


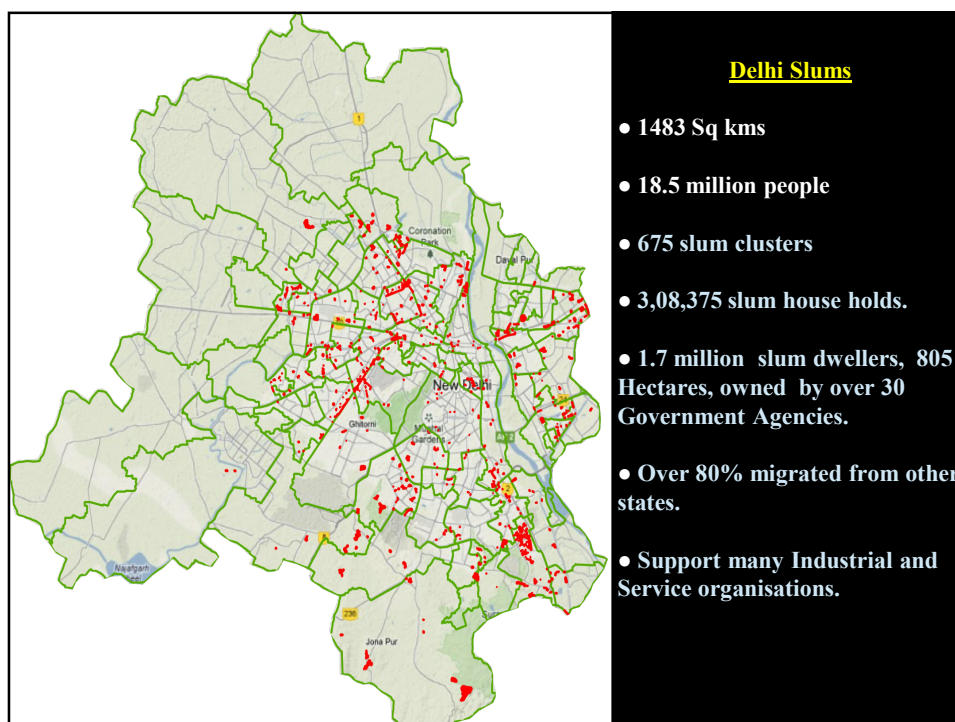
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Pradhan Mantri Awas Yojana 'In-Situ' Slum Redevelopment

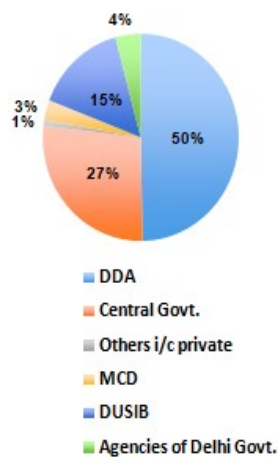
In-Situ Rehabilitation Branch
Housing Department, DDA

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LAND OWNING AGENCY WISE DETAILS

Land Owning Agency	No. of JJ clusters	No. of Households	Area under JJ clusters	
			Sq.mtrs.	Acres
DDA	335	153349	34,37,751	849
Central Govt.	155	83520	27,21,219	672
Others i/c private	11	2811	1,04,842	26
MCD	38	9526	2,65,910	66
DUSIB	99	46212	9,18,030	227
Agencies of Delhi Govt.	37	12957	6,05,369	150
Grand Total	675	3,08,375	80,53,121	1990




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Salient features of DDA's In-Situ Slum Rehabilitation Policy

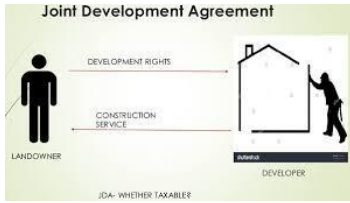


- PPP mode in consonance with PMAY guidelines.
- Development control norms as per 'Master Plan' of Delhi.
- A pucca house with **carpet area up to 30 square metres** with two rooms, kitchen, bathroom balcony and WC.
- Mixed land use/commercial component up to **10% of permissible FAR** in the residential component of the land is allowed.
- **Minimum In-situ component: 60%**
- **Maximum Remunerative component: 40%**

Role of DDA



- To function as regulator, mediator and enabler.
- Clubbing of one, two or more slum pockets depending upon the viability of the project.



