

**MODEL DPR
FOR
INTEGRATED HOUSING
AND SLUM DEVELOPMENT
PROGRAMMES (IHSDP)**



Govt. of India

**Mission Directorate-JNNURM
Ministry of Housing & Urban Poverty Alleviation**

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INTRODUCTION TO THE SCHEME

The scheme "Integrated Housing and Slum Development Programmes (IHSDP)" has been introduced by the Government of India for improvement of slums in the cities/towns not covered under JNNURM in the country.

The enclosed guidelines will help the cities municipalities to prepare the detail project reports for the various projects covered under slum up gradation, slum relocation plan. The municipalities should study the background, before making the Detailed Project Report (DPR). These guidelines will help to understand the details of slum cluster while preparing the scheme for the betterment of the slum cluster in the municipality and will also help to understand the details at the city level.

PERFORMA - I

1. CITY LEVEL DETAILS

S.No	Description								
	Details about the City to be selected			Details to be provided					
1	State								
2	Total slum population in the state and its percentage			1981		1991		2001	
				Popu.	%	Popu.	%	Popu.	%
3	Name of the town/city selected								
a	Total slum population of the city and its percentage with total population			1981		1991		2001	
				Popu.	%	Popu.	%	Popu.	%
b	Total area of the city								
4	Housing shortage in the city (category wise)			1981		1991		2001	
				Popu.	%	Popu.	%	Popu.	%
5	SERVICES AVAILABLE								
5.1	ACCESSIBILITY TO SAFE WATER								
				Total		Percentage			
	Different water sources in the city/Town and there capacity with respect to the present population								
	List out all the potential water sources								

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	in the city/town			
	List out the area covered with piped water supply			
	List out the area which is not covered with any water supply from government sources			
	Total water supply in the city			
	Identify the gaps in the existing water supply			
	No of Individual connection			
	Number of household covered with public taps			
	Number of household covered with Hand pumps			
	Number of household with no accessibility to water			
5.2	UNDERGROUND WATER TABLE			
	Total groundwater availability in the city/town	1981	1991	2001
5.3	SEWERAGE CONNECTION			
	Detail out the area covered with sewerage connection in the city/town	Total		Percentage
	Ultimate disposal point of sewerage			
	Detail out the area not covered with sewerage connection			
5.4	SEPTIC TANK			
	Detail out the area covered with septic tank connection			
	Detail out the area not covered either by septic tank connection			
5.5	STORM WATER DRAINS			
	Detail out the area covered with storm water drain			
	Detail out the area not covered with storm water drain			
	Ultimate disposal point of drain			
5.6	WATER LOGGED AREAS			
	List out the water logged area in the city			
5.7	SOLID WASTE			
	Total waste generated in the city			
	Total waste collected in the city			
	Detail out the area where waste collection is taking place	Total		Percentage
	Detail out the area where waste collection is not taking place			
	Location of sites for disposal/management of waste			
5.8	ELECTRIC CONNECTION			
	Number of households covered under electric connection	Total		Percentage
	Number of households not covered			

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	with electric connection						
	Provide detail of the area covered with the electric connection						
	Provide detail of the area not covered with electric connection						
5.9	COMMUNICATION						
	Provide detail of the area covered with the telephone connection	Total	Percentage				
	Provide detail of the area not covered with telephone connection						
5.10	PUBLIC TRANSPORT						
	Provide details of the public transport in the city/town (model split)						
	Provide details of the private transport in the city/town (model split)						
	Detail out the slum area covered by Public transport system						
	Detail out the slum area not covered with public transport system						
5.11	STREET LIGHTS						
	Detail out the roads in the area covered with street lights						
	Detail out the roads not covered with street lights						
5.12	EXISTING STREETS						
	Detail out the roads in the area with paved streets						
	Detail out the area not covered with paved streets						
<p>Note: All the services should be shown on the city map.</p>							
6a	Criteria for selection for particular town/ city						
b	Slum population of the city and percentage to total city population	1981		1991		2001	
		Popu.	%	Popu.	%	Popu.	%
c	Number of slum clusters	1981		1991		2001	
		No.	Popu	No.	Popu.	No.	Popu.
d	Area of slum clusters	1981		1991		2001	
		Popu.	Area	Popu.	Area	Popu.	Area
7	Details of the last municipal election						
a	Total seats of councilor in the municipality						
b	No of elected councilors in the selected						

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	municipality at present						
8	Number of slum ward in the municipality						
9	Number of people below the poverty line in slum pockets and their percentage to slum population	1981		1991		2001	
		Popu.	%	Popu.	%	Popu.	%
10	Master plan/zonal plan recommendations for the area where slums exists.						
11	Detail out the activities done by the NGOs and CBOs in the slum cluster selected						
<p>Note:</p> <p>Funds will only be provided to those towns cities where elections of the local bodies have been held and elected bodies are in position</p> <p>State may allocate funds on the basis of total urban slum population of the city/town to the total state slum population.</p> <p>In prioritization of the towns and the cities the criteria should be adopted on their felt needs. While prioritizing the towns, States would take into account existing infrastructure, economically and socially disadvantaged sections of the slum population and difficult areas.</p>							

