



Status of RAY in Andhra Pradesh: Issues and Challenges

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SLUM PROFILE OF ANDHRA PRADESH

■ No. of ULBs	-	173
■ Total Urban Population (2001 census)	-	208.08 Lakhs
■ Urban Population as % of Total Population	-	27.29%
■ Total No. of Slums	-	7519
■ Total No. of Notified Slums	-	5459
■ Total No. of Non-Notified Slums	-	1996
■ Total No. of Slum Pockets	-	64
■ Total No. of Slums on Govt./Mpl. Lands	-	4119
■ Total No. of Slum Households	-	19.04 Lakhs
■ Total Slum Population	-	89.51 Lakhs
■ Total No. of Hazardous / Objectionable Slums-		2734

Note: All the listed hazardous slums are being verified by a committee headed by the Jt. Collector of the District.



AIM OF RAY

- The aim of the scheme is to make Indian cities slum free by 2017 with an equitable, inclusive growth through slum prevention, slum redevelopment and creation of affordable housing stock in cities willing to assign property rights to slum residents



RAJIV AWAS YOJANA –OBJECTIVES

- Transforming Indian Cities by **providing the slum dwellers the same level of basic amenities as the rest of the town** – like affordable housing duly **assigning property rights** and basic services by **amending the town planning regulations**
- **Earmarking certain proportion of land or dwelling space** for the slum dwellers in all future housing projects to tackle the shortages of urban land and housing that keep shelter out of reach of the urban poor.
- Duration of RAY :
 - Phase – 1 : (Preparation Phase i.e.SFCP scheme) Two years from the year 2011 to 2013
 - Phase – 2 : 2013 to 2017 (Implementation in mission mode)



IMPLEMENTATION APPROACH & METHODOLOGY

- “Whole City” “all slums” approach will be adopted.
- In each slum an integrated approach will be taken with provision of basic civic and social infrastructure and decent housing.
- Community will be involved at every stage, from planning through implementation to post-project sustenance stages.
- The attempt to design for people would be done with the people by obtaining acceptance from 70% of community members.
- In-situ development will be encouraged as the programme of choice,
- Private sector participation will be emphasized under RAY, for slum redevelopment, wherever feasible,



PRO-POOR REFORMS INITIATED BY AP UNDER JNNURM

1. Internal earmarking within local body budget for basic services to Urban Poor
 - 40% of Net Municipal Revenues for the development of slum area – vide G.O. Ms. No. 265 MA, dated 19.07.2004)
2. Provision of basic services to Urban Poor including security of tenure and housing (through several Govt. Schemes)



PRO-POOR REFORMS INITIATED BY AP UNDER JNNURM

3. Earmarking at least 20-25% of developed land in all housing projects for EWS/LIG. (vide G.O.Ms. 45 of MA&UD dated 28.01.2011)
 - The sections pertaining to town planning acts are amended vide G.O.Ms No. 86 dated 03.03.2006 to earmark 20% of developed land for EWS/LIG
 - Section 585 & 592 of the GHMC Act, 1955
 - Sections 14, 32, 46 & 58 of AP Urban areas development Act, 1975



RAY REFORMS – INITIATED BY AP

- To assign legal title to slum dwellers over their dwelling space a legislation “AP Property Rights to Slum Dwellers Act, 2012” has been drafted and awaited for enactment.
- To reform the rental and rent control laws a legislation “AP Rent Control Act” has been drafted and awaited for enactment.
- Amendments to the rules and regulations governing Urban Planning and Development Structures. (G.O.Ms. 45 of MA&UD dated 28.01.2011 & G.O.Ms 37 of MA&UD dated 22.01.2011)



AP PROPERTY RIGHTS TO SLUM DWELLERS ACT, 2012 (DRAFT)

■ Contents

- Assigning property rights (max.80 sq.yds of land / min. 25 sq.mts carpet area)
- Protection from eviction except in public interest
- Property Rights cannot be assigned in Hazardous/ Objectionable lands
- State, District and City Level Slum Redevelopment Authorities
- Constitution of Slum Redevelopment Fund (SRF)
- Transit accommodation – if not reasonable rent
- In-situ redevelopment of slums to the possible extent
- Relocation and rehabilitation of slums
- De-notification of slums
- Prevention of future growth of slums



NORMS FOR UPGRADATION OF SLUMS

- Amendment of AP Municipality Layout Rules, 1970 vide G.O. Ms. No. 37 dated 22.01.2011 for providing Norms for up gradation of Slum areas
 - The width of main approach road shall be a **minimum of 9 mts.**
 - Other roads/ lanes inside shall be a **minimum of 6 mts**
 - Where the **length of road is not more than 30 mts (dead end roads) the road width shall be minimum of 4 mts**
 - All the Master Plan roads passing through the slum area shall be implemented
 - Preferably **167 sq.mts of open space shall be provided** for slums up to 50 dwelling units
 - Minimum width of dwelling unit plot **shall be 3.6 mts**
 - **Slums falling in the tank bed/ water course and layout open spaces should be rehabilitated elsewhere.**