- 'Developer' selection: Open and Transparent bidding process.
- Execute Development Agreements.

Role of DDA



- Prepare list of eligible beneficiaries.
- External trunk infrastructure facilities for basic civic amenities.
- Supervise/allot houses by computerised draw.
- Administrative/police assistance for execution of the Development Agreements.

Role of Developer



- Detailed architectural and structural drawings.
- Arrange required funds.
- Obtain required statutory approvals.
- Slum clearance with the administrative help of the Authority.
- Assist in forming an Association/RWA of the beneficiaries .
- Structural Defect liability period of the developer shall be as per prevalent norms of the construction industry/RERA.

•**Alternate accommodation:** On the same land or within a radius of 5 Kms..

•**Developer entity to provide:**

- Either **transit camp** on its own land and cost (including maintenance of the same) or
- Provide **rented accommodation** or **provide rent for accommodation** or a **combination of all above.**

•The **assessment of minimum rent** payable by the developer: On the basis of cost of an EWS flat in the area.



•**Rent to be paid:**

- To be fixed at the time of preparation of Draft Project Report (DPR).
- Indexed to inflation in terms of wholesale Price Index (WPI).



•**Dispute resolution mechanism :**

- As per Project Development Agreement.

ALTERNATIVE DISPUTE RESOLUTION (ADR) METHODS





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Different Processes involved.

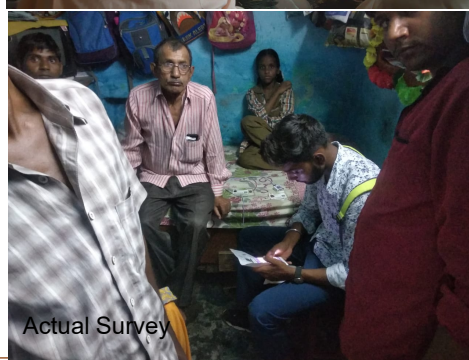
1. SURVEY OF JJ CLUSTERS



Briefing before Survey

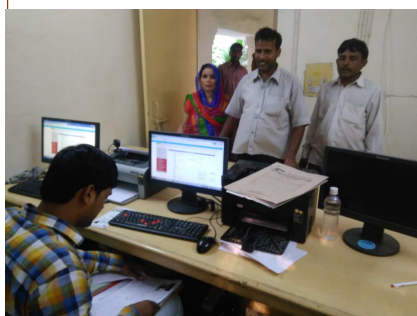


Pasting Survey Notice



Actual Survey

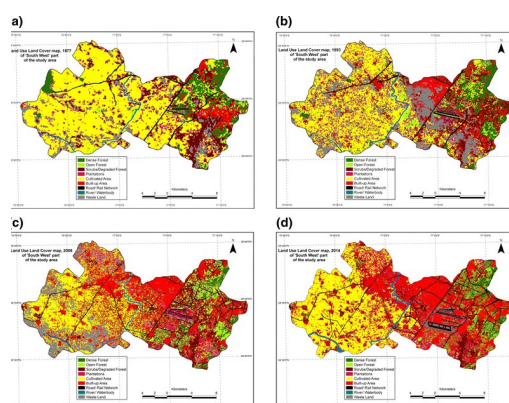
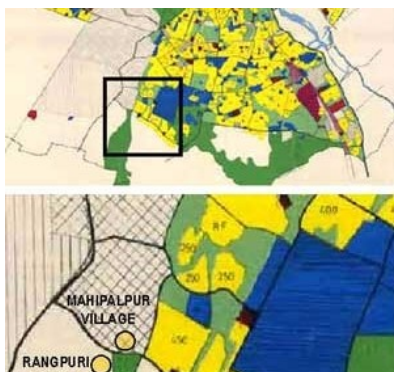
2. ELIGIBILITY DETERMINATION OF SURVEYED JJ CLUSTERS



