

अपना है

Sn2fv6

With the goal of entrusting the community of Dharavi with its overall improvement in a self-reliant manner, the platform recommended is.....

"Dharavi Infrastructure Improvement Trust"

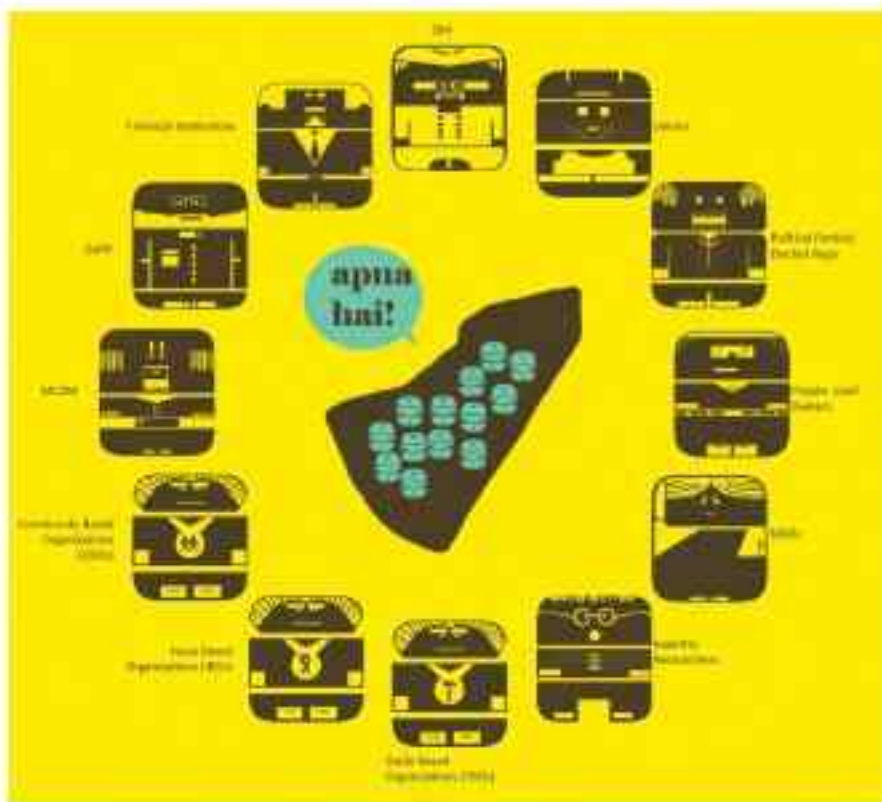


VISION

A community, of self-reliant and enabled people, that improves and reinvents itself on a continuous basis

PRINCIPLES

1. Target **incremental** improvement
2. Infrastructure funding by **leveraging assets** not redevelopment
3. Incremental improvement identified by **community**
4. Tenure security should remain as a target with **100%** coverage for people and structures



DIIT - GOAL

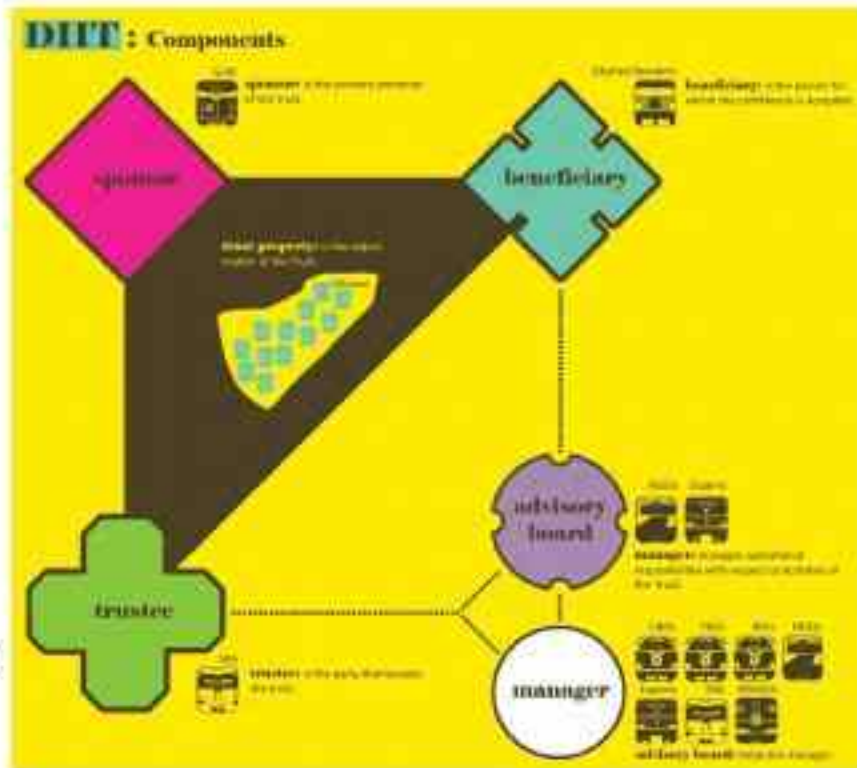
Entrusting the community of Dharavi with overall improvement in a self reliant manner

