

**DELHI DEVELOPMENT AUTHORITY  
IN-SITU SLUM REHABILITATION (HOUSING) BRANCH**

No. F2/PMAY/0005/2019/ISR/-O/o DD(PMAY II)/82

Dated: 19/08/2019

**Subject - Minutes of the conference held on 08.08.2019 at Bhim Auditorium, Dr. Ambedkar International Centre, Delhi on In-situ Slum Redevelopment of JJ clusters on DDA lands with Real Estate Developers.**

A Conference was held on 08.08.2019 at Bhim Auditorium, Dr. Ambedkar International Centre, Delhi on In-situ Slum Redevelopment of JJ clusters on DDA lands with Real Estate Developers.

1. The 'Conference' was chaired by Shri Tarun Kapoor, Vice-Chairman, DDA the Chief Guest. Shri K. Vinayak Rao, Member Finance, Shri Shailendra Sharma, Member Engineering, Dr. Rajesh Kumar, Principal Commissioner (Housing), Shri Manish Gupta, Principal Commissioner (Land Disposal & Systems), Shri Shripal, Principal Commissioner (Personnel & Horticulture) also attended the Conference along with other senior officers of DDA. Detailed list of participants is attached herewith as Annexure-'A'.

2. At the outset, Director (Housing-III) welcomed the Chief Guest, all senior officers of DDA, the representative of Real Estate Developers and all other participants.

3. Dr. Rajesh Kumar, Principal Commissioner (Housing & Sports) in his opening remarks highlighted that this is a unique initiative by DDA and all the stakeholders need to work/collaborate together to implement the Vertical-1 i.e. In-situ Slum Redevelopment of JJ clusters under Pradhan Mantri Awas Yojana (PMAY).

4. Thereafter, Vice Chairman DDA delivered the Key Note Address.

Vice Chairman, DDA highlighted that the "In-situ" Slum Redevelopment using land as a resource with private participation for providing houses to eligible slum dwellers is an important component of comprehensive mission of the Central Government i.e. "Housing for All by 2022". The Vice-Chairman emphasized that:

- i. The slum dwellers have had and continue to have a share in building up and maintaining the commercial, industrial and economic activities of Delhi. Therefore, the slum dwellers deserve to be part of the mainstream of social, cultural and economic fabric of this pulsating city and leading a dignified and humane life for its development.

- ii. For the provision of housing particularly for the weaker sections of the society living in urban slums within a frame work of sustainable and inclusive development, a public private and community participation is one of the important visions of Pradhan Mantri Aawas Yojana (PMAY).
- iii. A viable slum rehabilitation project would have two components i.e. slum rehabilitation component” which provides housing along with basic civic infrastructure to eligible slum dwellers and a “free sale component” which will be available to developers for selling in the market so as to cross subsidize the project.
- iv. DDA may also consider clubbing of nearby slums in clusters for In-situ redevelopment to make them financially and technically viable. Such cluster(s) of slums can be considered as a single project
- v. Private Partners for slums Re-development would be selected through Open Competitive Bidding process
- vi. Real Estate Developers to come forward and participate in the open bidding in sufficient numbers for the already identified & viable JJ clusters on DDA lands in phase-I.
- vii. This ‘Conference’ has been organized to sensitize and seek active participation of the Real Estate Developers in implementation of the In-Situ Slum Re-development of JJ clusters on DDA lands in PPP mode as per DDA’s Policy. It was also communicated that any written suggestions/feedbacks will be taken into consideration for further deliberation and decision.

5. Following Power Point Presentations were made by the following officers:

S.No.	Subject	Presented by
1.	Opening remarks : In-situ Slum Redevelopment on DDA Lands, Pradhan Mantri Aawas Yojana (PMAY)	Dr. Rajesh Kumar, Pr. Commissioner (Housing), DDA
2.	An Overview of DDA Slum Rehabilitation Policy, Processes involved and In-situ Slum redevelopment projects under active consideration of DDA.	Sh. Vikas Ahlawat, Deputy Director(ISR),Housing Deptt. DDA
3.	Experience sharing regarding the Katputali Colony Project (PPP mode).	Sh. Tejas Bhagat, Raheja Developers Ltd.
4.	Discussion on the DPR of Dilshad Garden Project.	Ms. Aanchal on behalf of M/s Suresh Goel & Associates.