UID Authentication

- The JJ dwellers must be a citizen of India and not less than 18 years of age.
- The Jhuggi Jhopri basti must be in existence prior to 01-01-2006.
- Cut-off date of residing in the Jhuggi shall be 01-01-2015.
- The name of JJ dwellers must appear in at least one of the voter list of the year's
 - 2012, 2013, 2014 and 2015 (prior to 01-01-2015) and also in the year of survey.
- Must possess any one of the 12 documents issued before 01-01-2015 such as DL, Ration card etc.
- If a different family, having separate Ration Card issued prior to 01-01-2015, is living on upper floor.

3. CHANGE OF LAND USE, IF REQUIRED



4. ENGAGEMENT OF CONSULTANT AND PREPARATION OF DPR



5. TENDER FOR PRIVATE DEVELOPER AND FINALISATION OF DEVELOPER.



6. DEMOLITION AT THE SITE BY DEVELOPER.

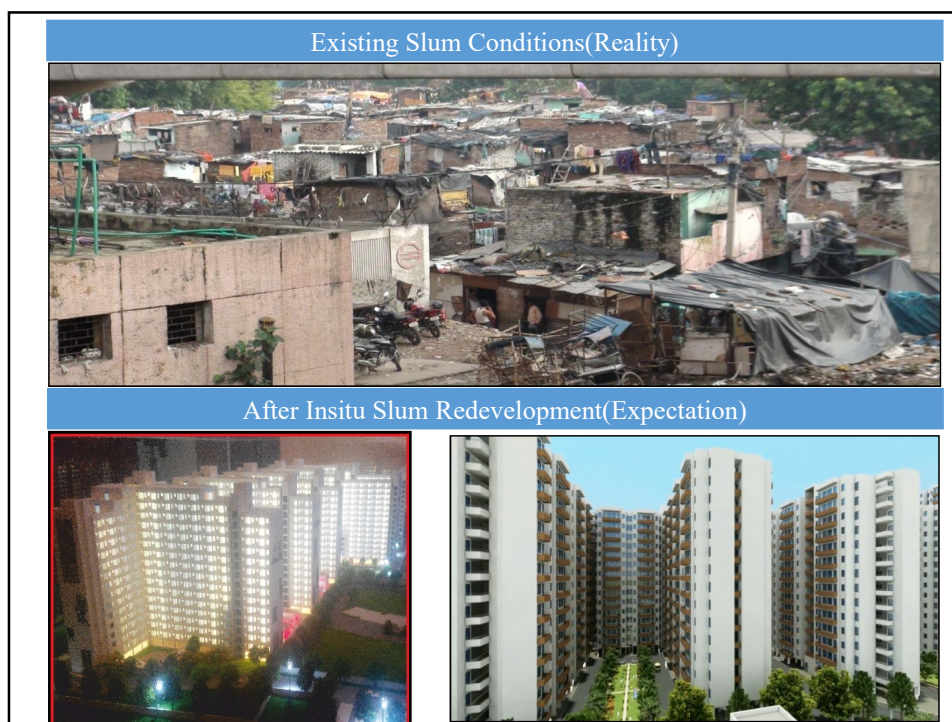



7. POST DEMOLITION FACILITATION.



BUILDING PLAN







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**Details of JJ clusters under
active consideration -
Phase-I**

