

## 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 lakh)

S.No.	Name of the Agency	9 <sup>th</sup> Five Year Plan 1997-02		10 <sup>th</sup> Five Year Plan 2002-07 Approved Outlay	Annual Plan 2002-03		Annual Plan 2003-04 Approv ed outlay
		Approved outlay	Expr.		Approved outlay	R.E.	
1	2	3	4	5	6	7	8
1	P.W.D						
i)	General pool (staff Qtrs.)	5800.00	5046.15	10150.00	1490.00	2700.00	1500.00
ii)	Staff Qtrs. For Judges	2300.00	459.05	2000.00	140.00	150.00	120.00
2	Land & Building Deptt.	100.00	-----	50.00	10.00	5.00	10.00
3	U.D Deptt. (Delhi Social housing development Corpn.)	-----	1.80	5000.00	1000.00	1.00	5.00
4	Cooperative Department. Share Capital Delhi Coop. Housing finance Corpn.	500.00	- ----	-----	-----	-----	----
5	Finance Deptt. (HBA)	1000.00	1855.21	2500.00	500.00	325.00	500.00
6	Sub-total ( Delhi Govt.)	9700.00	7362.21	19700.00	3140.00	31811.00	2135.00
7	Slum wing ( MCD)	300.00	509.00	300.00	60.00	60.00	60.00
8	NDMC	500.00	59.00	----	---	---	----
9	MCD (Gen)	5000.00	1600.00	----	----	200.00	----
	<b>Total</b>	<b>15500.00</b>	<b>9530.21</b>	<b>20000.00</b>	<b>3200.00</b>	<b>3441.00</b>	<b>2195.00</b>

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:-

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

Location wise details of the houses is as under:

<b>S. No.</b>	<b>Name of Locality</b>	<b>No. of Houses</b>
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.	Vikaspuri, Probyn Road , Tilak Marg, Court Lane, Flag Staff Road, Mayur Vihar And Asiad Village.	791
<b>Total</b>		<b>6545</b>

There is wide gap between availability of houses and the demand for them. The satisfaction level is below 10%.

The Plan Schemes proposed to be implemented during Annual Plan 2003-04 are as under :-

**DELHI GOVERNMENT**

**a. Public Works Deptt.**

**1. STAFF QUARTERS AT KARKARDOOMA INCLUDING DEVELOPMENT WORKS (Rs.50.00 lakh)**

Construction of 310 nos. residential quarters were done on 5 acres of Plat at Karkardooma. Subsequently construction of Scooter/cycle garage and shops etc. were also undertaken and completed.

An outlay of Rs.50.00 lakh is approved for improvement and development of the campus.

**2. DEVELOPMENT WORKS AT KALYANWAS HOUSING COMPLEX (Rs. 50.00 lakh)**

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 had examined these Qtrs. N.C.C.B.M. had recommended for re-construction of roof slabs. Since there is 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	--	--
	<b>376</b>	<b>462</b>	<b>344</b>	<b>432</b>	<b>344</b>	<b>386</b>	<b>356</b>	<b>427</b>

\* Ctn : Construction

Dmn : Demolition

The Qtrs. in the 1<sup>st</sup> Phase part –I (209 Type-I) have been 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 1<sup>st</sup> Phase part-II (140 Type-II & 32 Type –III) & Phase –II is proposed to be taken up after the dismantling the vacant Qtrs. in 10<sup>th</sup> 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-I, 128 Type-II (Phase-II) are being submitted for approval.

An outlay of Rs.50.00 lakh is approved for Annual Plan 2003-04.

**3. C/O STAFF QTRS. AT SHALIMAR BAGH (Rs.75.00 lakh)**

A plot measuring 16.25 acres at Shalimar Bagh was allotted to Delhi Administration (GNCTD) by DDA. Land payment was made in two installments in June,1981 and July,1983. Since a part of land was encroached, DDA could not hand over the plot to Delhi Administration. 12.7 acres of land free from encroachment was handed in September'1985. Subsequently, in February,1993 another piece of land measuring 3.54 acres 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 of 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, 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 the vicinity of protected monument adjoining our land, which they wanted to be kept as open. Consequently, after discussion it has been decided to construct a multi-storied building using the FAR permissible. A new plan has been prepared in consultation with ASI. A Revised modified Estimate consisting of 182 type-III and 273 type-IV quarters for eight storied construction amounting to Rs. 47.97 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 from the local body.

Construction of Residential complex is designed in two phases. Construction in first Phase of quarters is possible to be taken up on available land of 9.4 acres immediately. The second Phase of construction (Qtrs.) shall be taken up on the rest of land after the encroachments are cleared.

