

Puducherry Slum Clearance Board

Puducherry



Slum Upgradation Programme / Environmental Improvement in Urban Slums

GUIDELINES

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Government of India
Ministry of Works and Housing Supply.

No. HIII-7(4)-HI

New Delhi, dated the 15th September, 1962

From: Shri V.P. Culati,

Under Secretary to the Government of India.

To: All State Governments/Union Administrations.

Sub: Slum clearance/Improvement scheme - pattern of financing
for slum improvement operations.

....

Sir,

I am directed to refer to recommendation No. 20 of the Sixth Housing Ministers' Conference held at Bhubaneswar which inter-alia states:-

Recommendation No. 20 "Scope and financing of slum improvement:"

The Conference is of the opinion that slum improvement i.e. improvement in the pucca-built slum dwellings, should be financed by a 37% subsidy and 37% loan from Central Govt. and a 26% subsidy from the State Govt. Improvements should be carried out, for the time being, in slums on public or requisitioned lands and on lands where the majority of slum families own the dwellings and do not own any other dwelling in any other part of the town. If, however, improvement is carried out in other slums owned by private owners, the State Govt must take effective steps by legislation, if necessary, to ensure that the owners do not thereby increase the rents of the slum dwellings or derive any other benefit from these improvements.

2. The Government of India have considered the recommendations and have decided as follows:-

a) Slum improvement work may be undertaken on the broad basis of the Outlines of the slum improvement scheme, attached as Annexure to this letter;

b) Improvement of environmental conditions, as defined in para 1(iii) of the Annexure, may be financed with subsidies and loans on the same pattern as that prescribed for slum clearance operations, if the case of

- 1) slum areas on public or requisitioned lands; and
- ii) slum areas where the majority of slum families live in dwellings owned by themselves.

c) Improvement of pucca built slum dwellings, as defined in para 1(iv) of the Annexure, on public or requisitioned lands may be financed only by loans from the funds available under the slum clearance scheme.

3. Improvements of slum dwellings owned by private landlords should be the responsibility of these owners and they may, if necessary, be given loan assistance, by the local bodies with funds made available to them under the Slum Clearance scheme. Where the owner of a slum property invests money for its improvement, he may raise the rent of the property subject to the operation of such rent control laws as may be in force in a State. If the owners fail to carry out the improvements, these improvements may be carried out directly by the local bodies and the cost recovered from the owners; where necessary the properties could be acquired or requisitioned.

4. Improvement of environmental conditions should be undertaken in these slums where the State Govt. considers that sanitary and other conditions are particularly bad. In view of the limitations of resources, it is considered that ordinarily towns and cities with a population of 1 lakh or more should receive priority. The cooperation of voluntary organisation and social workers should be fully enlisted in carrying out the programme of slum improvement.

5. The State Governments may now formulate specific slum improvement projects in accordance with the broad outlines contained in the Annexure to this letter and sanction them under the powers already delegated to them in this Ministry's letter No. III-20 (92)/57, dated 3rd September, 1958. The State Governments are, however, requested to send copies of their sanction letters together with the prescribed documents (including plans, specifications, estimates, questionnaire etc.) to this Ministry as soon as they have sanctioned the projects.

Yours faithfully,

Sd/-V.P. Gulati
Under Secretary to Govt., of India

Copy forwarded to the Ministry of Finance (Works) with reference to their U.O.No.6711-W/62, dated 31-3-62.

Sd/-V.P.Gulati,
Under Secy. to Govt. of India

/true copy/

Sd/-
SUPERINTENDENT (H.SW-HOUSING)

APPENDIX -II

Progress report for the quarter ending March/June/September/December, 19.....in respect of the Environmental Improvements in.....(name of the project in.....having a population of.....(Name of the city).

Item of Improvement.

1. Water supply.
2. Sewers.
3. Storm water drains.
4. Community baths.
5. Community latrines.
6. Widening and paving of existing lanes.
7. Street lighting.

.....
No.K-17011/2/76-UDIV-A
Government of India
Ministry of Works and Housing.
Nirman Aur Awas Mantralaya.

.....
New Delhi, the 21st June, 1976.

To
The Secretary,
Health, Electricity and Works Department,
Government of Pondicherry,
Pondicherry.

Subject: Implementation of environmental improvement in slum area-Improvement to pucca built slum dwellings-Clarification-Sought for.