S. No.	Name of the Project	Area under encroachment (Sq.mtrs.) / JJ Households	No. of clusters	Name of clusters	Present Status
1-4	Dilshad Garden	<u>38656</u> 3914	4	i) Kalandar Colony, Part I ii) Kalandar Colony, Part II iii) Deepak Colony iv) Dilshad Vihar Colony Julfi Bengal Dilshad Garden	<ul style="list-style-type: none"> DPR prepared. Change of land use: Under process. Survey of JJ dwellers: To be completed by 08/08/2019.
5-7	Kirti Nagar area	<u>43428</u> 2794	3	i) Behind Fire Station ii) Chunna Bhatti iii) Chunna Bhatti (Harijan Basti)	<ul style="list-style-type: none"> DPR Bids under finalisation. Survey of JJ dwellers: To be completed by 02/08/2019. Change of land use: Under process.
8	Rohini Sector 18	<u>22050</u> 700	1	Khadda Basti	<ul style="list-style-type: none"> DPR Bids under finalisation. Survey of JJ dwellers: Completed.
9	Badli Village Sector 19, Rohini	<u>20075</u> 879	1	JJ cluster Badli Village	<ul style="list-style-type: none"> DPR Bids under finalisation. Survey of JJ dwellers: Completed.

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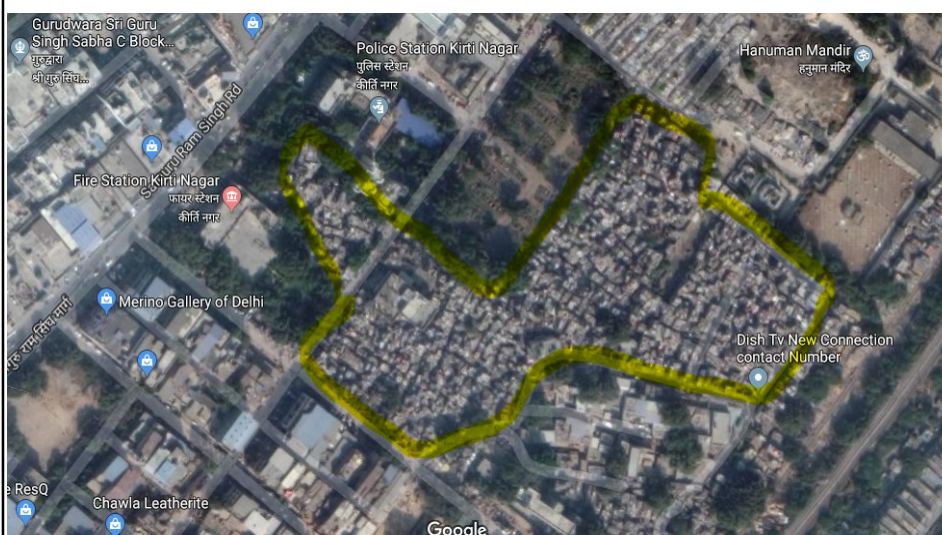
S. No.	Name of the Project	Area under encroachment (Sq. mtrs.) / JJ Households	No. of clusters	Name of clusters	Present Status
10-11	Pitampura & Shalimar Bagh	<u>10673</u> 775	2	i) Ekta Camp AU Block Pitampura ii) AO Block Shalimar Bagh	<ul style="list-style-type: none"> DPR under preparation. Survey of JJ dwellers: To be completed by 06/08/2019.
12	Vasant Vihar	<u>173251</u> 4909	1	Kusum Pahadi, Block-B	<ul style="list-style-type: none"> DPR under preparation. Survey of JJ dwellers: To be completed by 20/08/2019. Change of land use: Under process.
13-14	Kalkaji Extention	<u>139052</u> 6706	2	i) Bhoomiheen Camp, Pkt A-14 Kalkaji Extention ii) Jawahar Lal Nehru Camp & Navjeevan Camp, Pkt. A-14 Kalkaji Extention	<ul style="list-style-type: none"> DPR under preparation. Survey of JJ dwellers: To be completed by 22/08/2019.
	Total	<u>4,47,185</u> 20677	14		

