REQUIRED TO CONSTRUCT 2800 TRANSIT CAMP UNITS AND DDA WAS TO SHIFT SLUM DWELLERS TO TRANSIT CAMP WHILE DEVELOPER WAS TO COMPLETE IN-SITU 2800 EWS UNITS FOR HANDING OVER TO DDA FREE OF COST FOR ALLOTMENT TO SLUM DWELLERS BROUGHT BACK.

THIS INCLUDES ADEQUATE COMMON FACILITIES LIKE, COMMUNITY SPACE, POLICE POST, SHISHU VATIKA, RELIGIOUS, HEALTH & RETAIL CENTRES.

Computer rendered impression of in-situ EWS blocks as per sanctioned plans.

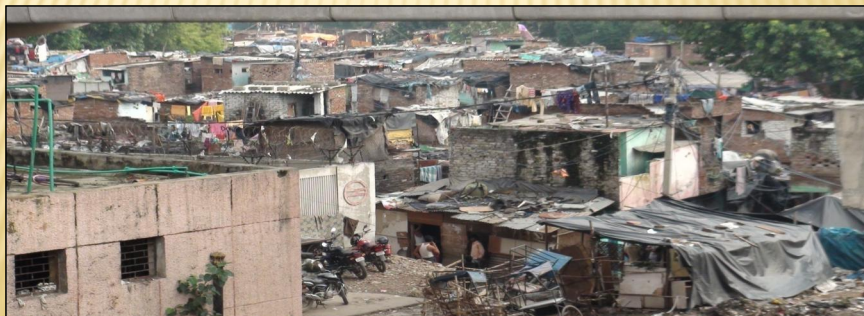
PAST SCENARIO OF KATHPUTLI COLONY

- Haphazard, unplanned & organic nature of growth
- Semi-pucca to kachha houses
- No proper drainage facility
- Families of more than 2800 Dwelling units live in Unhygienic living conditions
- Open defecation at railway tracks.
- Filthy and unhygienic conditions causing health hazards and skin diseases.



PAST SCENARIO OF KATHPUTLI COLONY

- Average size of hutment – 10 sq.mt.
- Average width of streets – 3-5 ft
- No proper sanitation and drinking water facilities.
- No play area for children.
- Fire Hazards
- No sewerage / No drainage
- Utter lack of toilets
- No proper lighting



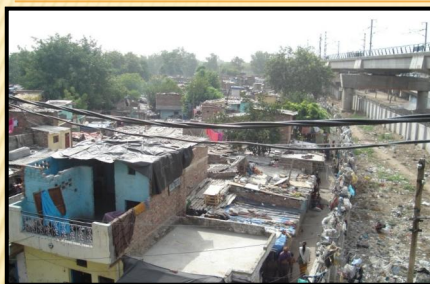
The Google picture of TRANSIT CAMP, ANAND PARVAT

The transit camp already constructed at Anand Parvat, New Delhi.

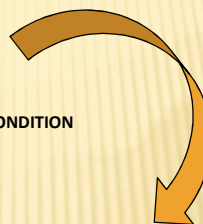


Comprises : 2800 porta cabin hutments which includes all basic facilities: Drinking RO Water, Mobile Toilets, Parks, Milk Booth, School, STP, 24 hours power supply.

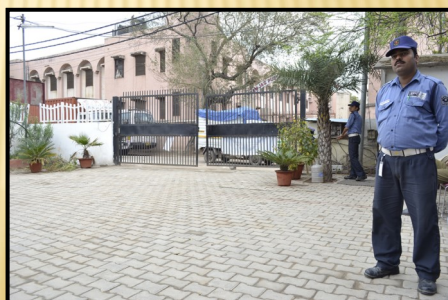
TRANSFORMATION



SLUM CONDITION



EXISTING VIEW OF TRANSIT CAMP



PHOTOS OF TRANSIT CAMP**INFRASTRUCTURE FACILITIES****✓ SEWERAGE SYSTEM**

- Self Cleaning Toilet have been provided to meet the sanitary requirement of the slum dwellers.
- Total 40 vans are being proposed on the site, with a total of 520+ WC's.
- The sewer waste is being treated through STP plant and treated water to be used for flushing.

**VIEW OF MOBILE TOILET VAN****OVERHEAD WATER TANK****✓ DRINKING WATER SUPPLY**

- Water supply is facilitated through Borewells & later treated by RO.

**VIEW OF RO PLANT****✓ ELECTRICITY SUPPLY**

- Electricity load has already been sanctioned for the Anand parvat site & demanded load has been issued.

**VIEW OF STP**

UNIT PLAN OF REDEVELOPED SITE

Carpet Area of 1DU = 25 sq.m

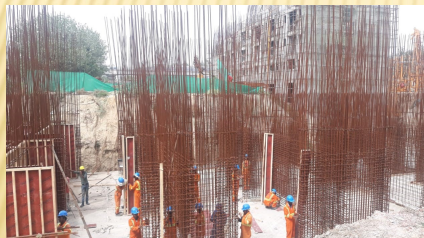
Built up Area of 1DU = 30.5 sq.m

Super Built up Area of 1DU=36.81sq.m

- A compact cluster system with an individual entry from each room to w.c., bath and kitchen.
- Adequate light and ventilation and privacy
- A combined service core of the dwelling units ensures easy maintenance



CURRENT STATUS AS ON DATE



CHALLENGES

- ❑ Vested interests of local leaders, slum pradhans and some NGOs.
- ❑ No provision for compensating slum dwellers by way of monthly rental.

BOTTLENECKS AND ALTERNATIVES

Bottlenecks in achieving objectives

Slum Dwellers Related issues:

- ❑ Slum dwellers were uneducated and can not read documents, agreements and papers and thus vulnerable to verbal misguidance by vested interest.
- ❑ Lack of confidence on Dream Come True.
- ❑ Bogus claimants and slum mafia having multiple jhuggis and commercial and vested interests.
- ❑ Delay in shifting creating more claimants and increase numbers.
- ❑ The new Government scheme (DUSIB) has changed the cut-off date from 1st January 2011 to 1st January 2015.

Government Approval Related Issues

- ❑ Faster Approval Processes from all the relevant government departments.
- ❑ Pre Approved System for faster start and completion

Alternatives in achieving objectives

The Government is considering, approving/allotting ready to move in EWS flats.

LEARNINGS AND SUGGESTIONS

1. Government should also consider in-situ rehabilitation of shop owners by construction of dedicated small market with shop sizes 10 m² – 15 m² within the establishment.
2. Adhaar Card Link Door to Door Consult based survey of families should be conducted by project proponent before participating in the tender.
3. The developer should be required to construct Max. EWS Units as can be constructed as per Max. FAR & Density Norms.
4. The project should incorporate Art/ Culture/ Tradition/ Local Artisan to make them self sufficient within development.
5. The site should be with preconnected Services and the required infra structure.
6. In Ideal Situation, the developer should be required to built on Available Vacate or Open Land and shift the slum dwellers in one go, then to shift to alternate location and bring them back.

EFFORTS MADE BY DDA & DEVELOPER

- ▣ Increasing awareness about the project among the slum dwellers
- ▣ Empowering the dwellers / youth / women of the concern slum.
- ▣ Trust building measures.
- ▣ Transparency in policy and procedures
- ▣ Financial, Administrative & other helps to the dwellers