PERFORMA – 2

2.1 VARIOUS COMPONENTS OF SCHEMES

S.No.	Description	
	Name of the schemes	Please put a tick mark against schemes selected
1	Provision of shelter including up gradation & construction of new houses. (on site improvement)	
2	Slum relocation	
3	Provision of community toilets/baths	
4	Provision of physical amenities	
	Access to safe water supply	
	Sewerage	
	Drainage/ storm water drains	
	Solid waste collection	
	Widening and paving of existing lanes	
	Street lights, etc.	
5	Community Infrastructure like provision of community centers	
6	Community Primary Health Care Center Buildings	
7	Social Amenities like pre-school education	
	Pre-school education	
	Non-formal education	
	Adult education	
	Maternity center	
8	Project development Framework	
	Public private partnership in housing and infrastructure development	
	Housing supplied by Developer/Contractors	
9	Sites and Services schemes	

PERFORMA - 3

3.1 SLUM (CLUSTER) LEVEL DETAILS

S.No	Description						
	Details about the scheme to be selected	Details to be provided					
1	Name of the selected scheme						
2	Population to be served in the selected scheme						
3	Area to be covered in the selected scheme						
4	Area of slum clusters(selected)						
5	Target Population	SC/ST	%	OBC	%	General	%
6	BENEFICIARIES						
	Beneficiaries Identification	Identification			Contribution		
	Ration card						
	Name in the voter list (electoral card)						
	BPL Card						
<p>Note Please submit the list of beneficiaries along with the identification proof and beneficiaries contribution towards the scheme</p>							
7	SOCIAL SECURITY						
	List out all the facilities envisaged for widows, single women and disabled, old age						
	List out the activities done by the NGOs and the CBOs in the slum cluster						
8	LINKAGES						
	Location of the scheme in the town map (please locate the slum cluster on a map and submit it with the report) showing the following						
9	Accessibility in respect to	In km.					
	Major roads						
	Water Supply						
	Electric sub station						
	Main sewer line						
	Main drainage lines						
	Tele Communication network						
	Local bus stops (for city transportation)						
	Primary Health centers/ maternity center						
	Facilities for pre school education						

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	non-formal education				
	Primary Schools				
	Community centers				
	Facilities for adult education				
	Work centers				
	Town center				
	Railway station				
	Bus Stand (ISBT)				
10	SOCIO –ECONOMIC DETAILS				
a	BPL population and its percentage	Male	%	Female	%
b	Others and its percentage	Male	%	Female	%
11	HOUSEHOLD INCOME				
a	Below average income	Male	%	Female	%
b	Above average income	Male	%	Female	%
12	EDUCATION				
a	Literate	Male	%	Female	%
b	Illiterate	Male	%	Female	%
c	Matriculation and above	Male	%	Female	%
13	SERVICES AVAILABLE				
	Location of the slum cluster with respect to cities network water supply, sewerage, drainage, solid waste disposal, major roads and Transport facilities.				

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	ACCESSIBILITY TO SAFE WATER		
		Total	Percentage
A	Individual connection Individual Taps Hand Pumps		
B	Public taps		
C	Hand pumps (public)		
D	Others with no accessibility		
14	SEWERAGE CONNECTION		
	No of household covered	Total	Percentage
15	SEPTIC TANK		
	No of household covered	Total	Percentage
16	COMMUNITY TOILETS/BATHS		
	Number of household covered	Total	Percentage
17	OPEN DEFECATION		
	Number of household	Total	Percentage
18	ELECTRIC CONNECTION		
	Number of household having electric connection	Total	Percentage
19	STREET LIGHTS		
	Number of streets covered	Total	Percentage
20	EXISTING STREETS		
	Kachha (km)		
	Pacca (km)		
21	SOLID WASTE		
A	Total waste generated in the cluster		
B	Total waste collected in the cluster		
Submit layout of the slum pocket with photographs and with all land details			

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22	STAKEHOLDERS PERCEPTION	
a	Identify the all the stakeholder of the scheme	
b	Stakeholder view for up gradation of the existing site or relocation of the slum pocket at an appropriate site within the municipal/urban area boundary	
<p>Note: Details out the whole process and attach it with the report and give reasons for selection for up gradation/relocation of the slum pocket</p> <p>Workshop of the stakeholder should be conducted to assess their views</p>		

3.2 FRAMEWORK FOR SCHEMES

3.2.1. PROVISION OF SHELTER INCLUDING UP GRADATION & CONSTRUCTION OF NEW HOUSES. (ON SITE IMPROVEMENT)

3.2.1.1 HOUSEHOLD DETAILS

S.No	DESCRIPTION	DETAILS
1	No of household to be covered	
2	Average household size	

3.2.1.2 LAND REQUIREMENTS

S.No	Description	UNIT IN HECTARES		
LAND DETAILS		UNIT IN HECTARES		
1	Total area of land to be used in the project	Existing	Proposed	Total
2	Details about the ownership of the land	Government	Private	Others
<p>Note:</p> <p>Land acquisition cost will not be financed except for the acquisition of the private land for schemes/projects in the North Eastern States and hilly states, viz Himachal Pradesh, Uttaranchal and Jammu and Kashmir</p> <p>Existing and proposed layout of the slum cluster should be submitted</p>				

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3.2.1.3 CEILING COST OF THE DWELLING UNIT