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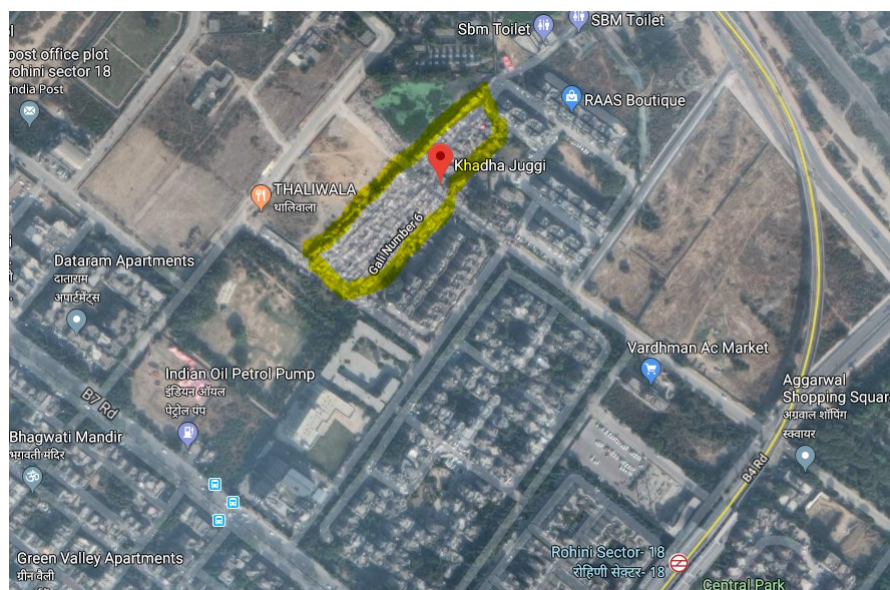
JJ cluster – Dilshad Garden