GOAP INITIATIVES UNDER RAY

- Announced “Slum-free AP” Policy through GO Ms No.577 dt.17.09.2009
- Constituted
 - State Level Steering Committee
 - State Level Technical Cell
- **MEPMA** designated as State Level Nodal Agency for preparation & implementation of RAY
- Slum Profile conducted in 125 ULBs.
- Socio Economic Household Survey under progress in 27 ULBs and proposed in another 75 ULBs
- State Slum-free Plan of action for the 1st Phase 25 ULBs out of 28 ULBs has been submitted to Gol (for an estimated cost of Rs. 24,567 Crores)
- All 125 ULBs have been phased for RAY as follows:

1st Phase	-	28 ULBs (Gol selected 11 ULBs for funding funding)
2nd Phase	-	60 ULBs
3rd Phase	-	37 ULBs



SLUM FREE CITY PLAN - PROCESS

- Constitution of City Level Technical Cells
- Orientation to ULB staff, CRPS (SHGs & SLFs), etc
- Procuring base map
- Identification and classification of all slums
- Demarcation of slum boundaries and enumeration blocks
- Socio-Economic Household Survey & data entry in MEPMA web site
- Topographical survey of slum using Total Station
- Integration of Non-Spatial data with Spatial data in GIS
- Deficiency Analysis of the Slum data (infrastructure, land tenure & housing conditions)
- Prioritization of slums as per the parameters
- Prepare Slum-free City Plan (SFCP) document
- Finalize Slum Redevelopment Plans in consultation with the community (acceptance from at least 70% of the community members)
- Prepare Detailed Project Reports (DPRs)
- Approvals from State Level Nodal Agency, State Level Steering Committee & Central Sanctioning & Monitoring Committee.



STATUS OF RAY PREPARATORY ACTIVITIES

Training of Slum Level Federations & Municipal Staff	Completed for all 1 st Phase ULBs and for 8 ULBs in 2 nd Phase
Engagement of GIS Consultants	Engaged in 24 ULBs. Under process in 4 ULBs
Household Socio-Economic Survey	Completed in 13 ULBs. In progress in 15 ULBs
HH Survey data entry	Completed in 13 ULBs. In progress in 15 ULBs
Total Station Survey	Completed in 9 ULBs. In progress in 19 ULBs
Integration of GIS & MIS Data	Completed in 4 ULBs. In progress in 24 ULBs
Preparation of tentative Slum Free City Plans	Completed in 27 ULBs. In progress in 1 ULBs
Engagement of DPR Consultants	Completed in 23 ULBs. In progress in 5 ULBs
Preparation of DPRs for pilot slum(s)	GHMC – 1 Slum, GVMC – 1 Slum, VMC – 2 Slums & Nellore – 7 Slums



FUNDING PATTERN

■ Preparatory Activities:

- Central Share : 100%

■ Housing:

- Central Share : 50%
- State Share : 20%
- ULB Share+ Beneficiary Share : up to 30%

(min 10% for SC, STs & min 12% for Others) a ceiling on beneficiary share so that the EMI burden created on him is in no case more that 25% of his/her monthly household income.

■ Infrastructure:

- Central Share : 50%
- State Share : 20%
- ULB Share : 30%
- Beneficiary Share : 0%



APPROVED RAY PILOT PROJECTS

- Detailed Project Report (DPRs) for Pilot Slum(s) approved by GOI
 - GHMC - 1 Slum (Keshav Nagar) for Rs.58.75 Cr
 - GVMC - 1 Slum (Surya Teja Nagar) for Rs.11.31 Cr
 - VMC - 2 Slums (Dhall Mill (20.13) & NSC Bose Nagar) (76.17)



learnings

- Slum survey is conducted prior to the TSS. The total number of HHs didn't match with the number of house holds obtained from TSS
- Inconsistency in the House hold survey data-Hence it needs verification and validation at SLF and ULB level
- Discrepancies in delineation of slum boundaries- Hence the slum boundary shall be delineated with the help of the Community, Mpl official, TSS team



Issues and challenges

- Completion of preparatory activities in time
- Preparation of DPRs and submission for approval in time
- Implementing the DPR
- Redevelopment in case of Private land
- Transit accommodation & rental accommodation
- Relocation and rehabilitation
- Community participation-developing trust
- Acceptance for PPP model by the community and response from the builders

Thank You