

DIMENSIONS OF HOUSING DELHI- A SUPER METROPOLITAN CITY

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1. Lands

- 1.1 Position of acquired land in Delhi: To find out the actual position of acquired land, under litigation and stay orders, a Committee was constituted under the Convenorship of Mr. S.C. Gupta, Director Planning, with Secretary, DDA, and representatives of Housing, Lands, and Zonal Chief Engineers. As per report submitted on 29.6.90, position of acquired land zone – wise including under litigation/ stay orders is as under:-

SI.	Name of the Zone	Area in Hects.
1.	East	590.64
2.	North	329.49 (including Narela & Dhirpur)
3.	South-East	161.67 (including Jasola)
4.	West	2.01
5.	Dwarka (Papankala)	913.00
6.	South- West	354.30
7.	Rohini	748.00
	Total	4099.11

As these pockets include lands partly encroached, under stay orders, etc. so it is assumed that only 4,000 hect. of land would be available for the purpose of development and construction of urban space.

- 1.2 Land requirements for 8th Five Year Plan: As details given in main para-2 of the paper, 6 lakh housing units under different categories by various Government Departments, private sector and co-operative sector have to be constructed. This figure does not include jhuggi clusters where up gradation programme including small dwelling units of 10-12.5 sq.mt. would be constructed. This gives an average of 1.2 lac. dwelling units per year.

For the construction of 6 lac dwelling units, at a city density of 200 persons per hect. or 40 dwelling units per hect, quantum of land required would be as under:-

- Total number of dwelling units to be constructed in the 8 th Five Year Plan	6, 00,000
- Housing units to be constructed in jhuggi clusters and in katras where lands are already there: 80000+ 7500 =	87,500
- Balance no. of DU's for which land is required	5, 12,500
- Land requirement at the rate of 40 DU's per hect.	12,810 hect.
- Land already available with DDA	4,000 hect.
- Land already for the 8 th Five Year Plan=12810-4000	8,810 hect.

1.3 Cost of acquisition of land: - The point was debated in the meeting and decided that cost of acquisition of land would be at the rate of Rs. 16 lakh per hect. On this basis, an amount of $8810 \times 16 = \text{Rs.} 1410$ crore is required.

1.4 Revolving fund/seed capital/loan from the Central Govt. assuming that 30% of the amount would be adequate to revolve the system. So Rs. 423 crores is asked from the Central Government. This amount should be for a long duration at a nominal rate of interest not exceeding 9%.

1.5 Identification of pockets: - 8,810 hect. of land is identified and earmarked in the following three schemes and some other locations:-

1. Papankalan Part-II - about 2000 hect.
 2. Large Narela Complex from Alipur to Narela
 3. Rohini Extension
- } About 8000 hect

It is stated that the entire land of 8,810 hect, may be put under Section 4 & 6 of Land Acquisition Act in such a way that the entire land is made available up to the second year of the 8th Five Year Plan and the entire land is developed up to the fourth year of the 8th Five Year Plan.



Time schedule is as under, and be taken as commitment:-

Time Schedule

- Acquisition of land : 1990-91,
1991-92
- Planning of land : 1990-91,
1991-92

Development of land

- Trunk development : 1990-94
- Peripheral dev. : 1990-94
- Internal dev. : 1990-95
- Construction of housing units : 1990-95

2. HOUSING

2.1 Housing needs: - As per Master Plan 2001, urban Delhi in 1981 was accommodating about 11.5 lakh households in different types of houses starting from jhuggi clusters, resettlement colonies, unauthorized colonies, approved colonies, etc. It is also predicted in this plan that during 1981- 2001, 13 lakh more households would be added.

2.2 Housing Shortage:-

2.2.1 Housing shortage as predicted in MP-2001:

- 1981-86 – 3.23 lakh DUs
- 1986-91 – 3.79 lakh DUs
- 1991-96 - 4.34 lakh DUs
- 1996-2001 – 4.83 lakh DUs

2.2.2 The subject was further discussed in meetings and based on present trends and facts, housing shortage has been calculated as under:-

- i) Present housing shortage + 4.5 lakh DU's
- ii) Housing shortage at the end of 8th Five Year Plan = 8.25 lakh DU's (1995)

- present shortage= 4.5 lakh DU's
- Natural growth = 1.75 lakh
- Migration = 2.0 lakh