S.NO	DWELLING UNIT DETAILS	DWELLING UNIT COST		
		New construction	Improvement	Total
1	*Cost per dwelling unit			
2	Government Contribution			
3	Beneficiaries contribution			
4	Any other contribution from other sources			
	Total			
5	What is the percentage contribution of beneficiaries to total contribution			
6	Total number of dwelling unit to be constructed			

Note

1. Details of the construction based on the estimates should be submitted
2. Ceiling cost of the dwelling unit will be @ of Rs. 80,000 per unit includes internal w/s , sanitation ,electricity etc for cities other than those covered under the Jawaharlal Nehru national Urban Renewal Mission (JNNURM).
- 3 For special category/ hilly states and difficult far flung areas, 12.5% additionally will be permissible over and above the prescribed ceiling cot per dwelling unit
- 4 A minimum of 12% beneficiaries contributions should be stipulated, which in the case of SC/ST/OBC/PH and other weaker section shall be 10%.

3.2.1.4 DETAILS OF THE DWELLING UNIT

S.No	Description	
	DWELLING UNIT DETAILS	
1	Proposed area of the dwelling unit	
2	Number of rooms proposed to be made per dwelling unit	
3	Density of proposed houses	
4	Ground coverage of proposed housing complex	
5	Area under roads/ green area	

Note

1. Please attach the detailed housing plans.
2. Minimum floor area of the dwelling unit should not be less than 25 sq. mtrs. Area and preferably two room accommodation plus kitchen and toilet should be constructed.
3. Housing should be in configuration of G+2/ G +3 (Ground +2 floors or Ground +3 floors).
4. Local Municipal bye-laws should be followed and plans should be approved by the concerned authority.

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3.2.1.5 TYPE OF MATERIAL TO BE USED FOR HOUSES

S.NO	DESCRIPTION	DETAILS
1	Type of material used in housing construction for low cost housing (provide details)	
2	Local material that may be used in housing (Provide details)	

3.2.1.6 TENURE DETAILS

S.NO	DESCRIPTION	DETAILS		
1	Land tenure ship should be secured by giving patta etc. – elaborate			
2	Details of the beneficiaries contribution for land/DUs ownership			
3	Area of the plot/DUs to be allotted by the government to the beneficiaries			
3	Details of the conditions to be imposed on beneficiaries at the time of allotment			
4	Details of legal heir of the property	Female	Joint Name	Male (Special cases only)
<p>Note:</p> <p>Title of the land should be preferably in the name of the name of the wife and alternatively jointly in the names of husband and wife. In exceptional cases, title in the name of male beneficiary may be permitted.</p>				

4.0 SLUM RELOCATION

When slums occupied a central position in the city or any such other place where it is not feasible to carry out the on site improvement as the land is planned for some other purposes in the Master Plan then the entire slum is to be relocated on new site. In these places every household is to be provided a piece of land/DUs at minimized rate and all the basic services are provided by the state government/ULBs, responsible in relocating them. Every household gets legal authority of the land/DUs. In most of the slum relocations services i.e. water supply, community toilets, drains etc are to be provided before the actual construction of houses starts. Care should be taken at the time of site selection that the slum clusters are close to major road network of the town and major public transport facilities to their work centers are available also other trunk services e.g. water supply lines, sewer lines, electric lines are in close proximity.

4.1 HOUSEHOLD DETAILS

S.No	DESCRIPTION	DETAILS
1	No of household to be covered	
2	Average household size	

4.2 LAND DETAILS

S. NO	DESCRIPTION	DETAILS		
		UNIT IN HECTARES		
1	Criteria for selection of site (Elaborate)			
2	Total amount of land to be used in the project			
3	Land use as per Master Plan			
4	Cost of land as per Market Value			
5	Sizes of the plots / DUs(sq.m.) Minimum and maximum			
6	Details about the ownership of the land	Government	Private	Others
Note: Land acquisition cost will not be financed except for the acquisition of the private land for schemes/projects in the North Eastern States and hilly states, viz Himachal Pradesh, Uttaranchal and Jammu and Kashmir				

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4.3 UTILIZATION OF LAND AFTER RELOCATION

S. NO	DESCRIPTION	DETAILS
	LAND DETAILS	
1	Total area of the land after evacuation of the slum people (ha/ac)	
2	Cost of the land at the present market rate	
3	Utilization of the vacant land after slum dwellers have been relocated	
4	Social /economic benefits likely to accrue to the government after the vacation of the site	

4.4 CEILING COST OF THE DWELLING UNIT

S. NO	DWELLING UNIT DETAILS	DWELLING UNIT COST		
		New construction	Improvement	Total
1	*Cost per dwelling unit			
2	Government Contribution			
3	Beneficiaries contribution			
	Any other contribution specify (i.e. NGO etc)			
	Total			
4	What is the percentage contribution of beneficiaries to total contribution			
5	Total number of dwelling unit to be constructed			

Note

1. Details of the construction based on the estimates should be submitted
2. *Ceiling cost of the dwelling unit will be @ of Rs. 80,000 per unit for cities other than those covered under the Jawaharlal Nehru national Urban Renewal Mission (JNNURM).
- 3 For special category/ hilly states and difficult far flung areas, 12.5% additionally will be permissible over and above the prescribed ceiling cost per dwelling unit
- 4 A minimum of 12% beneficiaries contributions should be stipulated, which in the case of SC/ST/OBC/PH and other weaker section shall be 10%.

