

## 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 138.51 Lakh comprises of 27.33 lakh households. Thus average family size was of 5.07 persons. It indicates that there was a housing stock of 23.17 lakhs being utilized by 27.33 lakh households. The census house listing results also indicates that only 78% of the households were having toilet facilities in Delhi. About 75.33% of the households were having piped water supply system and 18.67% households were getting water through handpumps or tubewells.

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

(Rs. in lakh)

SN	Name of the Agency	10 <sup>th</sup> Five Year Plan 2002-07 Approved Outlay	Annual Plan 2003-04 Exp.	Annual Plan 2004-05		Annual Plan 2005-06 Approved outlay
				Approved outlay	R.E.	
1	2	3	4	5	6	7
1	<b>P.W.D</b>					
i)	<b>General Pool (staff Qtrs.)</b>	10150.00	426.00	1300.00	960.00	1800.00
ii)	<b>Staff Qtrs. For Judges</b>	2000.00	6.20	120.00	40.00	200.00
2	Land & Building Deptt.	50.00	-	10.00	-	1.00
3	U.D Deptt. (Delhi Social housing development Corpn.	5000.00	-	1.00	-	1.00
4	Finance Deptt. (HBA)	2500.00	106.00	500.00	150.00	150.00
5	Sub-total (Delhi Govt.)	19700.00	538.20	1931.00	1150.00	2152.00
6	Slum wing (MCD)	300.00	60.42	60.00	60.00	60.00
7	MCD (Gen)	----	262.35	----	----	----
	<b>Total</b>	<b>20000.00</b>	<b>860.97</b>	<b>1991.00</b>	<b>1210.00</b>	<b>2212.00</b>

The total number of Delhi Govt. employees is estimated at 1.25 lakh and the total number of dwelling units available for allotment to these employees as on 31.03.2005 was only 6607 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	197
6.	VI	23
<b>TOTAL</b>		<b>6607</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.	Motia Khan	62
12.	Vikaspuri, Probyn Road	791
	Tilak Marg, Court Lane, Flag Staff Road, Mayur Vihar And Asiad Village.	96
<b>Total</b>		<b>6607</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 2005-06 are as follows:-

**A. Public Works Deptt. (Housing)**

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

Construction of 310 nos. (30 Type-IV, 60 Type-III, 60 Type-II, 64 Type-B and 96 Type-C) 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. Roof slab of quarters have deteriorated with the passage of time and lots of complaints regarding spalling of roof slab concrete/plaster worn out doors and windows, flooring and external plaster are being received. Number of quarters have been declared dangerous. Reconstruction of top storey quarters, gift wash plaster on external face, re-flooring including re-flooring of staircase, doors and windows replacement etc. are proposed to be undertaken in these quarters.

An outlay of Rs. 50.00 lakh is approved for Annual Plan 2005-06

**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 have examined these Qtrs. N.C.C.B.M. have 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	Dm n.
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 next phase are being 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.

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 reconstruction of 121 Type-I, 75 Type-II has been submitted for approval & A/A & E/S received in Feb. 2004. An outlay of Rs. 1005.00 lakh for 10<sup>th</sup> Five Year Plan has been approved

An outlay of Rs. 50.00 lakh is approved for Annual Plan 2005-06

**3. C/O STAFF QTRS. AT SHALIMAR BAGH Ph.-I :(Rs.500.00 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 have objected for construction in the vicinity of protected monument adjoining our land, which they want to be kept as open. Consequently, after discussion it has been decided to construct a multi-storied building using the FAR permissible. Revised A/A & E/S has been received from Govt. of Delhi for Rs. 54.73 crores in April 2004. However, ASI has now asked to revise the plans restricting height of structures falling between 100 m to 200m of protected monuments to 15 m instead of 25-90 m as per NOC issued earlier. Accordingly, plans have been revised and submitted to MCD for approval. As per revised plans 143 No. Type-III and 15 Nos. Type-IV quarters are feasible against the 182 Nos. Type-III and 273 Nos. Type-IV quarter originally sanctioned in Phase-I.

An outlay of Rs. 1000.00 lakh is approved for Tenth five Year plan and Rs.500.00 lakh is approved for Annual Plan 2005-06.

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

There is proposal to build staff quarters for judicial officers at 2, North End Road after demolition of the existing bungalow. Plans for type-V and type-VI flats have been approved by Delhi High Court on 11.02.2003. The total amount of the project is estimated to be Rs. 200 lacs and completion time 18 months. Approval of local bodies is being awaited.

