

## **Brief About The Project:**

From last few years, housing in peripheral area of Nagpur is growing very fast this is mainly due to,

Various projects coming in the Periphery of Nagpur

People/Workers from various parts of country migrating to Nagpur for job & Business

Due to easy availability of home loans, lower & middle income group people are also dreaming for their independent house in developing zone instead of living in existing slums or compact multi-storeyed complex in the core of city.

People living in village around Nagpur city are attracted towards city due to its better educational Facility, trade & market.

Due to higher Rate of Migration to city in last decade coupled with limited residential area in core of city and high land cost, the migrating population comprising primarily EWS & LIG are inclined to buy plots in peripheral area of Nagpur city.

This results in haphazard development of housing colonies in unauthorized layouts without having any basic infrastructural facilities and also development of new slums in peripheral area. In order to restrict such un-authorised development and develop the whole city in planned manner, the then City development authority (NIT) has started the regularization of these unauthorized layout in periphery under Gunthewari Act.

NMC being a present development authority (since 2005) has taken up these projects to provide infrastructural development in cluster (layouts) regularized under above act as a part of city development. NIT will implement these services and handover to NMC for further Operation & maintenance. This project includes mainly tertiary distribution network in uncovered area not tackled under any project sanctioned under JnNURM for water sector.

Phase-1 project covering @ 8.4% developing area is submitted to JnNURM in 2007 and sanctioned under BSUP (Mission-2).

During sanctioning of Phase-1 Project, CSMC has made a comment to submit further such type project under mission-1 (Ref. MoM of meeting Annexure-5).

Hence this project is submitted for funding under Mission-1 of JnNURM.

30% Share in the Project (ULBs contribution) will be raised through Public participation. This will be collected by NIT during fees during regularization of plots / layouts in the clusters under the project.

Brief detail of Gunthewari Act is as given hereafter.

**Gunthewari Scheme: [Ref.Annexure-1, copy of Act]**

In 1966, some illegal colonies housing the urban poor in the periphery of Nagpur were sanctioned and made legal by NIT. NIT provided them with all the basic amenities. On the similar line further 18 colonies were regularized in 1968. Due to influx of migrating population in search of their livelihood, the illegal construction continued and the state government was forced to extend the period of regularization till 31<sup>st</sup> October-1977, due to which some additional colonies were also regularized.

During land acquisition by NIT in 1976 for development under Land Acquisition Act 1894, the people were misguided that their land will be taken by Govt. so they sold their land to housing societies and additional illegal colonies housing the Urban Poor developed. These illegal colonies were bereft of all the basic amenities.

The Government of Maharashtra made investigation to know the exact status of the illegal layout and 572 such illegal colonies were found. To regularize these colonies State Govt. made byelaws on 3<sup>rd</sup> March 1987 and 7<sup>th</sup> June 1989. Under this act following six classes were made

- a) Green Belt,
- b) Construction Completed,
- c) Land not acquired by NIT and no construction carried on the land
- d) Land acquisition in progress and no construction made on the land
- e) Colonies beyond development plan.

To regularize such illegal colonies/lands State Government on 6<sup>th</sup> November 1996 in its GR declared that, affected land would be given to NIT for regularization and development. Since the illegal colonies were housing the Urban Poor on humanitarian ground the trustees of NIT in the meeting held on 27<sup>th</sup> January 2001 decided to provide all basic amenities in these layouts/colonies.

Further government of Maharashtra on 13<sup>th</sup> August 2001 Passed GUNTHEWARI VIKAS ACT-2001 (Regularization, up gradation & Development) to provide basic amenities to the Urban Poor residing in illegal colonies. [Ref.Annexure-1, Copy of Act in Marathi]

This rapid housing development in the periphery was unplanned and in haphazard manner. Rate of housing development compared to development of infrastructural facility in the city, is very high.

**Hence City Development authorities are taking up this project with funding under JnNURM for extending infrastructural facility in various sector to these developing area.**