

Rajiv Awas Yojana (RAY)

Objective: Rajiv Awas Yojana (RAY) aims at 'Slum-free India' by encouraging States/Union Territories to tackle the problem of slums in a definitive manner. It calls for a multi-pronged approach focusing on:

- Bringing existing slums within the formal system and enabling them to avail of similar level of basic amenities as the rest of the town/city;
- Redressing the failures of the formal system that lie behind the creation of slums; and
- Tackling the shortages of urban land and housing that keep shelter out-of-reach of the urban poor and force them to resort to extra-legal solutions in a bid to retain their sources of livelihood.

Central Support: Pre-Conditions

- As in JNNURM, the goals of RAY will be driven and incentivised by the provision of central support for slum redevelopment and construction of affordable housing conditional to a set of reforms necessary for urban development to become inclusive.
- As regards reforms under RAY, security of tenure through entitlement will be critical for the overarching aim of promoting inclusive cities. Accordingly, Central Assistance under RAY will be predicated on the condition that States/UTs assign legal title to slum-dwellers over their dwelling space. The other reforms include the continuation of the three pro poor reforms of JNNURM till they are legislated and internalised as part of the system; legislation for property rights to all slum dwellers; reform to the rental and rent control laws regarding urban housing; and review and amendment to the legislations, rules and regulations governing urban planning and development structures and systems towards an adequate response to the demands, process

and pace of urbanisation. The three pro poor reforms under JNNURM are reiterated as follows:

- i) Internal earmarking within local body budgets for basic services to the urban poor;
- ii) Provision of basic services to urban poor including security of tenure at affordable prices, improved housing, water supply, sanitation and ensuring delivery of other already existing universal services of the government for education, health and social security; and
- iii) Earmarking at least 20-25% of developed land in all housing projects (both public and private agencies) for EWS/LIG category with a system of cross-subsidization.

Duration: 2013-2022 (Implementation Phase)

RAY in Shimla:

Pilot Project for Krishna Nagar Slum amounting to Rs. 3399.65 lacs has been approved by the Central Sanctioning & Monitoring Committee (CSMC) in its 8th Meeting held on 28th Feb, 2013.

Components: The components approved by CSMC for the Pilot Project are as under:

Housing:

Total Dwelling Units	300
Beneficiary Housing	224
Rental Housing	76

Social Infrastructure

Community Centre, Children Park

Utility/Physical Infrastructure:

Water Supply, Sewerage, Storm water drain, Roads & pavements, External Electrification, Solid Waste Management, Fencing/railing, Retaining wall/ cutting & levelling, rain water Harvesting & Fire Fighting System.

Himachal Pradesh is a special category state which qualifies for 90:10 financial assistance under RAY i.e. 90% the Project cost is funded by GOI and rest 10% by state Share. However, as per new guidelines for implementation phase (2013-2022) issued by MoHUPA, GOI in June, 2013, the Centre and State ratio is now 80:20.

Cost Sharing details of Pilot RAY project for Krishna Nagar

Sr. No.	Item	Amount (INR in Lakhs)
1.	Project Cost (Rs. in lacs)	3399.65
2.	Central Share (Rs. in lacs)	2762.21
3.	State Share	439.39
4.	ULB Share	50.17
5.	Beneficiary contribution per dwelling unit	0.66
6.	Dwelling Unit Cost	6.60
7.	Physical Infrastructure cost per dwelling unit	2.84
8.	Social Infrastructure Cost per DU	0.68

*First instalment of Rs. 920.74 Lacs have been received from MoHUPA, GOI. The SLNA has transferred an amount of Rs. 1067.20 lacs to MC Shimla after adding the State Share of Rs. 146.46 Lacs to the above amount for implementation of pilot project at Krishna nagar, Shimla.