

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

24-08-2001

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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 lacs 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.**

5.3 Urban Functions(20)

(1) Water, (2) SWM, (3) Sewerage , (4) Storm W drains , (5) Power, (6) Gas, (7) P& T, (8) Protection of Env. to control water, air, soil & noise pollution, (9) T& T via rails, (10) U. Rails, (11) Preservation of monuments, (12) Acqu. of land & allotment of alternate spaces, (13) Education, (14) Health,(15) Security , (16) Justice, (17) Safety, (18) Recreation, (19) CSC's. (20) Shelter

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,

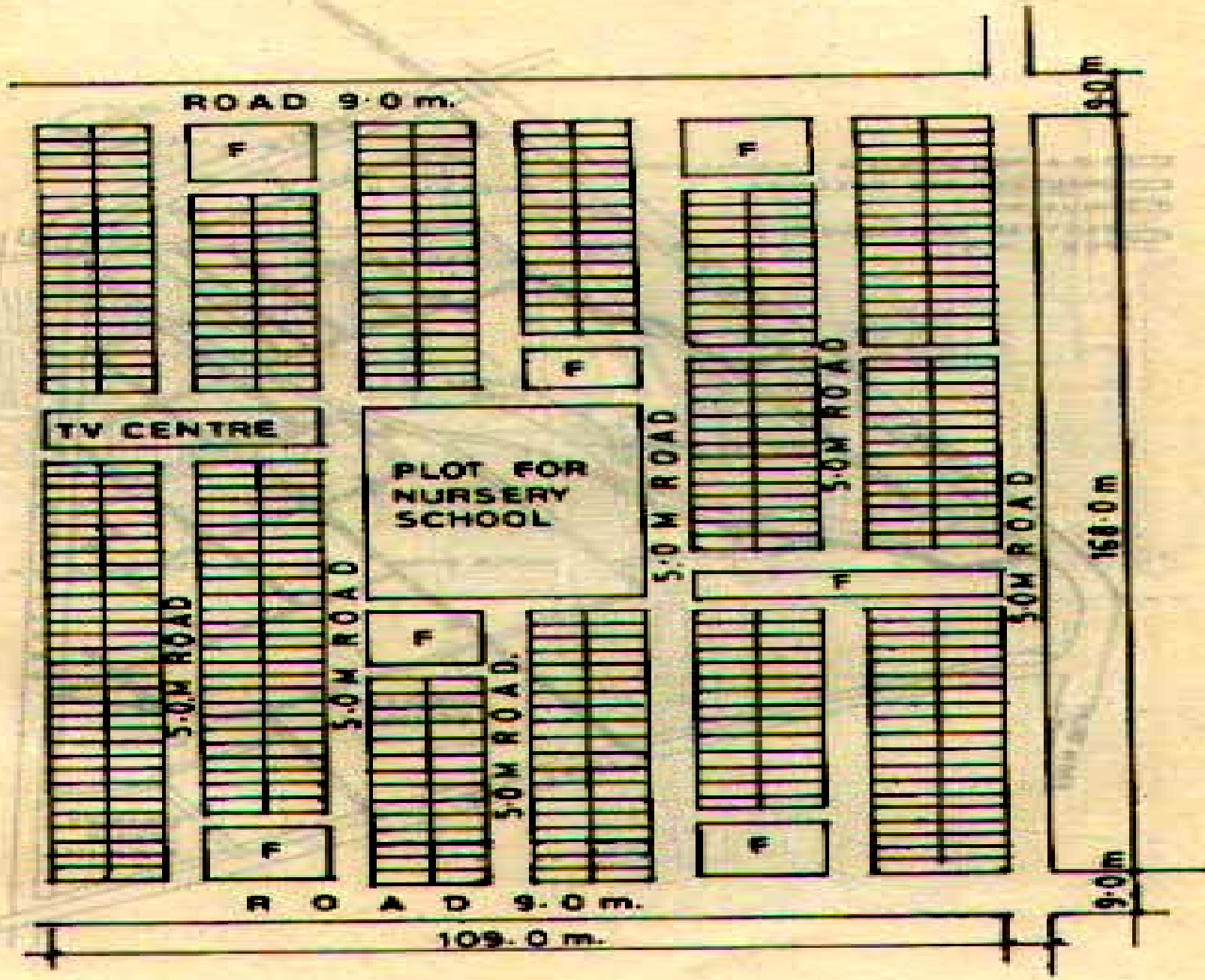
20% = community facilities,

16% = parks, & open spaces

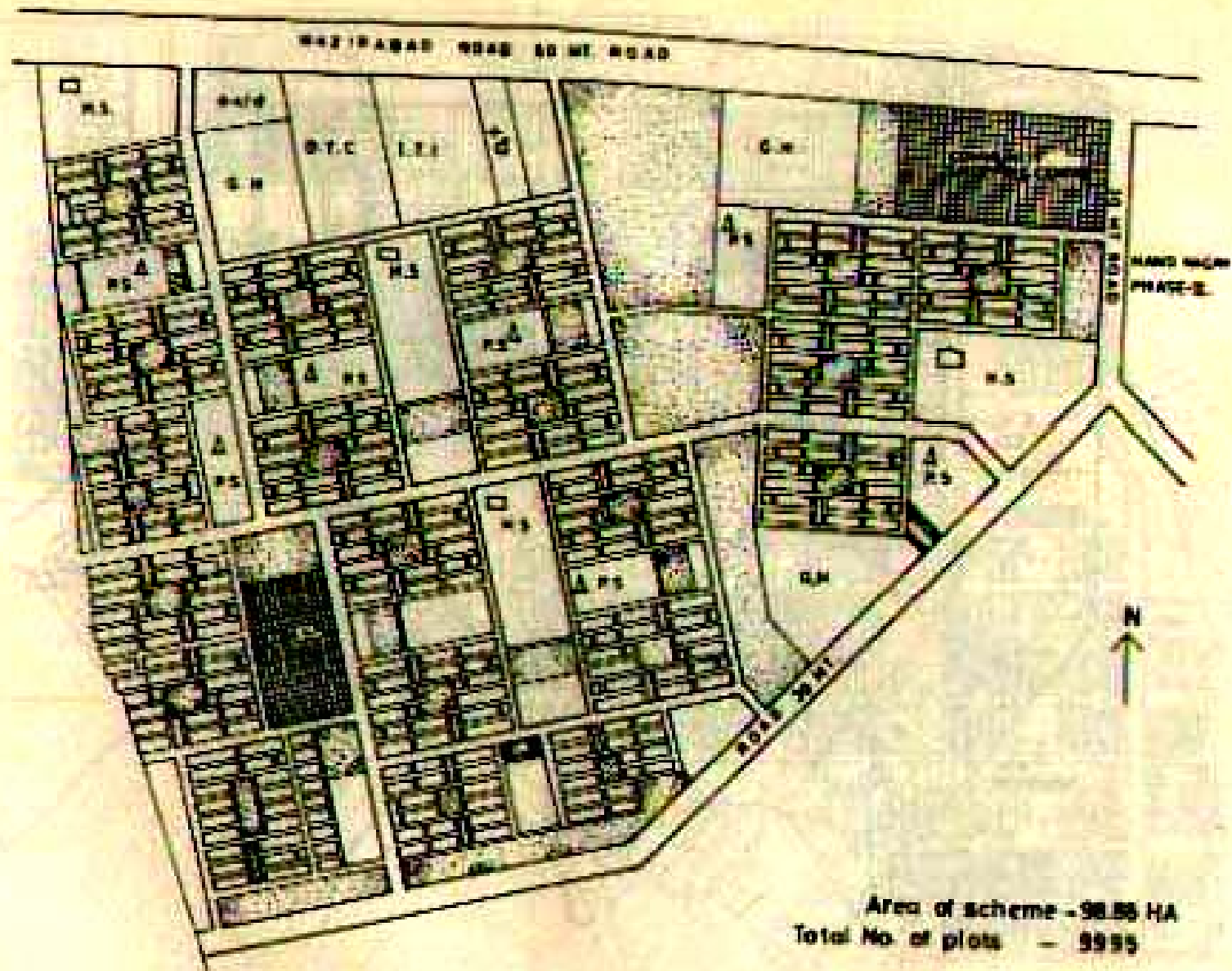
4% for commercial use.