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4.5 DETAILS OF DWELLING UNITS

S. No	Description	SQ MTS
DWELLING UNIT DETAILS		
1	Area of the dwelling unit (in sq m.)	
2	Number of rooms proposed to be made per dwelling unit	
	1 st room	
	2 nd room	
3	Size of the room proposed	
4	Proposed size of the Kitchen	
4	Proposed size of the toilet	
<p>Note</p> <ol style="list-style-type: none"> 1 Attach the detailed house plan 2. Minimum floor area of the dwelling unit should not be less than 25 sq. mtrs. area and preferably two room accommodation plus kitchen and toilet should be constructed 3. House should be preferably ground +2 or ground + 3 floor only. 4. Attached the specifications to be followed 5. Local municipal bye-laws shall be followed and approved should be obtained from concerned authority. 		

4.6 SITES AND SERVICES SCHEMES

a. SITE SURVEY

- Topographical Survey showing Contours spot levels etc.
- Soil testing - Check the bearing capacity of soil.

b. Details of existing infrastructure services within/near the proposed site.

c. Gaps in existing infrastructure services.

d. Details of proposed services to be provided.

4.7 MATERIAL TO BE USED AND HOUSE TENURE RIGHTS

S.NO	DESCRIPTION	DETAILS
1	Type of material used in housing construction for low cost housing (provide details)	
2	Local material that may be used in housing (Provide details)	

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4.8 TENURE DETAILS

	DESCRIPTION	DETAILS		
1	Land tenure ship should be secured by giving patta etc. - elaborate			
2	Details of the beneficiaries contribution for land/DUs ownership			
3	Area of the plot/DUs to be allotted by the government to the beneficiaries			
4	Details of the conditions to be imposed on beneficiaries at the time of allotment			
5	Who will the legal heir of the property	Female	Joint Name	Male (special case only)
Note: Title of the land should be preferably in the name of the wife and alternatively jointly in the names of husband and wife. In exceptional cases, title in the name of male beneficiary may be permitted.				

5. PROVISIONS OF COMMUNITY TOILETS/BATHS

(Under this schemes construction and development of toilets complexes including bathing facilities for men and women will be considered.)

Note:-

This scheme is only applicable in that slum up gradation sites where the houses are not having individual toilets.

5.1 PROVISIONS OF COMMUNITY TOILETS

S.No.	Community involvement	Yes	No
1	Tendering process		
a	Contractor		
b	Department work		
2	Consultation with the community in location of the toilets		
3	Consultation with the community consultation in designing		
4	Consultation with the community in construction of the toilet		
5	Consultation with the community in maintenance of the toilets		
6	Social mobilization of the community ensured		
7	Beneficiaries participation to be ensured		
8	Is there any provision of design of different toilets for women and child		
9	What percentage of population is covered with sewerage system		
10	What percentage of population is covered with septic tank		
11	What is the provision for remaining population		
12	Number of families served with one community toilet		

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5.2 POPULATION COVERED BY EXISTING AND PROPOSED TOILET COMPLEXES UNDER VARIOUS PROGRAMMES

S.No.	Toilet Complexes	Population	% covered
1	Population covered by existing toilet complexes		
2	Population to be covered by the toilets proposed under the scheme		
3	Population to be covered by toilet complexes proposed under other projects		
4	Number of households covered with one community toilets		
5	Population covered by private and individual toilets		
6	Others		
	Total		

5.3 COST OF THE PROJECT

S.No.	DETAILS	NUMBER	COST
1	No. of community toilets to be constructed		
2	Cost of one such community toilets		
3	Total cost of all community toilets		

6. PROVISION OF PHYSICAL AMENITIES

(Under this scheme access to safe water supply, sewerage, storm water drains, solid waste collection, widening and paving of internal roads and street lights will be considered)

6.1 ACCESS TO SAFE WATER

S.NO	DESCRIPTION	DETAILS	
1	Total supply of water per day		
2	Supply from various sources	Population served	Percentage
	Municipal taps		
	Hand pumps		
	Other sources		
3	Per capita supply		
4	Duration of Supply (hrs)		
5	Population covered (%)		
6	Project Cost		
7	Present cost of water supply (user charges)		
8	Revenue generation for sustainable W/S		
9	Fund required and cost sharing mechanism		
10	Scheme for existing/proposed water recycling and harvesting		

Note:

Detail cost estimate to be submitted based on Schedule of Rates

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6.2 SEWERAGE

S.NO	DESCRIPTION	DETAILS	
1	Water supplied klt/day		
2	Sewer Generated 80% of the w/s		
3	Proposed No. of sewer connections		
	Individual		
	community		
4	Proposed Length of sewer (km's)		
	Septic tanks		
1	Proposed no of septic tank at the household level		
2	Proposed number of Community septic tanks		
Note:			
Detail cost estimate to be submitted based on Schedule of Rates			

6.3 STROM WATER DRAINS

S.NO	DESCRIPTION	DETAILS	
		Existing	Proposed
	Length (km's)		
	Length of road (km's)		
	Coverage of system*(%)		
Note:			
Detail cost estimate to be submitted based on Schedule of Rates			

