



KATHPUTLI COLONY
THE FIRST IN-SITU SLUM
REDEVELOPMENT PROJECT IN DELHI BY
DELHI DEVELOPMENT AUTHORITY
UNDER PPP MODE
On 12.89 acres of land parcel in West Delhi

Policy Praxis

- DDA is the nodal agency to fulfill housing requirement in Delhi.
- Government policies stipulate that in-situ up-gradation of slums has to be the first priority in any slum improvement programme.
- In Master Plan for Delhi 2021, notified in 2007 provisions for Private Sector Participation for in-situ Rehabilitation/Relocation of Slum & JJ Clusters were incorporated with incentives to make scheme viable.
- Mixed land use/commercial component up to 10% of permissible FAR in the residential component of the land is allowed.
- Minimum residential component of the land area for rehabilitation of squatters to be 60% and maximum area for remunerative use to be 40%.
- With these enabling provisions DDA undertook its first in-situ slum redevelopment project of Kathputli Colony through PPP Mode by using land as resource.

Past Scenario of Kathputli Colony

- DDA's 5.2 hac. (12.89 Acres) land in West Delhi was under encroachment by Jhuggi dwellers of Kathputli Colony for more than 40 years.
- Many puppeteer families, lot of musicians, sculptors, wood-carvers, weavers and craftsman were residing in the colony.
- The dwellers were living :-
 - Haphazard and unplanned nature of growth.
 - In semi-pucca to kachha houses with average size of hutment - 10 sq.mtr.
 - Without proper drainage, sewage facility and open defecation.
 - Without proper sanitation and drinking water facilities.
 - In filthy and unhygienic conditions causing health hazards and skin diseases.

Conditions of Kathputli Colony before taking up the project.



SITE MAP



Salient Features of Project

Total Site Area - 52160 sqm.

- Land under EWS Residential - 34320 sqm.
- Land under remunerative commercial - 8140 sqm.
- Land under remunerative housing - 9700 sqm.

Dwelling units

- No. of EWS Houses - 2800
- Area of one DU - 30.5 sqm.

Facilities to be provided:

- Heritage/exhibition Museum
- Koushal Kala Vikas Kendra
- Multipurpose Hall
- Basti Vikas Kendra
- Health Center
- Shishu Vatika

Contd....

Salient Features of Project

- Amphitheater
- Essential Retail Outlet
- Police Post
- Religious Site
- School Site
- Selling Booth/weekly Market
- Art & Craft Exhibition Area
- Children Park
- Area for Marriage Ceremonies.

Remunerative Part

- | | | |
|---------------------------|---|---------------------|
| ➤ No. of free sale houses | - | 125 |
| ➤ Commercial Component | - | 16800 sqm (approx.) |

Developer Entity to construct Transit Camp for 2800 families on the land provided by DDA.

AWARD OF WORK

- Tenders invited through open bidding on PPP Mode.
- Nine Developers submitted their technical bid.
- Eight Developers technically qualified.
- One Developer submitted financial bid.
- Positive bid: Upfront amount of Rs 6.11 crore quoted.
- Work awarded to the developer in September 2009.
- Work for construction of Transit Camp Started in April 2012.
- Development of Transit Camp was completed in April 2013.

Transit/Relocation issues: Dwellers, NGOs, Local Leaders Resistance & Court Cases

- Initially 2641 beneficiaries identified. Shifting process started in February 2014.
- Non-willingness of the residents, interference of NGOs, Local Leaders and Court Case against survey of eligible squatters: Only 500 families could be shifted.
- Fresh applications invited from left out dwellers on the directions of Hon'ble Court: Only 89 dwellers submitted requisite documents.
- On repeated representations at various levels for inclusion of left out dwellers, the Authority of DDA in November, 2016 allowed fresh applications.
- Shifting process again started in December, 2016.
- Fresh demand raised for inclusion of dwellers having documents beyond the cut off date of 31.1.2011 and for upper floor residents.
- About 1350 families could be shifted to transit camp till June, 2017.

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Transit/Relocation issues: Change in eligibility criteria during the course of implementation

- After the implementation of PMAY (Urban), a policy for rehabilitation was promulgated by DUSIB/GNCTD and submitted to the MoUD.
- The Ministry approved the cut off date for identification of beneficiaries as 1.1.2015 instead of 31.1.2011 and for inclusion of residents of upper floors.
- Change of cut off date necessitated fresh applications.
- Extensive awareness campaign undertaken by DDA for submission of requisite documents up to 25.7.17.
- 2102 fresh applications received. Physical verification with videography conducted and provisional list displayed inviting objections.
- Finally 771 persons were declared ineligible. 3292 beneficiaries were provisionally declared eligible pending approval of the Eligibility Determination Committee.
- For 771 ineligible persons, an Appellate Authority under Retd. Addl. Distt. & Sessions Judge has been constituted to hear appeals.