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.



MAP 34.7 : Nand Nagri Resettlement Colony Delhi

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

During Late 70's

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.

1.	Dakshinpuri & Extn.	65.37	12300
2.	Khanpur	7.15	1378
3.	Chaukhandi	6.55	1534
4.	Khyala Complex	20.00	3362
5.	Gokalpuri	14.86	2402
6.	Shakarpur Complex	54.03	8464
7.	Nand Nagri	50.58	1000
8.	Sultanpuri	150.72	16000

9.	Mangolpuri	177.7	3	27800
10.	Hyderpuri	57.87	6442	
11.	Jahangirpuri	132.17	22000	
12.	Patparganj Complex	168.00	25000	
	(Khichripur, Kalyanpuri, Trilokpuri)			
13.	New Seemapuri	17.74	3166	
14.	Nangloi	22.00	4472	
15.	N.G. Road	13.50	2300	
16.	Seelampur Complex	9.80	1642	
	Total	968.07	148262	

6.6 Physical Planning of Resettlement Colonies

One of the largest programme in 1975-77 in 968.07 hecats.
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

<i>Phase</i>	<i>No. of Resettlement colonies developed</i>	<i>Area (in Hect.)</i>	<i>No. of plots (21 sq.m)</i>	<i>No. of plots (26 sq.m)</i>	<i>No. of plots (67 sq.m)</i>	<i>Total</i>
I (upto 1974)	18	598.40	49019	-	3845	52864
II (1975-1980)	16	968.07	148262	-	-	148262
III (1981-1986)	9	34.96	7630	7285	-	14915
<hr style="border-top: 1px dashed black;"/>						
	43	1601.43	204911	7285	3845	216041

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.**
- ix. 'Development Control Regulations'
for Greater Bombay- March, 1991.
May be made applicable .**