An outlay of Rs. 10.00 lakh is approved for Annual Plan 2005-06

**5. C/O NEW RAJ NIWAS BUILDING:- (Rs. 5.00 lakh)**

The Building has been completed on 31.03.2002. Provision has been kept for the purchase of carpets artifacts and some other miscellaneous work.

An outlay of Rs. 5.00 lakh is approved for Annual Plan 2005-06

**6. C/O STAFF QTR. AT DWARKA : (Rs. 500.00 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 512 quarters in two phases. 82 Type-I + 76 Type-II + 180 Type-III (Total 338) in Phase-I has been taken up and 124 Type-IV and 50 Type-V quarters in (Total 174) Phase-II are in planning stage. Administrative approval and expenditure sanction of Rs. 1633 lacs was accorded in March,1996. 82 type-I and 76 type-II quarters are likely to be made available. The work of type-III quarters has been rescinded and tenders for balance work are under process. An outlay of Rs. 1345 lacs has been approved in Tenth five year plan for Phase-I quarters.

An outlay of Rs. 500.00 lakh has been approved for Annual Plan 2005-06 for Phase-I.

**7. MINISTER's BUNGLOW (Rs. 20.00 Lakh)**

A total provision of Rs. 1 crores has been approved for 10<sup>th</sup> Five Year Plan, although no specific schemes have been identified for specific works. Some minor addition/ alteration are done as per requirement of the allottees.

An outlay of Rs. 20.00 lakh has been approved for Annual Plan 2005-06

**8. RENOVATION OF STAFF QTRS. IN VARIOUS COLONIES OF DELHI GOVT : (Rs. 500.00 lakh)**

The staff quarters of Delhi Govt. are located at Greater Kailash Part-I, Asian Village Complex & Sidharth Extension. There are 72 Nos. type-IV qtrs. at G. K. Phase-I, 32 Nos. type-II Qtrs. at Sidharth Extension and 4 Nos. type-V 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. 430.00 lacs. has been approved for 10<sup>th</sup> Five Year Plan 2002-2007. An outlay of Rs. 500.00 lakh has been approved for Annual Plan 2005-06

**9. 36 TYPE - V, & 16 TYPE -VI QTRS. AT VASANT KUNJ :(Rs. 10.00 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 now 36 Nos. Type-V & 16 Type-VI qtrs. are to be constructed for which agency has already been decided & work started. An outlay of 520 lacs. has been approve for 10<sup>th</sup> plan. An outlay of Rs. 10.00 lakh has been approved for Annual Plan 2005-06

**10. PROVISION OF ADDITIONAL FACILITIES/ RENOVATION WORKS IN RESIDENTIAL BUILDINGS OF GOVT. OF DELHI: (Rs. 75.00 lakh)**

Various works of essential repair are required to maintain the existing assets to Govt. flats. Similarly, some addition and alteration works are also taken up on the request of the Residents Welfare Association to upgrade the existing facility in these quarters. An outlay of Rs. 75.00 lakh is approved for such works in the Annual Plan 2005-2006 on the basis of previous expenditure trends.

**11. DELHI ADMIN. FLATS AT MAYUR VIHAR (IMPROVEMENT, ADDITION/ ALTERATION ) : (Rs. 5.00 lakh)**

Govt. 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 has been added up. An outlay of Rs. 5.00 lakh is approved for the Annual Plan 2005-2006.

**12. C/O STAFF FLATS AT MATA SUNDARI ROAD:- (Rs. 50.00 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. 50.00 lakh has been approved for Annual Plan 2005-06

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

There was a proposal to purchase 62 Nos. flats at the cost of Rs. 21.46 crores approximately. A provision of Rs. One crores has been kept in the 10<sup>th</sup> Five Year Plan. The final cost of the flats has already been paid to DDA during the year 2002-2003. However, certain works are required to be executed to bring these flats in accordance with laid down norms/ amenities. An outlay of Rs. 5.00 lakh

has been approved for the year 2005-2006 for providing essential amenities, such as providing and fixing cupboards etc.

**14. C/O COMMUNITY CENTRE 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 sqmt. during 10<sup>th</sup> five year plan. The building plans are under preparation and will be submitted to MCD for approval. An outlay of Rs. 40 lacs for 10<sup>th</sup> five year plan has been approved and an outlay of Rs. 5.00 lakh has been approved for the Annual Plan 2005-2006.

