Overview of

Rajiv Awas Yojana (RAY)
rajiv awas yojana

Mukhyamantri Gruha Yojana
mukhyamantri gruha yojana

22nd November 2013

Organized by:
Affordable Housing Mission,
Government of Gujarat

Technical Support:
Urban Management Centre
Outline/ ઉપરેણા

• Rajiv Awas Yojana (RAY)
  રાજિવ આવાસ યોજના
  – Evolution and Overview
  – RAY Implementation Strategy
  – Mandatory and optional Reforms
  – Process and Activities

• Mukhyamantri Gruha Yojana
  મુખ્ય મંત્રી ગૃહ યોજના

• Status of RAY in Guajarat
  ગુજરાતમાં RAY ની સ્થિતિ
JnNURM (2005-12)
- Basic Services for Urban Poor (BSUP)
- Integrated Housing and Slum Development Program (IHSDP)

22,566 DU approved under IHSDP and 1,13,488 under BSUP

JNNURM extended for one more year i.e. till March 2015 then will be phased out.

39 Non - mission Cities covered
25 Projects Under Progress
11 Projects at Tender stage
Status of affordable housing under JNNURM

Percentage of Total Dwelling Units completed (BSUP + IHSDP) against Sanctioned
Case study: Construction of affordable housing under BSUP

In-situ redevelopment of Ektanagar Vasahat and Ektanagar Adajan slums in Surat
## Slum Redevelopment under BSUP

<table>
<thead>
<tr>
<th></th>
<th>Ektanagar Navi Vasahat</th>
<th>Ektanagar-Adajan</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total no. of households</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>379</td>
<td>101</td>
<td>480</td>
</tr>
<tr>
<td>Commercial</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Mix</td>
<td>6</td>
<td>8</td>
<td>14</td>
</tr>
<tr>
<td>Other</td>
<td>11</td>
<td>3</td>
<td>14</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>399</td>
<td>112</td>
<td>511</td>
</tr>
<tr>
<td><strong>Total population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male</td>
<td>339</td>
<td>71</td>
<td>410</td>
</tr>
<tr>
<td>Female</td>
<td>1122</td>
<td>293</td>
<td>1415</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1461</td>
<td>364</td>
<td>1825</td>
</tr>
</tbody>
</table>
Scope of Work

- Temporary shifting of slum at transit camp is required at Ektanagar Adajan.
- Demolition of existing structures & clearing the site.
- Layout of Buildings
- Construction of houses after soil investigation, structural design, Award of work to contractor, appointment of PMC & TPI.
- Construction of social infrastructure
  - Construction of anganwadi cum UCD Centre
  - Construction of school
  - Construction of community hall
  - Construction of health centre with library
- Laying of drainage network
- Laying of water supply network
- Erection of street light poles
- Construction of roads & pavements
## Slum Redevelopment under BSUP

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>No. of existing houses</th>
<th>No. of propose houses</th>
<th>Total Construction cost (in Lacs)</th>
<th>Total Infrastructure Cost</th>
<th>Adm. &amp; support activities Expenditure</th>
<th>Total Project cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of 544 Houses for redevelopment of Ektanagar Navi Vasahat and Ektanagar-Adajan</td>
<td>544</td>
<td>1271.90</td>
<td>169.72</td>
<td>244.26</td>
<td>132.06</td>
<td>1817.94</td>
</tr>
</tbody>
</table>

Government of India subsidy requested (50%): Rs. 908.98 Lacs

State share (Government of Gujarat) subsidy Requested (20%): Rs. 363.58 Lacs

Beneficiaries contribution & ULB (SMC’s) Share (30 %): Rs. 545.38 Lacs
Transit accommodation:

• Transit accommodation for Ektanagar-Adajan:
  – Expected completion period – 15 months
  – Token rental assistance – Rs. 1500 per month per family
  – Total rental assistance = 1500 x 112 x15 = Rs. 2520000 /-
  – Percentage of total cost = $\frac{2520000}{168588717}$ = 1.49%
Rajiv Awas Yojana (RAY) 2013-2022

Central Government approved RAY on 3rd September 2013 as a Centrally Sponsored Scheme (CSS) with a vision of creating a ‘slum free’ India

राजीव आवास योजना “जंदाबिस्तारो मुक्त भारत ”नी कल्पना करे हे
Overview of RAY/ प्रस्तावना

- 2 step implementation strategy

  - Slum Free City Planning on ‘whole city’ basis (Preventive and curative)
  
    गांधाविस्तार मुक्त शहर कार्ययोजनानी रचना

  - Identifying project and creating DPR for slum improvement of the whole slum.

