PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT & MAINTENANCE
“PROBLEMS OF SLUMS IN DELHI”

24-08-2001

R.G. GUPTA, UPS CAMPUS, BLOCK-A, PREET VIHAR,
DELHI-92
TEL.NO. 244-0117, 243-0975
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8. Points for decisions

8.1 Admin. Of Slums
8.2 Planning at macro level
8.3 Strategy of implementation
8.4 Social groupings
8.5 Training Module of Edu., Health, Women & Children.
8.6 Financing

9. Solutions

9.1 Perspective plan of Delhi - 2015 AD
9.2 NCR as an identity
9.3 Settlements & Infrastructure
9.4 Participatory model for LA& development
9.5 Involvement of Pri. Sector & Joint Venture
9.6 Other points
1. TYPES OF SLUM

DELHI IS THE BEST CITY YET 60% POP. LIVE IN SUB-STANDARD AREAS, NAMELY;

i. Jhuggi Clusters
ii. Slum designated areas
iii. Urban villages
iv. Rural villages
v. Unauthorized colonies
vi. Regularised colonies
2. FEW MAIN POINTS

Squatting Is a Continuous Process and Would Continue Till:

- Gap Between Demand & Supply of Spaces.
- Gap Between Rich & Poor.
- Limited Education to these People.
- Habits to squat again & again.
2.2 Squatting-1951; 12749 fam.

In the last 50 years, about 2.3 lac families were resettled.

Now >4 lacs families in >1000 Clusters with 15 lakh pop.
3. Comprehensive definition of “Slums development”

“Plan, Develop, Construct, Manage & Maintain, Built up & Open Spaces With the Involvement of Gov., Semi Gov., NGO’s & Beneficiaries. The Exercise Would Not Only Be Concerning to Spatial Planning but Also of Raising Their Socio-Economic Status (Health, Edu., Security, Justice); Meaning Thereby: Improvement of “Total Quality of Life (Biological, Physiological & Psychological)”
4. Steps To Achieve Objectives

I) Socio Economic Surveys, analysis & results

ii) Policies : (a) Land, size, grouping & type of services  (b) Finance, (c) Allotment

iii) Interpretation of policy to individual sites

iv) Strategy on (a) Planning  
    (b) Development  
    (c) Construction  
    (d) Management

v) Phasing : Selection of sites based on Equity, Economy & Emergency
vi) Implementation of the Project
   (a) Trunk Infrastructure
   (b) Peripheral Infrastructure
   (c) Internal Infrastructure
vii) Feed Back
viii) Education & Training modules.
ix) Employment
x) Health specially of women & children
xi) Involvement of Beneficiaries
xii) Feedback &
xiii) Modification in policies.
5. Proposed Admin. System

5.1 Section-6 of D.D. Act-1957

To promote & secure the development as per Plan; power to acquire, hold, manage & dispose of land & other property, to carry out building, engineering, mining, other operations to execute works, supply of water, electricity, sewage & all other services.

5.2 M of U.D. on 2-1-1979 clarified the functions as under:

(a) Master Plan
(b) Enforcement of land Use.
(c) Development of land for various purposes
(d) Developed lands made available to agencies.
(e) Sufficiently dynamic housing programme.
(f) Commercial and ancillary centres of work.
(g) In exercise of its role as custodian of the Master Plan, DDA has necessarily to coordinate activities of other specialised agencies, DVB, MCD, CPWD, D. Govt. etc.
Function at 3 levels:

a) Macro (Policy) Level
b) Meso (Zonal Plan) Level
c) Micro (Detailed Plan) Level

first above two levels by DDA.

II TIER: All the existing departments viz. Slum Wing-MCD, Delhi Jal Board, Delhi Vidyut Board, Dir. of Edu. Health, Social Welfare etc.

Physical, financial planning & Policy control by the first tier.
6. Resettlement Colonies

6.1 : Evolution of Scheme

A scheme for the removal of shanty was initiated as early as 1958 on the recommendations of an Advisory Committee appointed for the purpose. A detailed note to the Cabinet and the same was approved on 26 December, 1959 & then 4-11-60. The scheme was modified and again approved by the Cabinet vide its order No.H-11147(12)/61-III dated 12 - 11- 62. Since then the scheme has been modified many times in terms of:

(I) size of plot (ii) eligibility (iii) extent & type of infra. (iv) cost of a dev. plot.
6.2 Colonies Developed Prior to 1975

18 resettlement colonies by DDA/ MCD. In 598.4 hect. With 49019 plots of 21 sq.mt. 3845 plots of 67 sq.mt., besides 4504 tenements.

