

IN-SITU SLUM HOUSING WITH PEOPLE'S PARTICIPATION UNDER BSUP/ JN-NURM AT YERWADA

In year 2007 JNNURM sanctioned over Rs. 300 crore to Pune Municipal Corporation (PMC) for housing the urban poor under Basic Services for Urban Poor (BSUP) Project. Mr. Pravinsingh Pardesi, the then Municipal Commissioner, re-worked this idea at housing urban poor into different type project, got the DPR prepared and managed to get additional Rs. 120 crore sanctioned for In-situ slum housing for reconstructing 4,000 houses on slum lands owned by the State Govt. PMC published advertisement asking for expression of interest, shortlisted NGOs through proper tender process and issued work orders to SPARC, SEWA, VRP Associates and MASHAL to construct 4,000 houses for urban poor. The selection of the beneficiaries was made through public meetings and by involving elected representatives. NGOs submitted individual files for approval with detailed building plans and with necessary supportive documents. NGO's also carried out socio- economic and biometric survey of beneficiaries before the construction started. Each beneficiary was to contribute 10-12% of the cost of the house, find transit accommodation during construction and participate in designing and supervision of his / her house. The building permissions and completion certificates were to be given in the name of the lady of the house. Only 'kaccha' houses were taken up for redevelopment and local elected representative- *Nagarsevak*- was to lead the project in his Prhabhgh. There is no escalation clause in the agreement and a house cost Rs.2.7 lakh to PMC and Rs.30,000 to the beneficiary.

AWARENES PROGRAM TO IDENIFY NEEDY BENEFICIARIES



INTERACTION WITH PEOPLES IN SLUMS HOUSE HOLD



NGOs appointed architects, RCC designers and supervising staff to prepare the design as per the requirement of the beneficiaries and got into an agreement with the beneficiaries, civil contractors and with PMC. Proper quality control mechanism was put into practice. Officer on Special Duty from BSUP coordinated the efforts and the project was implemented by Deputy Municipal Commissioners and their technical teams.

The houses constructed are unique. They satisfy needs of the occupier. The minimum carpet area of each re-built house is 25 sq.m. And it provides for independent bathroom, w.c. and kitchen with internal water, sanitation and electricity system. The scheme also emphasizes on basic infrastructural development by PMC and insists on tenure rights being accorded to the co-operative society of slum dwellers. It also mandates the process of denotification of slum land. The project went through many ups and down, heated discussions and delays. This was mainly because PMC, NGO's and slum dweller had to evolve suitable and workable procedures.

IDENTIFICATION OF BENEFICIARIES



Implementation of Insitu slum housing has high acceptability amongst the slum dwellers as it is tailor-made to the needs of each household. The transit arrangements during the period of construction are made by the beneficiaries themselves. Most of them rented a room or two in the vicinity during construction and even participated in supervision of construction. PMC also encouraged social audit that allowed people's participation and have their say in the project. The project received great response from elected representatives of the area. Positive role of Mr. V.R. Patil, Mr. Shriniwas Bonala, Mr. Dnyaneshwar Molak, and Dr. Pravin Ashtekar of PMC need to be mentioned for their contribution to success of the project.

1) BSUP I - Project was sanctioned when Dr. Nitin Kareer was the Municipal Commissioner when Rs 320 Cr. were sanctioned for 17,237 houses in multistoried buildings at Hadapsar, Warje, Katraj Lohgaon etc. Out of above, 6,000 houses were constructed on PMC owned land by contractor using state of art technology. DPR for both BSUP I project was prepared by M/S Omkar Associates consultant Pune who were also involved for approach supervision and billing estimated cost of their houses were Rs. 2.25 lakh per house but with escalation it went up to Rs. 6.50 Lakhs per house. Mr. Paravin Pardesi took over the charge in year 2009. He involved Mashal in shifting Slum dwellers from Ramnagar Slum @ Varje to the newly constructed BSUP tenaments (7 storied with lift) Mashal's staff contacted 100% slum dwellers (4500 families) tried to convince them to shift by paying Rs.50,000/- PMC was ready to cover transport charges. Not a single person agreed to leave slum structure to shift to posh 269 sft carpet area flat in multistoried building at about 6 km away. Mr. Perdesi asked us to call for public meeting. Mashal arranged public meeting that was attended by over 5000 slum dwellers including elected representative. Mr. Perdesi address the meeting and noticed that nobody was shifting because of location issue. On the way back to PMC office Mr. Pravinsing Pardesi wondered how the pro poor housing schemes of the Government could be without PMC taking burden of escalation in the cost of Construction. Mr. Sharad Mahajan suggested Insitu development with beneficiary participation and with NGO support. He liked idea and asked Mashal to prepare detailed note. Next day, based on the note, Insitu for 4000 houses Slum Housing Project was born and the Commissioner got additional Rs. 120 Cr. sanctioned under BSUP. Mr. Pardesi involved NGO's through tender process and deleted escalation clause.

