

**In-situ Slum Redevelopment on DDA Lands**

**Pradhan Mantri Aawas Yojana (PMAY)**

**Dr. Ambedkar International Centre (DAIC)**

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**Dr. Rajesh Kumar**  
**Principal Commissioner (Housing)**

8<sup>th</sup> August, 2019





**Why are we here ???**

8<sup>th</sup> August, 2019



- Understand stakeholders' role in the right perspective.
- Brainstorm for effective and efficient implementation of PM's flagship programme i.e. PMAY.
- Obtain views of Private Partners/Developers and take feedbacks for policy interventions.
- Collaborate on the In-situ Slum Re-development projects on DDA Lands.

8<sup>th</sup> August, 2019



## Objectives of PMAY....



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## "Housing for All by 2022"

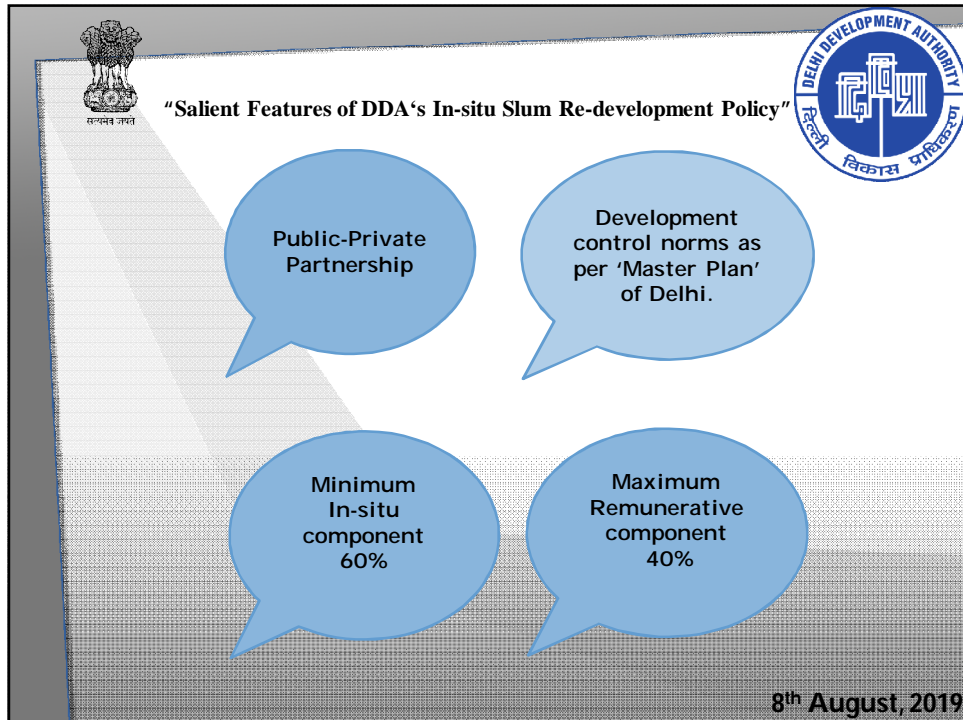
"In situ" Slum Redevelopment	Affordable Housing through Credit Linked Subsidy	Affordable Housing in Partnership	Subsidy for Beneficiary-led Individual House Construction
<ul style="list-style-type: none"> <li>Land as a Resource.</li> <li>Private Participation</li> <li>Extra FSI/TDR/FAR, if required.</li> </ul>	Interest Subvention Subsidy for EWS and LIG for new house or incremental housing.	<ul style="list-style-type: none"> <li>With Private or Public sector</li> <li>Central Assistance per EWS House where 35% of constructed houses are for EWS category.</li> </ul>	For individuals of EWS category under individual house category.

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## Sailent Features....

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**"Salient Features of DDA's In-situ Slum Re-development Policy"**