An outlay of Rs.75.00 lakh is approved for Annual Plan 2003-04.

**4. CONSTRUCTION OF STAFF QUARTERS AT 2, NORTHEM ROAD  
(Rs.10.00 lakh)**

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 in the month of August, 2001. The plans will be submitted to MCD once these are approved by Delhi High Court. The total cost of project is likely to be 2.97 crores and the period of completion is eighteen months.

An outlay of Rs.10.00 lakh is approved for Annual Plan 2003-04.

**5. PURCHASE OF LAND AT RANGPURI(Rs.5.00 lakh)**

Land has been identified but it is still to be acquired.

An outlay of Rs.5.00 lakh is approved for Annual Plan 2003-04.

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

Provision for this scheme is made in the 10<sup>th</sup> plan to Rs. 50.00 lacs. for full period. An outlay of Rs.50.00 lakh is approved for Annual Plan 2003-04.

**7. C/O BALCONIES AT GULABI BAGH STAFF QTRS(Rs.30.00 lakh)**

Balconies are proposed to be provided in the quarters at Gulabi Bagh. An outlay of Rs.30.00 lakh is approved for Annual Plan 2003-04.

**8. CONSTRUCTION OF RESIDENTIAL ACCOMMODATION AT DHEERPUR VILLAGE(Rs.150.00 lakh)**

A large housing complex is proposed at Dheerpur Village. The Government of Delhi has decided to construct 2000 residential units of different types for its employees. 42 acres of land has been purchased for construction of houses for the staff of Government of Delhi by making payment of Rs.600 lakh to Delhi Jal Board in three parts on dated 31-03-90, 27-03-91 & 28-03-92. 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 Schemes is likely to be taken up during 2003-04 and the provision is proposed to be kept for this purpose. Preliminary Estimate for accorded A/A & E/S submitted. Preliminary plans are under preparation for submission to local bodies for their approval.

An outlay of Rs.150.00 lakh is approved for Annual Plan 2003-04.

**9. C/O STAFF QTR. AT DWARKA(Rs.580.00 lakh)**

A piece of land measuring 4.22 hectares has been taken over from DDA. Payment of Rs. 846 lacs. have been made to DDA in March'93 towards cost of land. It is proposed to construct 518 quarters in two phases. 82 Type-I, 76 Type-II, 180 Type-III in Phase-I has been taken up and 124 Type-IV and 50 Type-V quarters in Phase-II are in planning stage. Administrative approval and expenditure sanction of Rs. 1633 lacs was accorded in March,1996. The work of Type-I, Type-II and Type-III quarters is in progress. 82 type-I and 76 type-II quarters are likely to be made available by the end of June,2003.

An outlay of Rs580.00 lakh is approved for Annual Plan 2003-04.

**10. C/O MINISTERS BUNGLOW(Rs.35.00 lakh)**

Although no specific schemes have been identified for specific works bungalows. A token provision of Rs35.00 lacs. has been kept in the Annual Plan of 2003-04.

An outlay of Rs.35.00 lakh is approved for Annual Plan 2003-04.

**11. RENOVATION OF STAFF QTRS. IN VARIOUS COLONIES OF DELHI GOVT (Rs.40.00 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 outlay of Rs.40.00 lakh is approved for Annual Plan 2003-04.

**.12. 32 TYPE - V, & TYPE -VI STAFF QTRS. AT VASANT KUNJ (Rs.50.00 lakh)**

There is a need of Providing residential qtrs. for Senior Officer of Delhi Govt. & for this purpose 9063 sqm. land was taken over from DDA in Vasant Kunj in 1997. Initially 16 Nos. Type-V & Type-VI qtrs. were planned on plotted development. However as per DDA's consent new 32 Nos. Type-V & VI qtrs. are to be constructed. The revised Bldg. Plan are being submitted to DDA. The anticipated estimated cost shall be Rs. 600 lakh.

An outlay of Rs.50.00 lakh is approved for Annual Plan 2003-04.

**13. C/O 5 NOS. TYPE-V QTRS. NEAR ALPANA CINEMA, MODEL TOWN (Rs.2.00 lakh)**

An outlay of Rs.2.00 lacs has been approved in Annual plan 2003-04 for this scheme.

**14. PROVISION OF ADDL. FACILITIES / RENOVATION WORK IN VARIOUS RESIDENTIAL BUILDINGS, GOVT. OF DELHI (Rs.250.00 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 outlay of Rs.250.00 lakh has been approved for Annual Plan 2003-04.