2.2.3 Housing Units to be constructed in 8th Five Year Plan:
DDA's plans for meeting this shortage for various categories:

i) <u>DDA</u>	
- Registrants with DDA as on 31.3.90 (SFS-25151, MIG-24129, LIG-32735, EWS-16193)	98,508
- Plots in Rohini- (45856)- 2 DU's on each plot	91,712
- 1988-89 SC/ST Registrants (Ambedkar Yojna) MIG-7000, LIG-10000, EWS-3000	20,000
Registrants with Slum Wing, DDA	27,693
Sub Total	<u>2, 37,913</u>
ii) <u>SLUM WING, DDA:</u>	
- Development of 18 sq.mt. plots of sites services	80,000
- Slum Katras	7,500
- Construction of DU's on situ in jhuggi clusters	80,000
	<u>1, 67,500</u>
iii) <u>COOPERATIVE HOUSE BUILDING SOCIETIES:</u>	
In 1983, 1411 new societies were registered with a total number of 1, 57,678 members. It is expected to allot land to 412 societies in the 8 th Five Year Plan and balance in the 9 th Five Year Plan, 60,000 DUs would be made available.	60,000
iv) DU's by other Deptts. namely Police, Employees, Housing, Institutional Housing, Safai Karamchari Housing as details given in Annexure-I.	47,500
Sub -Total	<u>5,12,913</u>
v) <u>Increment in-</u> Housing stock by individuals, co-operatives, and existing private colonies as a result of liberalization and redensitification of MPD 2001	1, 60,000
i On plotted Co-operative HB Societies	= 31,000
ii On C.H.B. Group Housing Soc	= 44,000
iii On DDA allotted plots	= 75,000
iv On plots in private colonies	= 10,000
vi Addition of housing stock due to construction in sub-standard areas;	77,500

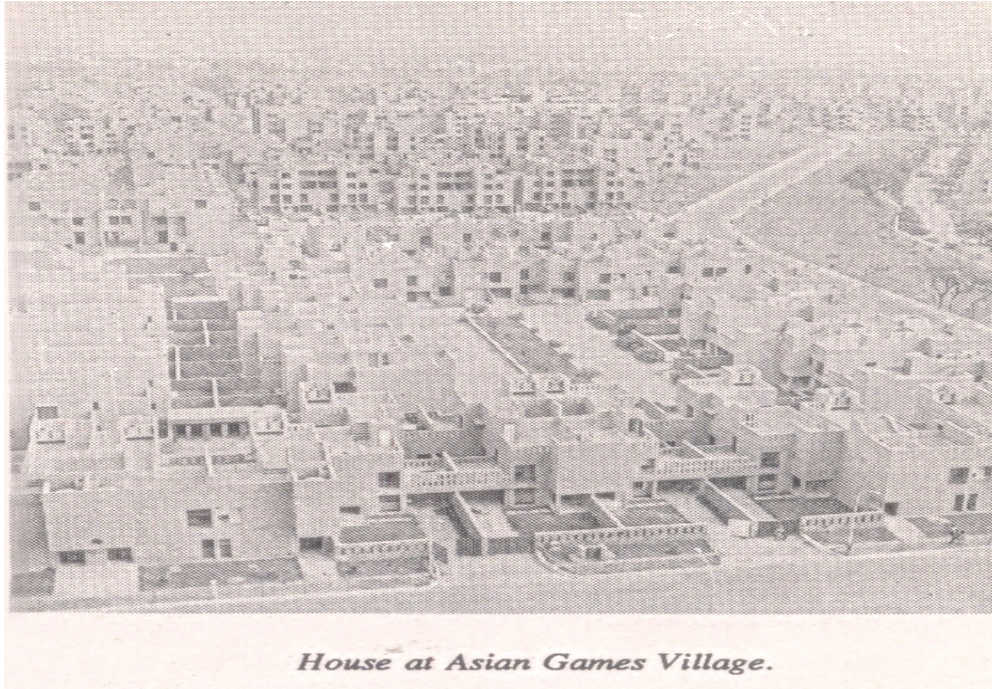
- Unauthorized regularized colonies	=25,000
- Unauthorized colonies	= 50,000
- Urban Villages	= 2,500