6.4 SOLID WASTE

S.NO	DESCRIPTION	DETAILS
1	Total Waste Generated	
2	Total Waste Collected	
3	Management of waste	
Note:		
Detail cost estimate to be submitted based on Schedule of Rates		

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6.5 WASTE COLLECTION

S.No	TYPES OF WASTE COLLECTION POINTS	EXISTING	PROPOSED
1	Waste Depots (dhalao)		
2	Dustbins		
3	R.C. container		
4	Total		
Note: Detail cost estimate to be submitted based on Schedule of Rates			

6.6 WIDENING AND PAVING OF INTERNAL ROADS

S.No	DESCRIPTION	EXISTING	PROPOSED
1	Length of roads		
2	Kachha		
3	Pacca		
Note: Detail cost estimate to be submitted based on Schedule of Rates			

6.7 STREET LIGHTS

S.No	DESCRIPTION	EXISTING	PROPOSED
1	Street Lights (one per 30 mts of road length)		
Note: Detail cost estimate to be submitted based on Schedule of Rates			

7 COMMUNITY INFRASTRUCTURES LIKE PROVISION OF COMMUNITY CENTERS

S.No	COMMUNITY CENTRE DETAILS	IN SQ MTS	
		EXISTING	PROPOSED
1	Area exiting/proposed for the community center		
2	Number of rooms existing/ proposed in the community center		
3	Size of the room existing /proposed in the community center		
4	Size of toilets existing/proposed in the community center		
Note: Detail cost estimate to be submitted along with the detailed plan of building to be constructed or upgraded			

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7.1 COMMUNITY PRIMARY HEALTH CARE CENTRE BUILDINGS/ COMMUNITY HALLS

S. No	BUILDING DETAILS	EXISTING		PROPOSED	
		Number	Population served	Number	Population served
1	Number of Primary Health Centre/ Facility available				
2	Number of rooms for the primary health centre				
3	Toilets facilities available				
4	Population served by the community centers/ hall				
<p>Note:</p> <p>Location of the Health centers in the overall layout plan to be shown</p> <p>Plan of the existing /proposed health centre</p> <p>Detail cost estimate to be submitted along with the detailed plan of building to be constructed or upgraded</p>					

7.2 MATERNITY CENTRE

S.No	Building Detail	EXISTING		PROPOSED	
		Number	Population served	Number	Population served
1	Area of the maternity centre (Sq.mts)				
2	Number of rooms in the maternity centre				
3	Size of the room in the maternity centre				
4	Number of toilets in the maternity centre				
<p>Note: Location of the Maternity centers in the overall layout plan to be shown</p> <p>Plan of the existing /proposed health centre</p> <p>Detail cost estimate to be submitted along with the detailed plan of building to be constructed or upgraded</p>					

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8. SOCIAL AMENITIES

8.1 PRE-SCHOOL EDUCATION

S.No	DESCRIPTION	EXISTING		PROPOSED	
		Number	Populati on served	Number	Populatio n served
1	Facilities for pre-school education				
2	Population served				
Note: Detail cost estimate to be submitted based on Schedule of Rates					

8.2 NON-FORMAL EDUCATION

S.No	DESCRIPTION	EXISTING		PROPOSED	
		Number	Populati on served	Number	Populatio n served
1	Facilities for non- formal education				
2	Population served				
Note: Detail cost estimate to be submitted based on Schedule of Rates					

8.3 ADULT EDUCATION

S.No	DESCRIPTION	EXISTING		PROPOSED	
		Number	Population served	Number	Population served
1	Facilities for adult education				
2	Population served				
Note: Detail cost estimate to be submitted based on Schedule of Rates					

8.4 AGANWADI/ CRECHES

S.No	DESCRIPTION	EXISTING		PROPOSED	
		Number	Populati on served	Number	Populatio n served
1	Facilities for aganwadi/creches				
2	Population served				
Note: Detail cost estimate to be submitted based on Schedule of Rates					

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8.5 PARKS AND PLAYGROUND

S.No	DESCRIPTION	EXISTING		PROPOSED	
		Number	Populati on served	Number	Populatio n served
1	Park and playground in the area				
2	Population served				
Note: Detail cost estimate to be submitted based on Schedule of Rates					

8.6 LIVELIHOOD SUPPORT PROGRAMMES

S.No	DESCRIPTION	EXISTING		PROPOSED	
		Number	Populati on served	Number	Populatio n served
1	Saving and credit programmes				
2	Training programmes				
3	Income generation programmes through other means				
Note: Detail out all the NGOs/CBOs scheme being done in the livelihood support programmes					

9. PROJECT DEVELOPMENT FRAMEWORK

9.1 Public private partnership in housing and infrastructure development

S.No	Public Private Partnership Mechanism	
1	Identification of the need for public private partnership	
2	Any information for initiating the partnership	
3	Define the objective of the particular project and the necessity of partnership	
4	Information on the particular project	
5	Identification Constraints in the partnership and its rectifications	
6	Defining Parameters for the particular project	

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7	What kind of Financing Mechanism is being worked out in the project	
8	How will the cost be recovered or sustained in the project	
9	What kind of tendering and Procurement mechanism is being worked out	
10	Explain the Monitoring & Evaluation mechanism in the project	
<p>Note: Elaborate the steps in the public private partnership model to be implemented at the slum cluster level</p>		