DIIT COMPOSITION

1. SPONSOR: 24%
2. Beneficiary: 76%

PURPOSE OF DIIT

1. Ensure 100% of residents are benefited in terms of Tenure Security
Incremental improvement identified by **community**
2. Overall improvement of the Beneficiary



CONSTITUTION AND COMPOSITION

Under Indian Trust Act 1882 , guided by SEBI's draft guidelines for Infra Trusts

STEP1 – GoM and SRA become trust and trustee and appoint Advisory board

Step 2 – Advisory board takes stock and recommends the initial MANAGER

Step -3 – Manager led surveys to list beneficiaries (residents)

Step 4 – Beneficiaries are identified and their status established

DIIT ROLL OUT
Can take from 1-1.5 years

DIIT : Establishment



GoM decides intention to form trust and transfers the TRUST PROPERTY to an SPV whose shares will later be listed to the trust.



GoM and SRA established as SPONSOR and TRUSTEE for the PURPOSE (a TRUST is formed, Trust appoints the ADVISORY BOARD)



Advisory board takes stock of eligible CBOs, NGOs, TROs, NGOs, and recommends the initial members of the MANAGER.



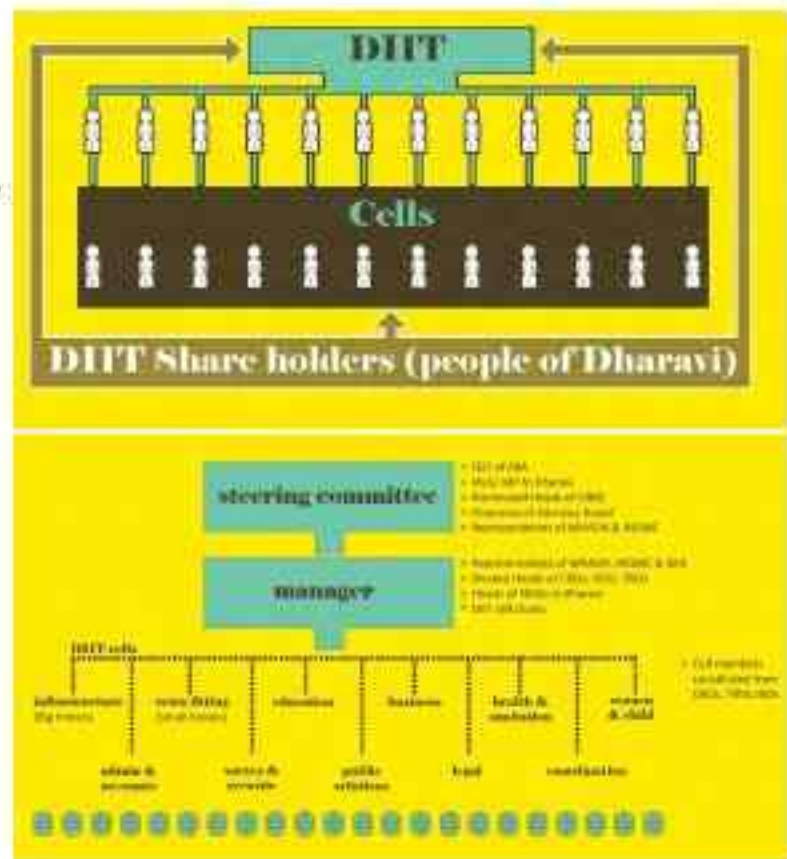
Manager and Advisory Board conduct surveys with the community to identify beneficiaries.



The BENEFICIARIES get identified and their status gets established.