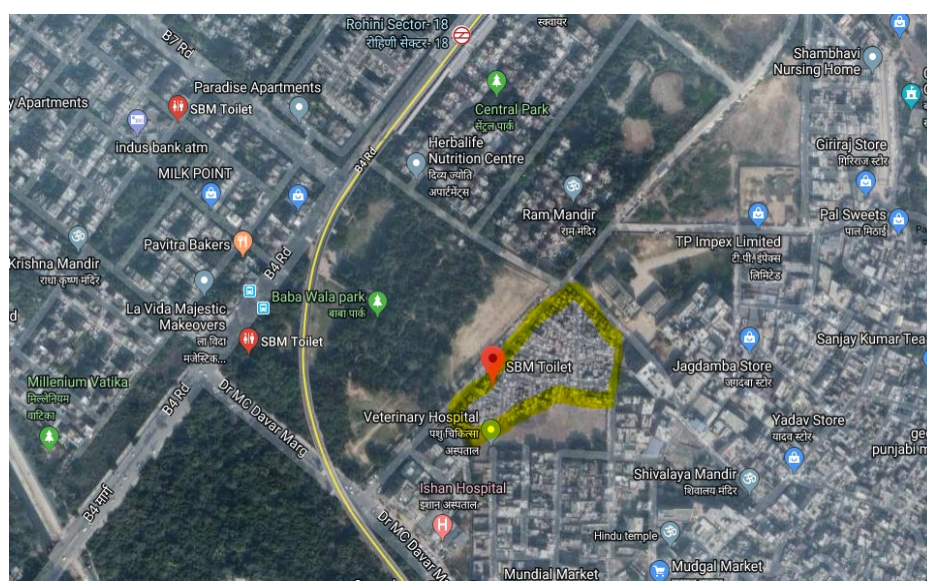
JJ cluster – Kirti Nagar



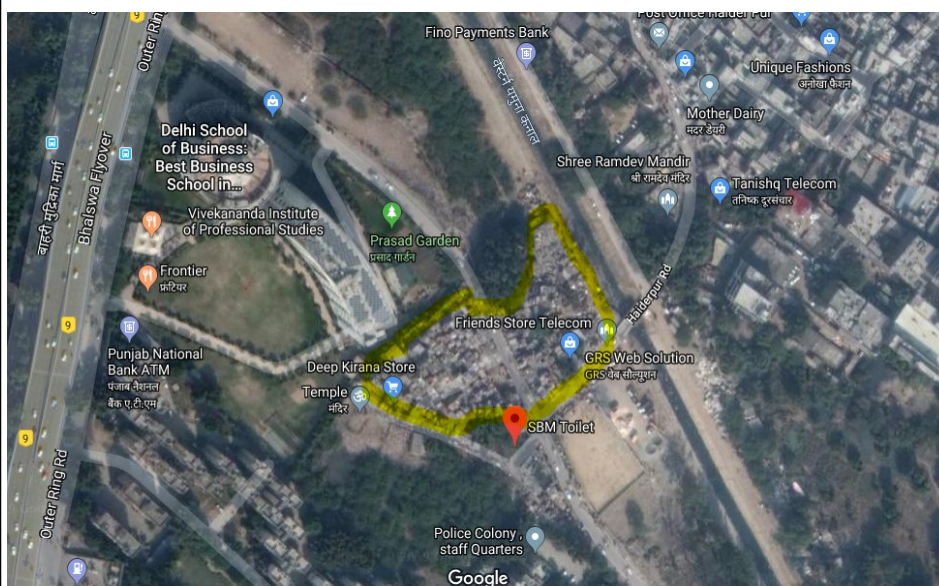
JJ cluster – Khadha Basti, Rohini Sec. 18



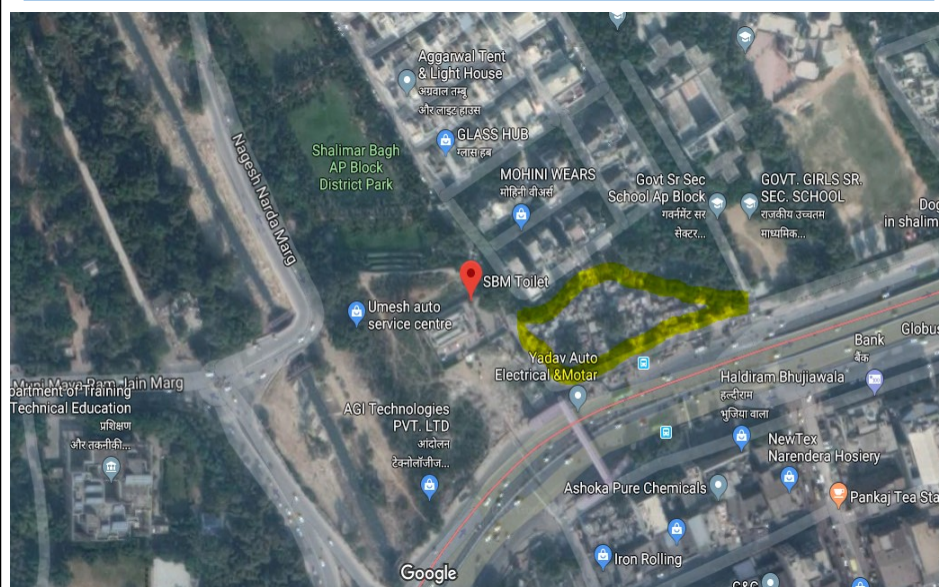
JJ cluster – Badli Village Sector 19, Rohini

