

Successful delivery of ISSR projects in Gujarat

Summary:

Government of Gujarat, through its PPP Policy and Mukhyamantri Awas Yojana 2013 launched 'Gujarat Slum Rehabilitation Policy – PPP' in 2013, with the primary objective of making cities slum free. Subsequently, with the launch of PMAY (U), multiple projects were initiated in Gujarat under ISSR component. Through this policy intervention coupled with formal institutional development, State sought to achieve major changes within slum households by providing them with better access to facilities and legal ownership/ titles of their houses.

Objective:

To make cities of Gujarat slum free and provide improved housing and other services residing in the slums of the urban areas of the State.

Key Stakeholders:

- Government of Gujarat
- Municipal Corporations
- Urban Development Authorities
- District Authorities
- Town Planning Department
- Private Players/ builders
- NGOs

Implementation Strategy:

Gujarat is one of the leading States in implementing ISSR component across the country. Owing to the ideology of freeing cities from slums, many slums have been considered for ISSR after its proper due-diligence through the authorities constituted at State and city level. Under the State's policy, the decision making for the Slum Rehabilitation projects focused on decentralized approach. At City level, a Slum Rehabilitation Committee (SRC) is formed which examines the issues in a monthly meeting and communicates the decision taken to the State Government. The Committee has following members;

- Municipal Commissioner – Chairman
- District Collector – Member
- CEO of Urban Development Authority – Member
- Town Planning Officer of Urban Development Authority - Member
- Town Planning Officer of Municipal Corporation – Member
- Representative from NGO – Member
- Representative from Builders Association - Member

The project development process followed in the State is as follows:

- The Chief/ City Engineer of the Municipal Corporation along with other officials are responsible to develop the projects and present the same to the committee for their views. The suggestions and modifications if any are recorded and incorporated in the project.
- To develop the project following broad steps are carried out:
 - Slum identification: All the slums identified are categorised into three groups- Slums on Government land, Slums on Municipal Corporation and Slums on private land.
 - The due-diligence of the slum area is carried out by the Municipal Corporation based on the different slums identified. Further, based on the information like land value, number of slum households to be rehabilitated, the market potential of the land etc., the project is structured.
- Based on the developed project, Chief Engineer carries out the tender process and select the private player through a transparent process. The tender document is drafted so that it allows the bidder to quote the lump sum amount as the premium. It can be positive premium or negative premium based on the land value, slum dwellers to be rehabilitated, and market potential of the land.

For the successful implementation of ISSR projects and generate awareness amongst communities, various efforts were undertaken by the concerned authorities in the State:

- Timely visits to the areas and notified slums as and when required as per the convenience of the residents of the slums
- Continuous engagement with the community to resolve their issues and address their concerns and queries
- Providing knowledge of the policy and project to the communities
- Engaged NGO for the participation of the slum community and their smooth rehabilitation
- Consent of beneficiaries is a prerequisite for ISSR project. 70 per cent of the total slum dwellers' consent is required to execute the project. For this purpose, an affidavit is signed by the eligible beneficiaries providing their consent.

