

XXII HOUSING

The rapid pace of urbanization and alarming trend of migration to Delhi has distorted the housing scenario. Delhi's population growth is double the national average and has led to the housing shortage. Increasing pressure on land and infrastructure and associated high land cost have made proper housing inaccessible to the poorer segments of the population, necessitating state intervention initially as a welfare activity and now recognized as social and economic imperative.

As per 2001 Census, Delhi's total population of 137.83 Lakh comprises of 27.57 lakh households at an average family size was of 5 persons.

Agency/ Department-wise position of financial outlays is indicated below:-

(Rs. In lakhs)							
S.no	Name of the Agency	9 th Five Year Plan 1997-02		Annual plan 2001-02		10 th FYP Approved outlay	Annual plan 2002-03 Approved outlay
		Approved outlay	Exp. 1997-02	Approved Outlay	R.E.		
1	PWD						
i)	General pool (staff Qtrs.)	5800.00	3710.72	1390.00	1180.00	10150.00	1490.00
ii)	Staff Qtrs. For Judges	2300.00	426.47	10.00	20.00	2000.00	140.00
2	Land & Building Deptt.	100.00	-----	2.00	2.00	50.00	10.00
3	U.D Deptt. (Delhi Social housing development Corpn.	-----	1.80	1000.00	50.00	5000.00	1000.00
4	Cooperative Department. Share Capital Delhi Coop. Housing finance Corpn.	500.00	-----	-----	---	-----	----
5	Finance Deptt.	1000.00	1564.64	500.00	325.00	2500.00	500.00

	(HBA)						
6	Sub-total (Delhi Govt.)	9700.00	5703.63	2902.00	1577.00	19700.00	3140.00
7	Slum wing (MCD)	300.00	379.00	130.00	130.00	300.00	60.00
8	NDMC	500.00	59.00	-----	----	----	----
9	MCD (Gen)	5000.00	1600.00	-----	----	-----	----
	Total	15500.00	7741.63	3032.00	1707.00	20000.00	3200.00

The total number of Delhi Govt. employees as on 31.03.2002 was 98827 and the total number of dwelling units available for allotment to these employees as on 01.01.2002 was only 6545 numbers. The detailed breakup of this is as under:-

S. No.	Type	No. of Houses
1.	I	2073
2.	II	2804
3.	III	925
4.	IV	585
5.	V	135
6.	VI	23
TOTAL		6545

Location wise details of the houses is as under:

S. No.	Name of Locality	No. of Houses
1.	Gulabi Bagh	1852
2.	Kalyanvas	1660
3.	Timar Pur	802
4.	Nimiri Colony	375
5.	Karkardooma	310
6.	Sadhora Khurd	276
7.	Hari Nagar	252
8.	Greater kailash	72
9.	Rajpur Road	36
10.	Rohini	119

11.	Vikasपुरी, Probyn Road , Tilak Marg, Court Lane, Flag Staff Road, Mayur Vihar And Asiad Village.	791
Total		6545

There is wide gap between availability of houses and the demand for them. The satisfaction level is below 10%. During 2001-2002. 323 more staff quarter at Rohini (119 Type-III) and Kalyanwas (204 Type-I) have been added to this housing stock. The plan schemes proposed to be implemented during Annual Plan 2002-2003 and 10th five year plan are as follows:

(A) DELHI GOVERNMENT

a. Public Works Deptt.

**1. STAFF QTRS. AT KARKARDOOMA INCLUDING DEVELOPMENT WORKS
(Rs. 115.00 lakhs) :**

Construction of 310 nos. residential quarters was done on 5 acres of Plot at Karkardooma. Subsequently construction of Scooter / Cycle garage and shops etc. were also undertaken and completed. An amount of Rs. 115 lacs has been approved for improvement of Campus during 10th five year plan 2002-07 which includes Rs 20.00 lakh for Annual plan 2002-03.

**2. DEVELOPMENT WORKS AT KALYANWAS HOUSING COMPLEX :
(Rs. 1005.00 lacs)**

Delhi Administration purchased 1707 Qtrs. from NDMC during 1980 for Delhi Administration employees. Many additional works such as provision of fans/cupboards/cycle stand etc. were provided to bring these qtrs. to the required Govt. Standard. A compound wall was also constructed.

Stipulated norms either in plinth area or density had not been followed by NDMC in planning of these Qtrs. Besides the quality of construction work was not up to the

mark. The inherent defects in the construction work were highlighted while taking these qtrs. from NDMC Poor quality of construction , design & plumbing system of Qtrs. has resulted in leakage, seepage, rusting of reinforcement, cracking & splitting of the concrete, peeling of plaster etc. In spite of measures taken for carrying out repairs, PWD could not check the damage to the structures due to inherent defects.