Sir,

I am directed to refer to your letter No.1756/-76-Housing dated the 16th June, 1976 and to clarify the position as under:-

- (i) Provision for improvement of pucca built slum dwellings is contained in the Slum Clearance/Improvement Scheme and not in the Scheme of Environmental Improvement in Slum Areas.
 - (ii) The amount for improvement of pucca built slum dwellings should be given as loan and not as subsidy.
 - (iii) The mode of recovery of the loan has not been prescribed in the Scheme and the same may be decided by the State Government.
2. A copy of this Ministry's letter No.H.III-7(h)/61-III dated

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the 15th September, 1962, which contains details of the
Slum Improvement Scheme and the mode of financing, is
enclosed.

Yours faithfully,

Sd/-V.V.Ramanathan,

Desk Officer.

/true copy/
SUPERINTENDENT.

APPENDIX 'C'
OUTLINES OF SLUM IMPROVEMENT SCHEMES

For the purpose of the Slum Improvement Schemes, the following definitions will apply:-

- i) A slum area means any area where dwellings predominate which by reason of dilapidation, overcrowding, faulty arrangement of design of buildings, narrowness of faulty arrangement of streets, lack of ventilation, light of sanitation facilities, inadequacy of open spaces and community facilities or any combination of these factors, are detrimental to safety, health or morals. Any slum area selected for improvement under the scheme should have at least 2/3rd of the slum facilities in the poor and low income groups with an income of less than Rs. 250/- per month. Also, there should be no likelihood of any slum clearance or redevelopment programme being taken up in that area for a period of at least 15 years in case of pucca built slums and 10 years for hutment type slums, so that adequate benefit is secured from the money spent on improvement.
- ii) Slum improvement means the improvement of environmental conditions in the slum areas and the improvement of pucca built slum dwellings so as to make them habitable for at least 15 years.
- iii) Improvement of environmental conditions may consist of the following items WITHIN (and not outside) the slum area taken for improvement:-
 - (a) Laying of water mains, sewers and storm water drains.
 - (b) provision of community baths, latrines and water taps.
 - (c) Widening and paving of existing roads and lanes and constructing new roads and lanes.
 - (d) providing street lighting.
 - (e) Cutting, filling, levelling and landscaping the area, including horticultural operations.
 - (f) Partial development of the slum area with a view to provide land for recreative purposes such as parks, playgrounds, Welfare and community centres, police stations, fire stations and schools, hospitals, dispensaries etc. run on a no-profit basis.
- iv) Improvement of pucca built slum dwellings may consist of the following items of improvements and /or conversions:-
 - (a) Providing W.Cs., bath rooms, and water taps inside or near the dwelling.
 - (b) Electrification of the dwellings and the premises.
 - (c) Conversion of the privy to the water borne system and connecting to main drainage.
 - (d) Providing smokeless chullahs and indoor sinks in kitchens.
 - (e) Enlarging the sizes of the rooms or the dwellings to adequate standards.
 - (f) Increasing the area of windows to provide adequate light and ventilation.
 - (g) Providing adequate open spaces for the lighting and ventilation of rooms and opening up of shojis.
 - (h) Paving of court-yards and drainage of the premises.
 - (i) Works carried out for removing fundamental defects in planning, such as inadequate ceiling height for rooms narrow and steep staircases, etc.

(j) Works carried out for removing fundamental defects in the structure, such as dampness, dilapidation, etc.

2. Improvement of environmental conditions in the slum areas should generally cost not more than Rs.8,000/- per acre in the case of pucca built slums and Rs.4,000/- per acre in the case of hutment type slums. The improvement of pucca built slum dwellings should ordinarily cost not more than Rs.1,000 per dwelling unit, which after improvement, should more or less conform to the minimum standards laid down in the Slum Clearance Scheme in respect of accommodation and amenities, and remain fit for habitation for a period of atleast 15 years. These figures are meant only for the guidance of State Governments. They may adopt, if necessary different figures to suit local needs and conditions. They should however ensure that the expenditure in the case of hutment type slums is restricted to the nearest minimum, as such areas would have to be redeveloped on proper lines in course of time.