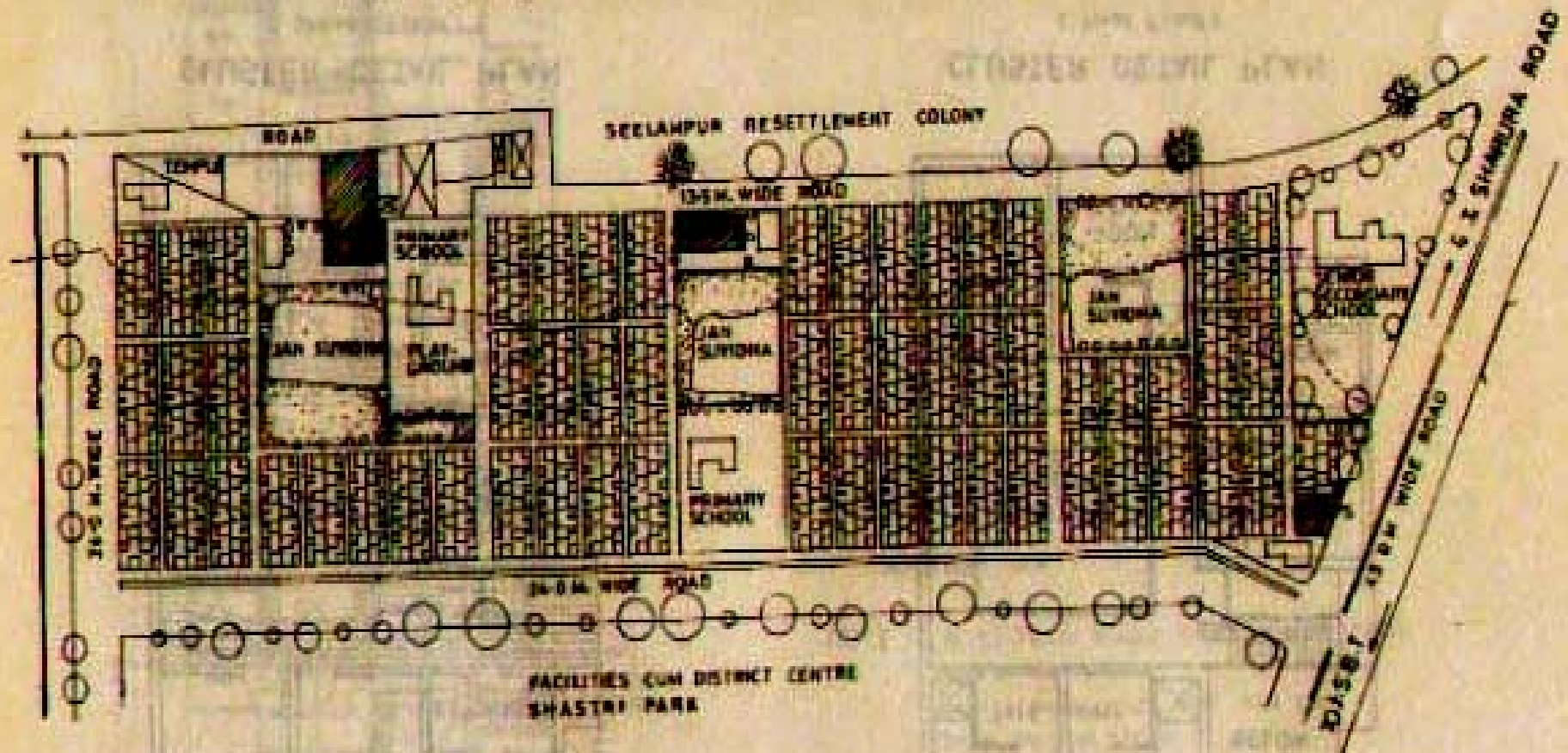
7.3 Location of the Seelam pur Complex

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

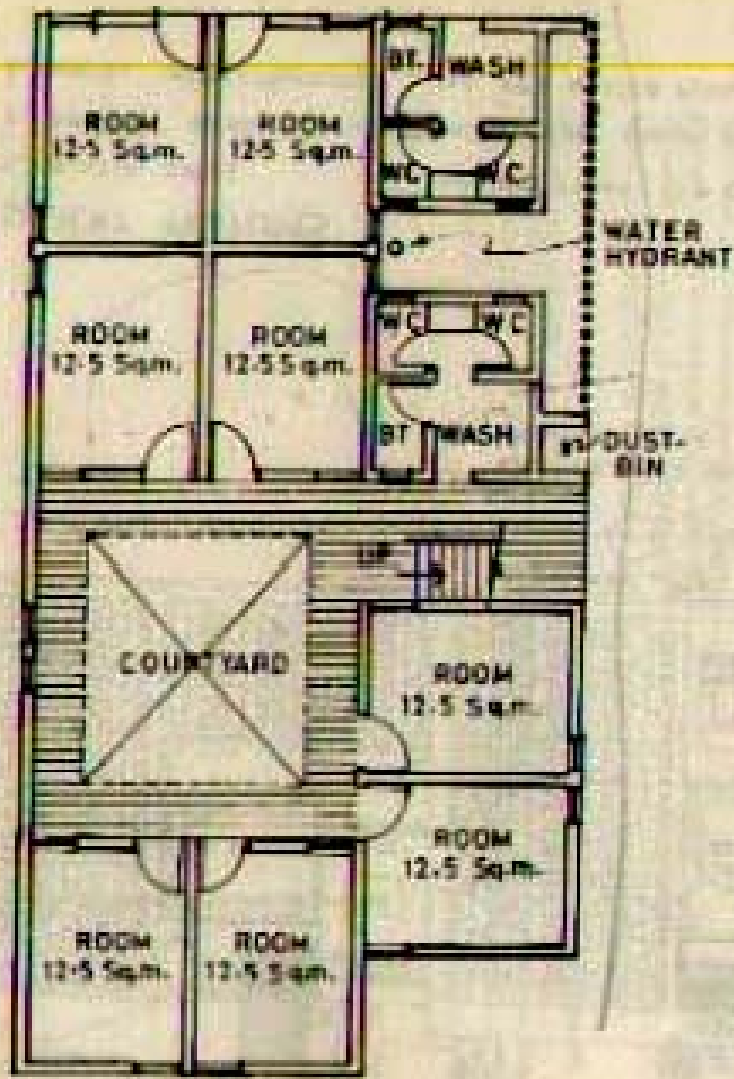
12.5 hect. For 'In/ around Situ'

MAP 32.1: Layout Plan of 'In/Around Situ' Development at Seelampur Complex

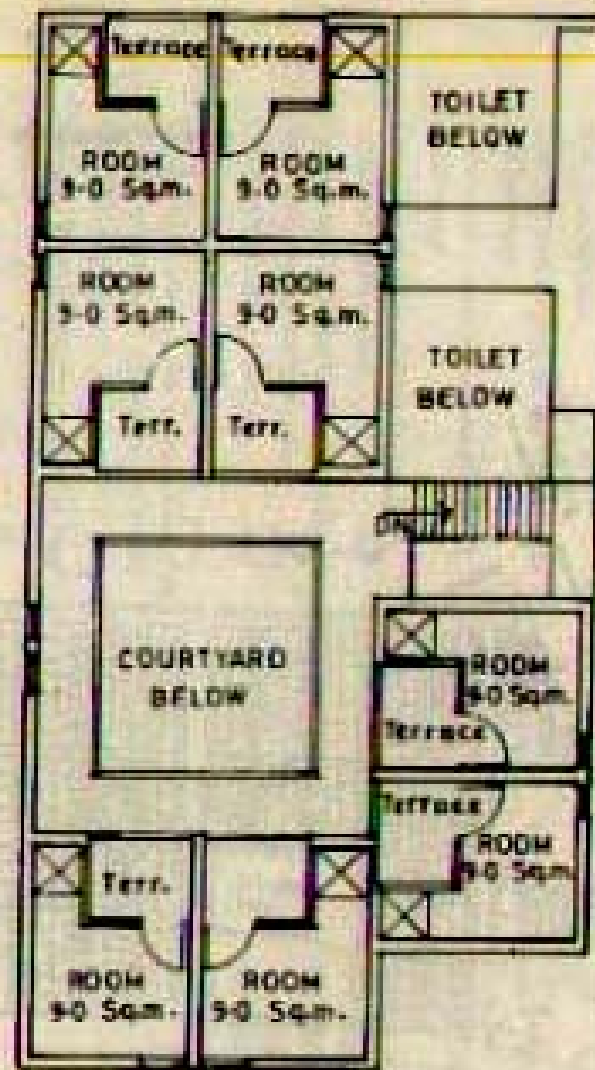


SALIENT FEATURES

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



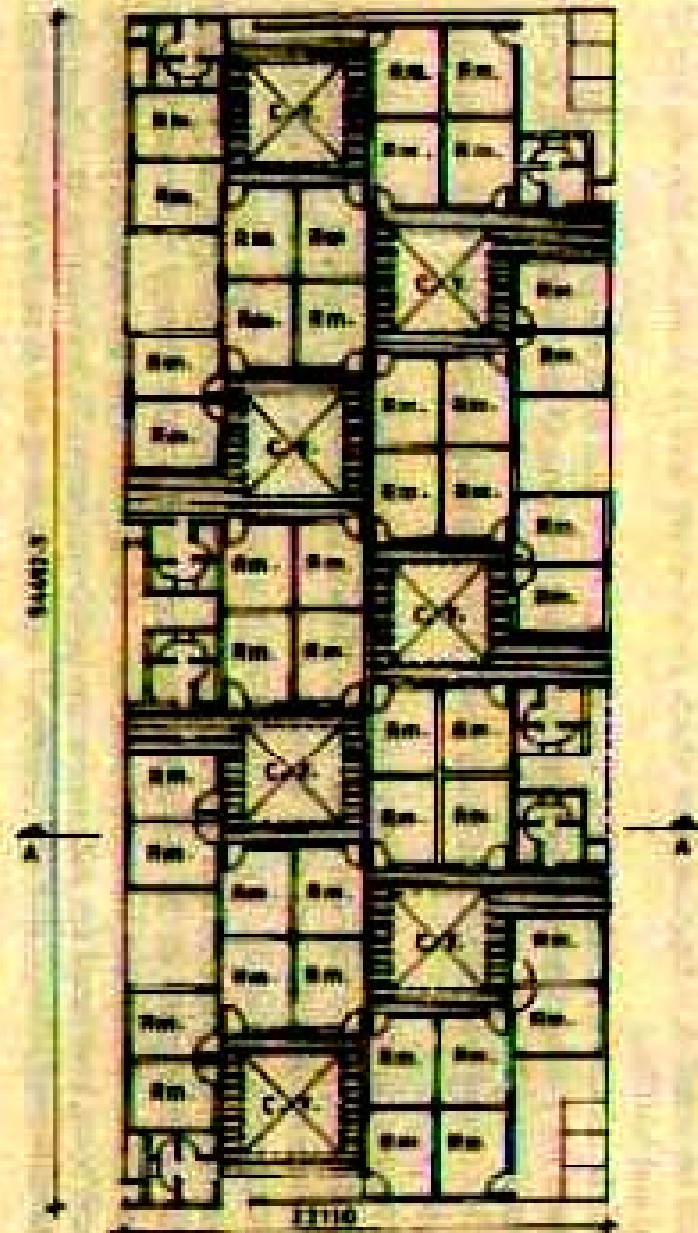
CLUSTER DETAIL PLAN
(Ground Floor)