    पसंद करेला गांधा विस्तारो माटे विस्तृत परियोजना अहेवाल (DPR)
• 55 projects approved in 48 cities under pilot phase.

• Projects approved in 2 cities in Gujarat- Ahmedabad and Rajkot
• States to sign a Memorandum of Agreement (MoA) with Central Government.

• ULB will sign MoA with State.
State & City Level Technical Cell (CLTC)

- AHM is state level nodal agency. City level Mission under the chairpersonship of the Mayor of the ULB

- Project Implementation Unit sanctioned under JnNURM to be merged with the proposed CLTC with experts on contract basis
  - MIS – 1
  - GIS – 1
  - Town Planning – 1
  - Social Development – 1
  - Project/Engineering – 1 and
  - Capacity Building/Training -1
<table>
<thead>
<tr>
<th>વસતી ગણતરી, 2019 અનુસાર શહેર /શહેરી વસતી (શહેરી વિસ્તાર)નો પ્રકાર</th>
<th>ઘટક</th>
<th>કાળો/રિસો</th>
<th>તેનો (%)</th>
<th>રાજ્ય (%)</th>
<th>સ્તરનિક સંબંધન (%)</th>
<th>લાભાર્થી (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>પાયલાબ અને તેથી વધુ વસતી ઘરાવતાં શહેરો/શહેરી વિસ્તારો</td>
<td>આવાસન</td>
<td>50</td>
<td>25</td>
<td>-</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>પૂર્જનજરયાત</td>
<td>50</td>
<td>25</td>
<td>25</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>પાયલાબ અથવા અહીં વસતી ઘરાવતા શહેરો/શહેરી વિસ્તારો</td>
<td>આવાસન</td>
<td>75</td>
<td>15</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>પૂર્જનજરયાત</td>
<td>75</td>
<td>15</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ઉત્તરપૂર્વના પ્રદેશોમાં શહેરો/શહેરી વિસ્તારો અને આસ કેશાના રાજ્યો (ઝમૂ કાશ્મીર અને હિમાલય પ્રદેશ અને ઉતરાણક)</td>
<td>આવાસન</td>
<td>80</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>પૂર્જનજરયાત</td>
<td>80</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Mandatory reforms/ ઇરજિયાત સુધારાઓ

- Commitment to assign mortgageable long-term (15 years) inheritable lease rights to slum dwellers who have been a resident of the slum for more than 5 years.

- Reservation of 15% of residential FSI or 35% of dwelling units for EWS/LIG categories whichever is higher.

EWS ક્લાસના માટે નિવાસી FSI 15% અથવા આવાસ અંકમાં 35% અનામાત

UMC
Urban Management Centre
Mandatory reforms/ભરતિપાત સુધારાઓ

• A non-lapsable earmarking of 25% of the budget of the municipality to provide basic services to the urban poor

શહેરી ગરીબોને પાયાની સેવાઓ પૂરી પાડવા નગરપાલિકાના બજેટની 25% હિસ્સો વિન રદપાત

• Creating a municipal cadre for social/community development and urban poverty alleviation

સામાજિક/સામૂહિક વિકાસ અને શહેરી ગરીબી નિવારણ માટે નગરપાલિકા સંવારે કરી કરવો
• Formulation of State Policy for Affordable Housing.

• Amendments of Master Plans to provide for inclusive growth.
• Simplification of buildings sanctioning procedure and building byelaws to provide single window based quick approvals and reduce transaction costs

• Amendments in the Rent Control Act balancing the interest of landlords and tenants
Activities under slum free action planning

Stage 1:
Carry out Socio-economic & total station survey for slums

Stage 2:
Preparation of Geo referenced City Base Map

Stage 3:
Development of GIS based web enabled slum MIS

Stage 4:
Formulation of slum improvement plan at slum, zone and city level

Stage 5:
Preparation of a detailed project report

Courtesy CEPT University
Activities under slum free action planning

Community participation essential at all stages

RAY in Bhubaneswar

Courtesy SPARC Mumbai
Activities under slum free action planning

Total station survey of all slums

Household level socio-economic biometric survey

Image Courtesy Jaipur Development Authority
### Biometric Based Socio-economic Survey (2009)

**Questionnaire:**

1. **Question 1:**
   - We are conducting a survey on socio-economic conditions.
   - How many members are in your household?
   - Male: 0
   - Female: 0

2. **Question 2:**
   - What is your income per month?
   - Below $100: 0
   - $100 to $500: 0
   - $500 to $1000: 0
   - Above $1000: 0

3. **Question 3:**
   - Are you currently employed?
   - Yes: 0
   - No: 0

4. **Question 4:**
   - Do you have access to basic healthcare?
   - Yes: 0
   - No: 0