2) BSUP II – i.e. In-situ slum housing with people and NGO participation project started during Mr. Pravin Pardesi tenure as the Municipal Commissioner under which sanction of 4000 houses were sanction.

3) Sewa NGO backed out within few months and Mashal's initial work order was only for 943 houses but looking at its performance, PMC issued additional work orders to Mashal. Out of balance 21 houses, 20 houses at Taljai slum of Shri. Subhash Jagtap ward was approved by PMC for VRP NGO in year 2011. There houses were not started and the permission is now out of date. Three houses are not sanctioned by PMC through there is huge demand for BSUP house in Yerwada area.

COMPLETED INSITU SLUM HOUSE AT NAGPUR CHAWL SLUM UNDER BSUP/JNNURM



Table No-1 In-situ Slum Housing Project 4 NGO's Details Below: -

STATUS OF INSITU SLUM HOUSING PROJECT WITH PEOPLES PARTICIPATION FOR ALL NGOS FOR PMC UNDER BSUP (II) JN-NURM.						
SR.NO	Resolution No	NGO				Total
		MASHAL	SPARC	VRP	SEWA	
1	As Per Resolution No 2314	1819	697	354	0	2870
2	As Per Resolution No 420	481	313	315	0	1109
Total		2300	1010	669	0	3979

Pune Municipal Corporation has given Total 8 work orders to Mashal.

Table No-2 In-situ Slum Housing Project Work Order Details Below: -

Sr. No	Type of Work order's	Work Order Date	Work Order No	Work Order Total Houses	Work Order Amount(in Cr.)
1	Resolution No 2314	11.06.2009	311	943	28.29
		21.07.2010	1044	198	5.94
		06.10.2010	2106	678	20.34
		11.05.2011	327		
Total				1819	54.57
2	Resolution No 420	23.08.2013	-	191	5.73
		09.04.2015	122	182	5.46
		14.02.2014	4932	26	0.78
		06.04.2017	27	82	2.46
Total				481	14.43
Total(1 + 2)				2300	69.00

In-situ slum housing project i.e. BSUP II started at 2008 and is continued till 31st March 2019. Mashal has constructed total 2300 houses under this project for Pune Municipal Corporation. As per the project work order periods 11 years onwards PMC did not give required escalation to any NGO's for construction. The same was 15 months period was extended to order was given to contractor of multistoried buildings under BSUP I. Mashal has decided to wind up the In-situ project as on 31st March 2019 all 2300 houses for completing.

Total 2300 houses were constructed by Mashal. As per the old resolution, Mashal has constructed 1819 houses & as per the new resolution Mashal has constructed project of 481 houses as follows.

Table No-3 In-situ Slum Housing Project Progress Details Below: -

Sr. No	Type of Agreement	Total House as per work order	House Completed	Completion Certificate Received	% of House Completed
1	Resolution No 2314	1819	1815	1814	99.78%
2	Resolution No 420	481	460	459	95.63%
Total		2300	2275	2273	98.91%

1) Resolution No: -2314 (Old) (Date: 12/03/2009): -

As per this resolution PMC treated Mashal as a contractor and payment all taxes including VAT was responsibility of Mashal. With increasing Cost of construction Mashal could not do justice to the work and stopped the work Mr. Mahesh Pathak, the then Municipal Commissioner from the solution by getting new Resolution approved by the standing committee on 27.06.2012 and allow Mashal to complete below 580 houses as per resolutions where Mashal's role changed. from contractor to service provider and VAT liability get reduced.