CLUSTER DETAIL PLAN
(First Floor)

MAP 32.2: Grouping of 6 DU's Around a Central Courtyard

MAP 32.3 : Cluster Design of 42 DU's



CLUSTER PLAN.



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

<i>Area of one Unit</i>	<i>in Sq.mt.</i>
•Multi-purpose room including cooking corner	12.5
•Proportionate are of WC, bathroom and washing space which are on 'Group Basis'	2.0
•Proportionate area of common courtyard	7.0
•Total area for each unit	21.5

7.5 Proposed land use of the Scheme :

<i>Land use</i>	<i>Area in hect.</i>	<i>%age</i>
(I) Residential Area		
• Plots, toilet blocks Common courtyard	5.8	46.4
• Public and semi public facilities	3.3	<u>27.4</u>
• Road and lanes	2.2	<u>17.6</u>
• Commercial Shopping Centre (formal & informal)	0.3	2.4
• Parks and green	0.9	7.2
Total	12.5	100.0

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 exclu .
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
(d) Finance, (e) Allotment (f) Socio Economic
development (g) Any other factor.

- Interpretation of policies for individual sites
- Strategy for planning, development, construction & management.
- Involvement of Private Sector & Joint Venture.

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 Mandals. 5000 pop.**
- iii. Commu. Vikas Mandal. 15000. pop**

Maximum emphasis has to 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.**

ii. Social Infrastructure : Health, Education, Security, Safety, Justice, Recreation, Shelter.

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.

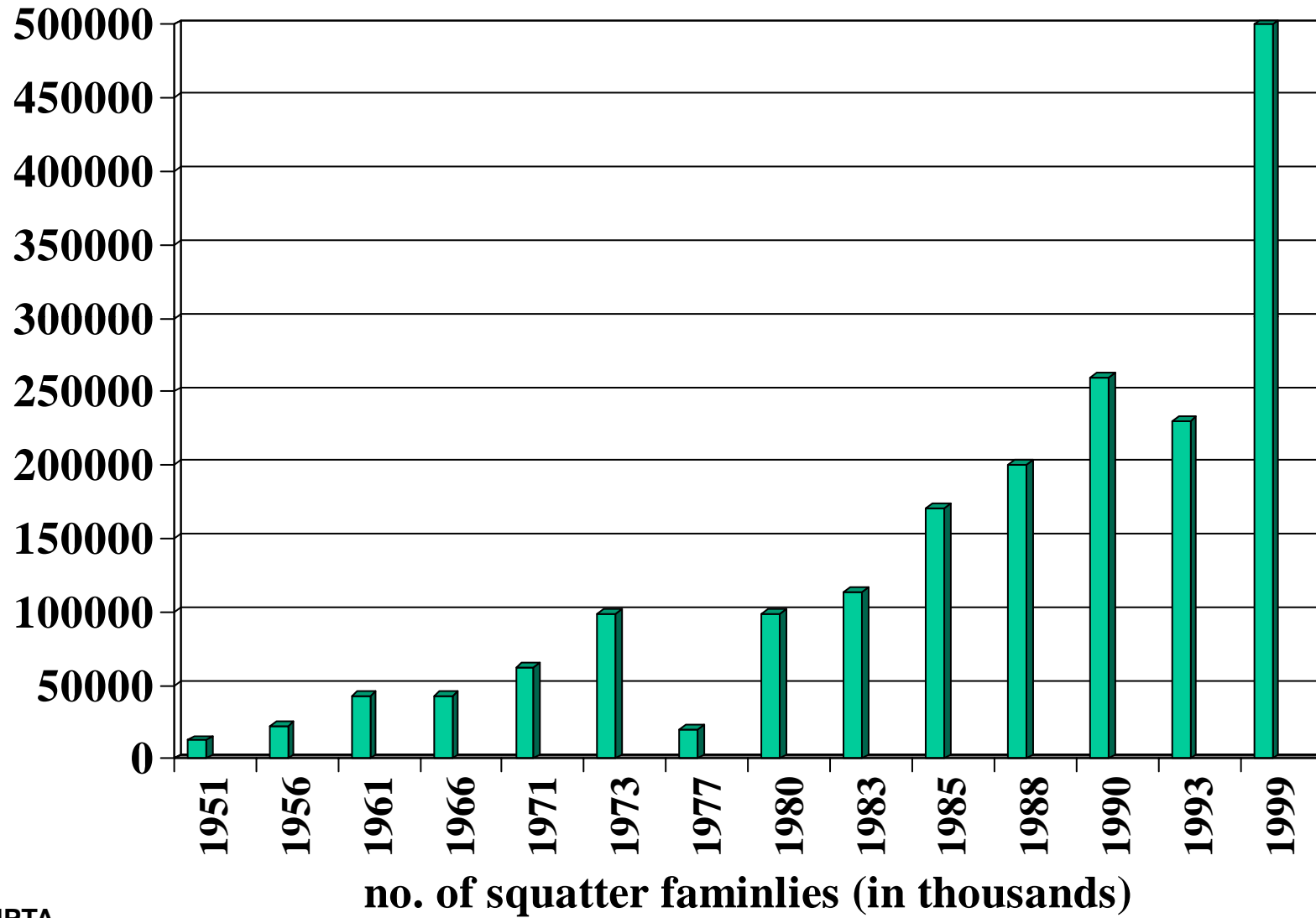
9.4 Participatory Model for land acquisition & development