**15. RENOVATION OF STAFF QUARTERS IN VARIOUS COLONY OF DELHI GOVT. – QUTAB GUEST HOUSE. :- (Rs. 10.00 lakh)**

The Qutab Guest House have been handed over by PWD to the Art & Culture Deptt., Govt. of Delhi which will be maintained by them. An outlay of Rs. 10.00 lakh has been approved for Annual Plan 2005-06

**16. C/O 90TYPE 3QTRS AT TIMARPUR (Rs. 5.00 lakh)**

No provision for this scheme is made in the 10<sup>th</sup> Plan .

An outlay of Rs. 5.00 lakh has been approved for Annual Plan 2005-06

**B. STAFF QTRS. FOR JUDGES.**

**1. RESDL. QTRS. FOR JUDGES AND OTHER STAFF AT DISTT. COURT SHAHDARA. (Rs. 4.00 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 authorities. However, the lifts work shall be completed in 10<sup>th</sup> five year plan.

An outlay of Rs. 4.00 lakh has been approved for Annual Plan 2005-06

**2. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF AT DISTRICT COURT ROHINI: (Rs. 50.00 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.

An outlay of Rs. 50.00 lakh has been approved for Annual Plan 2005-06

**3. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF AT DISTRICT COURT DWARKA : (Rs. 40.00 lakh)**

Residential accommodation for district court authorities at Dwarka has to be provided. 1 Hect. Land has been acquired from DDA by PWD in Sept. 03 against the payment of Rs. 1,21,000/-. Building shall be planned through in house Architecture. The 10<sup>th</sup> Five Year Plan outlay for this work Rs. 500.00 lacs.

An outlay of Rs. 40.00 lakh has been approved for Annual Plan 2005-06

**4. C/O RESIDENTIAL ACCOMMODATION FOR JUDGES & OTHER STAFF OF DISTRICT COURT AT SAKET : (Rs. 65.00 Lakh)**

16.817 acre of land is available on which the residential accommodation of Judges & other staff of Distt. Court as well as the Distt. Court building shall be

constructed. This complex will consist of 80 Nos. Courts, 500 Nos. Advocates Chambers & 164 nos. residential flats for Judicial officers. The Judicial Academy proposed earlier in this location shall now be constructed at Dwarka due to paucity of land in Malviya Nagar Complex. Top priority has been given by the Deptt. of Law & Justice for early execution of the project at Saket. For construction of residential accommodation in this complex at Saket (Malviya Nagar) the outlay in 10<sup>th</sup> Five Year Plan is Rs. 400.00 lakh.

An outlay of Rs. 65.00 lakh has been approved for Annual Plan 2005-06

5. **CONSTRUCTION OF 15 NOS. TYPE-IV QUARTERS AT GULABI BAGH:  
(Rs. 40.00 lakh)**

The estimated cost of the project is Rs. 91,16,100/-. The period of completion will be eighteen months, once the plans are approved by MCD. Lay Out Plan has been approved by MCD. Revised Preliminary Estimate for the work shall be required.

An outlay of Rs. 40.00 lakh has been approved for Annual Plan 2005-06

6. **CONSTRUCTION OF 48 NO. TYPE-V QUARTERS AT 8, RAJ NIWAS MARG :  
(Rs. 1.00 lakh)**

26 nos. type-V quarters is at 8, Raj Niwas Marg are proposed on the plot adjacent to Raj Niwas. The project is likely to cost Rs. 250 lacs, with a completion time of eighteen months. The Delhi High Court has directed in CWP no. 3042/2000 not to alter the nature of the property. Building Plans were prepared and submitted to MCD on 21.08.2001 for approval, but MCD has withheld scrutiny of the plans till the vacation of stay granted by the High court. Now the plans are being revised to make duplex type flats.

An outlay of Rs. 1.00 lakh as a token provision has been approved for Annual Plan 2005-06

## **FINANCE (B) DEPARTMENT**

### **H.B.A TO GNCT OF DELHI EMPLOYEES (Rs.150.00 lakh)**

An amount of Rs.150.00 lakh has been approved for the house building advance for the employees of Govt. of NCT of Delhi for Annual Plan 2005-06.