**15. READY BUILT FLATS AT KAUSHAMBI, VAISHALI (Rs. 2.00 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 10<sup>th</sup> Five Year Plan & Annual Plan 2003-04 for making these flats as per specifications for General Pool accommodation.

An outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

**16. DELHI ADMIN. FLATS AT MAYUR VIHAR(Rs.2.00 lakh)**

Govt. of NCT of Delhi 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 outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

**17. C/O STAFF QTRS. AT BAHAPUR / NEW FRIENDS COLONY (Rs.5.00 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.

Since less than Rs.75.00 lakh was paid to DDA on 21.03.01. But at the time of payment of balance cost of land which is costing Rs.79,67,201/-. S.F.C. shall be got approved. The sanction if C/O General Pool accommodation shall be approved when the Housing Project will be approved by Competent Authority. The Project is to be started in 2003-04 likely completed in 2006-07.

An outlay of Rs.5.00 lakh is approved for Annual Plan 2003-04.

**18. C/O STAFF QTRS. AT DWARKA PHASE – II(Rs.20.00 lakh)**

For construction of Phase-II quarters, the building plan and layout plan have been submitted to DDA and the approval is awaited. This comprises of 124 Type –IV and 50 Type-V quarters.

An outlay of Rs20.00 lakh is approved for Annual Plan 2003-04.

**19. C/O STAFF QUARTER AT SHALIMAR BAGH PHASE-II(Rs.10.00 lakh)**

The second Phase of construction of quarters shall be taken up on the rest of land after the encroachments are cleared. An outlay of Rs.1 0.00 lakh is approved for Annual Plan 2003-04.

**20. RAIN WATER HARVESTING SCHEMES IN RESDL. COLONIES(Rs.50.00 lakh)**

Rain water harvesting schemes is 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 outlay of Rs.50.00 lakh is approved for Annual Plan 2003-04.

**21. C/O RESIDENTIAL FLATS AT MATA SUNDARI ROAD(Rs.2.00 lakh)**

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 outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

**22. RENOVATION OF STAFF QUARTERS AT TILAK MARG (Rs.2.00 lakh)**

For renovation of staff quarters as per the modern facilities like kota stone of platform and tiles in the toilets etc., an outlay of Rs.30.00 lakh is approved for 10<sup>th</sup> Five Year Plan out of which an outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

**23. PURCHASE OF 62 NOS. READY-BUILT FLATS FROM DDA AT MOTIA KHAN(Rs.5.00 lakh)**

There is a proposal to purchase 62 Nos. flats at the cost of Rs. 21.46 crores approximately. DDA have stated in their offer that their prices are firm upto 31.03.2002 and entire cost of the flats has been paid during 2002-03. The provision of Rs. 5.00 lakh now kept is to cater for any misc. expenditure that may be incurred subsequently.

**24. CONSTRUCTION OF COMMUNITY CENTER AT SINDHORA KALAN  
(Rs.5.00 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 sq. m. during the tenth plan. The building plans are under preparation and will be submitted to MCD for approval.

An outlay of Rs.5.00 lakh is approved for Annual Plan 2003-04.

**25. RENOVATION OF STAFF QUARTERS IN VARIOUS COLONIES OF  
DELHI GOVT. – QUTAB GUEST HOUSE.(Rs.20.00 lakh)**

An outlay of Rs. 100 lacs is approved for renovation & repairs in Qutab Guest House for 10<sup>th</sup> plan out of which Rs.20.00 lakh is approved for Annual Plan 2003-04 for renovation & repairs.

**b. STAFF QTRS. FOR JUDGES.**

**1. RESDL. QTRS. FOR JUDGES AND OTHER STAFF OF DISTT. COURT  
OF SHAHDARA. (Rs.5.00 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. However, the lifts work shall be completed in 10<sup>th</sup> five year plan. An outlay of Rs.5.00 lakh is approved for Annual Plan 2003-04.

**2. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER  
STAFF AT DISTRICT COURT ROHINI. (Rs.5.00 lakh)**

Residential accommodation for district court authorities at Rohini has to be provided. A provision of Rs. 400 lacs. has been made in the 10<sup>th</sup> plan for this scheme and an amount of Rs.5.00 lakh is approved for Annual Plan 2003-04.

**3. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF AT DISTRICT COURT DWARKA(Rs.85.00 lakh)**

Residential accommodation for district court authorities at Dwaraka has to be provided. A provision of Rs. 500 lacs. has been made in the 10<sup>th</sup> plan for this scheme. Land is being acquired Building shall be planned through in house Architecture. An outlay of Rs.85.00 lakh is approved for Annual Plan 2003-04.