6. After Power Point Presentation, Question & Answer session was held. The various challenges as highlighted by the Real Estate Developers were deliberated in detail. It was also assured during the conference that concerns of the Real Estate

Developers have been noted and DDA would take enabling steps for redressal of these challenges, so far as possible.

7. A copy of DDA's In-situ Slum Re-development policy, PMAY guidelines, Detailed procedure for removal of jhuggies and list of all the JJ clusters on DDA lands were handed over to all the participants and same was deliberated in details. The role and responsibility of Real Estate Developers and DDA were also deliberated for effective implementation of DDA's In-situ Slum Redevelopment policy.

8. After conclusion of deliberation/ presentation, 'Open House' discussion on various issues raised by representative of the Real Estate Developers was held. During open house session, the following main issues were raised by various Developers:

- i. Additional Floor Area Ratio (FAR)/Floor Space Index (FSI)/Transferable Development Rights (TDR) may be offered by DDA to make the projects viable.
- ii. It was initially proposed that demolition of Jhuggies at the site be done by DDA and it further inquired that what will be the timelines for removal of JJ dwellers and handing over vacant project land.
- iii. Provision of alternate land by DDA for Transit camp on rent.
- iv. Option of providing DDA vacant land for undertaking these projects in the near vicinity.
- v. Whether commercial establishments like shops, etc. being run by the JJ dwellers are covered under the policy.
- vi. Whether JJ dwellers having residential proofs after the cutoff date i.e. 01.01.2015 are eligible for alternate accommodation and whether people living on rent in the JJ clusters are covered under the policy.
- vii. Whether there exists any policy provisions for segregation of remunerative and rehabilitation infrastructure on the ground.
- viii. Whether the project land can be mortgaged by prospective developers for raising funds.
- ix. Is there any provision for funding at initial stages of project as no bank or financial institution is willing to give loans only on the basis of agreement?
- x. Can the developer book/ sell remunerative section of the project before or during the course of construction of In situ rehabilitation projects?
- xi. Can the remunerative project and rehabilitation project be registered as separate projects under Real Estate Regulatory Authority (RERA).
- xii. Whether DDA will be treated as main promoter and will register under Real Estate Regulatory Authority (RERA) for these rehabilitation projects or the individual real estate developers will have to register separately under RERA.

9. The Real Estate Developers were requested to send their written suggestions/feedbacks to Vice Chairman, DDA with a copy to Pr. Commissioner (Housing) latest by Monday i.e. 12.08.2019 for making necessary policy intervention, if required.

10. The Real Estate Developers, generally, welcomed the initiative taken by the DDA for organizing this 'Conference' with the Real Estate Developers for sensitization and seeking active participation of private developers in DDA's efforts for making Delhi slum free and also providing much needed housing to slum dwellers.

11. It was also brought to the notice of all participants that DDA has identified following 14 JJ clusters in 7 Projects in the first phase and other 18 JJ clusters to be taken-up in the second phase of In-situ Slum Re-development:

**Phase-I:**

Sl. No.	Name of the Project	Area under encroachment (Sqm.) / Households as per DUSIB survey of 2011-12	No. of clusters	Name of clusters
1-4.	Dilshad Garden	38656 3914	4	i. Kalandar Colony, Dilshad Garden Part I ii. Kalandar Colony, Dilshad Garden Part II iii. Deepak Colony iv. Dilshad Vihar Colony
5-7.	Kirti Nagar area	43428 2794	3	i. Behind Fire Station ii. Chunna Bhatti iii. Chunna Bhatti (Harijan Basti)
8.	Rohini Sector 18	22050 700	1	Khadda Basti
9.	Badli Village Sector 19, Rohini	20075 879	1	JJ cluster Badli Village
10-11.	Pitampura & Shalimar Bagh	10673 775	2	i. Ekta Camp AU Block Pitampura ii. AO Block Shalimar Bagh