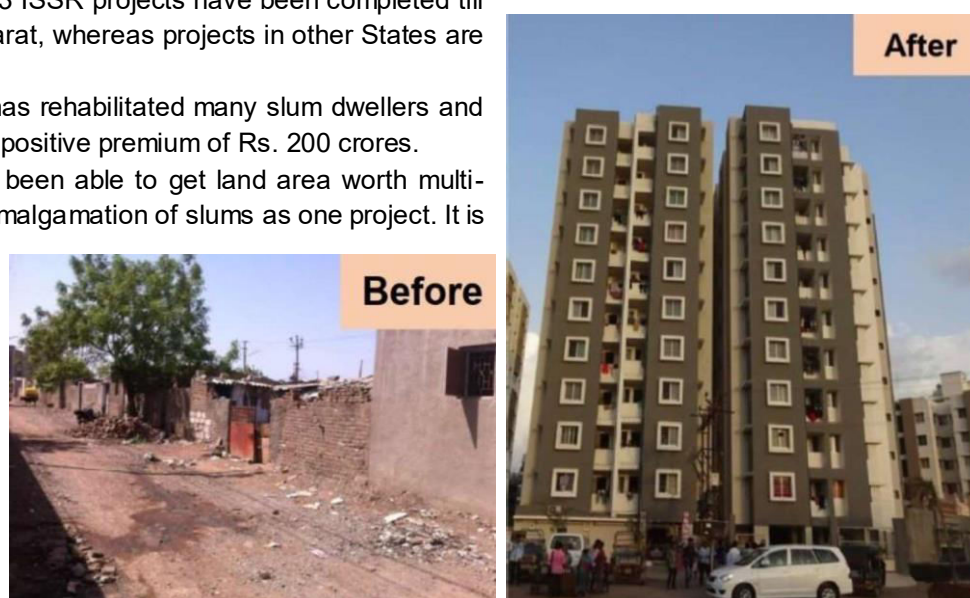
These processes and continuous participatory approach has helped the Gujarat State to initiate the ISSR projects across different cities. Some of the early projects In Rajkot were Bharatnagar 7A and 7B slum. It was carried out as a participatory exercise wherein slum dwellers opted for self-demolition of the houses and were provided Rs. 3,500/ month as rent to individual slum household for the project duration of 24 months. Bharat 7A Awas Yojana consists of 105 dwelling units and 7B Awas Yojana consists of 470 dwelling units. 2 BHK flats with all infrastructure amenities to the slum dwellers were provided. Further, slums across different plots in the vicinity were amalgamated resulting in freeing up of the land that Municipal corporation could use for additional supply of affordable housing.

Resource Utilisation:

Multiple institutions including State Government and local Government have contributed towards its implementation. Along with Central Government's support towards ISSR component, State Government has been able to bring in private players for investments in the projects.

Impact/ Outcomes:

- Across India, 13 ISSR projects have been completed till date, all in Gujarat, whereas projects in other States are in progress.
- Gujarat State has rehabilitated many slum dwellers and has received a positive premium of Rs. 200 crores.
- State has also been able to get land area worth multi-crores due to amalgamation of slums as one project. It is intended to use this positive premium corpus amount for cross-subsidising negative premium projects.
- As on date, since State has received only positive premium out of the ISSR projects, the subsidy amount under PMAY (U) has not been utilised. Under these projects, slum dwellers get the house at free of cost in addition to the rent for their transit accommodation.



Challenges/ Lessons learnt:

The success of the ISSR projects in Gujarat can be largely attributed to policy development for slum rehabilitation and its effective implementation. Along with this, specific measures were undertaken in relation to constitution of effective State level and city level institutional structure for slum rehabilitation, additional benefits of FSI at 3, free hold rights over the land left unutilised after rehabilitation of slums, exemption from applicable municipal and revenue charges etc. which have acted as success factors of the projects.

Replicability and Sustainability:

ISSR has been highly effective and successful in the State of Gujarat for slum redevelopment. Various factors and measures as mentioned earlier can be replicated and implemented in other States to address the problem of slow progress in case of ISSR projects.

Fact Sheet:

Thematic area	Slum redevelopment in the cities of Gujarat
First-year of the program	2013
Responsible institution	Government of Gujarat, Slum Rehabilitation Committee (SRC) at local level, Municipal Corporation
Target audience	Slum Dwellers
Coverage	Gujarat State

Sources:

MoHUA, 2018, 36th Central Sanctioning and Monitoring Committee (CSMC) - PMAY (U) Government of Gujarat; Gujarat Slum Rehabilitation Policy-PPP 2013 (Mukhya Mantri GRUH Yojana); PMAY (U) MIS Data as on 31st March, 2020; KII with State level functionary.