## **LAND AND BUILDING DEPARTMENT**

### **NATIONAL CAPITAL TERRITORY OF DELHI GOVT. EMPLOYEES WELFARE HOUSING SOCIETY(AWAS) (Rs. 1.00 lakh)**

The plan scheme of “Grants/Loans to NCT of Delhi Govt. Employees Welfare Housing Society” has been registered under the Society Registration Act 1860.

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.

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

An outlay of Rs. 1.00 lakh as a token provision has been approved for Annual Plan 2005-06 for infrastructural development of other relative work.

## **URBAN DEVELOPMENT DEPARTMENT**

### **Delhi Social Housing and Infrastructure Development Corporation** **(Rs.1.00 lakh)**

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 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 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 :-

1. 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.
2. To sell, purchase, acquire and dispose of land, plant otherwise to achieve the main objectives of the Corporation.
3. To raise and advance loans, issue and purchase, and otherwise to achieve the main objectives of the Corporation.
4. To undertake schemes for slum improvement and relocation of slums including schemes for environmental improvement.
5. To undertake joint schemes with individuals, business houses, other organizations, non-governmental organizations.
6. To conduct or commission studies and research compiles and process data and disseminate information relating to housing for the economically weaker sections of society.
7. To adopt modify improve and invent appropriate low cost construction technologies singly or jointly with national and international organisations.
8. To raise financial resources by undertaking trading, in commercial ventures, and other business singly or jointly with others.

9. To encourage co-operative and other associations of beneficiaries and provide them with different forms of assistance including loans, grants and managerial assistance.
10. The said Company would undertake a mix of welfare and commercial activities to cross-subsidise the Low Cost Housing.

The Corporation's 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, Vambuy, 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.5000.00 lakhs has been approved for the Tenth Five Year Plan (2002-07), of which Rs.1.00 lakh is approved for the Annual Plan 2005-06.

## **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.

<b>S.No</b>	<b>Name of the night shelter</b>	<b>No. of Units</b>	<b>Area in Sq. Mtrs.</b>	<b>Capacity (persons @ 1.5 Sq.Mtr/person)</b>	<b>Remarks, if any</b>
(1)	(2)	(3)	(4)	(5)	(6)
1.	Delhi Gate	1	112.38	80	
2.	Andha Mugal	2	168.50	112	Closed
3.	Katra Maula Bux	1	140.42	250	
4.	GTRoad, shahdra	1	70.03	25	
5.	Nizammuddin	2	586.36	120	
6.	Meena Bazar , opposite to Red Fort.	1	794.88	530	Closed
7.	Azadpur Subzi Mandi	3	316.80	100	
8.	Turkman Gate	1	521.83	348	Closed
9.	S.P. Mukharjee Marg	1	73.73	60	

10.	Boulevard 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	200	
13.	Old Delhi Rly. Station	1	770.47	514	
14.	Nehru place	1	220.00	100	Closed
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	250	
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	100	
21.	Raja Garden	1	200.00	100	
22.	Raghubir Nagar	1	600.00	150	Closed
23.	Fountain Chandni chowk.	1	226.44	400	
	<b>Total</b>		<b>7779.88</b>	<b>4710</b>	

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.

On experimental basis Slum & JJ Deptt. is involving NGOs/ Vos for the Operation & Management of Night shelters. For this purpose as per directions of Hon'be High Court , two night shelters located at Old Delhi Railway station (Fateh Puri) and Chandni Chowk (Fountain) has been handed over to Ashray Adhikar Abhiyan (AAA), a Project of action Aid India, for Operation & Management of these night shelters. In addition to the above two, the following five community centres have been also handed over to NGO for operation and management as Night Shelters.

1. Community Centre 10615-16, Jhandewalan Road
2. Community Centre 6108, Basti Ravi Das Navin karim
3. Night Shelter Building Jhandewalan Road, 10788-89.
4. Community Centre Gali Katra Karim Gali Tgelimll Walli.
5. Coummunity Centre 811, Hamiltan Road Chhote Bazar Kashmire Gate.

Approximately, 400 persons including 25 to 30 children are using these temporary night shelters in night and 60-75 including Children in day time.

The entry of children below age –16 years are allowed free of cost while adults are chargeable Rs.6/ head for day time and Rs.6/ - for one night. 25-30 children using temporary Night Shelter at Chhota Bazar, Kashmire Gate are also provided free of cost meal in night by the NGO. In addition to above, the NGO is providing

colour TV Set. Dak facilities to the homeless inmates through "BEGHAR DAK SEWA" at Fateh Puri and Chandni Chowk.

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 2005-06 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.