12.	Vasant Vihar	173251 4909	1	Kusum Pahadi, Block-B
13-14.	Kalkaji Extention	139052 6706	2	i. Bhoomiheen Camp, Pkt A-14 Kalkaji Extention ii. Jawahar Lal Nehru Camp & Navjeevan Camp, Pkt. A-14 Kalkaji Extention
	<b>Total</b>	<b>4,47,185 20677</b>	<b>14</b>	

### Phase-II

Sl. No.	Name of the JJ Cluster	Area under encroachment (Sqm.) Households as per DUSIB survey of 2011-12	No. of clusters
15.	Shastri Market, MotiBagh (South)	37500 943	1
16-17.	a. Indira Camp Part-2, Okhla (Taimur Nagar) b. Indira Camp, Pahari-2, Taimur Nagar	13500 541 19500 460	2
18-19.	a. Motilal Nehru Camp, JNU, Vasant Kunj b. In front of B-4, B-5 Vasant Kunj/ JJ Bandhu Camp	30367 960 18500 59	2
20-21.	a) Majdoor Kalyan Camp in plot no. W-1 to W-5 and back lane Okhla Ind. Area, Ph-II b) Majdoor Kalyan Camp plot no. A-7,8,12 and back lance of A-9 to A-17 Okhla Ind. Area, Ph-I	9770 306 5813 171	2
22-24.	a) Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II b) Indira KalyanVihar in back lane of plot no. B-230 to B-235, Okhla Ind. Area, Ph-I c) Indira KalyanVihar, Okhla Ind. Area, Ph-I, Site-II	49500 2225 2894 1928 34200 90	3

Sl. No.	Name of the JJ Cluster	Area under encroachment (Sqm.) Households as per DUSIB survey of 2011-12	No. of clusters
25.	Gola Kuan, Okhla Ind. Area, Ph-I, Tehkhand	<u>19600</u> 1631	1
26.	Okhla overhead tank, Okhla, Ph-II	<u>4400</u> 316	1
27-28.	a. Sanjay Sudhar Samiti Camp, GP Block, Pitampura	<u>24982</u> 1246  As per TSS- 17800 Sqm.	2
	b. Opp. 479-483, Kohat Enclave	<u>990</u> 32	
29.	In front of Ayurvedic Hospital, Haiderpur	<u>34416</u> 219	1
30.	(i) Suraj Park, Samaipur Badli. & (ii) Site in Sector 17, Rohini adjacent Shahabad Daulatpur village.	<u>36300</u> 1478	1
31.	Rohini extension 20, Pooth Kalan	<u>10400</u> 461	1
32.	Golden Park, Ashok Park Main Metro Station, Rampura	<u>8200</u> 265	1
	<b>Total</b>	<b><u>3,60,832</u></b> <b>13,331</b>	<b>18</b>

**Total No. of JJ Clusters: 32**

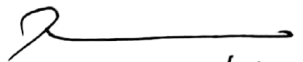
**Total No. of Projects: 19**

**Total No. of Households in feasible clusters as per DUSIB Survey of 2010-11: 34008**

**Total area under encroachment- 8, 08,017 Sqm.**

12. During the 'Conference' the email address of In-Situ Slum Rehabilitation, Housing Department was shared with all the participants to send their views, suggestions and feedback so that the same are examined for appropriate remedial steps which may be taken by the DDA in this regard.

Shri Vikas Ahlawat, Deputy Director (ISR) thanked the 'Chair' and all the participants.

  
(Rajiv Gandhi) 14/11/13  
Commissioner (Housing)

**Copy to:-**

1. VC, DDA for kind information.
2. EM, DDA for kind information.
3. FM, DDA for kind information.
4. CVO, DDA for kind information.
5. PC (Housing, Lands, Personnel/ Horticulture)
6. CAO, DDA.
7. Commissioner (Housing, LM, LD)
8. CE (HQ, SZ, EZ, NZ, Rohini and Dwarka)
9. FA (H)
10. Director (H)-I,II,III
11. All Real Estate Developers
12. Dy. Director (System) with the request to make a new Tab named "In-Situ Slum Redevelopment Conference" under Housing on DDA website and for uploading the minutes and other relevant documents/material pertaining to this conference.

  
(Rajiv Gandhi)  
Commissioner (Housing)