MANAGER

1. Representatives of MHADA, MGMC & SRA
2. Cell chairs nominated and elected
3. Leaders of CBO's, IBO's, TBO's
4. Heads of NGO's



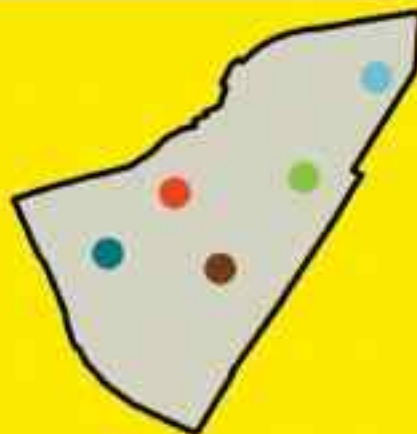
DIIT ADMINISTRATION

Elected and nominated from cell chairs who in turn are from CBO's
TBO's, IBO's



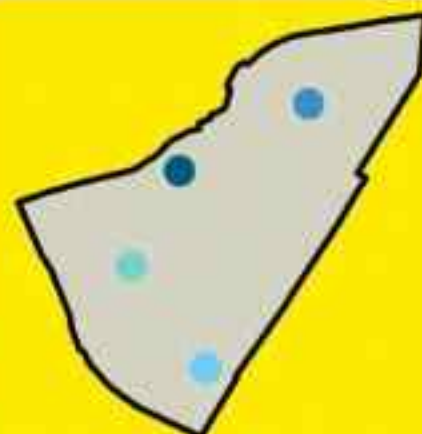
CBO (Community Based Organisation)

- Post code based, for example - Nagar, Chawl, Compound
- Have a geographic focus
- Mandatory in nature
- Formulate physical/structural improvements including housing, sanitation, redevelopment
- Work closely with Infrastructure (Big Moves) Cell and Retrofitting (Small Moves) Cell of DIT



TBO (Trade Based Organisation)

- Profession / Trade based
- Formulate projects as per priority areas
- Work closely with Strategy Cell of DIT



IBO (Issue Based Organisation)

- Set priorities for the set of issues they address
- The cells in the figure are purely voluntary and designed to serve as an example of the kinds of issues that they could address
- Address them providing support and guidance at the local level, various government and non-government organisations provide issue based support directly to the IBO's and concerned cells as needed

Community Based Organizations would be mandatory and could be postal code based (Nagar, Chawl, Compound, Cooperative, Society, etc)

अपना है

The strategies to achieve the goals and objectives of DIIT have been explained as:

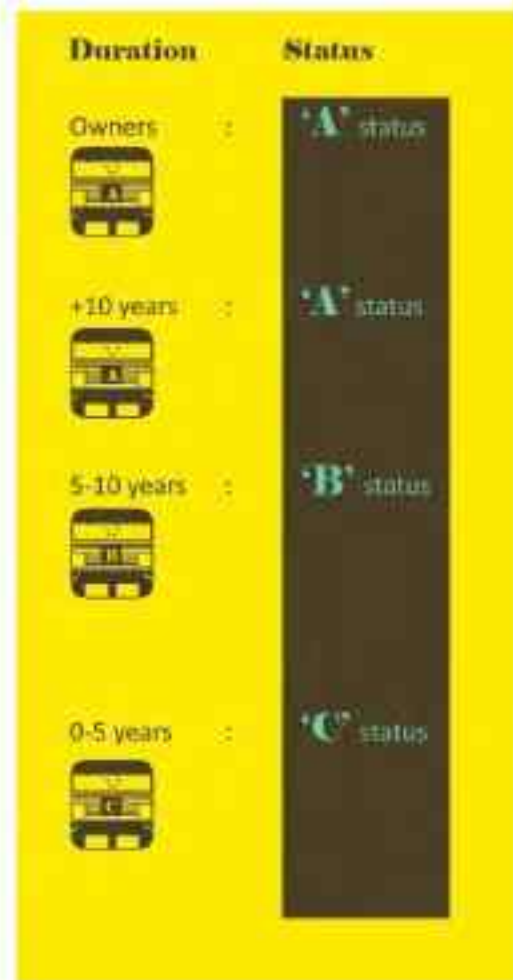
"DIIT Projects"