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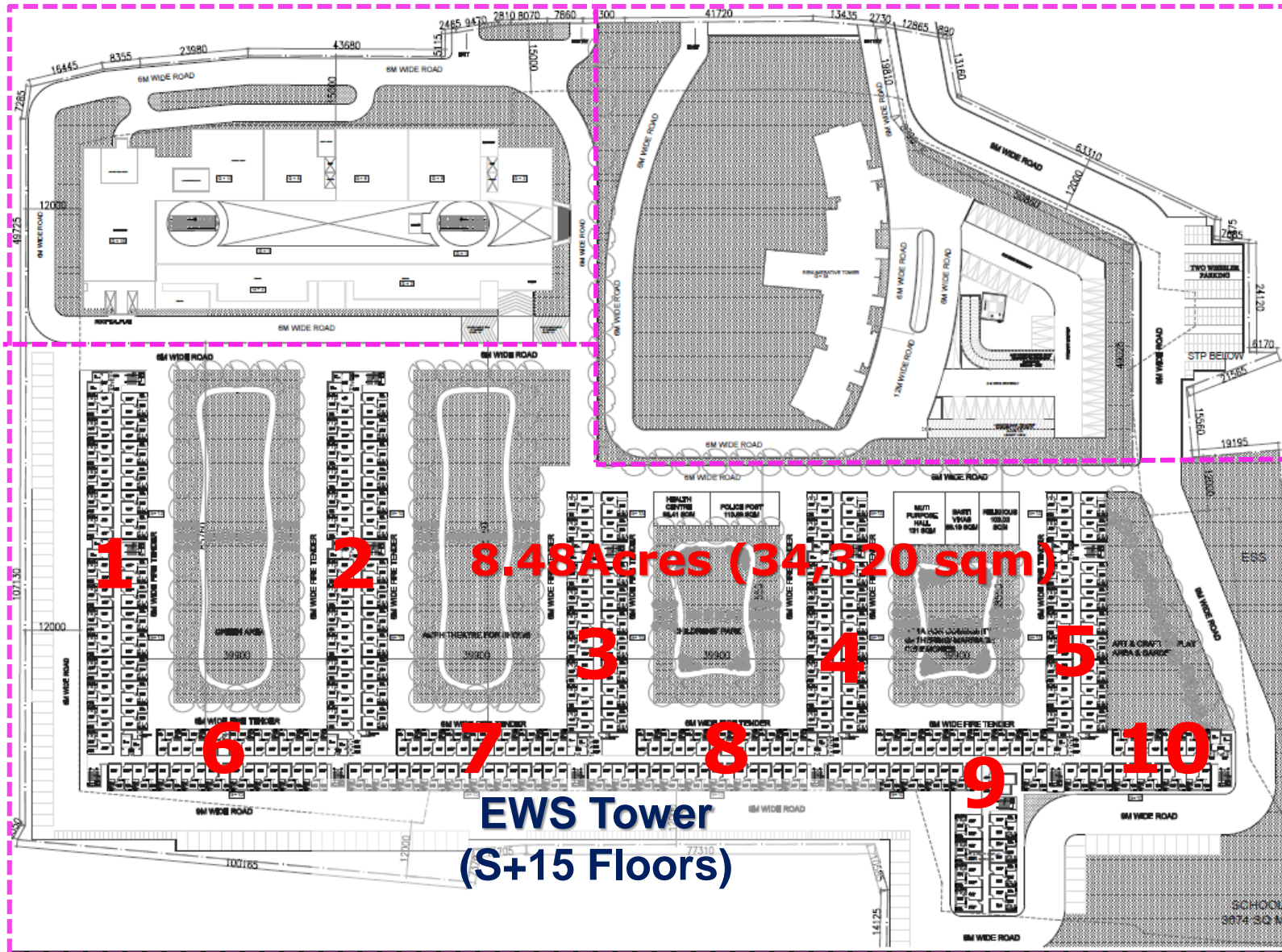
Transit/Relocation issues: Demolition, Adjusting Surplus Beneficiaries and Quality of Services in Transit Camp

- Demolition and shifting started on 30.10.2017 with police assistance.
- Out of 3292 provisionally eligible persons 2800 beneficiaries were shifted to Transit Camp.
- Remaining 492 were allotted DDAs built up flats in Narela as per decision taken by Authority to adjust surplus beneficiaries.
- Court case filed by an NGO immediately on start of demolition: stay was granted by the Hon'ble High Court. The stay got vacated and remaining jhuggis demolished in February, 2018.
- Another court case filed with regard to deficient services in Transit Camp. Court Commissioners appointed to report the same. The services were improved and after inspection and submission of report by Commissioners, the suit was dismissed.

Implementation of Project

- Vacant land handed over to the Developer Entity for taking up the construction work.
- Layout/Building Plans finalized.
- Features of dwelling unit:
 - Carpet Area = 25 Sq. m.
 - Built up Area = 30.5 Sq. m.
 - A compact cluster system with an individual entry from each room to wc, bath and kitchen.
 - Adequate light and ventilation and privacy.
 - A combined service core of the dwelling units ensures easy maintenance.
- Required statutory clearances from various authorities obtained.
- The construction of 2800 EWS flats is likely to be completed by the end of 2019.
- Construction of remunerative Housing/Commercial component to start after delivery of EWS Flats to DDA.
- The beneficiaries will be allotted flats on lease hold basis with a lock in period of 10 years at a cost of Rs.1,12,000/-. In addition Rs. 30,000/- shall be charged as maintenance charges for 5 years.