Grand Total 7, 50,413

- vii Construction of 5, 12,913 dwelling units in the 8th Five Year Plan with the DDA is with a break-up of 2,37,913 by Main Wing, DDA, 1,67,500 by Slum Wing, DDA, 60,000 by Co-operative Housing Societies and 47,500 by other departments of Delhi Admn. and MCS.
- viii Total added housing stock by the end of the 8th Five Year Plan would be 7,50,413 besides environmental improvement in 80,000 jhuggies in several jhuggi clusters.
- ix Land requirement is for 5, 12,500 dwelling units a details given in main para- 1, page-9 & 10.
- x Construction of dwelling units as details given in the 8th Five Year Plan would adequate to allot houses to the registrants of different categories with the DDA and Slum Wing, DDA, shifting of jhuggi families from project sites after allotment of plots of sites & services, construction of small housing units on situ on jhuggi sites, allotment of land to Co-operative group housing societies, allotment of land for the construction of houses of other categories to MCD and Delhi Admn, like for police, institutional housing, employee housing and safai karamchari housing. Registrants getting DDA houses would be vacating present occupied dwelling units which would be occupied by others and on this basis the cycle would continue. Like this, housing stock added as details given above would be adequate to solve housing problems of Delhi.

2.3 New Strategies proposed to achieve housing targets:

1. Involvement of NGOs.
2. Formulation of multi-purpose cooperative societies.
3. To charge part of cost of rehabilitation of jhuggi families from projects owning authority.
4. To explore possibilities of construction of small dwelling units on jhuggis sites. In this respect, only limited success is expected.
5. Planning and development would be on integrated basis and in most of the future schemes of DDA distribution of net residential land would be as under:-
 - 40% for Co-operative house Building Societies (including government departments).
 - 20% for DDA Group housing.
 - 20% for plotted development.
 - 15% for jhuggi dwellers.
 - 5% for auction.



Subject to above conditions, for rehabilitation of jhuggi families on sites and services plot, net required developed land would not be more than 100 hect. per year.

6. More emphasis would be paid to plotted development rather than group housing due to following reasons:-
 - Maintenance of common areas and services is easier.
 - Better urban form.
 - Less involvement of public agencies who should act only as facilitators.
 - More number of housing units in limited financial resources.

So chance may be given to registrants to opt for conversion from group housing system to plot housing system.

7. New types of housing may be started, some of the names are given under:-
 - Pre-fab construction.
 - Skeleton housing.
 - Incremental type of housing.
 - Lump sum contracts and turn- key projects.

8. Involvement of more and more private sector with a competitive spirit and not a conflicting one, with proper controls.
9. More and more R & D and for this, Slum Wing, DDA has started 4 to 5 Building Research Centres. Main DDA is also going to start R & D on many subjects and for this Plan Funds are being asked.
10. Detailed planning and making available main building materials, namely- bricks, cement, steel, timber, plastic and pipes should be undertaken. For the construction of 6 lakh dwelling units in 8th Five Year Plan, each of average 50 sq.mt. plinth area, 16 billion bricks, 5 million ton cement and 8.5 lakh ton steel is required. For this continues efforts have to be made.
11. Maintenance of services of all types of houses by MCD rather than by DDA.

DETAILS OF HOUSING:

2.4.1 By Slum Wing, DDA:

1. Relocation Scheme:

It is estimated that at present there are about 2.4 lakh jhuggi families out of which 80,000 are situated on project sites and as such have to be shifted to developed plots of sites and services during the 8th Five Year Plan period. For this 80,000 plots at the rate of 16,000 per year, each of about 18 sq.mt would be developed with physical infrastructure on group basis and social infrastructure on Master Plan-2001 reduced norms on the pattern of 1975-76. For this, separate details are being worked out by Slum Wing, DDA.

2. Onsite development and construction of small dwelling units on Prayog Vihar /Ekta Vihar Pattern:-

Under this category, it was proposed to construct 16,000 small dwelling units of 10 sq. mt/12.5 sq.mt., based on the experiment done by Slum Wing, DDA in Prayog Vihar, Ekta Vihar & Rohini. Day by day, implementation of the scheme has become difficult, so only few thousand may be covered under this category and the balance would be given environment improvement as in third categories. For economics point of view, construction of 16,000 dwelling units has been taken.

This entire system of development/ construction would be with the help of cooperative house building societies. Funds for the

development of land would be from Plan Funds of Delhi Admn. and construction of dwelling units from institutional finance i.e. HUDCO and other financial institutions.

3. **Environmental Improvement Programme in jhuggi cluster:-**

There is a programme of development of infrastructure in the category of environmental improvement by the way of – (i) construction of brick Kharanjas (ii) water hydrants/hand pumps (iii) street light (iv) dhalaos and (v) drainage. For this, Slum Wing, DDA gets a fund at the rate of Rs.2500/- per family.

