

**GOVERNMENT OF INDIA  
HOUSING AND URBAN POVERTY ALLEVIATION  
LOK SABHA**

STARRED QUESTION NO:143  
ANSWERED ON:04.12.2012  
IMPLEMENTATION OF RAY NO  
Alagiri Shri S. ;Singh Shri Radha Mohan

**Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:**

- (a) the number of proposals received from various States for inclusion of cities/towns and providing funds under the Rajiv AwasYojana(RAY), State-wise;
- (b) the steps taken to accelerate the implementation of the said Yojana, to achieve 'slum free India' along with the suggestions and comments received from the States in this regard;
- (c) whether it is mandatory for private developers to reserve 35% of their dwelling units for Economically Weaker Section(EWS) under the RAY;
- (d) whether the Planning Commission has raised any objections in the implementation of the Yojana; and
- (e) if so, the details thereof and the action taken by the Union Government to resolve those objections?

**Answer**

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI AJAY MAKEN)

(a) to (e): A Statement is laid on the Table of the Sabha.

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 143 FOR 04.12.2012 REGARDING IMPLEMENTATION OF RAY

(a) In pursuance of the Government's vision of creating a Slum-free India, Rajiv AwasYojana (RAY) has been launched on 02.06.2011. Under Rajiv Awas Yojana, Central Assistance will be extended to States that are willing to assign property rights to slum dwellers and undertake reservation of land/Floor Area Ratio (FAR)/dwelling units for Economically Weaker Sections (EWS)/Low Income Groups (LIG), earmark 25 per cent of municipal budget for basic services to the urban poor/slum-dwellers and bring in legislative amendments and policy changes to redress land and affordable housing shortages for the urban poor. Fifty per cent (50%) of the cost of provision of basic civic and social infrastructure and amenities and of housing, including rental housing and transit housing -for in-situ redevelopment in slums - would be borne by the Centre. However, for the North Eastern and Special Category States the share of the Centre would be 90%, including the cost of land acquisition, if required.

The Phase I of Rajiv Awas Yojana, which is for a period of two years from the date of approval of the scheme, i.e. till June 2013, is currently under implementation. This is the preparatory phase of RAY to undertake preparatory activities and pilot projects.

The details of proposals from States/UTs for inclusion of cities/towns under RAY State/UT-wise are at Annexure-I.

The details of proposals from States/UTs for sanction of pilot projects State/UT-wise are at Annexure-II.

(b): RAY is currently in the preparatory phase. For accelerating implementation of the scheme, the Ministry of Housing & Urban Poverty Alleviation has taken the following steps:

i. 100% central assistance is provided to States to undertake preparatory activities under RAY such as slum survey, GIS mapping of slums, GIS-MIS integration, preparation of Slum-free City Plan of Action and Pilot Detailed Project Reports. Rs.99.98 Crores have been released to States/UTs so far for preparatory activities.

ii. Guidelines have been issued to States/UTs for facilitation of preparatory activities under RAY. These include: Guidelines for Slum Survey; GIS Mapping, MIS development and Integration of GIS with MIS; Community Participation; Preparation of a Slum Free City Plan of Action; Preparation of Pilot Projects/Detailed Project Reports; Draft Model Property Rights to Slum Dwellers Act, 2011; Draft Model Provisions for Reservation of 20-25% Developed Land for EWS/LIG housing in all housing projects, public and private.

iii. Periodic capacity building and training activities have been undertaken at national, regional, state and city levels through resource centres.

iv. Periodic review meetings have been held at national/regional/state/city level with the concerned State Government officials to expedite Slum-free City Plans of Action and Preparation of Detailed Project Reports.

To speed up preparatory activities and accelerate the implementation of RAY, a National Conference of State Ministers of Housing, Municipal Affairs/ Local Self Government on RAY was held on 30th July 2011 to deliberate on the various aspects of effective

implementation of RAY. 10 National Level workshop-cum-training programmes and 37 State/City Level workshop-cum-training programmes have been conducted by the Ministry of Housing & Urban Poverty Alleviation with the involvement of resources centres in connection with orientation/training of 2407 State and City Level functionaries for preparation of Slum Free City Plans and Detailed Pilot Project Reports.

Minister of Housing & Urban Poverty Alleviation has addressed Chief Ministers of States to accelerate preparatory activities for RAY and implement the scheme effectively.

State Governments have made the following suggestions for effective implementation of Rajiv Awas Yojana:

- i. Transfer of property rights to the people residing in tenable slums through a policy initiative rather than legislative instrument;
- ii. Reconsideration of reservation, through a legal instrument, of 20-25% land in all housing projects, whether private or public, for low income group and economically weaker section,
- iii. Enhancement of Central share under RAY from 50% to 80%, and
- iv. Policy on development of slums on Central Government lands.

(c): RAY guidelines mandate reservation of 20-25% of developed land for EWS/LIG housing in every new public/private residential development with a system of cross subsidization. This reform translates into Floor Area Ratio (FAR) and dwelling units depending upon the prevailing Town Planning laws and Zoning regulations of the respective States/UTs. Reservation of 15% of residential FAR or 35% of dwelling units for EWS/LIG categories, whichever is higher in all future housing projects, taking into account reservation at

(i) land development approval stage and

(ii) housing development approval stage together, is envisaged under revision of RAY Guidelines.

(d): No Madam.

(e) : Does not arise.