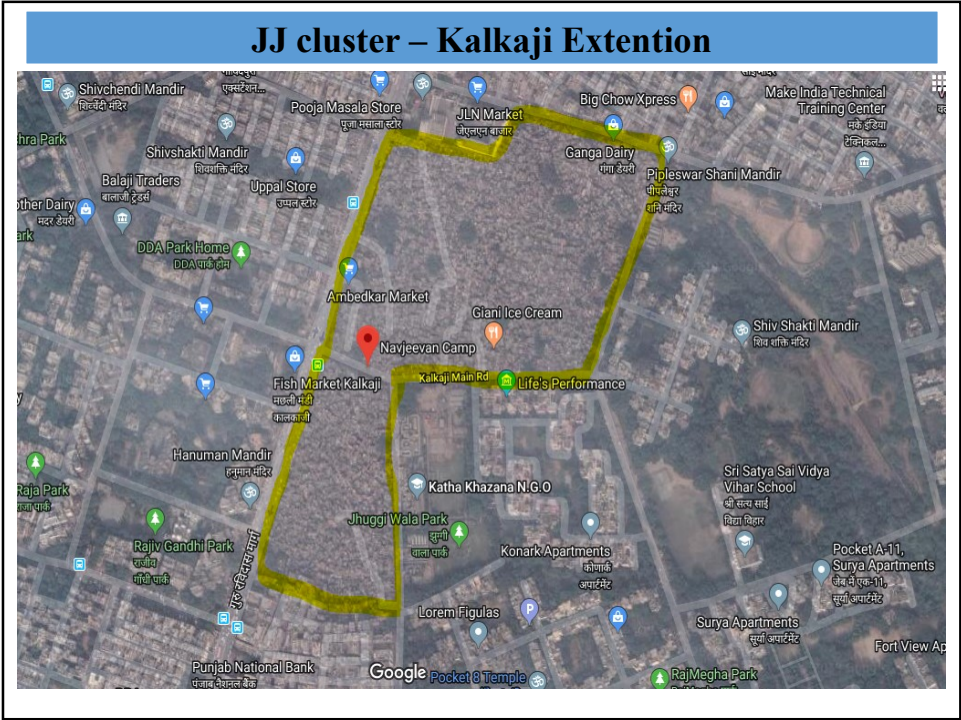
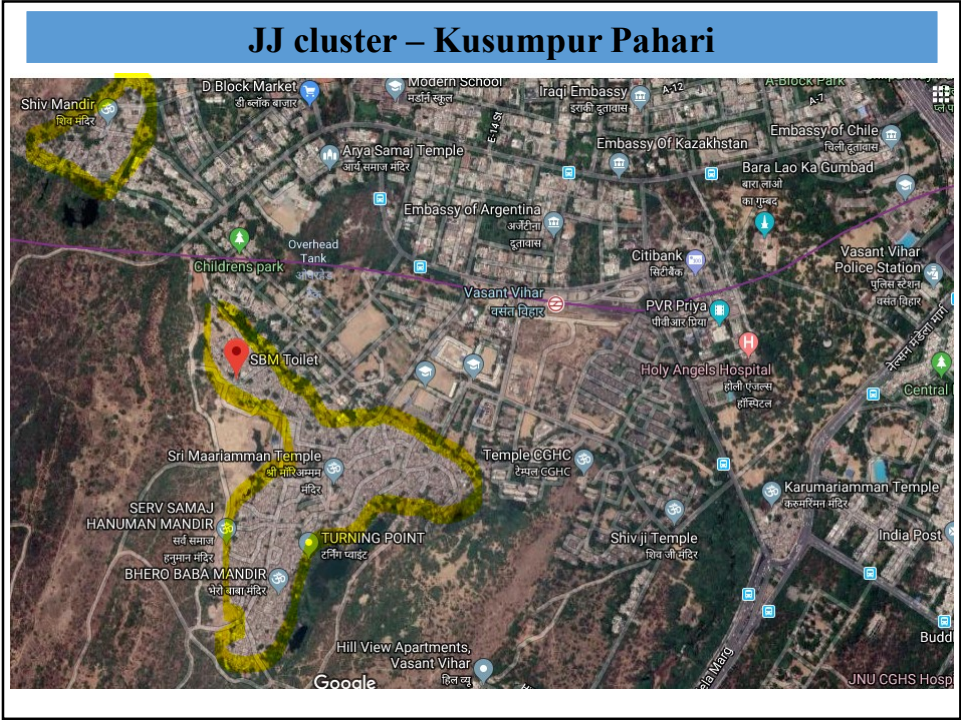


JJ cluster – AU Block, Pitampura



JJ cluster – AO Block, Shalimar Bagh







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Details of JJ clusters under active consideration - Phase-II

S. No.	JJ Cluster Name	Area under encroachment (Sq. mtrs.) / JJ Households	Present Status
15	Shastri Market, Moti Bagh (South)	$\frac{37500}{943}$	<ul style="list-style-type: none"> Change of land use is under process.
16-17	Indira Camp Part-2, Okhla (Taimur Nagar)	$\frac{13500}{541}$	<ul style="list-style-type: none"> Contiguous Clusters. Change of land use is under process.
	Indira Camp, Pahari-2, Taimur Nagar	$\frac{19500}{460}$	