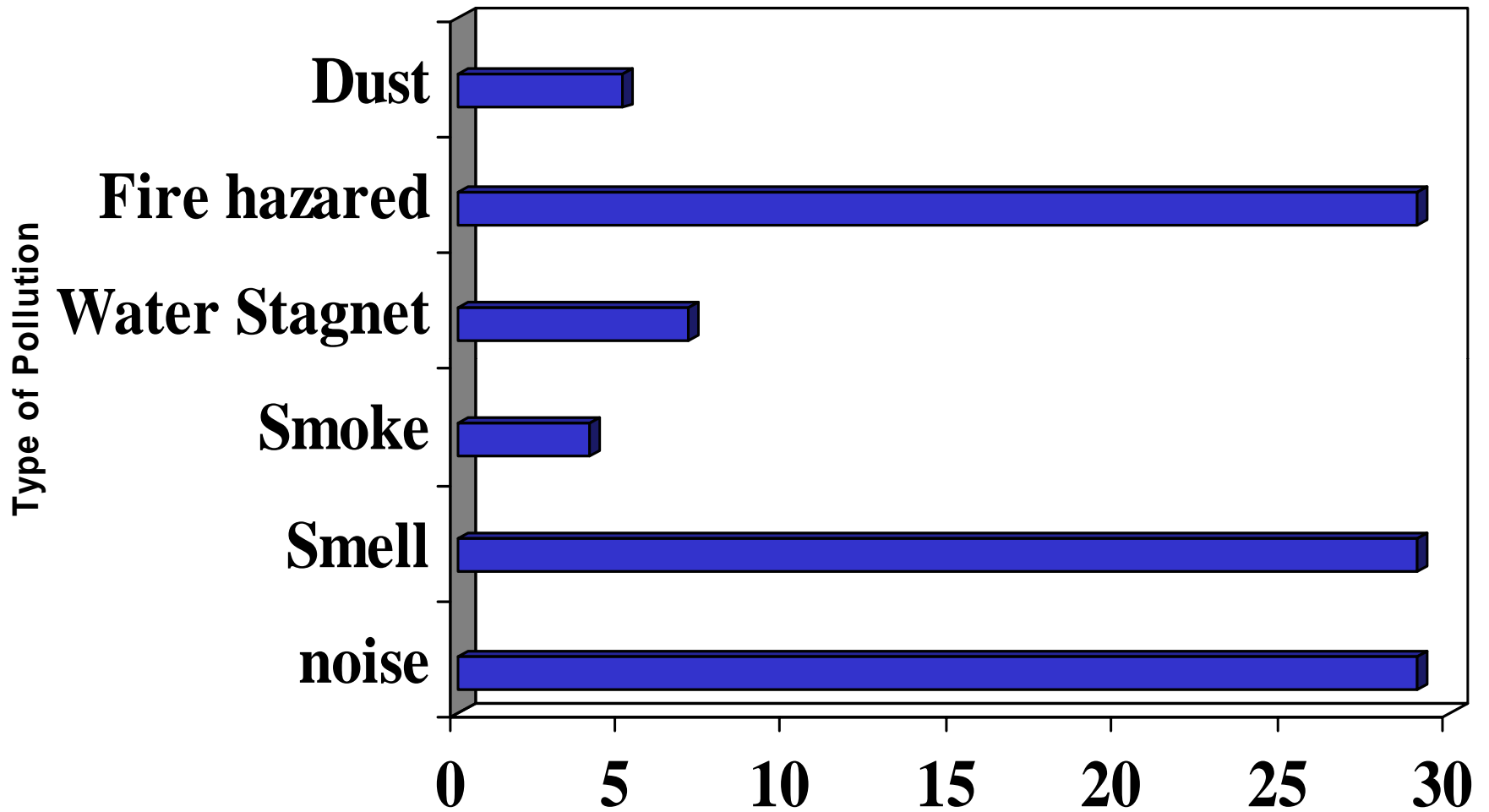
9.5 Involvement of Pri. Sector & Joint Venture