Expert committees such as C.D.O. & National Council for Cement & Building materials have examined these Qtrs. N.C.C.B.M. have recommended for re-construction of roof slabs. Since there was no guarantee that once the roof slabs are replaced, similar exercise would not be necessary for the lower floors in the near future & in view of scare created by the collapse of R.C.C. overhead tank in the Colony, a proposal was made to reconstruct the Residential Complex after dismantling the existing Qtrs. in phases as detailed below :-

Type of Qtrs.	Phase I		Phase II		Phase-III		Phase-IV	
	Ctn.	Dmn.	Ctn.	Dmn.	Ctn.	Dmn.	Ctn.	Dmn.
I	204	--	188	--	172	--	204	--
II	140	--	128	--	144	--	84	--
III	32	--	28	--	28	--	68	--
A	--	252	--	252	--	221	--	427
B	--	210	--	180	--	165	--	--
	376	462	344	432	344	386	356	427

* Ctn : Construction

Dmn : Demolition

The Qtrs. in the 1st Phase part –I (209 Type-I) are being constructed in the vacant place. Occupants , of the Qtrs. to be dismantled in the first Phase, will be shifted to the newly constructed Qtrs. The construction in the 1st Phase part-II (140 Type-II & 32 Type –III) & Phase –II is proposed to be taken up after the dismantling the vacant Qtrs. in 10th Five Year Plan. This will be repeated for the next phases.

The Cost of the scheme was assessed as Rs. 30 crores. Out of which Rs. 5 crores were spent for construction of 209 Type-I Qtrs. in the Phase-I. P/E for phase –I part –II & Phase II for re-construction of 140 Type-II, 32 Type-III (Phase-I) & 188 Type-II, 128 Type-III (Phase-II) are being submitted for approval. The work of C/o 209 Type-I have been completed except some development work. The Outlay for 10th Five Year Plan has been kept at 1005 lakhs which includes Rs. 10.00 for Annual plan 2002-03.

3. C/O STAFF QTRS. AT SHALIMAR BAGH (Rs. 1000.00 lakh)

A plot measuring 16.25 acres at Shalimar Bagh was allotted to Delhi Admn. (GNCTD) by DDA. Land payment was made in two installment in June, 1981 and July 1983. Since a part of land was encroached, DDA could not hand over the plot to Delhi Admn. 12.7 acres of land free from encroachment was handed over in September 1985. Subsequently , in February 1993 another piece of land was handed over. The total payment of Rs. 100.8 lacs towards cost of land has been made to DDA.

Out of 16.25 acres of land at Shalimar Bagh , only 9.4 acres of land is available for construction (8.6 acres is free from encroachment, 0.8 acres of land on which the Sulabh Shochalaya is existing can be made available after dismantling the temporary structure of the Sulabh Shochalaya) Remaining 6.85 acres of land is encroached land and hence is not immediately available for construction. Earlier Administrative Approval and Expenditure sanction amounting to Rs. 16.51 crores for construction of Staff Quarters at Shalimar Bagh Phase-I was accorded in March 95 for four storied construction consisting of 191 type-II, 150 type-III and 154 type-IV quarters and a community hall. However, next to this plot the ancient Shalimar Bagh monument exists and the Archeological Survey of India had objected for construction in certain parts of land, which they wanted to be kept as open. Consequently, after discussion and in consultation with ASI. a Revised Estimate consisting of 182 type-III and 273 type-IV quarters for eight storied construction amounting to Rs. 40.83 crores has been prepared. The cost escalation is due to change in scope, cost index , extra provisions for fire fighting lift etc. The first Phase construction will be taken up on approval of building plans by the local body.

Construction of Residential Complex is designed in two phases. Construction in first Phase comprising of quarters and is proposed to be taken up in available land of 9.4 acres immediately. The second Phase of construction of quarters shall be taken up on the rest of land after the encroachments are cleared. An amount of Rs. 1000 lakhs and is approved for Tenth Five Year Plan and Rs. 10 lacs for Annual Plan 2002-03.

**4. CONSTRUCTION OF STAFF QUARTERS AT NORTHEND ROAD:
(Rs 175.00lacs)**

Building plans for 21 nos. type-V & 1 no. type-VI quarters at 2, Northend Road have been sent to the Registrar, Delhi High Court for approval. The plans will be submitted to MCD once these are approved by the client department i.e. Delhi High Court. The total cost of project is likely to be 2.97 crores. An amount of Rs. 175 lacs is approved for 10th five year plan 2002-07 which includes Rs.5.00 lacs for annual plan 2002-03.