DIIT PROJECTS

Units of DIIT

1. Share status based on length of stay –
2. Upgradable
3. Everyone is considered for redevelopment
4. "A" buys rehab unit at cost (30sqm to 45sqm)
5. "B" and "C" become eligible to buy when they become A status (at a slight premium)
6. Units cannot be sold/purchased
7. Property can be sold/purchased
8. Units owners pay property tax



1. TENURE SECURITY FOR 100%

Allocation of share status based on duration of stay /ownerships

FUNDING

1. 4.3 million square meters of saleable FSI in DRP
2. Can potentially be sold for rental housing projects in Greater Mumbai
3. Actual sale of FSI would be a last option in event of default



2. A. FUNDING INFRASTRUCTURE Leverage saleable FSI

Infrastructure Cost vs. DIIT Fee/ Property Tax Burden

*Infrastructure Cost - 2008 (Rs.Crores)	535
Infrastructure Cost - 2014 (Rs. Crores)	753
Sponsor - Stake in DIIT	24%
Government Planned Expenditure	26%
Beneficiary Share - Infra Cost	50%
Beneficiary Share: Infra Cost (Rs. Crores)	376
Tenure (yrs)	25
Moratorium (yrs)	5
Interest Rate	8%
Total Repayment (Loan + Interest) (Rs. Crores)	Rs. 786
Annual EMI (Rs. Crores)	Rs. 30
Popn	4,30,000
Number of Households (@HH size of 5)	86,000
Annual Household Property Tax Burden**	Rs. 3,481

*SRA estimate for DRP

**To be finalized upon assessing peoples paying capacity and area occupied

Value of DIIT Collateral : Value of Saleable FSI

DIIT saleable FSI (million square meters)	4.9
Market Value of TDR* (INR/sqm)	10,000
Market value* of DIIT saleable FSI (Rs. Crores)	4,900

2.B. FUNDING INFRASTRUCTURE

An annual household tax of INR 3,481 can raise 753 crores

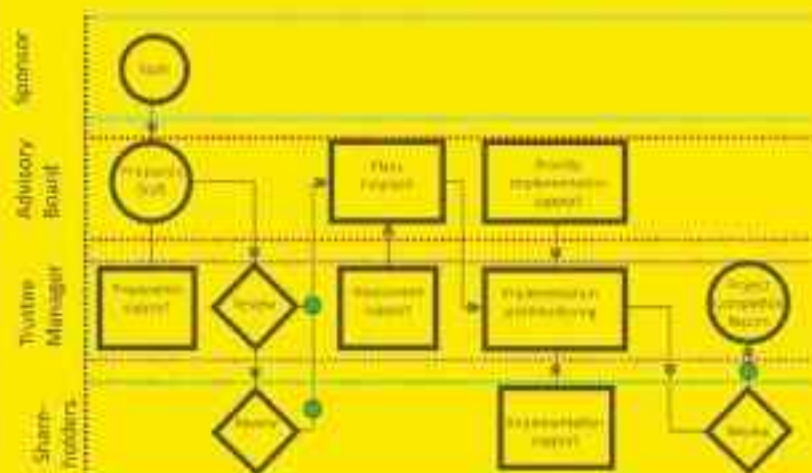
DIIT's investment for profit ideas

Small and large scale commercial initiatives that have quantifiable social good for Dharavi residents	Entrepreneurial support	Apply for managing GOI funds for entrepreneurs
Incubate	Waste to Wealth incentives	Can take other private investments including CSR
Provide Start up capital	Scholarship	Ensure Borrowers meet QA and work place safety
Provide working loans	Work Space	Will seek profit share / revenue share

3. DIIT as an entrepreneurial cell would incubate ideas from within the community, that have quantifiable social good



Institutional Process for Big Moves



The process for the larger infrastructure initiatives or moves "Big Moves" (Dharwad level infrastructure that would be funded largely by the loan raised by DIIT) would be initiated by the Sponsor. In that respect it remains top down. However a mechanism is built in so that planning and implementation is entrusted to the Manager acting in the best interest of the beneficiary. Also shareholder approval by majority is made mandatory in the process. The sponsor (also a shareholder) would be responsible for interaction with other government agencies and seek approvals. It can delegate this power/responsibility to the manager if required.