3. In areas where improvements to pucca built slum dwellings are carried out the local bodies should simultaneously carry out improvements in environmental conditions. Local bodies should also institute programmes of social uplift in the slum areas where improvement has been effected, in order to ensure that the services and facilities provided are maintained properly and the areas do not degenerate into slumish conditions again. Furthermore, where the prevailing densities are very high (exceeding 40-80 dwelling units per acre in the case of pucca built slums depending on whether the structures are generally single-storeyed, double-storeyed or multi-storeyed and 50 huts per acre in case of hutment type slums), the local bodies should make efforts to lower the density by exercising control of future development and by providing open spaces through the demolition of structures which from time to time, get dilapidated and unfit for human habitation. In any case, after an area is selected for slum improvement, the local bodies should ensure that no unauthorised structure is put up in that area.

/true copy/

No.K-18011(7074)-UDIII
Government of India-Ministry of Works and Housing.

.....
New Delhi, the 8th November, 1974.

To
The Housing Secretaries of all State Govts/U.Ts.

Sub: Scheme for Environmental Improvement of slum areas-
Monitoring of.
.....

Sir,

I am directed to say that the question of having an effective monitoring of the implementation of the scheme for environmental improvement in slum areas has been under examination of the Central Govt. for some time. Although, w.e.f. 1st April, 1974, the scheme has been transferred from the Central Sector to the State Sector, the responsibility of ensuring proper implementation and utilisation of funds provided for this scheme, and its monitoring still rests with the Central Government. With a view to ensuring that the State Govts implement the scheme properly and a uniform pattern is followed by them, the following guidelines, which the State Governments should follow, have been approved.

- 1) The scheme should be implemented and projects sanctioned by the State Govts/Union territories with reference to the criteria laid down in the scheme. No deviation/relaxation of the existing provision of the scheme should be made without prior consent of this Ministry.
- ii) While sanctioning projects under the scheme, the State Govts should ~~not~~ adopt a check list as in the model enclosed (Appendix-I) to ensure that the projects are properly scrutinised before the sanction is issued.
- iii) The State Govts should send to Ministry a copy of the orders issued by them sanctioning each of the project under the scheme, with a view to ensuring that all such orders reach this Ministry.
- iv) The State Governments should submit to this Ministry quarterly progress reports separately in respect of (i) projects sanctioned by the Central Govt. upto 31st March, 1974 as in Appendix-II and (ii) the projects sanctioned by the State Govt after 1st April, 1974 as in Appendix-III. A report showing the consolidated position should accompany the progress reports.

2. It has further been decided that there should be regular inspection by the officers of this Ministry of the projects approved and sanctioned by the Central Government as well as State Govts. The intimation will be sent to the State Govts. as and when it is proposed by officers of this Ministry to inspect a project.

3. The State Govts will appreciate that for the smooth and effective implementation of the scheme and for enabling this Ministry to have a proper monitoring of the Scheme, it is very necessary that the procedure laid down above are rigidly followed by them. As the State Govts are aware, this Ministry is quite frequently required to furnish information in respect of the progress made by the various State Govts w.r.t. Parliament Questions/Meetings of the Consultative Committee of Parliament, etc. regarding the progress made in the implementation of the scheme. The State Governments are, therefore, requested to take suitable steps to ensure that the procedure laid down above

is strictly followed and all information required is submitted to this Ministry in time.

3. Please acknowledge receipt of this letter.

Yours faithfully,

Sd/-S. Ranganathan

Under Secretary to the Government.

/ True copy /

No. K-17011/1/95-EIUS/UPA-III
Government of India
Ministry of Urban Affairs & Employment
UPA Division

New Delhi, the 1st May, 1995

To

1. The Chief Secretaries of all States /UT's.
2. The Secretaries-in-charge of Urban Development and Slum Improvement Deptts. all States/UTs.

Subject -- Revision of per capita ceiling cost fixed under the Environmental Improvement of Urban Slums (EIUS) scheme for providing basic amenities to the slum dwellers.