5. PURCHASE OF LAND AT RANGPURI : (Rs. 1000.00 lakh)

Land has been identified but it is still to be acquired. Part payment of the land cost amounting to Rs. 259.21 lakh was in 1999-2000. For making balance payment a provision of Rs. 1000.00 lakh has been made in 10th plan which includes Rs. 25.00 lakh for annual plan 2002-03.

6. C/O NEW RAJ NIWAS BUILDING : (Rs. 50.00 lakh)

The construction of new Raj Niwas Building at existing place was initiated in 1990-91. The revised estimate, cost of the project as approved by SFC in 1995 was Rs. 5.39 Crores. The expenditure incurred upto the year 2001-02 is Rs. 6.60 Crore. The project is now nearing completion. An outlay of Rs. 50.00 Lakh is approved for 10th plan which includes Rs. 10.00 lakh for annual plan 2002-03.

7. C/O BALCONIES AT GULABI BAGH STAFF QTRS : (Rs. 75.00 lakh)

Balconies are proposed to be provided in the quarters at Gulabi Bagh. An amount of 75 lacs has been provided in the 10th plan which includes 5.00 lakh for annual plan 2002-03.

8. CONSTRUCTION OF RESIDENTIAL ACCOMMODATION AT DHEERPUR VILLAGE : (Rs. 1000.00 lakh)

A large housing complex is proposed at Dheerpur Village. The Government of Delhi had decided to construct 2000 residential units of different types for its employees. 42 acres of land was purchased for construction of houses for the staff of Government of Delhi by making payment to Delhi Jal Board in three parts on 31/3/90, 27/3/91 & 28/3/92 for a total amount of Rs. 600 lacs. The land earmarked for this housing complex was completely water logged (sewage flowing from surrounding colonies and stagnating over this huge chunk of land). However, almost 80% of the land has been filled up with fly-ash dumped by Delhi Vidhyut Board. The scheme is likely to be taken up during Tenth Five Year Plan and the provision of Rs. 1000 lacs is kept for this purpose. Preliminary plans are under preparation for submission to local bodies for their approval. An amount of Rs. 1000.00 lakh is approved for 10th plan Rs. 5.00 lakh for 2002-03.

9. C/O STAFF QTR. AT DWARIKA PHASE-I : (Rs. 1345.00 lakh)

A piece of land measuring 4.22 hectares was taken over from DDA . Estimates amounting to Rs. 16.33 crore for construction of 82 type I, 76 type II and 180 type III quarters was accorded by SFC in 1995. Building plans are yet to be approved by DDA. An expenditure of Rs. 10.35 lacs has been incurred on construction of boundary wall. An outlay of Rs. 1345 lakh has been approved for tenth five plan which includes Rs. 700 lakh for annual plan 2002-03.

10. C/O MINISTERS BUNGLOW: (Rs. 100.00 lakh)

A Total provision of Rs. 1 crore has been kept in the 10th Five Year Plan, although no specific schemes have been identified for specific works bungalows. An amount of Rs. 10 lacs. has been approved for the Annual Plan of 2002-03.

11. RENOVATION OF STAFF QTRS. IN VARIOUS COLONIES OF DELHI GOVT : (Rs. 430.00 lakh)

The staff quarters of Delhi Govt. are located at Greater Kailash Part-I, Asian Village Complex, Sidharth Extension and Qutab Guest House. There are 72 Nos. type-IV qtrs. At G. K. Phase-I, 32 Nos. type-II Qtrs. at Sidharth Extension, 3 Nos. Guest rooms at Qutab Guest rooms and 4 Nos. Type-VI qtrs. at Asian Village Complex. The minor additions alterations works are to be carried out by this office every year. Extraordinary repair works in buildings as and when needed are also to be executed by this office.

An amount of Rs. 430 lacs. had been approved for 10th Five Year Plan 2002-2007 and an amount of Rs. 101 lacs have been kept in annual plan 2002-2003.

12. C/O QTRS. FOR DELHI GOVERNMENT AT VASANT KUNJ : (Rs 520.00 lakh)

Residential accommodation has to be made for Delhi Govt. Staff at Vasant Kunj. An amount of 520 lacs. has been approved for the 10th plan for this scheme & an amount of Rs. 5.00 lakh for annual plan 2002-03.