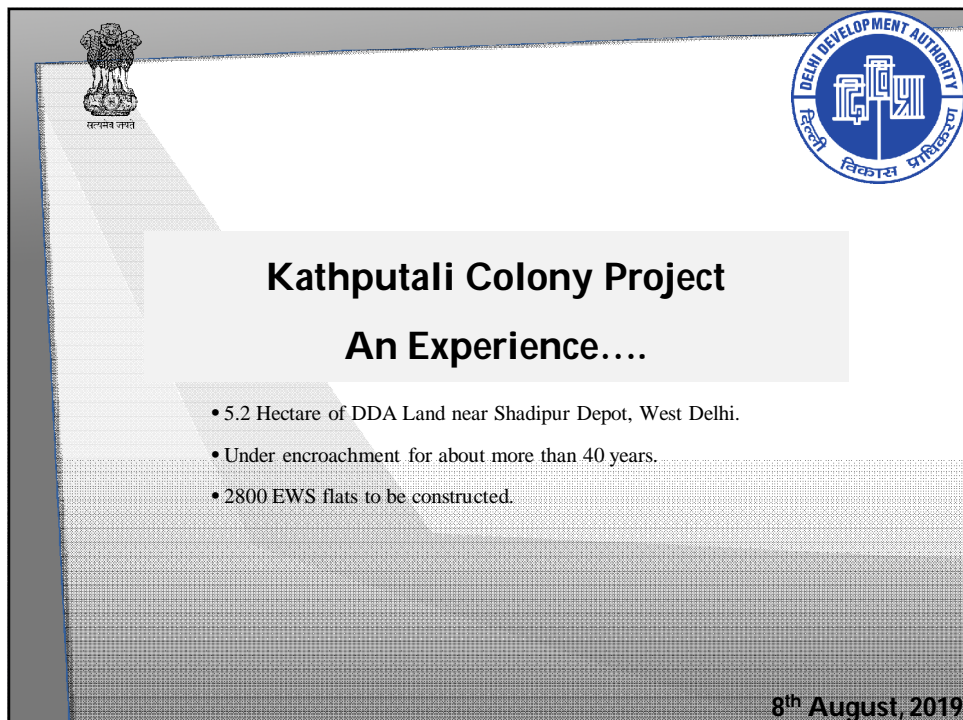
**Public-Private Partnership**

**Development control norms as per 'Master Plan' of Delhi.**

**Minimum In-situ component 60%**

**Maximum Remunerative component 40%**

8<sup>th</sup> August, 2019




**Kathputali Colony Project**

**An Experience....**


- 5.2 Hectare of DDA Land near Shadipur Depot, West Delhi.
- Under encroachment for about more than 40 years.
- 2800 EWS flats to be constructed.

8<sup>th</sup> August, 2019






## KPC- “Journey!”




S.N.	Date	Event
1	4.9.2009	Out of the 8 participating developer entities, M/s Raheja Developers Ltd. succeeded and Development Agreement inked
2	In 2010	2641 squatting families - identified by the Survey Teams of the DDA
3	February 2014	Shifting process from Kathputli Colony to Transit Camp at Anand Parbat started
4	March 2014 onwards	On account of operation of Model Code of Conduct due to 3 successive Elections in Delhi, the process got discontinued

**8<sup>th</sup> August, 2019**





## KPC- “Journey!”





S.N.	Date	Event
5	18.11.2016	The 'Authority' allowed to consider remaining dwellers who came through various litigations.
6	30.06.2017	<ul style="list-style-type: none"> <li>•1355 families were shifted to the Transit Camp</li> <li>•About 1/3<sup>rd</sup> demolition work was completed.</li> <li>•About 4 acres of land was reclaimed.</li> </ul>
7	February 2014	MOUD / HUPA approved the cut-off date for identification of beneficiaries as 01.01.2015 as provided in the policy.
8	12.05.2017	Fresh survey started to include the dwellers having requisite documents upto 01.01.2015

**8<sup>th</sup> August, 2019**

S.N.	Date	Event
9	30.10.2017	Final demolition started by DDA.
10	13.12.2017	Vacant Project Land was handed over to 'Developer'.
11	In January 2018	TSS conducted by 'Developer' and DDA.
12	24.04.2018	Inauguration of project by MOUD/HUPA



8<sup>th</sup> August, 2019

**"As per DDA's In-situ Slum Re-development Policy"**

**Role of DDA....**

8<sup>th</sup> August, 2019

- Regulator, Mediator and Enabler.
- 'Developer' selection.
- Execute Development Agreements.
- Prepare list of eligible beneficiaries.
- Supervise/allot houses by computerised draw.
- Administrative/ (i/c Police assistance) for execution of the Development Agreements.



8<sup>th</sup> August, 2019




"As per DDA's In-situ Slum Re-development Policy"



**Role of Developer....**

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- Detailed Architectural & Structural Drawings
- Arrange Funds
- Obtain required Statutory Approvals
- Slum clearance
- Assist in forming an Association/RWA of the beneficiaries
- Structural Defect Liability Period of the 'Developer'



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**'Project' under active consideration....**

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## Phase-I

14 JJ clusters covered in 7 projects having 20677 (approx.) HHs are to be taken up and are at an advanced stage.

## Phase-II



18 JJ clusters covered in 12 projects having 13331 (approx.) HHs are to be rehabilitated.

8<sup>th</sup> August, 2019



## Funding...

8<sup>th</sup> August, 2019



**Domestic Funding  
from Institutional  
Lenders**

**Foreign Direct  
Investment**



**Builder's own  
Funds...**

8<sup>th</sup> August, 2019



**Vision....**



8<sup>th</sup> August, 2019



**Next 5 years vision.....**

**100 JJ clusters on DDA lands  
to be rehabilitated under the  
In-situ Slum Redevelopment  
Vertical-1 of PMAY**

8<sup>th</sup> August, 2019



**Thank you.**

8<sup>th</sup> August, 2019