

GUIDELINES FOR PILOT PROJECTS UNDER RAY

1. INTRODUCTION

1.1. The Rajiv Awas Yojana (RAY) scheme for a Slum Free India envisages Central Government financial assistance to States, cities and towns with an intention to help make cities and towns free of slums.

1.2. The RAY programme has a number of distinguishing aspects that makes it a comprehensive support program viz.:

- It envisages the development of ‘city-wide’ slum free city plans that can then get integrated at the state level through a broad State wide slum free action plan
- It proposes a set of reforms at the state and city level related to inclusive planning, regulation and financing, which would ensure that adequate fresh housing stock and services get created on an ongoing basis to address both current and future needs of cities.
- It envisages an integrated approach covering shelter, services and livelihoods for poor slum communities.

2. NEED FOR PILOT PROJECTS

2.1. Given that this is a path breaking approach being taken up by the Central, State and City governments, there is a felt need to embark on a set of pilot projects with the aim of evolving, demonstrating and establishing models

that can thereafter be scaled. A key objective of the programme would be to therefore incentivise innovation and encourage new approaches and solutions that can demonstrably improve the quality and quantity of shelter and services for the poor.

2.2. Such innovation could encompass:

- Projects with strong community participation i.e. Slum upgradation/ redevelopment projects initiated/spearheaded by the community; or with their demonstrable involvement and participation in design, planning and implementation
- Creation of fresh rental housing stock and transit shelters
- New models of public-private partnerships whereby the private sector can be encouraged to take up affordable housing for the EWS/LIG
- Innovations in planning, demonstrating integrated livelihoods, shelter and services ; or convergence
- Innovative or cost effective and green building design and technologies
- Financial innovations in delivering the city/state wide programme (Community fund, incremental savings, PPP fund, etc)
- Any other innovation for which the city feels it needs to design models and determine guidelines for larger application

3. APPLICATION FOR PILOT PROJECTS UNDER RAY

With this intent the Ministry of Housing & Urban Poverty Alleviation, Government of India would encourage proposals and pilot projects from institutions/agencies as below:

3.1. Eligible institutions

The following institutions are eligible to apply for pilot projects under RAY:

- States
- Urban Local Bodies through the State Level Nodal Agencies (SLNA)
- Central Government Departments and Central Public Sector Undertakings through the Administrative Ministry.
- Organisations under Ministry of Housing & Urban Poverty Alleviation such as Housing and Urban Development Corporation (HUDCO); Building Material Promotion and Technology Promotion Council (BMTPC), Hindustan Prefab Limited (HPL) and Central Government Employees Welfare Housing Organisation (CGEWHO).

All other agencies/stakeholders such as State parastatals, Non-Governmental Agencies, Community based organisations, Private Organisations, etc will need to present their pilot projects either (i) after approval of the SLNA or (ii) through Government of India departments/ HUDCO.

3.2. Application Modalities

The application should consist of:

- 3.2.1. A Proposal containing a brief description of the project, the stage of slum free planning that the state is in. The proposal should clearly delineate the innovations and new models the project will be piloting in terms of its scope, objective, implementation strategies. It should also clearly bring out the envisaged outcomes; and implications for state wide or regional replicability. It is expected that the

implementation of the pilot projects would catalyse an innovative and effective approach to the planning and implementation of the city plans for the RAY scheme.

3.2.2. Pilot Project Detailed Project Report

- a) Projects will have to demonstrate that they are in line with the “whole slum approach”. The DPR should clearly bring out the same.
- b) In-situ development projects, including infrastructure upgrading, replacement of *kuccha* structures with *pucca* structures, Incremental Housing, Rental Housing Projects, Transit Shelters and Green field projects integrating shelter, services and livelihoods will be considered for pilots.
- c) “Cut-off date” should not affect the project and make it less than “whole slum” in its approach. This would mean that a detailed Household survey has been completed and based on that data a specific undertaking by the concerned agency would be furnished along with the Pilot Project DPR stating that all eligible residents of the slum pockets have been adequately provided for.
- d) Land/dwelling space to be assigned to the all slum households living in the concerned slum which may be in the form of ownership, rental housing, rent to purchase, leasehold, leasehold to ownership etc. A project which envisages grant of collective property rights, would be eligible.
- e) Basic services including roads, water supply, sewerage, drainage, waste management and street lighting infrastructure have to be planned.

- f) Desirable services beyond basic services including: Fire safety plan; Multi-purpose community centre; Primary health centre and Anganwadi/Crèche; primary school (as per local standards), including livelihood/training centres
- g) Evidence of either strong committees with either self help groups or a community association, or NGO/CBO involvement for obtaining community participation and building better participative processes, has to be demonstrated to be part of the Pilot DPR. Pilots demonstrating community or beneficiary led construction will be given priority.
- h) Pilot projects would need to demonstrate that the building byelaws and planning norms should not be a constraint to the slum upgrading exercise.
- i) Timelines to complete the project and implications for the Slum free City planning process under the RAY scheme, should be clearly laid out in the Pilot Project DPR to connect it to the Proposal.
- j) The DPR would be prepared as per the State Schedule of Rates and would need to be submitted after approval of State Level Sanction and Monitoring Committee. For proposals pertaining to Central Government and Undertakings, DPR would be based on their respective schedule of rates.
- k) The stipulation that State share for infrastructure development should be minimum of 20% will not be applicable in case of projects through PPP mode.

4. APPROVAL OF PILOT PROJECTS

Based on an appraisal of the Proposal and the Pilot Project Detailed Project Report the Central Sanctioning and Monitoring Committee (CSMC) will approve the Pilot Projects.