13. C/O 5 NOS. TYPE-V QTRS. NEAR ALPANA CINEMA, MODEL TOWN : (Rs. 30.00 lakh)

An amount of Rs. 30 lacs has been approved for 10th plan for this scheme & amount 5.00 lakh is approved for annual plan 2002-03.

14. PROVISION OF ADDL. FACILITIES / RENOVATION WORK IN VARIOUS RESIDENTIAL BUILDINGS, GOVT. OF DELHI : (Rs. 2000.00 lakh)

There are a number of residential colonies under Govt. of Delhi and these need upgradation, including modifications to maintain the existing asset of Govt. flats in different colonies. Similarly some additions and alterations work are also taken up on the request of the Residents Welfare Association to upgrade the existing facility in these quarters. An amount of Rs. 2000 lacs has been approved for the 10th plan for this work & Rs. 260.00 lakh for annual plan 2002-03.

15. READY BUILT FLATS AT KOSI, VAISHALI (Rs. 200.00 lakhs) :

79 Ready built flats were purchased from Ghaziabad Development Authority in 1988 at a cost of Rs. 460.73 lacs. A payment of Rs. 376.71 lacs has already been made to GDA. GDA has to rectify the defects as pointed out. Further balance payment has to be

made to GDA. Improvement works are proposed to be carried out during 10th Five Year Plan for making these flats as per specifications for General Pool accommodation. An amount of Rs. 200.00 lakh is approved for 10th plan 2002-07 and Rs. 2.00 lakh for annual plan 2002-03.

16. DELHI ADMIN. FLATS AT MAYUR VIHAR (IMPROVEMENT, ADDITION/ ALTERATION) : (Rs. 35.00 lakh) Govt. of has purchased 96 flats from DDA. The facilities in these flats are not exactly as per norms fixed by Govt. of India. Also as decided by Govt. of NCTD, one small temp. room is being added up. An amount of Rs. 35 lacs. has been kept for 10th five year plan and Rs. 6.00 lakh for annual plan 2002-03.

17. C/O STAFF QTRS. AT BAHAPUR / NEW FRIENDS COLONY : (Rs. 100.00 lakh)

1. Area of land available : 26 Bigha and 4 Bigha i.e. 22090 Sqm.
2. Date of purchase : 21-03-2001
3. Amount paid for cost of land: Rs. 63,57,876.00 (which is 80% of cost of land)
4. Estimated cost of project: Rs. 1000 lakh.

Details are being worked out.

An amount of Rs. 100.00 lakh is approved for 10th Five Year Plan 2002-07 & which includes Rs. 50.00 lakh for Annual plan 2002-03.

18. C/O STAFF QTRS. AT DWARIKA PHASE – II : (Rs. 100.00 lakh) Type – IV & Type-V quarters are to be constructed at Dwarka in Phase-II. An amount of Rs. 100 lacs. has been approved for 10th plan and Rs.20.00 lakh for annual plan 2002-03..

19. C/O STAFF QUARTER AT SHALIMAR BAGH PHASE-II : (Rs. 100.00 lakh) The second Phase of construction of quarters shall be taken up on the rest of land after the encroachments are cleared. An amount of Rs. 100 lacs has been kept in 10th Five Year plan and an amount of Rs. 10 lakhs annual plan 2002-03.

20. **RAIN WATER HARVESTING SCHEMES IN RESDL. COLONY : (Rs. 300.00 lakh)** Rain water harvesting schemes are to be taken up in the residential premises where tube wells are existing as well as where such scheme can be identified by Central water Commission. An amount of Rs. 300 lakhs has been kept for the 10th five year plan and an amount of Rs.150.00 lakh for annual plan 2002-03.
21. **C/o Staff Residential Flats at Mata Sundari Road:- (Rs. 200.00 lakhs)** In the Mata Sundari Road area, there is a proposal for allotment of 10 acres of land for construction of residential flats. The master plan is being prepared by the Ministry of Urban Development and Poverty Alleviation. An amount of Rs. 200.00 lakhs is approved for 10th five year plan 2002-07 which includes Rs. 15.00 lakh for annual plan 2002-03.
22. **RENOVATION OF STAFF QUARTERS AT TILAK MARG :- (Rs. 30.00 lakh)**
For renovation of staff quarters as per the modern facilities like kota stone of platform and tiles in the toilets etc. An amount of Rs. 30 lacs has been kept in the 10th Five Year Plan. out of which Rs. 6 lacs have been provided in the Annual Plan 2002-03.
23. **PURCHASE OF 62 NOS. READY-BUILT FLATS FROM DDA AT MOTIA KHAN:- (Rs. 100.00 lakh)**
There is a proposal to purchase 62 Nos. flats at the cost of Rs. 20 crores approximately. An amount of Rs. 100.00 lakh has been kept in the 10th Five Year Plan out of which Rs. 10 lacs is approved for 2002-03. Part payment of Rs. 4.08 crore has been paid to DDA in the annual 2001-02 and in 2002-03 balance payment as well as miscellaneous expenditure will be incurred.
24. **C/O COMMUNITY CENTRE AT SINDHORA KALAN:- (Rs. 40.00 lakh)**on persistent demand from the residents associations of Sindhora Kalan, the construction of community centre is proposed on a vacant piece of land measuring 3596 sqmt. during 10th five year plan. The building plans are under preparation and will be submitted to MCD for approval. An amount of Rs. 40 lacs and Rs. 30 lacs has been approved for 10th five year plan and annual plan 2002-2003 respectively for this work..