6.3 Colonies Developed during 1975-77

Planning concept; A cluster of 2500 people was taken as the basic planning unit at the lowest level. Each cluster has 500 plots of 21 sq.mt (3 mt. X 7 mt.) and community facilities. Each cluster is in an area of 2.1 hect. At the second level, two clusters were combined, and at the third level, four clusters.
Of the total area of 13.2 hect. Of four clusters - 10,000 pop.
32% = plotted area,
13% = metalled road,
15% = pathways,
20% = community facilities,
16% = parks, & open spaces
4% for commercial use.

At the fourth level, cinema, fire stations, police stations, colleges, hospitals etc are as per Master Plan standards.

Till that date, DDA had incurred an expenditure @ of Rs.860 per plot and a further amount of Rs.204 per plot was committed. Now it is Rs. One lakh / plot.
MAP 34.2: Typical Layout Plan of 500 Plots of 21,00 sq. m.
These colonies include 3 sites for colleges, 3 hospitals, 8 cinemas, 3 fire stations, 5 police stations, 25 police posts, 65 HSS, 136 PS, 141 NS, 51 dispensaries, 33 community halls/ libraries, several sites for religious building & milk booths, sites 11 KV sub-stations, 8960 shops each of 10 sq.mt., sites for dhobi ghats, few Industrial Training Institutes & few Khadi Gramodhyog.

Provisions were made as per MPD 2001
Strong view on increasing the size of a plot from 21 sq.mt to at least 32 sq.mt was advocated, but nothing was finalised.

(i) Ministry of UD- 15 March, 1979 decided to accord approval for the grant of perpetual lease to allottees. Decisions were taken on this subject from time to time, but implementation was never started. The last decision was in Oct 1998.
### 6.5 Resettlement Colonies-1975-77

*names, area in hec. Pop.*

<table>
<thead>
<tr>
<th>No.</th>
<th>Colony Name</th>
<th>Area</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Dakshinpuri &amp; Extn.</td>
<td>65.37</td>
<td>12300</td>
</tr>
<tr>
<td>2.</td>
<td>Khanpur</td>
<td>7.15</td>
<td>1378</td>
</tr>
<tr>
<td>3.</td>
<td>Chaukhandi</td>
<td>6.55</td>
<td>1534</td>
</tr>
<tr>
<td>4.</td>
<td>Khyala Complex</td>
<td>20.00</td>
<td>3362</td>
</tr>
<tr>
<td>5.</td>
<td>Gokalpuri</td>
<td>14.86</td>
<td>2402</td>
</tr>
<tr>
<td>6.</td>
<td>Shakarpur Complex</td>
<td>54.03</td>
<td>8464</td>
</tr>
<tr>
<td>7.</td>
<td>Nand Nagri</td>
<td>50.58</td>
<td>1000</td>
</tr>
<tr>
<td>8.</td>
<td>Sultanpuri</td>
<td>150.72</td>
<td>16000</td>
</tr>
<tr>
<td></td>
<td>Area</td>
<td>Population</td>
<td>Population Density</td>
</tr>
<tr>
<td>---</td>
<td>----------</td>
<td>------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>9</td>
<td>Mangolpuri</td>
<td>177.7</td>
<td>3</td>
</tr>
<tr>
<td>10</td>
<td>Hyderpuri</td>
<td>57.87</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Jahangirpuri</td>
<td>132.17</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Patparganj Complex</td>
<td>168.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Khichripur, Kalyanpuri, Trilokpuri)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>New Seemapuri</td>
<td>17.74</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Nangloi</td>
<td>22.00</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>N.G. Road</td>
<td>13.50</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Seelampur Complex</td>
<td>9.80</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>968.07</td>
<td></td>
</tr>
</tbody>
</table>
MAP 34.1: Location of Shanty Clusters and Resettlement Colonies
6.6 Physical Planning of Resettlement Colonies

One of the largest programme in 1975-77 in 968.07 hectares.
With 1,48,262 plots of 21 sq.m.

In (1975-85) a lot of thinking & discussions took place on the following points.

(1) Size of plot, (2) Cost of development per plot, (3) Location of a colony (4) System of physical infra. (5) Norms of social infra. (6) Total dev. (7) System of allotment, (8) Financial pattern.
Total Picture of Resettlement Colonies in 3 Phases I.e. (I) up to 1974; (ii) 1975-80 and (iii) 1980-86