Layout Plan



EWS Towers
10Nos
(Stilt +15
Floors)
**Total Built-up
Area of 2800
Nos of EWS
flats**
**1,23,662 Sqm
(13,30,603 Sqft)**

Unit Plan



**Single Apartment Built
up area of 344.32 Sqft
& Super Area of 473.44
sqft**

**Note – All areas as
shown under room sizes
are internal room areas
excluding wall
thickness**

Construction Methodology

Formwork

- ❑ Verticals - Engineered Form (**Aluminum Formwork** for EWS)
- ❑ Slab & Beam – Engineered Form monolithic with verticals (**Aluminum** for EWS)



Aluminum Form for EWS

Foundation Stone was laid by Hon'ble Minister (HUPA) on 24.4.2018



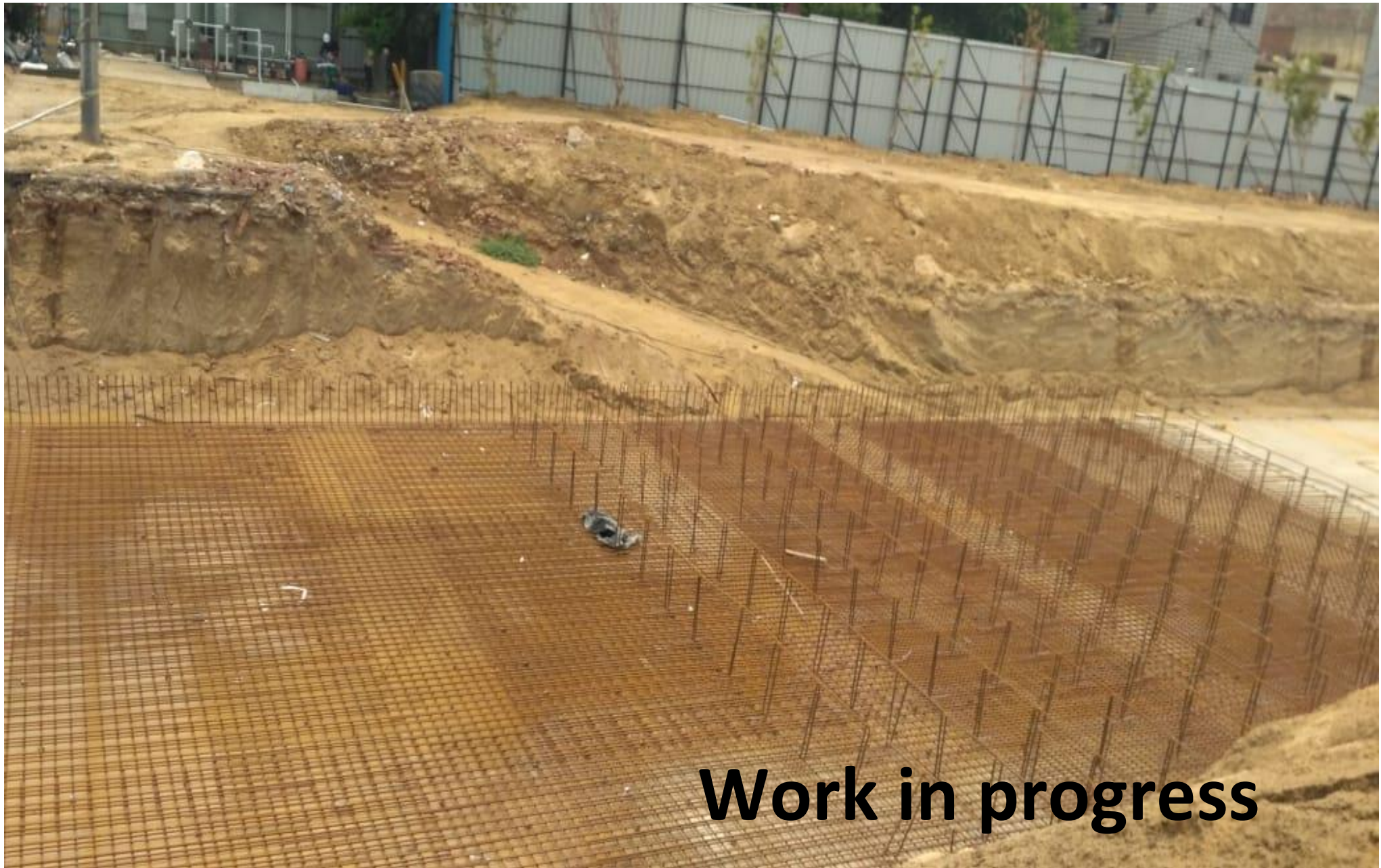


MAY 2018

KATHPUTLI COLONY EWS PROJECT, NEW DELHI, INDIA







Work in progress



THANK YOU