- 25. RENOVATION OF STAFF QUARTERS IN VARIOUS COLONY OF DELHI GOVT. – QUTAB GUEST HOUSE. :-(Rs. 100.00 lakh)** For renovation & repairs in Qutab Guest House an amount of Rs.100.00 lakh is approved for the 10th Five Year Plan & an amount of Rs. 20 lacs has been approved for the year 2002-2003.

STAFF QTRS. FOR JUDGES.

- 1. RESDL. QTRS. FOR JUDGES AND OTHER STAFF OF DISTT. COURT OF SHAHDARA. (Rs. 50.00 lakh)**
74 qtrs. (11 type-II, 8 Type-III, 14 Type-IV, 30 Type-V & 11 Type-VI) have already been constructed & handed over to Court. The lifts work shall be completed in 10th five year plan an amount of Rs. 50.00 lakh is approved for 10th plan 2002-07 which includes Rs. 20.00 lakh for 2002-03.
- 2. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF AT DISTRICT COURT ROHINI. (Rs. 400.00 lakh)**
Residential accommodation for Judges at district court at Rohini has to be provided. An amount of Rs. 400 lacs. has been approved for the 10th plan for this scheme & Rs. 5.00 lakh for annual plan 2002-03.
- 3. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF AT DISTRICT COURT DWARIKA : (Rs. 500.00 lakh)** Residential accommodation for judges at district court at Dwarika has to be provided. An amount of Rs. 500 lacs. has been approved for the 10th plan & Rs. 20.00 lakh for annual plan 2002-03..
- 4. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF OF DISTRICT COURT AT MALVIYA NAGAR : (Rs. 400.00 lakh)**
- i) Area of land available : 16.817 Acres. (for entire scheme)
- ii) Date of purchase : 31.03.2000 i.e. date of payment of cost

of land.

- iii) Amount paid for cost of land: Rs. 3,69,97,400/- (i.e. Rs. 3,44,74,850/- and Rs. 25,22,550/-)
- iv) Estimated cost of project : The project is in the planning stage. P.E. for A/A & E/S are yet to be approved. But for making provision in the 10th Five Year Plan 2002-2007 & Annual Plan 2002-2003 probable cost has been worked out as under by the Consultant Engineer of the above Project.
- v) Court building & Advocate Chambers - Rs. 12300 lacs.
- vi) Judicial Academy - Rs. 2475 lacs.
- vii) Residential Flats - Rs. 1454 lacs.

TOTAL Rs. 16229 lacs.

=====

An outlay of Rs. 40.00 lakh has been approved for 10th Five Year Plan 2002-07 which includes Rs. 15.00 lakh for Annual plan 2002-03.

5. C/O RESIDENTIAL FOR ACCOMMODATION JUDGES & OTHER STAFF OF DISTRICT COURTS AT RAJA GARDEN : (Rs. 20.00 lakh)

The requirement of the land is 5 acres. The land is yet to be allotted by DDA/L&DO. Secy. Law has been requested to identify the land and hand over to PWD. An amount of Rs. 20 lakhs is approved for this scheme in the 10th five year plan for purchase of land and construction of boundary wall around the plot and an amount of Rs. 1.00 lakh is approved for 2002-03.