**4. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF OF DISTRICT COURT AT MALVIYA NAGAR(Rs.15.00 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. The P.E. for A/A & E/S & SFC Memo are yet to be approved. But for making provision in the 10<sup>th</sup> Five Year Plan 2002-2007 & Annual Plan 2003-2004 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.**

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- v) Date of approval of S.F.C.
  - i) In the case of purchase of land on dt. 08.03.2000.
  - ii) In the case of building project – SFC is not yet approved.
- vi) Date of start of Project : During annual plan 2003-2004 it is stated that this is an urgent work to be taken up on priority basis. All the above

mentioned three schemes can be taken up separately since area of land is large.

- vii) Likely date of completion: During Annual Plan 2006-2007 as sanction is received.
- viii) It is proposed to spend Rs. 400 lacs during 2003-2004 to 2006-2007 or thereafter as & when sanction is received.
- ix) Physical Targets: It is proposed to achieve 100% target during 2006-2007 or thereafter if sanction is received.

An outlay of Rs. 15.00 lakh is approved for Annual Plan 2003-04.

**5. C/O RESIDENTIAL ACCOMODATION FOR JUDGES & OTHER STAFF OF DISTRICT COURTS AT RAJA GARDEN(Rs.2.00 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 outlay of Rs.20.00 lakh is approved for 10<sup>th</sup> Five Year Plan for purchase of land & construction of boundary wall around the plot.

An outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

**6. C/O 15 NOS. TYPE-IV QTRS. AT GULABI BAGH(Rs.2.00 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 garrage 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.

An amount of Rs.2.00 lakh is approved for Annual Plan 2003-04.

7. **C/O RESDL. QTRS. FOR JUDGES AT NARELA(Rs.2.00 lakh)**

To implement this housing scheme for Judges & provision of Rs. 200 lacs. has been made in the 10<sup>th</sup> plan.

An outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

8. **C/O 48 NOS. TYPE-V QTRS. , RAJ NIWAS(Rs.2.00 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 –quo on the land. Hence MCD has withheld scrutiny of the plan till the case is finalised.

An outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

9. **C/O COMMUNITY CENTRE AT GULABI BAGH(Rs.2.00 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 in 10<sup>th</sup> five year plan. 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 2003-2004, once plans are approved by the MCD.

An outlay of Rs.2.00 lakh is approved for Annual Plan 2003-04.

**FINANCE (B) DEPARTMENT**

**H.B.A TO GNCT OF DELHI EMPLOYEES (Rs.500.00 lakh)**

An amount of Rs.500.00 lakh has been approved for the house building advance for the employees of Government of NCT of Delhi for Annual Plan 2003-04.

**LAND & BUILDING DEPARTMENT**

**NATIONAL CAPITAL TERRITORY OF DELHI GOVT. EMPLOYEES WELFARE HOUSING SOCIETY (AWAS) (Rs.10.00 lakh)**

For providing residential accommodation on hire purchase basis to the employees of Delhi Govt. a society” NCT of Delhi Govt. Employees Welfare Housing Society” has been registered under the Society Registration Act 1860.

Efforts are being 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.

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

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

A token provision of Rs.10.00 lakhs has been approved for the year 2003-04 for Infrastructural, Development & Construction work.

**U.D. DEPARTMENT**

**DELHI SOCIAL HOUSING AND INFRA STRUCTURE DEVELOPMENT CORPORATION( Rs.5.00 lakhs)**

In the 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 134 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 unauthorized 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 settlement 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. F.D. has also cleared the proposal for payment of Rs.27 lakhs approx. registration fee. 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 with them and expected to be received within next few days. 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, VAMBAY, 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 outlay of Rs. 5.00 lakh is approved for Annual Plan 2003-04.

#### **MCD (SLUM & JJ DEPARTMENT)**

#### **CONSTRUCTION & MANAGEMENT OF NIGHT SHELTERS/ VISHRAMGHARS INCLUDING MOBILE SHELTERS (Rs. 60.00 lakh)**

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	1	486.15	324	Closed as

	Bazar				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 & vegetable 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 9<sup>th</sup> 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 jansuvidha 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.

Allocated funds under this scheme will also be utilized for construction of moveable shelters for the construction labour at project sites. Detailed modalities for the same are being finalised by the Slum & JJ Department.

An outlay of Rs.60.00 lakh is approved for Annual Plan 2003-04 for initiating the construction work for one building of Night Shelter depending upon the availability of land at the potential site. The outlay will also be utilized for management, operation, maintenance and renovation of the existing Night Shelters.