10. IMPLEMENTATION OF THE SCHEME

INSTITUTIONAL FRAMEWORK FOR PROJECT IMPLEMENTATION

	INSTITUTIONAL FRAMEWORK FOR PROJECT IMPLEMENTATION	
1	Is the organization employing external agency for project support - consultant (provide details)	
2	Name of the local agencies for project implementation (provide details)	
3	Tendering committee to be involved in the project (provide details)	

11. MANAGEMENT OF THE PROJECT

	MANAGEMENT OF THE PROJECT	
1	CEO/ Chief of the local bodies	
2	Project Director	
3	Project Implementation- Headed by EE/AE (institutional flow chart to be developed)	

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12. RESOURCE MOBILIZATION AND BUDGETARY ALLOCATION SOURCES OF FINANCES

	RESOURCE MOBILIZATION AND BUDGETARY ALLOCATION	
1	What is the ULBs own resources contribution in the project envisaged	
2	State Government contribution in the project	
3	Beneficiaries Contribution in the project	
4	Central Government agencies contribution in the project	
5	ESCROW account to be maintained or any other mechanism for transparency and better management and utilization of funds	
6	What kind of State Guarantee mechanism to be developed	
7	Any Other	
Note: Detail out all the resource mobilization and budgetary allocation in the project		

13. MONITORING MECHANISM

	Monitoring Mechanism	
Internal mechanism		
1	Utilization of the fund a model to be developed	
2	Project completion cycle to be based on PERT/CPM	
3	Progress reporting developed for the project	
External mechanism		
1	What are the various step taken for evaluation by the monitoring agency	
2		

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14. REVIEWING DEVELOPMENT ONES IN TWO TO THREE YEARS TO ACCOMMODATE/ ADJUST THE ONGOING CHANGES IN THE SOCIETY/ CITY DEVELOPMENT PROGRAMMES

Reviewing development		
1	Reviewing committee and its composition (submit the composition that has been envisaged in the project)	
2	Feedback to be sent to the management / State Government (indicate the mechanism developed by the state to give feedback about the project)	
3	Restructuring implementation programme on basis of feedback (indicate the ways in which the programme may be restructured after getting the feedback)	

15. REFORMS

S.No	PROJECT REFORMS	
1	What steps have been taken for improvement in urban governance?	
2	What mandatory reforms have been taken up for smooth functioning of the project.	
3	What optional reforms have been taken up for smooth functioning of the project?	
4	What state level reforms have been taken up for smooth functioning of the project?	
5	Have the agency gone into the agreement for Memorandum of Agreement (MoA) with the Government of India committing to implement the reform programme.	
<p>Note: - The States/ULBs need to choose at least two Optional Reforms each year for implementation. The details of reforms which have been implemented and/or proposed to be taken up should be included in the detailed project reports.</p>		

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16. TOTAL PROJECT COST

S.No	PROJECT COST	
1	What is the total cost of the project selected	
a	1 st Project selected	
b	2 nd Project selected	
c	3 rd Project selected	
d	4 th Project selected	
	Total Cost	

17. PROJECT CONTRIBUTION

S.No	PROJECT CONTRIBUTION	
1	Central	
2	State	
3	ULBs	
4	Others	
	Total	

18. EXAMPLE OF A CLUSTER UP GRADATION

EXECUTIVE SUMMARY

The area where the project is being carried out is spread in an area of 10 acres. For implementation in the first phase 5 acre of land is being used while in the second phase another 5 acres of land will be used for some other purpose apart from housing to generate revenue from the land.

CASE STUDY -1

EXAMPLE: - UP GRADATION OF A SLUM CLUSTER (IHSDP).

Executive Summary

The area where the slum up gradation project is being carried out spreaded over an area of **10** acres. For implementation in the first phase **4** acre of land is being used whereas in the second phase another **6** acres of land will be used for commercial purpose apart from the housing to generate the revenue from the land.

Existing Jhuggi (slum)

Up gradation: The existing slum cluster is located on the land which is not in the prime location and land cost is not on higher side. The area, where the project is being carried out is spreaded over an area of ten acres, falls under ward no. 10 of Municipal Corporation. For up gradation of slum cluster, four acre land is being used, out of ten acre land. Remaining six acre land is being used for commercial purpose. The plan envisages up gradation of the area because the occupation of the people is such that if they are relocated in other part of the city their main occupation will suffer.

Existing Housing: - In the slum cluster 90% houses are in worst condition and all houses needs demolition.

Status of Infrastructure Services

Water Supply Presently the water supply is not adequate and people have to line up to store the water from municipal tap/tankers provided by concerned water authority at stipulated hour.

Sewage System The toilet facility is absent in most of the houses and the people are depending on the community toilets or open defecation.

Electric Supply Presently no legalized electric connection is available in the slum cluster and no body is paying electric charges.

Roads/ Paving: - The slum cluster is not covered with proper roads/paving because it is unplanned and the lanes are very narrow.

PROPOSAL

Housing: - Detailed lay out plan is being developed for 400 dwelling units with all infrastructure facilities by following the local bylaws.

All houses are facilitated with two rooms, kitchen and toilet with total covered area of 25 sq.m. Provision of 8 nos. houses has been kept on each floor to minimize the common area. The proposed structure is ground +3, with 15% ground coverage and the proposed density is 100 dwelling units per acre. The detailed drawings and bill of quantities are enclosed herewith.