Start/End point



Decision point



Process or Activity

5.A. BIG MOVES BY DIIT

Funded by the funds raised by DIIT and initiated by the sponsor

1. Underground cabling of TATA H.T. LINE
2. Road connection between Eastern Expressway and LB Marg
3. Road connection between BKC and Eastern Expressway
4. Increase capacity of main sewage lines along 90-feet, 60-foot roads
5. Dredge the channel nala from 60 feet road to the Bay



5.B. BIG MOVES BY DIIT

Funded by the funds raised by DIIT and initiated by the sponsor



5.C. BIG MOVES BY DIIT

Funded by the funds raised by DIIT and initiated by the sponsor



90 Feet Road -
Strengthen
"public place".
Widening
pedestrian area
Reducing
carriageway.

Floor of Nodes to
treated to imbue
Plaza quality .



Edge Stitch -
The design
proposes BRIDGES
across edges where
such paths could
potentially
continue to railway
stations/metro
station or other
urban nodes.



Bathroom Towers -
Multifunctional to
cleanse mind body
and soul - inserted
in undersupplied
areas.

Beacons of hope. An
ode to the "Jugadu"
resourcefulness of
the Dharavites.

5.D. BIG MOVES BY DIIT

Funded by the funds raised by DIIT and initiated by the sponsor

Big Moves : Bathroom Tower



1. Olympic Arena

A multi purpose 2000 sqm.
Expected uses include: sports
performances, cultural
activities, business presentation

2. Housing Centre

Center for information and
strengthening of the mind and
body

Expected uses include: artwork,
cultural performances, CBO
activities

3. CBO Office

Joint Office of community
based organizations, center
for activities, collectives,
meetings and conflict
resolution

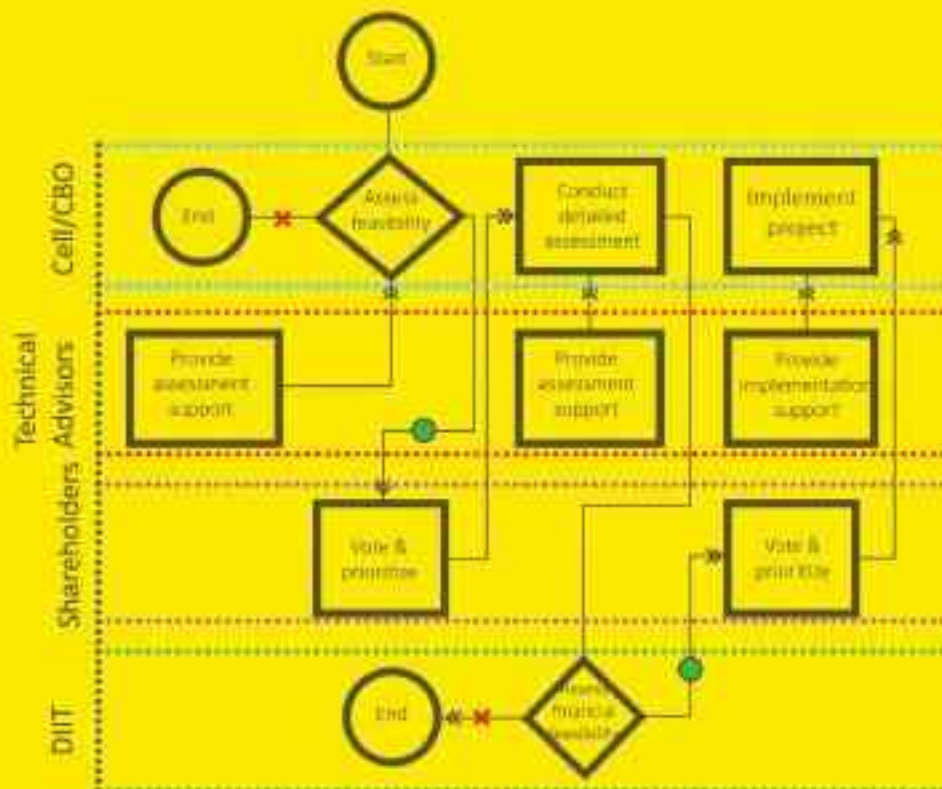
4. Public Toilet

Public toilets on the ground
and floor. Waste to be
recycled as hot gas and
manure. Towards to be a green
and showcasing a sustainable
approach to living.
Also contains a shower and
storage center