As per this resolution 1819 houses constructed by Mashal. Out of 1819 houses 1815 houses are completed & handover to beneficiaries, also 1814 completion certificates received from PMC. Out of 1819 house 4 houses are incomplete stage which is the procedure follow by PMC for the completion & bill of those 4 houses. **(Annexure -1)**

2) Resolution No: -420 (New) (Date: 26/06/2012): -

Shri. Mahesh Pathak was commissioner of PMC that time all NGO's facing the issue of taxes of Vat liabilities, Income taxes which includes at NGO's payable bills. Due to these issue PMC make resolution No.420 Dated 26.06.2012 for the beneficiary, as per this resolution beneficiary get the directly money to his account without any paying taxes. Beneficiary builds their own houses with appointing their own contractor. In this resolution Mashal NGO play the role as a consultant of In-situ BSUP project.

As per this resolution 1819 Mashal executed the role as a consultancy to 481 houses at Yerwada slums. As per guideline of this resolution beneficiary construct his own house by appointing contractor by him. Mashal has to supervise & prepare proposal file, follow up bill of beneficiary. Out of 481 houses 460 house completed & handover to beneficiary also 459 completion certificates are received from PMC. Out of 481 houses, 21 houses are balance work by beneficiary which is work in progress on site. **(Annexure -2)**

Table No-4 Recovery of In-situ Project as below:

Sr. No	Recovery Component	Required Amount (Rs)	Received Amount (Rs)	Balance Amount (Rs)	Will be raising amount to PMC after completion (Rs)
1	Recovery of resolution no. 2314 (Old) Beneficiaries Contribution (Annexure -3)	60,306,000 (100%)	59,470,669 (98.61%)	8,35,331 (1.38%)	-
2	Recovery of resolution no. 420 (New) Beneficiaries Contribution (Annexure -3)	15,926,000 (100%)	14,963,783 (93.95%)	8,25,000 (5.18%)	-
3	Recovery of resolution no. 2314 (Old) Pending Bills from PMC (Annexure -4)	58,22,424 (100%)	-	58,22,424 (100%)	8,09,100
4	Recovery of resolution no. 420 (New) Pending Bill from PMC (Annexure -4)	1,939,100 (100%)	-	1,939,100 (100%)	4,91,978
5	Recovery of Contractors (Annexure -5)	2,754,317 (100%)	2,518,817 (91.44%)	2,35,500 (8.55%)	-
Total		86,747,841 (100%)	76,953,269 (88.70%)	96,57,355 (11.13%)	1,301,078

Table No- 5 Total recovery of In-situ Project as below:

Sr. No	Recovery Component	Balance Recovery Amount (Rs)	Will be raised Amount to PMC after completion (Rs)	Total Recovery Amount (Rs)
1	Recovery of Beneficiary Contribution (1 + 2) of table no. 4	16,60,331	-	16,60,331
2	Pending Bills from Pune Municipal Corporation (3 + 4) of table no. 4	77,61,524	13,01,078	90,62,602
3	Recovery of Contractor (5) of table no. 4	2,35,500	-	2,35,500
Total		96,57,355	13,01,078	1,09,58,433

Out of 2300 houses Mashal is required Total Contribution from beneficiary Rs 7,62,32,000/- and Mashal is received Contribution from beneficiary i.e. Rs 7,44,34,452/-. Balance contribution amount of beneficiary is Rs 16,60,331 /-. Balance contribution of beneficiary also divided in to 6 group of amounts. 1st group is Rs 1 to Rs. 200 i.e. 63 beneficiaries' total amount is Rs 12,600/-. 2nd group is Rs 201 to Rs. 1000 i.e. 39 beneficiaries' total amount is Rs 37,000/-. 3rd group involved Rs 1001 to Rs. 6000 i.e. 38 beneficiaries' total amount is Rs 1,61,531/-. 4th group is Rs 6001 to Rs. 12,000 i.e. 30 beneficiaries' total amount is Rs 2,88,600/-. 5th group is Rs 12,001 to Rs. 20,000 i.e. 27 beneficiaries' total amount is Rs 4,65,000/-. 6th group of contribution is Rs 20,001 to Rs. 36,000 i.e. 25 beneficiaries' total amount is Rs 7,36,000/-. **(Annexure 6)**

Table No-6 Payable Amounts from Mashal to different parties:

Sr. No	Type of Resolution No	Contractor's Pending Bill Payments(Rs)	Pending Security Deposits of Contractors (Rs)	Total Payable Amount(Rs)
1	Resolution no. 2314	1,02,498 (Annexure -7)	6,90,000 (Annexure -8)	8,99,600
2	Resolution no. 420	-	-	-
Total		1,02,498	6,90,000	8,99,600