Population

The total household affected population of the slum is 400 and so the total population affected is approximately 2000 persons. The project envisages upgrading or making of 400 houses in the slum cluster.

Beneficiaries' selection

All the people living in the area who are having their name in the voter prior to 2001 list and are having the electoral card before 2001 were eligible for the scheme. The other identification proof taken in this regard is the BPL card issued before 2001 and ration card issued before 2001.

Total cost of the dwelling unit

The cost of each dwelling unit is Rs. 80000 as per the IHSDP guidelines, out of which Rs. 64, 000 is the contribution from the central government and Rs.16000 from the state government side. The beneficiaries' contribution is an integral part of the project and that contribution is to be taken by the state government in implementing the project. The beneficiaries' contribution shall be 12%, however in case of SC/ST/BC/OBC/PH and other weaker sections shall be 10%. In case the up gradation cost increased the stipulated amount of Rs. 80000, the extra amount shall be paid by the state government with more contribution from beneficiaries.

Note:

For reference the dwelling unit plans are being attached

The cost of the project is attached in annexure

Proposed project

The proposed project is site up gradation scheme where the 400 houses are being made in the four acres of land while another six acres is being used in for commercial purpose to cross subsidize the project. In the project there will be provision of housing up gradation, providing all infrastructure facility which is not available.

Water supply

The area where the project is being taken up, having poor water network and the people have to line up to take the water at stipulated hour. The water supply is not adequate for the 400 household so the water demand has been worked out and accordingly the water connection has been given to each and every household. The permission for connection with the main municipal water line has been taken up by the concerned agency.

Drainage

The area is a low lying area where the water logging is a usual problem due to the absence of drain. Even in low rainfall the area would witness acute water logging problem. The drains absent in the community and because of which the problem has compounded over the years. Proper drains have been planned. The drains have been finally connected to the main city drain. The permission for connection with the main municipal drain has been taken up by the concerned agency. The main drain is passing through the proposed site.

Sewerage

The sewerage facility is absent in the slum area and the entire 400 household depends upon the toilet facility provided by the municipality (moving kind) The provision of individual toilet has been planned The main municipal sewer line is 500 meters away from the slum area and the permission for connection has been taken by the concerned authority. The detail drawings/ specifications are enclosed.

Electric connection

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The entire 400 household having the electric connection, all of them are illegal and people are not paying the electric charges. The provision of individual electric connection has been planned for every house, the main transformer is 200 meters away from the slum area and the permission for connection has been taken from concerned authority.

Paved streets

Presently the slum area is not covered with proper roads/paving because it is unplanned and the lanes are very narrow. After up gradation proper road /paving is being laid. The detail drawings/specifications are enclosed.

Street lights

The paved streets were having the provision of street lights and it was done in all the major streets of the community. The maintenance of the infrastructure was done with the revolving fund taken from the community as such.

Security tenure

Securing tenure rights to the beneficiaries is the first requirement. It was ensured giving pattas to the people or on lease hold. The dwelling unit was on joint name with both female and male head of the family an in special circumstances in the name of male head of the family. Clear guideline was written in the tenure document that if the families shift elsewhere the house will be taken back by the agency implementing the scheme. In no case the dwelling unit was to be transferred in others name.

Community structures

As health needs was a prime need so a primary health was made in the locality so serve the basis health need of the people of the community. A four story building was made in such a way that

- The lower floor is used by community center
- The first floor acts as the primary health center
- The second floor acts as Aganwadi/crèches for the community.
- While the third floor is being used by the community as skill up gradation center or training center for the women and young youth of the community.

Parks and playground (if space available)

In the 5 acres provision of open space was given so that the people and the children get some space for leisure.

Annexure 1

BACKGROUND NOTE FOR DETAILING OF SCHEME

BRIEF HISTORY OF THE TOWN, PRESENT STATUS AND ANALYSIS OF EXISTING SITUATION

PRESENT SLUM POPULATION IN THE CITY

Describe the growth of the city population viz a viz decadal growth of slum population and percentage of slum population to the total population. Details about the different activities in the city and the main economy of the city. What has been the reason for the growth of the slum population and its migration pattern?

EXISTING LOCATION OF SLUM POCKETS IN THE CITY

All the slum pockets should be located on the city map with the problems being faced by them and the pressure the slum pocket exerts on the city/society.

JUSTIFICATION FOR SUCH A SCHEME

Justify all the schemes to be taken up for the poor section of the society and how these will benefit the city.

LOCATION AND CONNECTIVITY WITH EXISTING WORK CENTERS

SLUM CONNECTIVITY TO THE DIFFERENT WORK CENTERS INSIDE THE CITY

What is the main occupation of the slum dwellers? What is the percentage of people involvement in both informal and formal sector? List out the different occupation and the time taken in commuting to the work place/centers in both the formal and the informal sector category.

TIME TAKEN BY THE SLUM PEOPLE TO COMMUNICATE TO THE WORK PLACE

Detailed account of the time taken in commuting to the work centers, mode of travel and what amount of the monthly income is spent in commuting by all the family members.