5. **Question 5:**
   - Do you have access to clean drinking water?
   - Yes: 0
   - No: 0

6. **Question 6:**
   - Are you satisfied with your current living conditions?
   - Yes: 0
   - No: 0

7. **Question 7:**
   - Do you participate in any social or community activities?
   - Yes: 0
   - No: 0

8. **Question 8:**
   - How do you spend your leisure time?
   - Watching TV: 0
   - Reading: 0
   - Exercising: 0

9. **Question 9:**
   - Do you have access to educational facilities?
   - Yes: 0
   - No: 0

10. **Question 10:**
    - Are you aware of the socio-economic policies implemented by the government?
    - Yes: 0
    - No: 0

**Note:** The responses are marked with 0, indicating a placeholder for actual data collection.
Demonstration: Web Enabled GIS Based MIS for Slums

VEST ZONE

No. of Slums: 156

WEST VASNA

No. of Slums: 16

Courtesy CEPT University
Demonstration: GIS Based MIS for Slums: Jadiba Nagar

Source: Preliminary Survey Result of Biometric & Total Station Survey, AMC, 2010

Courtesy CEPT University
Preparation of slum improvement plan

<table>
<thead>
<tr>
<th>Zone</th>
<th>East</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>Hatkeshwar</td>
</tr>
<tr>
<td>Ownership of Land</td>
<td>Private</td>
</tr>
<tr>
<td>Area</td>
<td>1.13 Ha</td>
</tr>
<tr>
<td>Household</td>
<td>258</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>4.5</td>
</tr>
<tr>
<td>Population</td>
<td>1160</td>
</tr>
<tr>
<td>Individual water connection</td>
<td>60%</td>
</tr>
<tr>
<td>Individual toilets</td>
<td>90%</td>
</tr>
</tbody>
</table>

Cost Of Internal Water Network: 2.60 Lakh
(Assumption: 2500 per HH)

Existing Water Network

Proposed Water Network
Community Consultation
Content of DPR

- Administrative & Technical Check list
- Executive summary
- Introduction
- City Profile
- Slum Profile
- City vision: Slum Free City
- Prioritization Matrix for Slum Redevelopment
- Identification of Priority Slums for Redevelopment
- Detailed Slum Profile
- Slum Redevelopment layout plan
- Unit/Cluster design
- Physical and Social Infrastructure provision
- Project Cost/ Funding pattern
- Project implementation and management framework
- Operation and Maintenance plan
Content of DPR

• Detailed Cost estimates for Housing (Minimum carpet area: 25 Sqmt)
• Detailed Cost Estimated for Physical Infrastructure
• Detailed Cost Estimates for Social Infrastructure

List of Drawing require to submit along with cost estimates:
• Site Layout plan
• Slum redevelopment layout plan
• Unit plan/ Cluster Plan with typical elevation and section
• Foundation and structural drawings
• Utility Maps (water, drainage, storm water network etc.)
• Typical road network map
• Other drawings as per detailed provision (e.g. compound wall, anganwadi, health centre etc.)

Annexure:
• Rate Analysis for Non-scheduled rate
### Status of RAY in Gujarat

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Municipal Corporation/ Municipality</th>
<th>Status of Slum Survey</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ahmedabad</td>
<td>100%</td>
</tr>
<tr>
<td>2</td>
<td>Surat</td>
<td>99%</td>
</tr>
<tr>
<td>3</td>
<td>Rajkot</td>
<td>90%</td>
</tr>
<tr>
<td>4</td>
<td>Vadodara</td>
<td>85%</td>
</tr>
<tr>
<td>5</td>
<td>Other Cities (Porbandar, Bharuch, Jamnagar &amp; Bhavnagar)</td>
<td>45%</td>
</tr>
</tbody>
</table>

*Status as of October 2013*
Status of RAY in Gujarat

### Status of DPR

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Municipal Corporations</th>
<th>Detailed Description</th>
<th>No. of DUs</th>
<th>Status</th>
<th>Project Cost (Rs. in Lakhs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ahmedabad</td>
<td>2 In-situ Slum Redevelopment Pilot Project</td>
<td>1087</td>
<td></td>
<td>3927.84</td>
</tr>
<tr>
<td>2</td>
<td>Rajkot</td>
<td>Natraj Nagar Slum: Pilot Project</td>
<td>252</td>
<td></td>
<td>1581.24</td>
</tr>
<tr>
<td>3</td>
<td>Vadodara</td>
<td>Rental Housing Pilot Project</td>
<td>493</td>
<td></td>
<td>2019.16</td>
</tr>
<tr>
<td>4</td>
<td>Jamnagar</td>
<td>Slum Redevelopment Pilot Project</td>
<td>985</td>
<td></td>
<td>5783.00</td>
</tr>
<tr>
<td>5</td>
<td>Surat, Bhavnagar, Bharuch And Gujarat Housing Board</td>
<td>DPR under preparation</td>
<td>-</td>
<td></td>
<td>-</td>
</tr>
</tbody>
</table>