Sir,

I am directed to state that the Scheme of Environmental Improvement of Urban Slums stipulates the provision of the following basic amenities to improve the standard of living of the slum dwellers:-

- | | |
|--|---|
| (i) Water Supply | -- One tap for 150 persons |
| (ii) Sewer | -- Open drains with normal outflow avoiding accumulation of waste water |
| (iii) Storm Water Drains | -- To quickly drain out storm water |
| (iv) Community Baths | -- One bath for 20 to 50 persons |
| (v) Community Latrines | -- One lavatory seat for 20 to 25 persons |
| (vi) Widening and paving of existing lanes | -- To make room for easy flow of pedestrians, bi-cycles and hand crafts on paved path to avoid mud & slush. |
| (vii) Street Light | -- One pole 30 meters apart |
| (viii) Community Facilities like Community Centre, Creche, Dispensary, Non-formal Education Centre, Park, etc. | |

2. In view of the escalation in the cost of material and labour the matter has been examined in consultation with the Planning Commission for upward revision of the per capita cost. It has now been decided to revise the ceiling on per capita cost from Rs. 525/- to Rs. 800/- for the remaining period of the VIII Five Year Plan. The revised ceiling cost will be applicable from 1.4.95. 10% thereof may be utilised for maintenance and upkeep of the basic amenities.

Yours faithfully,
Sd/-

(N.K.Chadha)

Under Secretary to the Government of India.

Tel. No. 3019380

/True Copy/

(9)
APPENDIX I

(b) ~~For the addition of the following other as many as conditions other than for the proposed improvements by the owner.~~

1. Name of the city
2. Location of the slum, whether on
(a) Government/Municipal/ public land or
(b) on private lands
3. Whether necessary certificate of ownership of land furnished by the Municipal body:
4. In case 2(b) certificate furnished by the Municipal body that there are no slum on public land in the city (or) (b) reasons indicated for not taking up the improvements of slum existing on public lands.
5. Whether certificate that the slums are not due for clearance for the next ten years furnished by the Municipal body.
6. Whether nature and scale of amenities provided are in accordance with the schedule prescribed under the act:
7. Whether there has been any deviation, if so, details thereof:
8. Whether the project estimate is in accordance with the prescribed ceiling cost laid down in the scheme.
9. Amount finally approved for the projects
10. Population likely to be benefited where improvements are sought to be carried out.

(True copy)

(11)

No. K-17011/41/90-EIUS (UPA)
Government of India
Ministry of Urban Development
(U.P.A. Division)

OFFICE OF THE SECRETARY
No. SIB/PO/OW/S/91
- 8 APR 1991
8 APR 1991

New Delhi, dated the 1st April 1991.

COUNTRY PLANNING
10 APR 1991
Subject: Revision of per capita ceiling cost fixed under the Environmental Improvement of Urban Slums (EIUS) Scheme for providing basic amenities to the slum dwellers.

To Chief Secretaries of all the States/UTs,
The Secretaries in charge of Urban Development
and slum Improvement Departments.

Sir,

I am directed to state that the scheme of Environmental Improvement of Urban Slums stipulates the provision of the following basic amenities to improve the standard of living of the slum dwellers:-

- i. Water supply - one tap for 150 persons
- ii. Sewer - open drains with normal outflow avoiding accumulation of water.
- iii. Storm water drains - to quickly drain out storm water
- iv. Community baths - one bath for 20 to 50 persons
- v. Community latrines - one lavatory seat for 20-50 persons
- vi. Widening and paving of existing lanes - to make room for easy flow of pedestrians, bicycles and handcarts on paved paths to avoid mud & slush.
- vii. Street light - one pole 30 meters apart.
- viii. Community facilities like community centre, creche, Dispensary, Non-formal Education Centre, Park, etc.

2. In view of the escalation in the cost of material and labour the matter has been examined in consultation with the Planning Commission for upward revision of the per capita ceiling cost. It has been now decided to revise the ceiling cost from Rs. 300/- to Rs. 525/-. The revised ceiling cost will be applicable from 1.4. 1991. 10% thereof may be utilised for maintenance and upkeep of the basic amenities provided earlier.

Yours faithfully,

(S. G. Vazirani)

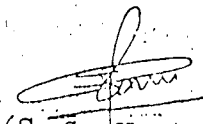
Under Secretary to the Govt. of India.

cont.....2.

(12)

Copy forwarded to :-

1. Shri Ramesh Chandra, Consultant, Planning Commission, Yojana Bhavan, New Delhi - 110001, with reference to his D.O. letter No. PC/4/7/4/89, dated 27.6.1990 addressed to Shri K. Dhammarajan, Joint Secretary, M/O Urban Development, New Delhi.
2. Ministry of Finance (Plan Finance Division), North Block, New Delhi.
3. JS(F), M/O Urban Development, New Delhi.



(S.G. Vazirani)

Under Secretary to the Govt. of India,