6. C/O 15 NOS. TYPE-IV QTRS. AT GULABI BAGH : (Rs. 50.00 lakh)

Plot of land measuring 30.23 Hectare was taken over from DDA on which type-I 856 Nos., type-II 672 Nos., type-III 114 Nos., type-IV 210 Nos. type-C 144 & type-B 132 Nos. total 2128 quarters were constructed. There is scope to construct some more quarters as per F.A.R. Accordingly the scheme for C/o 15 type-IV quarters including one garage for 1569 sq. mtr. covered area has been planned in this plot. A/A & E/S has been received

for Rs. 91,16,100/-. Building plans for construction of 15 Nos. type-IV quarters at Gulabi Bagh have been submitted on 15.12.1999 to MCD for approval. The plans are likely to be approved during 2002-2003. An amount of Rs. 50 lacs & Rs. 9 lacs is approved for this scheme in 10th Five Year Plan 2000-07 and annual plan 2002-2003.

7. C/O RESDL. QTRS. FOR JUDGES AT NARELA : (Rs. 200.00 lakh)

To implement this housing scheme for Judges An amount of Rs. 200 lacs. has been approved in the 10th plan which includes Rs. 10.00 lakh for annual plan 2002-03..

8. C/O 48 NOS. TYPE-V QTRS. , RAJ NIWAS : (Rs. 350.00 lakh)

48 Nos. type-V quarters at 8, Raj Niwas Marg are proposed at the plot measuring 15739 sq. mtr. adjacent to Raj Niwas which has been taken over on demolitions of unauthorised structure by D.C. (North) in 2000. The project is likely to cost Rs. 350 lacs. with completion time of eighteen months. The building plans have been prepared and submitted on 28.08.2001 to MCD for approval. The court has ordered to maintain status on the land, hence MCD has withheld scrutiny of the plan till the case is finalised. An amount of Rs. 350 lacs is approved for this scheme in 10th Five Year Plan 2002-07 and Rs. 30 lacs is approved for annual plan 2002-2003.

9. C/O COMMUNITY CENTRE AT GULABI BAGH : (Rs. 30.00 lakh)

Plot of land measuring 1618 sq. mtr. is available in the existing residential colony, for construction of Community Centre. On persistent demand from the residents association of Gulabi Bagh, the construction of community centre is proposed. The building plans have been submitted on 17.04.2000 to MCD for approval. The plans are likely to be approved by MCD. The project is likely to be taken up during the year 2002-2003, once plans are approved by the MCD. An amount of Rs. 30 lacs is

approved for this scheme in 10th five year plan 2002-07 and an amount of Rs. 30 lacs in annual plan 2002-2003.

FINANCE (B) DEPARTMENT (RS 2500. 00 LAKH)

H.B.A. to GNCT Employes:

An amount of Rs. 2500.00 lakh has been approved for house building advance to the employees of GNCTD for 10th plan 2002-07 which includes an amount of Rs. 500.00 lakh for annual plan 2002-03.

LAND AND BUILDING DEPARTMENT

NATIONAL CAPITAL TERRITORY OF DELHI GOVT. EMPLOYEES WELFARE HOUSING SOCIETY (AWAS) (Rs. 50.00 lakh)

In order to promote housing schemes as a welfare measure for the employees of NCT of Delhi Govt. to provide houses at reasonable rates on “no profit no loss basis” it has been decided to form a Society in the name of “National Capital Territory of Delhi Govt. Employee Welfare Housing Society” which has been registered under the Society Registration Act.1860

The Society will initially receive grants/loan from Government of NCT of Delhi to meet the expenditure required for the payment of the pay and allowance to the staff employed for the purpose and other establishment expenditure . The land cost and construction cost will be added subsequently as and when the scheme progresses.

Efforts would be made to locate land in Delhi or to procure land from neighbouring States in nearby towns of NCR region, so that the long pending demand of Delhi Govt. Employees may be fulfilled by providing residential accommodation to their employees in service on payment basis.

As per the memorandum of Association the following are the members of the Management committee:-

1. Chief Secretary to the Government of NCT of Delhi-Ex-Officio Chairman.

2. Secretary, Land & Building Deptt. GNCTD-Ex-Officio Vice Chairman
3. Joint Secretary, Land & Building Deptt. Government of National Capital Territory of Delhi

To initiate this project a small cell needs to be created in Land & Building Department, headed by officer of the rank of Joint Secretary, as Secretary as indicated in the Management Committee above. Following are the supporting staff.

1. one Deputy Secretary
2. one UDC
3. one LDC
4. one Peon

During the first phase i.e 2002-2003 it is proposed to hold meetings of the Management Committee to formalise the set up and work out the modalities for further course of action. An amount of Rs. 50.00 lakh is approved for 10th five year plan 2002-07 and an amount of Rs.10.00 lakh is approved for 2002-03.