Under low cost sanitation, a separate plan fund is also provided by Delhi Admn. to Slum Wing, DDA for the construction of Sulabh Shauchalayas.

In the 8th Five Year Plan, E.I. would be at the rate of 16,000 families per year or more depending upon achievement in the third category. This figure has not been added up in the housing stock to be constructed at the average rate of 1.2 lakhs per year during the 8th Five Year Plan.

4. **Structural improvement and reconstruction of Katras:-**

This will add improvements or construction of another 1500 dwelling units per year based on following three patterns:-

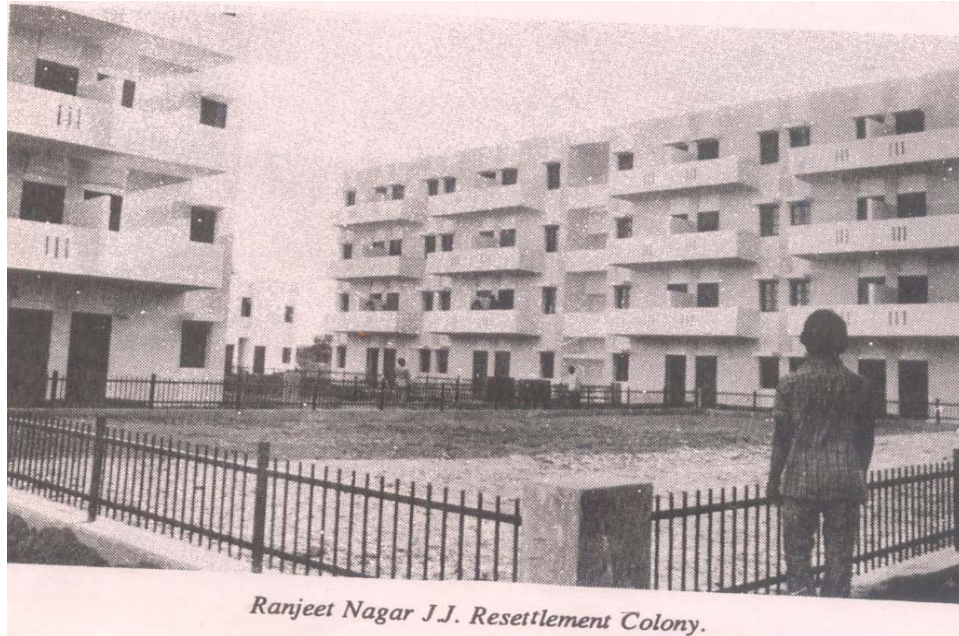
-	Repair of Katras by Slum Wing, DDA	600 units
-	Reconstruction of houses by Slum Wing, DDA	200 units
-	Reconstruction of Katras and other properties by private people with the help of N.O.C. (now this work has been transferred to MCD).	700 units

2.4.2 **DDA Housing:**

Group Housing to be constructed by DDA is proposed to be with a break-up of 15% for EWS/Janta, 35% for LIG, 30% for MIG and 20% for HIG (SFS). On this basis, 1.2 lakh houses if constructed would complete the entire pending list of registrants. This year, DDA would be able to construct only 14,000 housing units and its shortfall would be compensated in the following years as per figures given under:

- 1990-91: 12,500 Details have to
- 1991-92: 19,000 be worked out
- 1992-93: 26,000 by various Zonal
- 1993-94: 26,500 Chief Engineers
- 1994-95: 36,000 of DDA

1, 20,000



2.4.3 Cooperative Sector Housing with the help of DDA :

- Registration of plots housing cooperative societies was banned in 1961. Allotment of land on the basis of plotted development was made to Group-I, Group-II, Group-III and Group-IV Cooperative Societies. In the first three categories, 37 cooperative societies were allotted land. In Group-IV Cooperative House Building Societies, made allotment to 84 societies. Total number of housing units made available by these plotted societies is 56,000 taking average of two dwelling units on each plot. Now 31,000 additional dwelling units can be added.
- From 1972, registration of group housing societies was started. In the first phase, 79 group housing societies was started. In the first phase, 70 group housing societies were registered and 80 hect. of land was allotted to them to get about 10,000 dwelling units.
- In the second phase of group housing societies, in the year 1979-80, 424 societies registered and an area of 400 hect. was allotted to them to provide a housing stock of 72,000 DU's.
- Third registration which is the last one was started in the year 1983-84 and more than 1400 group housing societies were registered. In the registration, about 1, 57,678 members are there. It is expected that housing units would be constructed by them in the 8th & 9th Five Year Plan.
- From the above figures, it is clear that role of cooperative sector is very important. In the 8th Five Year Plan, it is proposed to construct 12,000

houses per year by various cooperative house building societies to add 60,000 houses during this plan period.