<table>
<thead>
<tr>
<th>Phase</th>
<th>No. of Resettlement colonies developed</th>
<th>Area (in Hect.)</th>
<th>No. of plots (21 sq.m)</th>
<th>No. of plots (26 sq.m)</th>
<th>No. of plots (67 sq.m)</th>
<th>Total plots</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>18</td>
<td>598.40</td>
<td>49019</td>
<td>-</td>
<td>3845</td>
<td>52864</td>
</tr>
<tr>
<td>(upto 1974)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>II</td>
<td>16</td>
<td>968.07</td>
<td>148262</td>
<td>-</td>
<td>-</td>
<td>148262</td>
</tr>
<tr>
<td>(1975-1980)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>III</td>
<td>9</td>
<td>34.96</td>
<td>7630</td>
<td>7285</td>
<td>-</td>
<td>14915</td>
</tr>
<tr>
<td>(1981-1986)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>43</td>
<td>1601.43</td>
<td>204911</td>
<td>7285</td>
<td>3845</td>
<td>216041</td>
</tr>
</tbody>
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7.0 A New Model of In/Around Situ Development & Construction of Urban Spaces for Shanty (Jhuggi) Clusters

7.1 Three pronged strategy

i. Resettlement of shanty (jhuggi)

ii. E IUS

iii. ‘In / Around Situ’ development / construction of Urban Spaces
7.2 ‘In / Around Situ Model

Best one:

i. Does not disturb present system.
ii. Does not dislocate work places.
iii. T&T burden is not increased.
iv. Per capita expenditure is less cont.
v. By people, from people & for people
vi. Permanent settlement with accepted phy. , soc. & eco. Infra.
vii. Existing social infra. can be shared.
viii. Some land has to be taken from adjoining areas / uses.
7.3 Location of the Seelam pur Complex

Total area of 12.5 hect. Out of this, 5.6 hect. Is already occupied by the jhuggi cluster. Part of the area of facilities-cum-District Centre is still being encroached upon.

Design of the Cluster

12.5 hect. For ‘In/ around Situ’
MAP 32.1: Layout Plan of ‘In/Around Situ’ Development at Seelampur Complex

SALIENT FEATURES
1. BUILTUP SPACE — GROUND FLOOR 12.5 Sq.m., 1ST FLOOR 9.0 Sq.m.
2. PHYSICAL INFRASTRUCTURE — INITIALLY ON GROUP BASIS THEN ON INDIVIDUAL BASIS
3. SOCIAL INFRASTRUCTURE — AS PER MASTER PLAN-2001
MAP 32.2: Grouping of 6 DU's Around a Central Courtyard
MAP 32.3: Cluster Design of 42 DU’s

SECTION AA

NOTE: - In 1st phase single story construction would be there.

In 2nd phase each unit can add a room on 1st floor.
### 7.4 Components in a Group

<table>
<thead>
<tr>
<th>Component Description</th>
<th>Area in Sq.mt.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-purpose room including cooking corner</td>
<td>12.5</td>
</tr>
<tr>
<td>Proportionate area of WC, bathroom and washing space which are on ‘Group Basis’</td>
<td>2.0</td>
</tr>
<tr>
<td>Proportionate area of common courtyard</td>
<td>7.0</td>
</tr>
<tr>
<td>Total area for each unit</td>
<td>21.5</td>
</tr>
</tbody>
</table>
### 7.5 Proposed land use of the Scheme:

<table>
<thead>
<tr>
<th>Land use</th>
<th>Area in hect.</th>
<th>%age</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(I) Residential Area</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Plots, toilet blocks Common courtyard</td>
<td>5.8</td>
<td>46.4</td>
</tr>
<tr>
<td>• Public and semi public facilities</td>
<td>3.3</td>
<td>27.4</td>
</tr>
<tr>
<td>• Road and lanes</td>
<td>2.2</td>
<td>17.6</td>
</tr>
<tr>
<td>• Commercial Shopping Centre (formal &amp; informal)</td>
<td>0.3</td>
<td>2.4</td>
</tr>
<tr>
<td>• Parks and green</td>
<td>0.9</td>
<td>7.2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12.5</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>
7.6 Density of the Complex

(i) 200 dwelling units per gross hect. Or 1000 persons per gross hect.

(ii) Net density of the complex (after exclusion of area of P and SP facilities and parks). 350 units per hect. Or 1750 persons per hect.
7.7 Rehabilitation through Multi-storeyed Construction

(I) By increasing proportionate (FAR) of District Centre to compensate losses due ‘In/Around Situ’ development & construction.

(ii) Multi-storey construction

Achieved density would be much more than in single / double storey model.
8. Points for decisions:

8.1 Administration of Slums

Two levels. The first level:

- Policy planning for (a) Land (b) Size (c) type of services
- Interpretation of policies for individual sites
- Strategy for planning, development, construction & management.
- Involvement of Private Sector & Joint Venture.

(d) Finance, (e) Allotment (f) Socio Economic development (g) Any other factor.
2nd level:
Implementation - Slum Wing, DJB, DVB etc. To solve it 13 steps as given in Slides 6 & 7 be followed.