5.E. BIG MOVES BY DIIT

Funded by the funds raised by DIIT and initiated by the sponsor

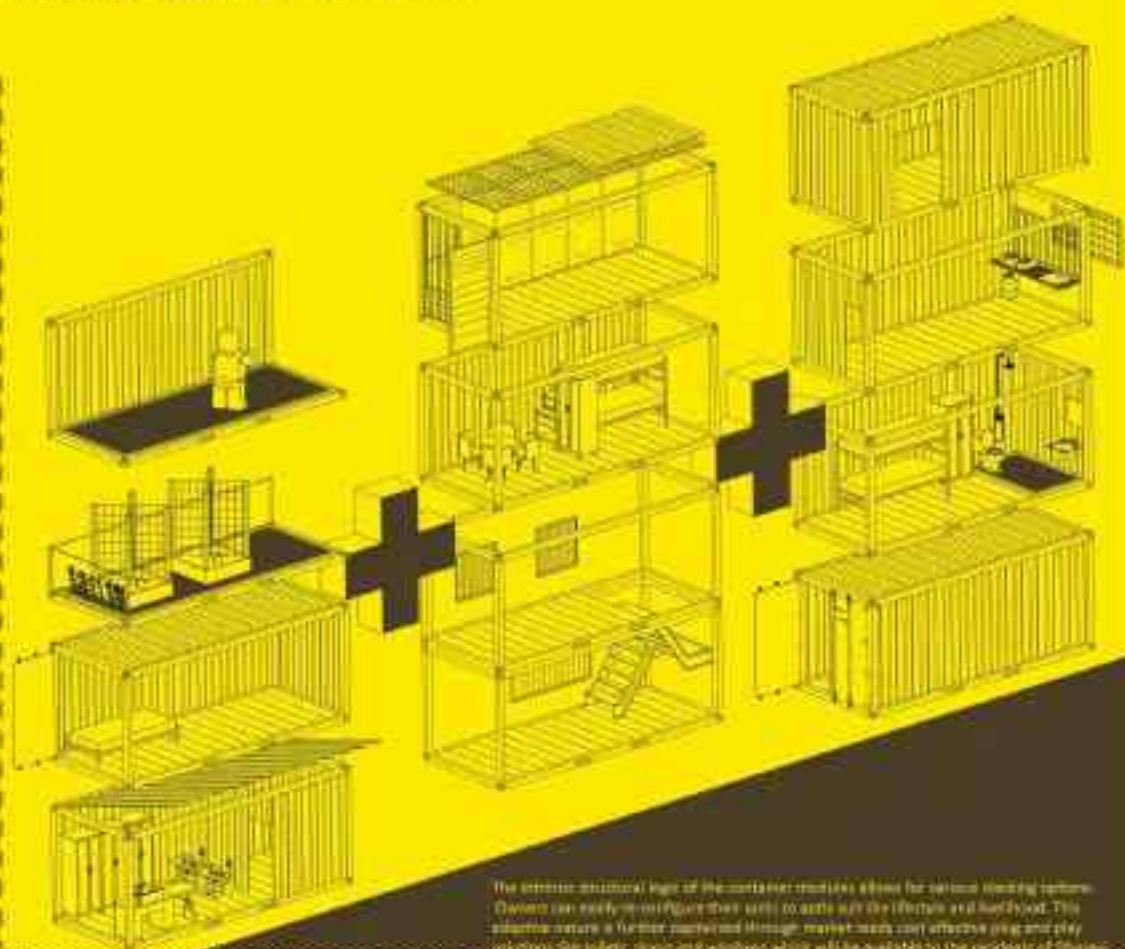
Institutional Process for Small Moves - From Idea to Project



6.A. SMALL MOVES BY PEOPLE
Initiated by the CBO's IBO's TBO's

Redevelopment: alternatives to compact urban living

Every unit owner is given 500sqft of common area (terrace space) and 200sqft of semi-private space. The availability of infrastructure equipment adds to infinite possibilities to creating one's own space. #TheFormable_Space



The interior structural legs of the container modules allows for various stacking options. Owners can easily move their units to create new lifeforms and layouts. This extensive nature is further maximized through market-based cost-effective plug-and-play solutions. Our units also add windows which will be available to the residents of choice.

6.B. SMALL MOVES BY PEOPLE
Initiated by the CBO's IBO's TBO's



6.C. SMALL MOVES BY PEOPLE
Initiated by the CBO's IBO's TBO's



"This school strives to adapt itself to meet the wants and needs, the ideas and ideals of the place and persons concerned. It seeks to undo as little as possible, while planning to increase the well-being of the people at all levels, from the humblest to the highest." - **Patrick Geddes**