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S. No.	JJ Cluster Name	Area under encroachment (Sq. mtrs.) / JJ Households	Present Status
18-19	Motilal Nehru Camp, JNU, Vasant Kunj	<u>30367</u> 960	<ul style="list-style-type: none"> This cluster is in between CIC office and the office of National Institute of Health and Family Welfare on Gang Nath Marg. DPR under preparation. Change of land Use: Under process.
	JJ Bandhu Camp, In front of B-4, B-5 Vasant Kunj	<u>18500</u> 59	<ul style="list-style-type: none"> DPR under preparation. Change of land Use: Under process.

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S. No.	JJ Cluster Name	Area under encroachment (Sq. mtrs.) / JJ Households	Present Status
20-21	Majdoor Kalyan Camp in plot no. W-1 to W-5 and back lane Okhla Ind. Area, Ph-II	<u>9770</u> 306	<ul style="list-style-type: none"> DPR under preparation. Both these clusters can be taken up for redevelopment as a single project.
	Majdoor Kalyan Camp plot no. A-7,8,12 and back lane of A-9 to A-17 Okhla Ind. Area, Ph-I	<u>5813</u> 171	
22-24	Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	<u>49500</u> 2225	<ul style="list-style-type: none"> DPR under preparation. These three clusters can be considered for development as a single project.
	Indira Kalyan Vihar in back lane of plot no. B-230 to B-235, Okhla Ind. Area, Ph-I	<u>2894</u> 1928	
	Indira Kalyan Vihar, Okhla Ind. Area, Ph-I, Site-II	<u>34200</u> 90	

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S. No.	JJ Cluster Name	Area under encroachment (Sq. mtrs.) / JJ Households	Present Status
25	Gola Kuan, Okhla Ind. Area, Ph-I, Tehkhand	$\frac{19600}{1631}$	<ul style="list-style-type: none"> On 80 ft. wide road, opposite DTC depot, Okhlaphase-I. On one side there is commercial complex namely Prime Towers, DLF (400 offices complex). DPR under preparation.
26	Okhla overhead tank, Okhla, Ph-II	$\frac{4400}{316}$	<ul style="list-style-type: none"> Feasibility subject to report of TSS.

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S. No.	JJ Cluster Name	Area under encroachment (Sq. mtrs.) / JJ Households	Present Status
27-28	Sanjay Sudhar Samiti Camp, GP Block, Pitampura	$\frac{24982}{1246}$ As per TSS- 17800 Sqm.	<ul style="list-style-type: none"> DPR under preparation.
	Opp. 479-483, Kohat Enclave	$\frac{990}{32}$	<ul style="list-style-type: none"> DPR under preparation.

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S. No.	JJ Cluster Name	Area under encroachment (Sq. mtrs.) / JJ Households	Present Status
29	In front of Ayurvedic Hospital, Haiderpur	<u>34416</u> 219	<ul style="list-style-type: none"> The cluster has been named Gautam Buddha Colony and is opposite to Ayurvedic hospital, Haiderpur on 30 mtr. wide road. DPR under preparation.
30	Suraj Park, Samaipur Badli. & Site in Sector 26, Rohini adjacent Shahabad Daulatpur village.	<u>36300</u> 478	<ul style="list-style-type: none"> Change of land use : Under process. DPR under preparation. Survey of Suraj Park cluster completed.
31	Rohini extension 20, Pooth Kalan	<u>10400</u> 461	<ul style="list-style-type: none"> This cluster is surrounded by roads on all sides. One side is earmarked for DDA's Local Shopping Centre. DPR under preparation.
32	Golden Park, Ashok Park Main Metro Station, Rampura	<u>8200</u> 265	<ul style="list-style-type: none"> It is nearby metro station on main Rohtak road. DPR under preparation.



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Open to Feedbacks/Q & A...

THANK YOU

Vikas Ahlawat, DANICS

Deputy Director(In-situ Slum Redevelopment),DDA

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