U.D DEPARTMENT

DELHI SOCIAL HOUSING AND INFRASTRUCTURE DEVELOPMENT CORPOTATION (Rs.5000.00 lakhs)

The population of Delhi is growing at a faster pace. The decennial growth rate 1981-91 was 51.45 which means approximately 5.00 lacs addition to the population of Delhi every year. As per 2001 Census there were 27.56 lakh house holds in Delhi.

In the last Budget Session of the Assembly, it had been stated in the speech of the Hon.L.G. that a Low Cost Housing Corporation would be set up in the NCT of Delhi. To finalise the modalities for setting up the Corporation, a committee under the Chairmanship of Sh.D.C.Mishra, CMD, Delhi Financial Corporation was set up. The Committee submitted its report, which has been examined in details.

The Committee has recommended that keeping in view the growing mismatch between the availability of housing and housing needs of the population of Delhi, which has risen to 137 lakh. Govt. intervention in the housing sector in a big way is necessary, especially for meeting the housing needs of the people of low-income groups living in unauthorised colonies and JJ Clusters.

The report of the Committee has brought out that in the last decade, there has been an increase of 35% in the population, bulk of which is in the weaker sections. It has been concluded that the housing problems of Delhi seem to have transcended the limits and capabilities of the existing public housing organizations and this led to accelerated growth of JJ Clusters and unauthorised colonies in the last decade. These unplanned settlements have put further pressure on infrastructure which has resulted in unquotable access to essential services. The general public housing programme is looked after by the DDA along and no investments have been made by the Delhi Govt. in the public housing sector.

Delhi Social Housing and Infrastructure Development Corporation :

(A) For accelerated development of public housing, especially for persons living below the poverty line and category of economically weaker sections (EWS) of the society, the committee has suggested the setting up of a Low Cost Housing Corporation as a fully Govt. owned, Corporation registered under the Companies Act, 1956. After careful consideration of the Committee's report and various models followed by other State Governments for such corporations/Boards etc., the Govt. had decided to set up a Joint Venture Company to be known as "Delhi Social Housing and Infrastructure Development Corporation" for primarily taking up low cost housing programme for the weaker sections of the public, to develop infrastructure for these housing companies and also to take up commercial activities to sustain the housing and other development programmes.

The Company will have an authorized capital of Rs.50 crores and paid up capital of Rs.10 crores 51% of the equity would be contributed by the Delhi Govt. and 49% by Delhi Co-operative Housing Finance Corporation (DCHFC) Ltd.

The aims and objective of the said Company are as under :-

- (i) To undertake housing projects for the economically weaker sections of the society including sites and services, sanitation, water and power supply and road construction projects.
- (ii) To sell, purchase, acquire and dispose of land, plant otherwise to achieve the main objectives of the Corporation.
- (iii) To raise and advance loans, issue and purchase, and otherwise to achieve the main objectives of the Corporation.
- (iv) To undertake schemes for slum improvement and relocation of slums including schemes for environmental improvement.
- (v) To undertake joint schemes with individuals, business houses, other organizations, non-governmental organizations.
- (vi) To conduct or commission studies and research compiles and process data and disseminate information relating to housing for the economically weaker sections of society.
- (vii) To adopt modify improve and invent appropriate low cost construction technologies singly or jointly with national and international organisations.
- (viii) To raise financial resources by undertaking trading, in commercial ventures, and other business singly or jointly with others.
- (ix) To encourage co-operative and other associations of beneficiaries and provide them with different forms of assistance including loans, grants and managerial assistance.
- (x) The said Company would undertake a mix of welfare and commercial activities to cross-subsidies the Low Cost Housing.

The Corporations name has been confirmed from the Registrar of companies. The two documents-Memorandum and Articles of Association of the Company and Joint Venture Agreement between the two parties have been vetted by Law Deptt. However, the

same sets of documents are also required to be endorsed by DCHFC. The documents are under scrutiny with DCHFC. Once they are received back duly endorsed, a formal application for incorporation of the company will be moved before the Registrar of companies. The issue is being pursued with DCHFC Ltd.

(B) Apart from above keeping in view the increasing population and shortages of houses it is proposed to construct low cost houses through Govt. Organisations like PWD, DSIDC etc. and also other renowned specialised agencies. The mechanism for construction of houses and allotment shall be formulated by Urban Dev. Deptt. The terms and conditions for this purpose will be formulated in such a manner to benefit the peoples living below poverty line, SC/ST and other economical weaker sector of the Society. The Group Housing Society may also be included in the scheme. The Govt. is also proposing to consider providing funds to DDA, S&JJ Deptt. for constructing houses for weaker sector of Society, Balmiki Maline Basti tenements etc.

