

## **Slum Rehabilitation on PPP mode Case Studies from Rajkot, Gujarat Raiyadhar slum.**

### **Introduction**

Government of Gujarat, through its PPP Policy and Mukhyamantri Awas Yojana 2013 has prepared guidelines for In-situ Rehabilitation of Slum Dwellers.

### **Decentralized Decision Making**

Under this policy, the decision making for the Slum Rehabilitation Projects is decentralized. At City Level, a prescribed authority for Slum Rehabilitation is formed which examines the issues in meeting. The Committee has 9 members, including the following:

- Municipal Commissioner- Chairman
- District Collector- Member
- Dy. Municipal Commissioner, Central Zone, RMC
- CEO of Urban Development Authority- Member
- Town Planning Officer of Urban Development Authority- Member
- Town Planning Officer of Municipal Corporation- Member
- Representative from NGO- Member
- Representative from Builders Association- Member

### **Project Development Process**

- The City Engineer of the Municipal Corporation along with his team prepares the project and presents the same to the committee for their views. The suggestions and modifications if any are recorded and incorporated; and the tender is floated for selection of PPP Developer or Contractor.
- The tender document is drafted in such a way that the same tender document allows the bidders to either quote a premium to the ULB or ask for a Lump-sum amount for undertaking the project on turn-key mode.
- The identification of Slums is undertaken as follows:

The slums are identified and after thorough discussion in prescribed authority, the details are published in government gazette. All such slums identified are covered under SFCPoA (slum free city plan of action) and are categorized into three groups- Slums on Government land, Slums of Municipal Corporation land and Slums on Private Land. Initially, the slums of Government land and Corporation land are identified for calling of tenders.

- The due diligence is carried out by the internal team of Rajkot Municipal Corporation; and based on information like Land Value, Number of Slum Households to be rehabilitated, the market potential of the land, etc the project is structured.
- After tender is published, a pre-bid meeting is arranged and the issues if any from the developer side are discussed. The site visits are also made available for the developers who wishes to participate.
- The bidder have to quote the lump sum amount as the land premium they wish to pay to RMC as against the free hold land remain with them for free sale development. Once the developer is finalized by the prescribed authority after proper technical evaluation of the offers received, the slum dwellers are served with the notice to evacuate the slum.

## **Outcomes**

- The decision making is fast and the slum dwellers have developed faith in the system. Many slum dwellers themselves got their houses demolished to make way for the project; the underlying reason was that they wanted to re-use some the Building Material or sell it in the market.
- Rajkot Municipal Corporation has till date signed 10 Contracts; and for 2 more projects the tender has been floated.
- RMC has rehabilitated about 3000 slum households, received about Rs. 400 Crores as premium and also got land area of about Rs. 100 Crore freed. This is because where there is extra land, the Municipal Corporation ensures that where there is land in excess of what is required to make the project viable, is returned to Municipal Corporation after clearance.
- The slum dwellers get the house at free of cost in addition to the rent for their transit accommodation.
- The redevelopment project has also the components of provision of play house, common areas for recreation, enough parking space etc.