9.6 Other points As given in para 8.

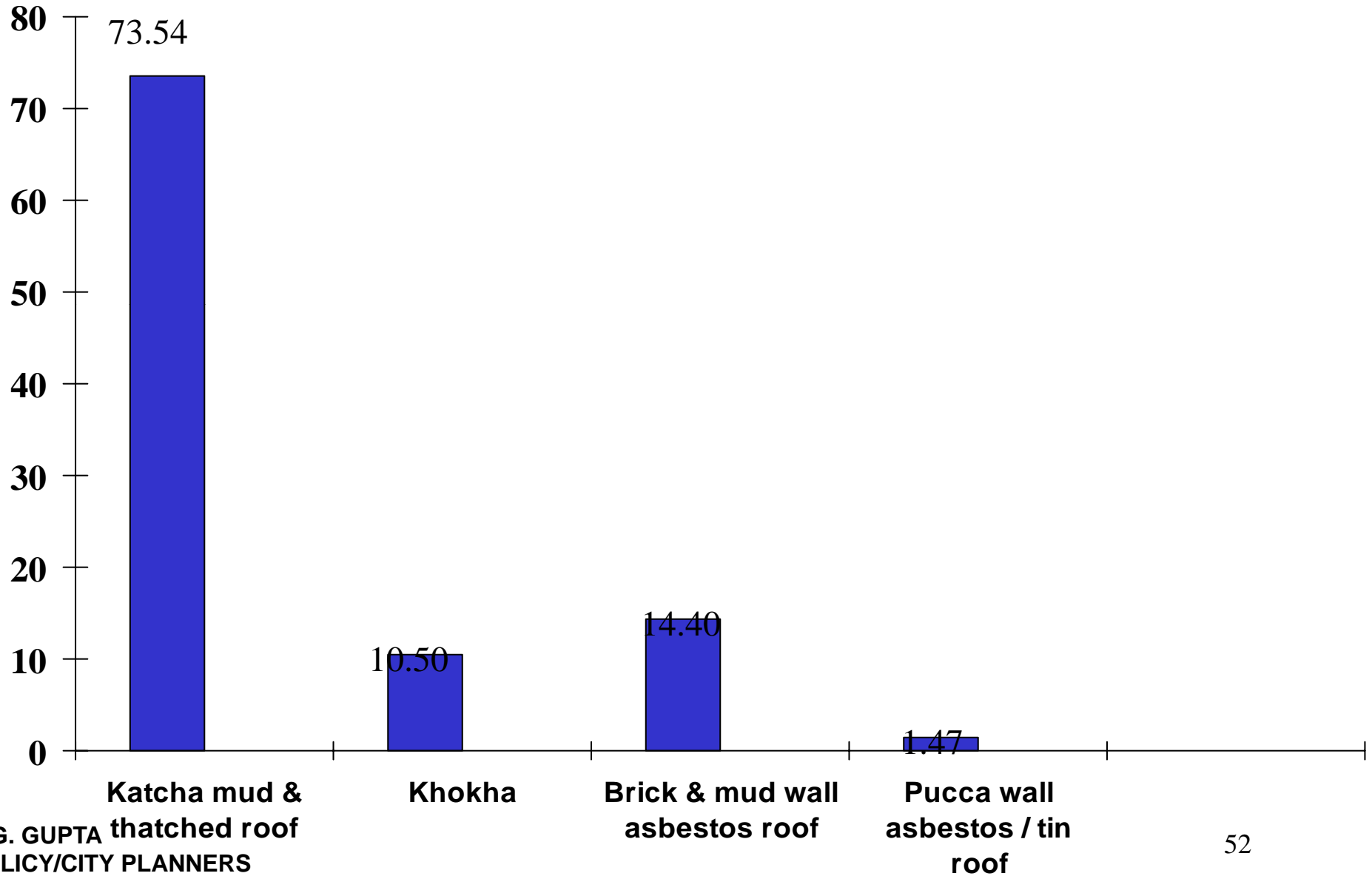
SURVEYS OF JHUGGIE CLUSTERS

Growth of squatters during the last four decades

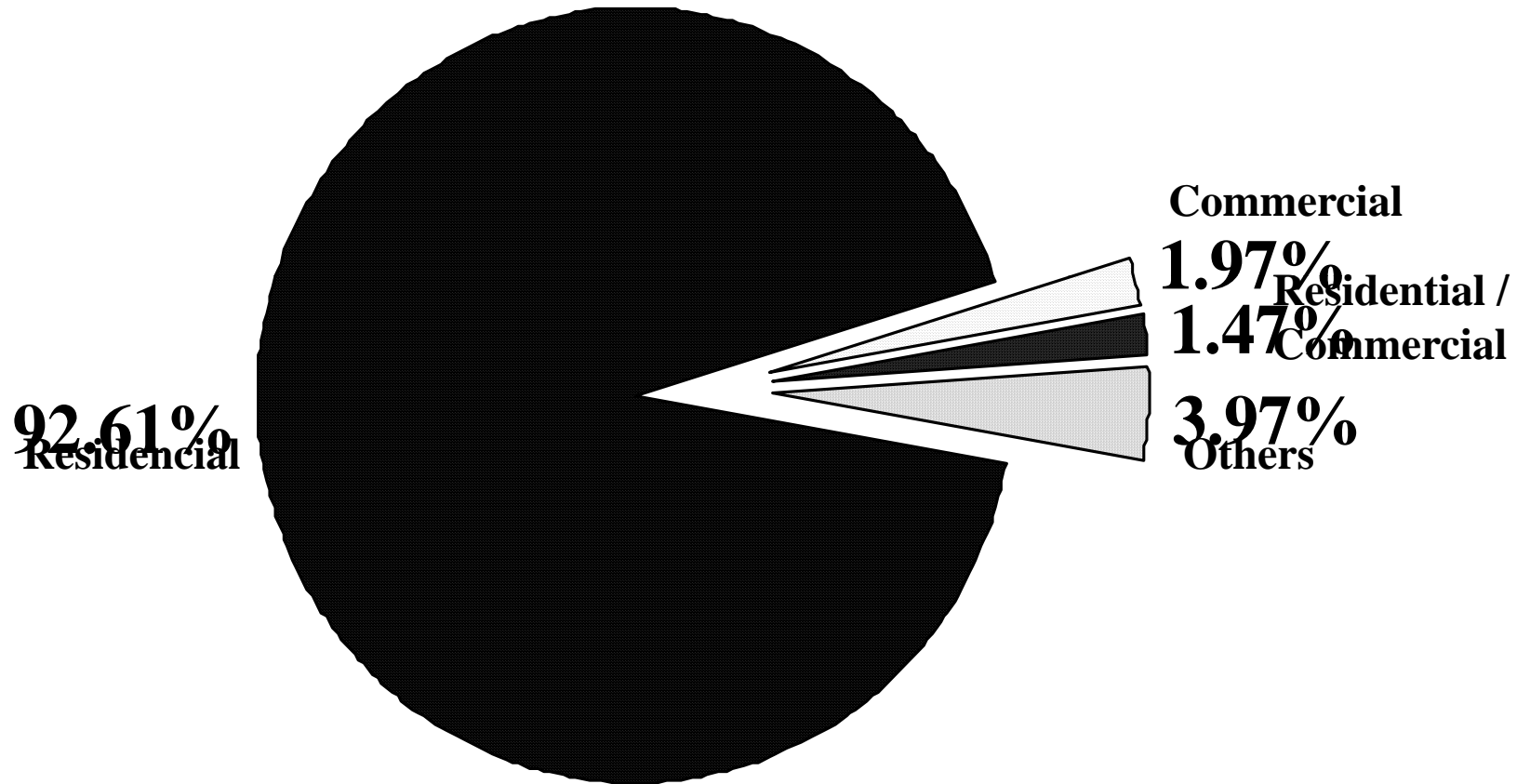