This scheme has been formulated with the objective to provide equity capital of Delhi Govt. and other financial assistance required for the development and establishment of Delhi Social Housing and Infrastructure Developmental Corporation. An amount of Rs.5000.00 lakhs has been approved for the Tenth Five Year Plan (2002-07), of which Rs.1000.00 lakhs is approved for the Annual Plan 2002-03.

MCD (SLUM & JJ DEPARTMENT

CONSTRUCTION & MANAGEMENT OF NIGHT SHELTERS/ VISHRAMGHARS (Rs. 300.00 lacs)

In the metropolitan city due to prevailing high cost of accommodation, a segment of population is not in a position to locate shelters. This segment population generally comprises of migratory population from different parts of the country. They are usually Rickshaw pullers, cart pullers, thela drivers, rag pickers, shoe shine boys, cycle repairers, coolies, labourers employed in small trading establishments, like hotels, Restaurants and other manufacturing units. The 1991 population census identified 26,870 persons are

shelter less population in the NCT of Delhi. However, at present, as per estimated figures and isolated surveys carried out by some NGOs, there are about 50,000 shelter less persons in Delhi.

Slum & JJ has constructed the buildings of Night Shelters at the following locations. But due to some constrains a few of these units have become inoperative. The details of area available, capacity for accommodating shelter less population etc., in each night shelter are given below.

S.No	Name of the night shelter	No. of Units	Area in Sq. Mtrs.	Capacity (persons @ 1.5 Sq.Mtr/person)	Remarks, if any
(1)	(2)	(3)	(4)	(5)	(6)
1.	Delhi Gate	1	112.38	75	
2.	Andha Mugal	2	168.50	112	Closed
3.	Katra Maula Bux	1	140.42	94	
4.	GTRoad, shahdra	1	70.03	47	
5.	Nizammuddin	2	586.36	391	
6.	Meena Bazar , opposite to Red Fort.	1	794.88	530	Closed
7.	Azadpur Subzi Mandi	3	316.80	211	
8.	Turkman Gate	1	521.83	348	
9.	S.P. Mukharjee Marg	1	73.73	49	
10.	Boulward Road	1	131.09	87	Closed as the land was required for DMC project
11.	Karol Bagh	1	104.27	60	Closed as the land was required for construction of

					Coffee Home.
12.	Shahzadagagh	3	325.65	217	
13.	Old Delhi Rly. Station	1	770.47	514	
14.	Nehru place	1	220.00	147	
15.	Gole Market, Raza Bazar	1	486.15	324	Closed as the land was required by land owning agency.
16.	Lahori Gate	2	384.40	256	
17.	Pahar Ganj	2	Could not be operationalised due to resistance from neighborhood community.		
18.	Haj Manjil cum night shelter	1	Being used as Haj Majli and community facilities complex.		
19.	Fruit & vegitable market Jama Masjid.	1	1246.39	800	Closed.
20.	Mangolpuri	1	300.00	165	
21.	Raja Garden	1	200.00	110	
22.	Raghubir Nagar	1	600.00	150	
23.	Fountain Chandni chowk.	1	226.44	150	
	Total		7779.88	4837	

During the 9th plan period 1997-98 to 2001-02, four night shelters buildings at Raja garden, Mangolpuri, Raghubir Nagar and at Fountain were completed. During this period

an expenditure of Rs. 4.16 crore has been made on construction of new night shelter buildings as well as maintenance, operation & existing night shelters.

These night shelters have been provided with the basic facility of Sulagh Sauchalayas. The inmates coming for the night stay are being provided with blankets, jute mattresses and durries for night stay by charging Rs. 6.00 per inmate w.ef. July 99. This fees includes the payment of Rs. 0.20 to the Agency deployed for maintenance of jansuvidhja complexes which is an in-built facility in most of the night shelters. All these night shelters are equipped with coloured TV sets. It is also proposed to initiate training programme for skill up gradation of the inmates and to incorporate provisions of health care in these night shelters with the help of NGOs.

The Horticultural works like plantation of trees and grass are also provided in the surroundings of Night Shelters buildings to make them environmentally compatible. The expenditure on maintenance of horticultural works is being met from the funds earmarked for management/maintenance of Night Shelters.

An amount of Rs. 300.00 lacs is approved for 10th FYP 2002-07 which includes Rs. 60.00 lakh for Annual plan 2002-03. in physical terms, it is proposed to initiate construction work for five night shelter buildings in the 10th plan and one building in Annual plan 2002-03 depending upon the availability of land at the potential sites.