8.2 Planning at Macro Level

- 30% for Trunk & City level facilities.
- 20% for Zonal level facilities.
- 5-8% (Net) for Slum rehabilitation.
- Balance for other uses & development.
8.3 Strategy of implementation

i. EIUS to a limited extent.

ii. In / Around Situ development to a large extent subject to Environ. & City Level development.

iii. Resettlement only in selected cases.
8.4 Social grouping

i. Smallest groups: 1500-2000 pop.

ii. Basti Vikas Mandal. 5000 pop.


Maximum emphasis has to be laid on women development & children. For this training modules are available.
8.5 TRAINING MODULE OF EDU. HEALTH, WOMEN & CHILDREN(22)

1. URBANISATION TRENDS
2. UNDERSTANDING THE DEV. PHILOSOPHY; CHANGES FROM GNP TO HRD.
3. DEVELOPMENT POLICIES AND PROGRAMMES.
4. URBAN BASIC INFRASTRUCTURE SERVICES.
5. OBJECTIVES & ORGANISATIONAL FRAMEWORK
6. PRIMARY HEALTH CARE APPROACH
7. IMMUNISATION
8. DIARRHOEA MANAGEMENT
9. GROWTH PROMOTION
10. EARLY CHILDHOOD EDUCATION
| 11. | WORKING CHILDREN & STREET CHILDREN |
| 12. | WOMEN DEVELOPMENT |
| 13. | WATER & SANITATION |
| 14. | NEIGHBOUR HOOD PLANNING PROCESS |
| 15. | COMMUNITY SELF-HELP SURVEY |
| 16. | PLANNING AT THE PROJECT LEVEL |
| 17. | IMPLEMENTATION PLAN |
| 18. | ORIENTATION, FIELD VISIT AND FOLLOW UP |
| 19. | ORGANISATIONAL STRUCTURE & NON-FORMAL SOURCES OF POWER |
| 20. | TRAINING REQUIREMENTS |
| 21. | MODALITIES OF TRAINING THE RESIDENT COMMUNITY VOLUNTEERS |
| 22. | COMMUNICATION SKILLS AND METHODS. |
8.6 Financing

i. 20% from high comm. & other profitable uses at city level.

ii. 30% from com.use & HIG from within the project.

iii. 25% from plan funds.

iv. 25% from beneficiaries.
9. SOLUTION

9.1 Perspective Plan of Delhi-2015 A.D.

1. Background: Present population 15 M & by 2015 A.D. 30 M.

For this 1650 Mgd water, 1200 mgd sewer & 8000 MW power & 40 M. Passenger trips & between 80-90% area of the NCTD.

THIS IS A HUGE TASK & WOULD UPSET THE ENTIRE SYSTEM OF DELHI.
9.2 NCR AS AN IDENTITY

Legal, Political & Economical

9.3 Settlements & Infrastructure

Development of the counter magnets, Priority cities with all types of infrastructure:

i. Physical Infrastructure: Water, Sewer, Drainage, SWM, Power, Road, Rails, Urban rails, flood protection works.

iii. **Economic Infrastructure**: Work places to increase GDP & per capita income.

iv. **Ecological Infrastructure**: To stop and control water, air, noise and soil pollution.

v. **Emergency Infrastructure**: Earthquake, Cyclone, Fire, Drought, Flood.
9.4 Participatory Model for land acquisition & development

9.5 Involvement of Pri. Sector & Joint Venture

9.6 Other points
As given in para 8.
SURVEYS OF JHUGGIE CLUSTERS
Growth of squatters during the last four decades

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The bar chart illustrates the number of clusters for different types of pollution. The types of pollution include:

- Dust
- Fire hazard
- Water stagnation
- Smoke
- Smell
- Noise

The x-axis represents the number of clusters, ranging from 0 to 30, and the y-axis represents the type of pollution. The chart shows that the types of pollution with the highest number of clusters are Fire hazard and Smell, followed by Water stagnation and Noise. Dust and Smoke have the lowest number of clusters.
Type of Structure of Shanty (Jhuggi)

- Katcha mud & thatched roof: 73.54%
- Khokha: 10.50%
- Brick & mud wall asbestos roof: 14.40%
- Pucca wall asbestos / tin roof: 1.47%
Use of Shanty (Jhuggi) in 29 Sample Clusters

92.61% Residential
1.97% Commercial
1.47% Residential / Commercial
3.97% Others
Size of Family (members) in 29 Sampled Clusters
No. and %age of Earners in 29 Sampled Cluster

Earner

Non Earner
Reasons of Migration in Delhi

Percentage of Family

- Employment: 70%
- Economic: 20%
- Social: 10%
- Others: 5%

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Year of Migration of Squatters to Delhi

- Upto 1978: 2.1% (619)
- 1977-79: 16.6% (4969)
- 1980-82: 45.3% (135930)
- 1983-till date: 33.6% (10006)
- NAC: 2.4% (710)

No of Families (in thousands)