2 DPRs, one in Ahmedabad and one in Rajkot – sanctioned

Status as of October 2013
## Status of RAY in Gujarat

<table>
<thead>
<tr>
<th>SL No.</th>
<th>Name of State</th>
<th>No. of Projects Sanctioned</th>
<th>Total Project Cost (Rs in Crs.)</th>
<th>Central Share (Rs in Crs.)</th>
<th>Name of Cities</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.</td>
<td>Uttar Pradesh</td>
<td>8</td>
<td>224.60</td>
<td>95.05</td>
<td>Rampur, Rae Bareli (2), Kanpur (2), Kannauj, Lucknow, Agra</td>
</tr>
<tr>
<td>10.</td>
<td>Punjab</td>
<td>2</td>
<td>19.43</td>
<td>9.46</td>
<td>Batala, Jalandhar</td>
</tr>
<tr>
<td>11.</td>
<td>Jammu &amp; Kashmir</td>
<td>1</td>
<td>22.22</td>
<td>17.81</td>
<td>Leh</td>
</tr>
<tr>
<td>12.</td>
<td>Karnataka</td>
<td>3</td>
<td>194.73</td>
<td>89.25</td>
<td>Bangalore, Tumkur, Hubli-Dharwad</td>
</tr>
<tr>
<td>13.</td>
<td>Himachal Pradesh</td>
<td>1</td>
<td>34.00</td>
<td>27.62</td>
<td>Shimla</td>
</tr>
<tr>
<td>14.</td>
<td>Arunachal Pradesh</td>
<td>1</td>
<td>44.31</td>
<td>38.73</td>
<td>Itanagar</td>
</tr>
<tr>
<td>15.</td>
<td>Haryana</td>
<td>4</td>
<td>311.09</td>
<td>151.40</td>
<td>Yamunanagar, Sirsa, Ambala, Rohtak</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>55</td>
<td>2479.82</td>
<td>1165.56</td>
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</tr>
</tbody>
</table>
Munty Mantri Gruh Yojana (2013-18)

A five year scheme announced by Govt. of Gujarat to spur affordable housing construction

Aagami panth varshaman shahi vi斯塔ran aapdrpati mukt avnavav maatnu rajya sarvakrarnu lakshy
Gujarat is committed to improving the overall quality of life by providing quality housing with modern amenities at reasonable prices.

Gujarat has chartered a path that entails a multi-pronged strategy through a pioneering scheme – “Mukhyya Mantri GRUH Yojana”.
“A multiple result oriented action plan that not only addresses all the key aspects of housing sector but also integrates well with all the other sectors of social services, and brings in urban poor in the mainstream of developmental process.”

Two pronged Strategy and a unique approach to:

• slum redevelopment and rehabilitation

• creation of affordable housing units
Mukhyamantri Gruha Yojna

- Reduce the housing shortage in EWS/LIG categories.
- Involve Private Developers in low cost housing sector through attractive incentives.
- Bring down the cost of EWS & LIG to affordable limits
- Promote investments in urban housing on PPP Model.
- To check further creation of slums.

22 Lakh
Dwelling Units in urban areas.

ઓછી આવક ધરાવતા વર્ગ માટેની આવાસ યોજના

ઓછી આવક ધરાવતા વર્ગ માટેની આવાસ યોજના(where to go)

UMC
URBAN MANAGEMENT CENTRE
Mukhyamantri Gruha Yojna
मुख्य मंत्री गृह योजना

- Budget Allocation for 2013-2014: Rs 1,100 Crore

  - EWS housing: Rs 600 Crore
  - LIG housing: Rs 400 Crore
  - Interest subsidy: Rs 15 Crore
  - Rental housing: Rs 35 Crore

![Components Pie Chart]

- EWS
- LIG
- Interest subsidy
- Rental Housing
Mukhyamantri Gruha Yojna

- In-situ rehabilitation of slums on public land by PPP
  જૂપરખંડની પુન:વસન (જહેર પાન્ગી લાગીડારી)

- In-situ rehabilitation of slums by public agency
  જૂપરખંડની પુન:વસન (જહેર એજનસી દરા)

- Construction of houses for EWS and LIG
  આધિક રીતે નફળા વાંચોના લોકો માટે આવાસ યોજના

- Interest subsidy scheme for EWS & LIG
  વ્યાજ સહાય યોજના
Thank You!

आभार