- Experience of the last 20 years is that development and construction of houses in cooperative sector is hampered due to following problems:
- Non-handing over possession of land in time.
- Non-laying of peripheral and trunk services in time.
- If cooperative sector has to be given a boost, then detailed plans should be prepared well in advance for the 1400 societies to whom developed lands have to be allotted.

2.4.4 HOUSING IN PRIVATE SECTOR BY INDIVIDUALS (of course with the help of DDA):

Housing in private sector on the plots to be developed by DDA:

It is expected to release 9,000 plots every year of different sized measuring 32 sq.mt. 48 sq.mt. 60 sq.mt. and thus adding up 18,000 dwelling units of different sizes in private sector, assuming that two dwelling units per plot would be added in this Five Year Plan and the third dwelling unit per plot in the 9th Five Year Plan.



A Community Centre for slum dwellers developed by D.D.A

TYPES OF HOUSING IN DELHI INCLUDING DDA**Amount of Sources of Funds:**

Sources of funds under 15 schemes are as under. It includes cost of internal development and construction, but not cost of acquisition of land, and cost of peripheral & trunk development. Cost of trunk development has been given in main para-4 under the head physical infrastructure while the cost of peripheral development in main para-6 under the head financial planning.

Sl. No.	Name & description of the scheme	Plan funds 8 th Plan	Pvt. Funds including institutional finance
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BY SLUM WING, DDA:

1.	Relocation Scheme: Development of 80000 plots each of 18 sq.mt in 20,000/-, Rs.10000/- will be granted from the Central Govt. and balance from other sources.	48	96
2.	Onsite development & construction of DUs on Prayog Vihar Pattern : 80000 DU's each at an average cost of Rs.10,000/- from plan funds & Rs.12,500 from private sector.	80	100
3.	E.I. Housing in jhuggi clusters for 80,000 families	As details given under the head	Standard Areas"
4.	Other EWS Housing: 15,000 housing units in 5 years at the Rate of Rs. 48000/- each unit including cost of acquisition, Development & construction with institutional & Beneficiary, finance.	-	72
5.	Structural Improvement & reconst. of Katras:		
a.	Repair of 3000 DUs in Katras at the rate of Rs.10,000/-	3.0	-
b.	Reconst. of 1000 housing units at the rate of Rs. 60,000 with a grant of Rs.10000/- and be balance to be invested by private people.	1.0	5.0
c.	Reconst. Of 3500 units by issuing NOCs at the rate of Rs. 1 lakh per unit.	-	3.5

BY DDA:

6.	DDA Housing : Construction of 1, 20,000 DUs each at an average cost of Rs.1.5 lakh. (There is a thinking of formulation of a new scheme of construction of EWS Janta houses by main DDA with partial help of Plan Funds. Once the scheme is approved then it would be	-	1800
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incorporation in this Plan).		
7. Cooperative Housing: Construction of 60,000 DUs each at an average cost of Rs. 1.5 lakh.	-	900
8. Employees Housing: 20,000 DUs each at an average cost of Rs. 1 lakh, including 500 DUs for DDA.	200	-
9. Institutional Housing: Construction of 2500 DUs at an average cost of Rs 1 lakh.	-	25
10. Police Housing: Construction of 2500 DUs each at an average cost of Rs. 50,000.	12.5	-
11. 2500 Houses for Armed Forces		Special Funds'
12. Construction of tenements in urban villages and development of plots in rural villages for labourers at the rate of 500 units each giving total number of DUs 1,000.	5	10.0
13. Construction of 20,000 dwelling by MCD & NDMC for Safai Karmacharis based on hire purchase system. Total cost of the scheme is Rs. 305 crore and for this a seed capital of Rs. 40 crores is requires.	40	265
<u>HOUSING IN PRIVATE SECTOR WITH THE HELP OF DDA:</u>		
14. 1, 00,000 DUs in private sector on 50000 plots to be developed by DDA at the rate of Rs. 1.5 lakh each unit including cost of development.	-	1500
15. 88,800 houses to be constructed in private sector on lands to be developed by private sector at an average cost of Rs. 2.0 lakh each house.	-	1776
Total	389.5	6584

Total funds are Rs. 6973.5 crore with Rs. 389.5 crore from Plan Funds and the balance from private sector/financial institutions.