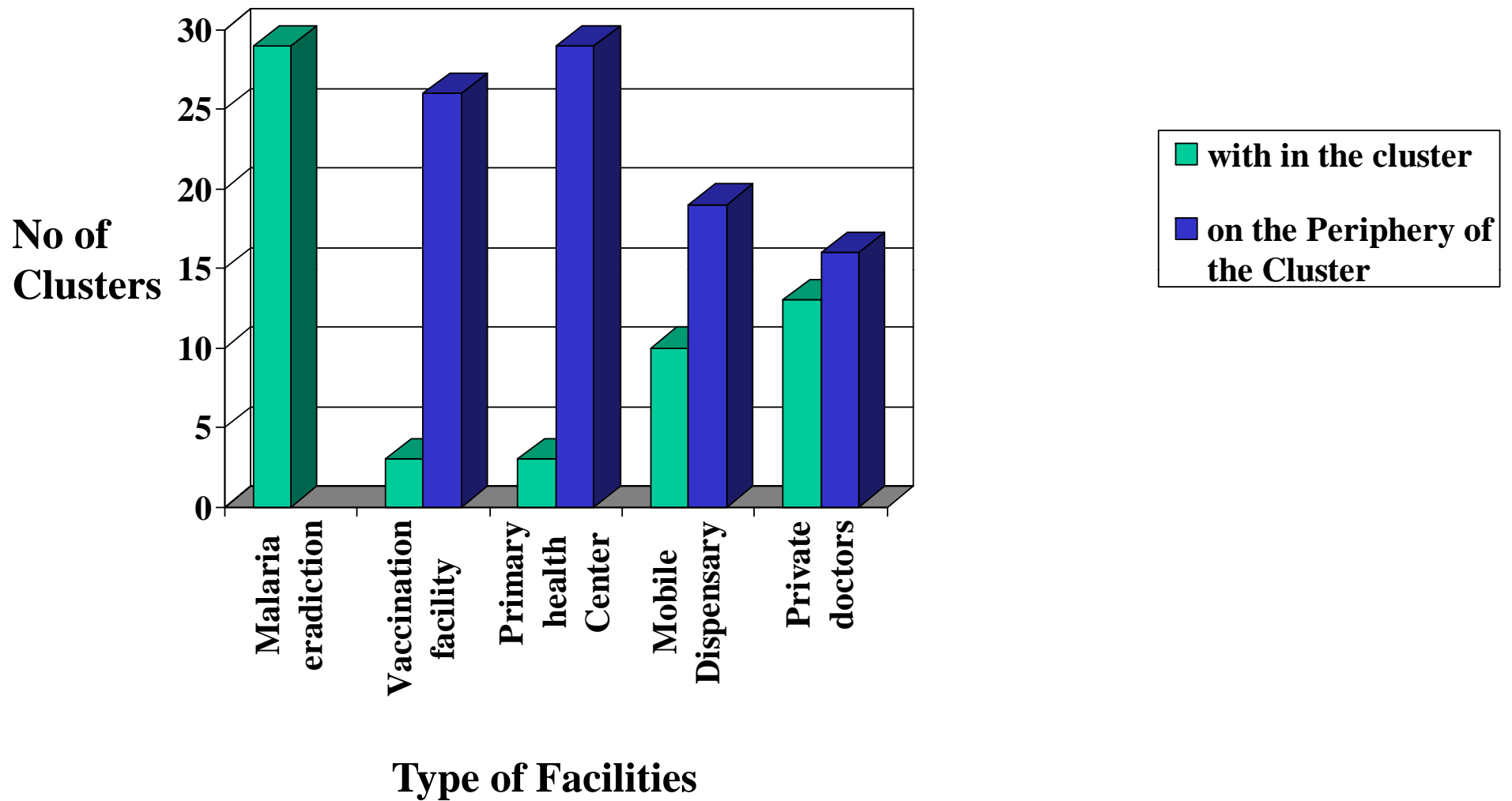
Type of Structure of Shanty (Jhuggi)



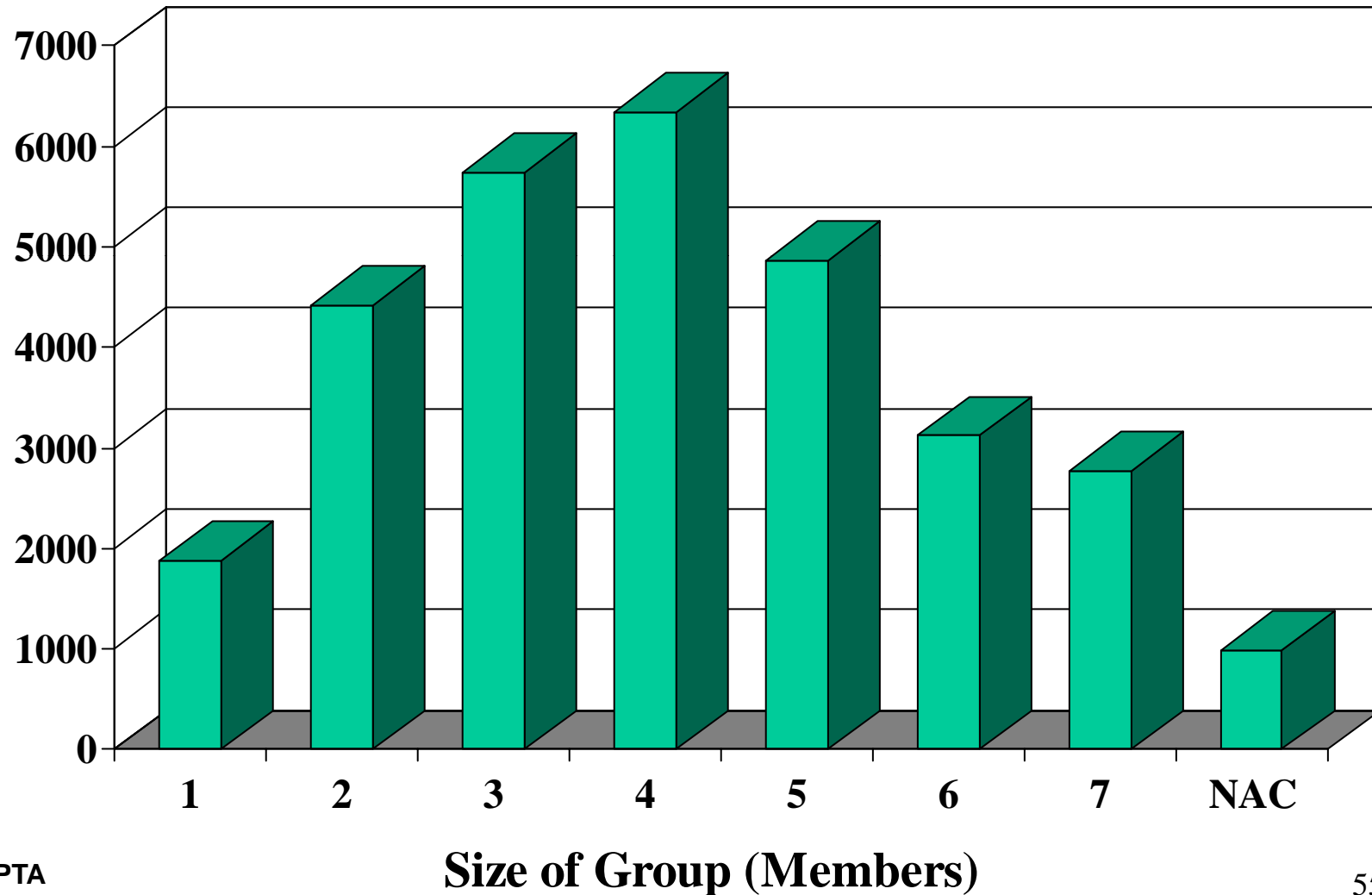
Use of Shanty (Jhuggi)in 29 Sample Clusters



