Towards Sustainable Integrated Development in (Smart) Cities: GIZ-supported Projects

Session: “Smart Cities and Sustainability“
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- Transport
- Climate Adaptation and Mitigation
- Sustainable Urban Development (Planning. Land. Housing. Basic Services)

Inclusive Cities Partnership Programme | Overview & Learnings:
- Beneficiary-Led Individual House Construction: An Approach
- Demystifying Urban Land Tenure Issues: Case study from Odisha
## Urban and Industrial Cluster Overview

### Human settlements and basic services
- Land Use Planning and Management
- Sustainable Urban Development - Smart Cities (SUD-SC)
- Climate Smart Cities

### Industry
- Sustainable and Environment-friendly Industrial Production
- Resource Efficiency Initiative

### Ganges
- Support to Ganga Rejuvenation
- Development and Implementation Support to the India-EU Water

### Mobility
- Integrated Sustainable Urban Transport Systems for Smart Cities

### Global Projects
- Bi-Lateral Projects - MoHUA
  - Bhubaneshwar, Kochi, Coimbatore
- GP: Cities fit for Climate Change
- GP: Export Initiative for Environmental Technologies
- GP: C40 – Cities Finance Facility
Sustainable Urban Development – Smart Cities

Housing & Settlements

Basic services

Governance & Planning

National

State

City

Housing and Settlements

Affordable housing

Rental housing

Housing finance

Spatial planning

Basic Services

Water supply

Sewerage/Waste water

Solid Waste Management

Drainage
Inclusive Cities Partnership Programme
Inclusive Cities Partnership Programme (ICPP)
Activities at the State Level (Odisha and Tamil Nadu)

Tamil Nadu Urban Housing and Habitat Policy
Demystifying urban land tenure issues

Soft skills workshop

Rental approach

HfAPoA+

Implemented by SUD-SC 17.12.2018
Beneficiary-Led Housing Construction (BLC) – An Approach
Beneficiary-Led Housing Construction (BLC) – An Approach

COMPONENT 2: IDENTIFICATION OF BENEFICIARIES

2A. Kuni comes to know about the Housing for All PMAY-AWAAS mission through Ward Sabha conducted by the ULB/newspaper ad/word of mouth (friend/neighbour/Community Organiser).

SUGGESTED INTERVENTION:
Developing media strategy and pro-active campaigning for effective dissemination.

2B. She fills up an application form along with an affidavit and supporting documents (Refer page 22) to ULB.

Mr. Jana/ULB also conducts ward level meetings for collection of applications and documents. After collection, Mr. Jana/ULB scrutinises and verifies the documents (bank account, land records, etc.) with the local authorities.
Beneficiary-Led Housing Construction (BLC) – An Approach

COMPONENT 3: PREPARATION OF DETAILED PROJECT REPORT (DPR)

3A
Based on the final list of beneficiaries, ULB/Mr. Jena finalises the boundary of the final intervention cluster (Map 4).

3B
Plots are mapped within the final cluster boundary (Map 5).

3C
Possible dwelling unit (DU) design options in consultation with beneficiaries are developed based on typical pilot sizes/shapes.

3D
Assessment of existing and proposed infrastructure networks is done for linking the households to basic services.

3E
Infrastructure proposals are developed/drawn based on synergies with other missions, etc. (Map 6 & 7).

3F
ULB/UNA prepares the cost estimates and implementation plan including financing options for beneficiaries.

3G
ULB submits the final DPR through DHHS to State Level Monitoring Agency (SLMA).

3H
SLMA submits the DPR to State Level Appraisal Committee (SLAC) for technical appraisal.

3I
SLAC recommends to the State Level Sanctioning and Monitoring Committee (SLSM/C) for approving the DPR.

SLSM/C approves the DPR, and submits the project proposal to the Central Sanctioning and Monitoring Committee (CSMC).

CSMC accords approval for central assistance, and releases fund to the State for disbursement through Direct Benefit Transfer (DBT).
Demystifying Urban Land Tenure Issues: Case study from Odisha

Tenure Continuum

- **Lack of formal rights**
  - **Occupation**
    - Encroachers on public/private trust land
  - Stark ambiguities

- **Landless**
  - Pavement dwellers
  - Unrecognised transfer and lack of cadastral registration

- **Semi-formal**
  - Unregistered sale/partition deed; RoR in seller’s name

- **Quasi-formal**
  - Registered sale/partition deed; RoR in seller’s name
  - Recognised transfer but lack of cadastral registration
  - Widows/Wives on missing husband’s land
  - Heirs on ancestral land
  - Freeholders/Leaseholders
  - RoR lists owner and, if applicable, lessee

- **Fully formal**
  - Co-habitation/tenant may be prioritised for intervention while upgrading houses under these intermediate land tenure categories (Except the LANDLESS category)

- **Full formal rights**
Demystifying Urban Land Tenure Issues: Case study from Odisha

**Process Map**

**CASE 2**: Ownership is in the name of deceased father/husband, and there is a single heir.

**ULB**
- Application for Death Certificate is submitted to Health Inspector by heirs/wife
  - Fee: INR 20 (USD 0.30)
- Application is processed
- Death Certificate is issued
  - Time: 0.5 months

**Tehsil Office**
- Application for Legal Heir Certificate (LHC) is submitted to Clerk
  - Revenue Inspector conducts on-site verification of application
  - Clerk recommends issuance of LHC
  - Tehsildar issues the LHC
  - Time: 4.0 months

**Civil/Sessions Court**
- Advocate files case
  - Court issues notices to all relevant family members for inviting objections, if any (within 135 days)
- Proceedings at the court
  - Court issues LHCs
  - Time: 9.0 months

**Tehsil Office**
- Revenue Inspector prepares Observation Report
  - Clerk prepares RoR document
  - Tehsildar approves the document
  - Revenue Inspector updates the owner's names in the State Govt. Records Register
    - Fee: INR 80 (USD 1.25) (for Mutation)
  - Clerk issues the RoRs
    - Fee: INR 50 (USD 0.75) (Computerised RoR)
    - Time: 4.0 months

In case the Tehsildar office rejects the LHC application
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