AVAILABILITY OF URBAN BASIC SERVICES AND ONGOING PROGRAMME OF SLUM IMPROVEMENT AND EXISTING SLUM ACT IF ANY AND OTHER EXISTING LEGISLATION PASSED BY THE STATE

Detailed account of the urban basic services made available to the slum dwellers in the various slum pockets. Which agencies are responsible for the service delivery? What services are being charged at present from the slum dwellers and the defect if any I providing these services?

PERCENTAGE OF SLUM CONNECTED BY THE BASIC SERVICES

What percentage of the slum population is covered by the basic services?

GAPS IN THE EXISTING SERVICES

Identification of the gaps in the existing services given to the poor and how these gaps can be dealt with. What kind of model is being suggested for bridging the gap between demand and supply?

COMMUNITY RESPONSE FOR THE RELOCATION OF THE SLUM CLUSTER/ ON SITE IMPROVEMENT

What is the response of the people regarding relocation of the slum pocket or they want onsite improvement without being shifted from the present location. What is the government's view and master plan proposal for the same? Which proposal is economical and can be easily implemented with the people's cooperation?

PROBLEM AND ISSUES

IDENTIFICATION OF VARIOUS ISSUES IN THE SLUM

Identification of all the issues in the slums as regard to basic services, housing etc. How has the various issues being identified and what has been the peoples involvement in the identifying the issues.

IDENTIFICATION OF NEEDS

After the issues are identified are how are these going to be tackled with identification of needs and its capital and running cost.

ANNEXURE 2

SLUM IMPROVEMENT

WHAT IS A SLUM?

Slums are neglected parts of cities where housing and living conditions are appallingly poor. Slums range from high density, squalid central city tenements to spontaneous squatter settlements without legal recognition or rights. These are generally inhabited by poor people who cannot afford a proper house.

SLUMS GENERALLY DO NOT HAVE OR ARE DEFICIENT IN:-

- Basic municipal services - water, sanitation, waste collection, storm drainage, health services, street lighting, paved footpaths, roads for emergency access.
- Schools and clinics within reach, safe areas for children to play.
- Places for the community to meet and socialize, aganwadi and crèches
- The quality of life is very poor in these areas
- Unplanned growth of slums makes conventional service provision complicated.

WHAT IS UPGRADING?

Upgrading - or slum improvement as it is also called providing a package of basic services: clean water supply and adequate sewage disposal to improve the well-being of the community. Provision of secure tenure ship is necessary for initiating the proposed scheme. Upgrading also includes services like proper drainage, solid waste collection, improvements in streets and footpaths. Other facilities include health centers, education programs, school facilities etc. as mentioned in para 2 above.

WHY IS THE DEMAND FOR SLUM UPGRADING?

The slum up gradation takes place on the site only and this is done because of the following reason

1. Unavailability of land in the near by areas
2. High relocation cost that cannot be borne by the authority/ beneficiaries
3. Lack of proper livelihood facility available in the area where relocation has to take place
4. Lack of proper transport facility in the area of relocation, to the places f work
5. It is much economical compared to Re-location.

EXAMPLE

UP GRADATION OF SLUMS:

Suppose in the slum pocket there are 100 families then the cluster needs at least.

- 100 Dwelling units pacca
- Individual water connections
- Community toilets
- Health/ maternity centers
- Aganwadi/crèches
- Electric connection to all
- Paved streets
- Street lights

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- Drainage (if water logged the what arrangement will be taken)
- Parks and playground (if space available)
- Training centre
- Community centers hall
- Pre school
- Adult education centre
- Municipal office for day to day maintenance
- Any other felt need

After establishing the above requirements, A table should be made showing the existing and proposed requirements e.g.

S. No		Existing	Proposed	Total
1	No of houses	80	20	100
2	Individual water connection	60	40	100
3	Community Toilets (one for 10 families)	6	4	10
4	Health Centre/ maternity centre	1	1	2
5	Aganwadi and Crèches	-	2	2
6	Electric Connection (0.5 kw/HH)	60	40	100
7	Paved Streets	6	4	10
8	Improvement in existing streets	4	4	8
9	Street lights (one pole for 30 m length of the street)	6	4	10
10	Convenient Shopping With 5 shops	1	-	1
11	Milk Booth	-	1	1
12	Informal Shops	5	-	5
13	Handicraft/training centers	-	1	1

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After assessing the deficiencies in the requirement, the cost estimate should be prepared for individual items based on the drawings and other documents related to the requirement and the total cost worked out at present rates.

Funding of the schemes should be worked on indicators: -

S.No	Different	Contributions	Cost in Rs.
1	Centre	Centers contribution	
2	State	State contribution	
3	Municipality	Municipality's contribution	
4	Beneficiaries	Beneficiaries contribution	
5	NGO's	NGOs Contribution If any	
6	Convergence with other scheme	Contribution with other schemes (if any)	

If there is shortfall in funds then the local body has to arrange through public private model or by increasing beneficiary's contribution or converging it with other scheme.

MAINTENANCE COST

For proper maintenance of the scheme, regular collection in the form of water charges, sewer charges, electricity charges to be collected on monthly basis from the beneficiaries.

SECURITY OF TENURE

Securing tenure rights to the beneficiaries is the first requirement. It should be henceforth done by giving pattas or lease hold, or in the joint name with the female and male head of the family. In special circumstances the name of male head of the family should be considered. Conditions should be written in the tenure document that if the family shifts elsewhere the house will be taken back by the municipality.