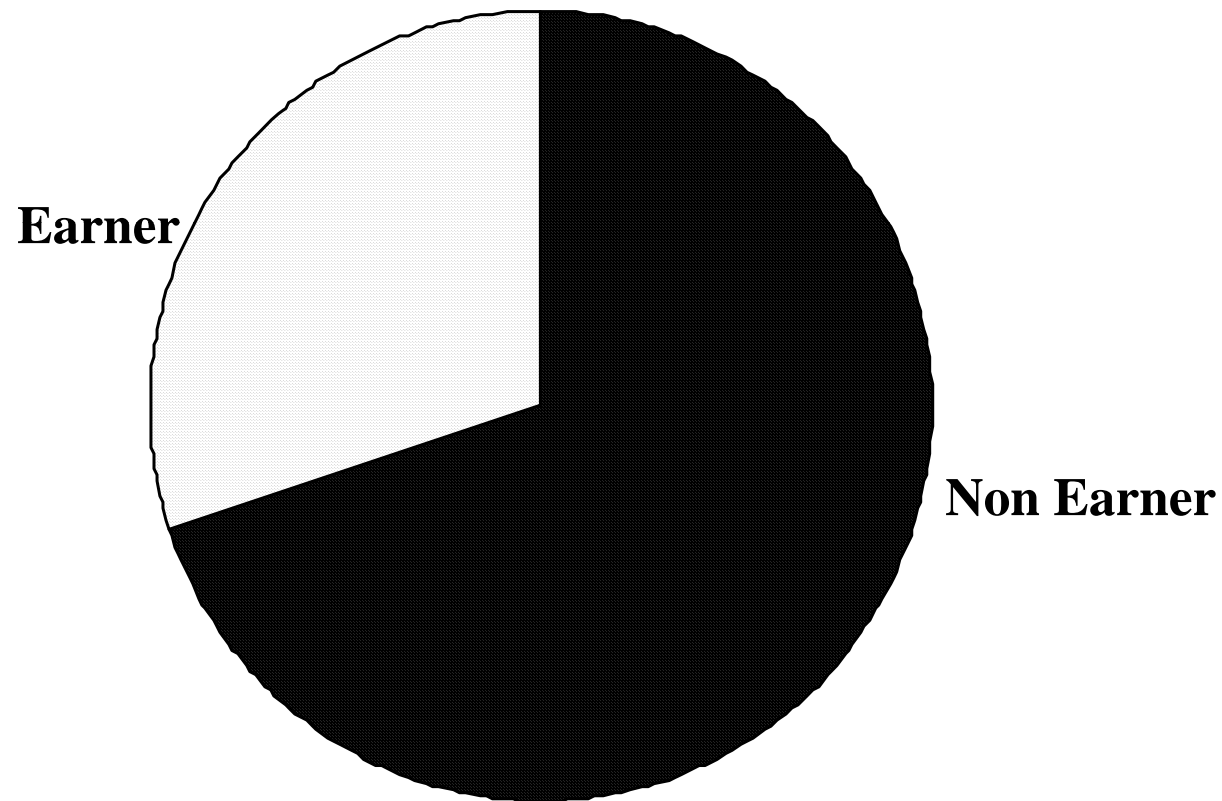
Distribution of Medical Facilities within and on the Periphery



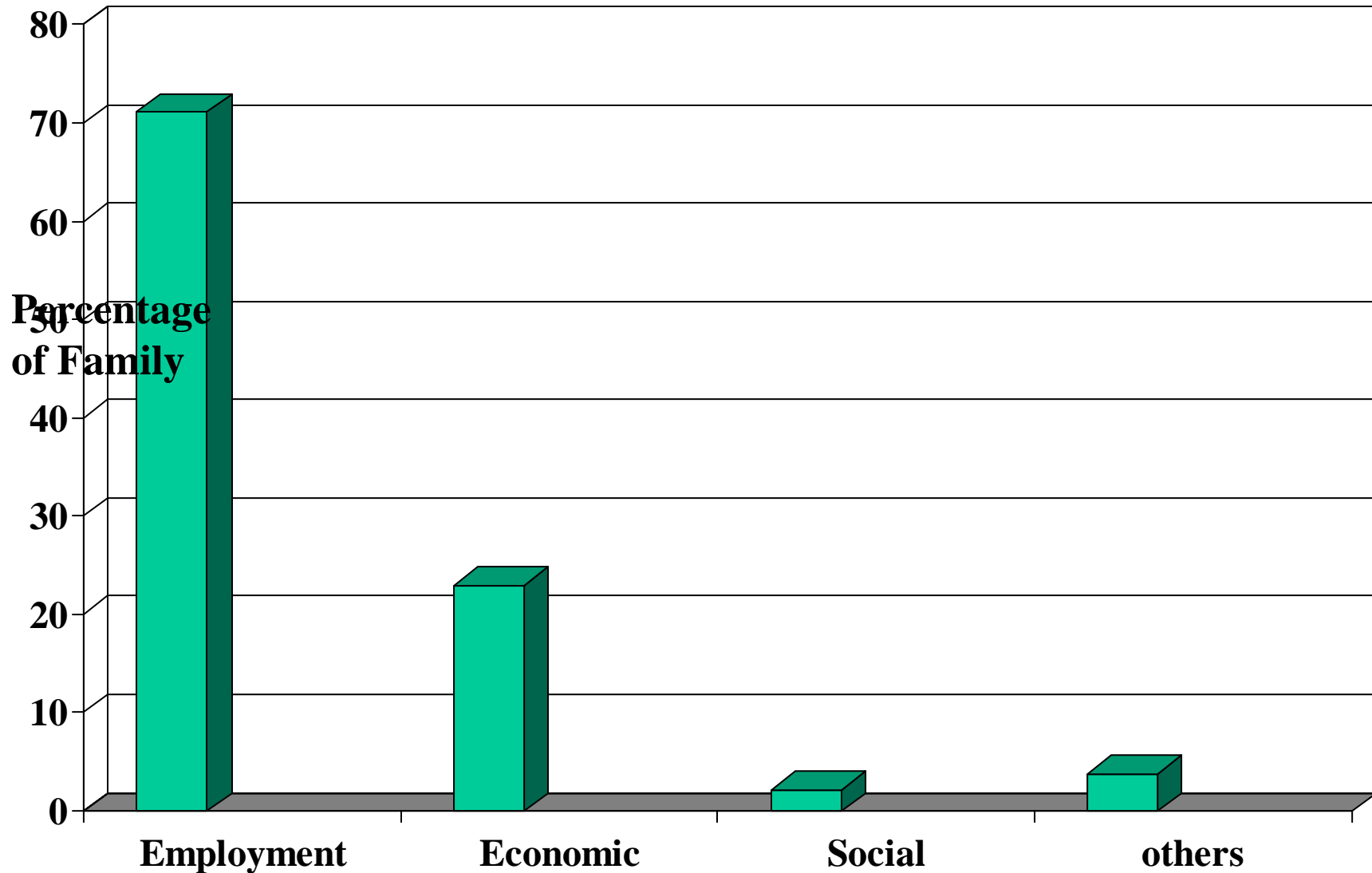
Size of Family (members) in 29 Sampled Clusters



No. and %age of Earners in 29 Sampled Cluster



Reasons of Migration in Delhi



Year of Migration of Squatters to Delhi

